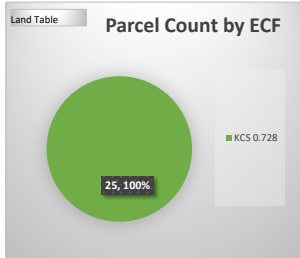


CITY OF MADISON HEIGHTS

Land Table KCS

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	7
ECF Nbhd	KCS	Sales Ratio	49.24%
Min ECF	0.728	(Land Resid.-Est. Land Value)/Est. LV	13.08%
Max ECF	0.728	Projected % Change	10.00%
Land Table LtoB	11.78%	Projected Land Table LtoB	12.82%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$8,650	\$9,782	\$9,515
MINIMUM	\$8,650	\$9,782	\$9,515
MAXIMUM	\$8,650	\$9,782	\$9,515



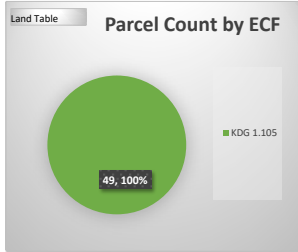
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-12-101-125	280 E 13 MILE RD	11/08/19	\$71,500	\$36,640	\$73,274	\$6,876	\$8,650	0.0	0.0	0.08	#DIV/0!	\$85,950	\$1.97		Land Table KCS	11.81%
44-25-12-101-131	280 E 13 MILE RD	11/12/19	\$70,000	\$36,640	\$73,274	\$5,376	\$8,650	0.0	0.0	0.08	#DIV/0!	\$67,200	\$1.54		Land Table KCS	11.81%
44-25-12-101-133	284 E 13 MILE RD	03/16/20	\$75,000	\$36,640	\$73,274	\$10,376	\$8,650	0.0	0.0	0.08	#DIV/0!	\$129,700	\$2.98		Land Table KCS	11.81%
44-25-12-101-134	284 E 13 MILE RD	11/08/19	\$71,500	\$36,800	\$73,604	\$6,546	\$8,650	0.0	0.0	0.08	#DIV/0!	\$81,825	\$1.88		Land Table KCS	11.75%
44-25-12-101-141	286 E 13 MILE RD	09/10/20	\$75,000	\$36,640	\$73,274	\$10,376	\$8,650	0.0	0.0	0.08	#DIV/0!	\$129,700	\$2.98		Land Table KCS	11.81%
44-25-12-101-142	286 E 13 MILE RD	06/10/19	\$81,500	\$36,800	\$73,604	\$16,546	\$8,650	0.0	0.0	0.08	#DIV/0!	\$206,825	\$4.75		Land Table KCS	11.75%
44-25-12-101-143	286 E 13 MILE RD	11/05/20	\$77,000	\$36,640	\$73,274	\$12,376	\$8,650	0.0	0.0	0.08	#DIV/0!	\$154,700	\$3.55		Land Table KCS	11.81%

CITY OF MADISON HEIGHTS

Land Table KDG

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	1
ECF Nbhd	KDG	Sales Ratio	45.46%
Min ECF	1.105	(Land Resid.-Est. Land Value)/Est. LV	71.95%
Max ECF	1.105	Projected % Change	35.00%
Land Table LtoB	13.88%	Projected Land Table LtoB	17.87%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,340	\$16,060	\$12,609
MINIMUM	\$9,340	\$16,060	\$12,609
MAXIMUM	\$9,340	\$16,060	\$12,609



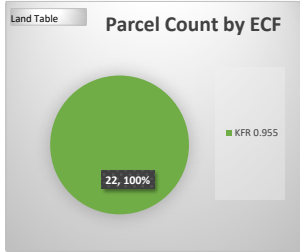
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-12-101-085	256 E 13 MILE RD	12/26/19	\$74,000	\$33,640	\$67,280	\$16,060	\$9,340	0.0	0.0	0.02	#DIV/0!	\$1,070,667	\$24.58		Land Table KDG	13.88%

CITY OF MADISON HEIGHTS

Land Table KFR

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	2
ECF Nbhd	KFR	Sales Ratio	50.74%
Min ECF	0.955	(Land Resid.-Est. Land Value)/Est. LV	-16.64%
Max ECF	0.955	Projected % Change	0.00%
Land Table LtoB	8.62%	Projected Land Table LtoB	8.73%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$11,800	\$9,837	\$11,800
MINIMUM	\$11,800	\$9,837	\$11,800
MAXIMUM	\$11,800	\$9,837	\$11,800



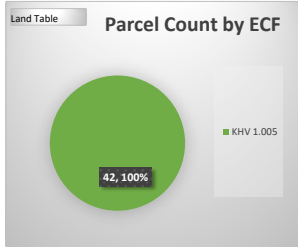
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-12-231-003	30925 LEE FRANK LN	07/30/19	\$139,500	\$67,350	\$134,697	\$16,603	\$11,800	0.0	0.0	0.09	#DIV/0!	\$190,839	\$4.38		Land Table KFR	8.76%
44-25-12-231-007	30909 LEE FRANK LN	07/29/19	\$127,000	\$67,870	\$135,730	\$3,070	\$11,800	0.0	0.0	0.09	#DIV/0!	\$35,287	\$0.81		Land Table KFR	8.69%

CITY OF MADISON HEIGHTS

Land Table KHV

BSA DATABASE		SALES DATA	
Parcel Count	42	# of Sales	7
ECF Nbhd	KHV	Sales Ratio	47.95%
Min ECF	1.005	(Land Resid.-Est. Land Value)/Est. LV	29.77%
Max ECF	1.005	Projected % Change	15.00%
Land Table LtoB	13.37%	Projected Land Table LtoB	16.17%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$612	\$794	\$704
MINIMUM	\$612	\$794	\$704
MAXIMUM	\$612	\$794	\$704



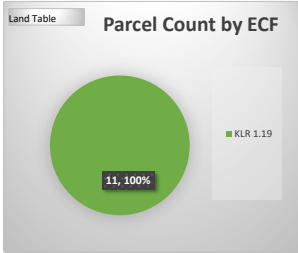
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-13-230-005	28480 ALDEN ST	12/09/20	\$300,000	\$147,070	\$294,137	\$49,391	\$43,528	71.1	107.3	0.18	\$694	\$279,045	\$6.41		Land Table KHV	14.80%
44-25-13-230-016	1593 HARVARD DR	09/10/19	\$240,000	\$117,140	\$234,276	\$36,324	\$30,600	50.0	110.0	0.13	\$726	\$288,286	\$6.62		Land Table KHV	13.06%
44-25-13-230-018	1615 HARVARD DR	11/25/20	\$267,000	\$123,320	\$246,634	\$65,948	\$45,582	74.5	110.0	0.19	\$885	\$350,787	\$8.05		Land Table KHV	18.48%
44-25-13-230-021	1663 HARVARD DR	12/27/19	\$295,000	\$140,770	\$281,548	\$53,446	\$39,994	65.3	121.9	0.17	\$818	\$307,161	\$7.05		Land Table KHV	14.21%
44-25-13-230-030	1626 HARVARD DR	02/11/20	\$285,000	\$141,640	\$283,279	\$33,422	\$31,701	51.8	105.9	0.13	\$645	\$261,109	\$5.99		Land Table KHV	11.19%
44-25-13-230-039	1538 HARVARD DR	10/24/19	\$286,000	\$130,570	\$261,135	\$55,465	\$30,600	50.0	110.0	0.13	\$1,109	\$440,198	\$10.11		Land Table KHV	11.72%
44-25-13-230-041	1516 HARVARD DR	07/26/19	\$246,500	\$119,880	\$239,759	\$49,214	\$42,473	69.4	110.0	0.18	\$709	\$281,223	\$6.46		Land Table KHV	17.71%

CITY OF MADISON HEIGHTS

Land Table KLR

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	2
ECF Nbhd	KLR	Sales Ratio	46.80%
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	57.79%
Max ECF	1.190	Projected % Change	50.00%
Land Table LtoB	11.61%	Projected Land Table LtoB	16.76%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,000	\$26,824	\$25,500
MINIMUM	\$17,000	\$26,824	\$25,500
MAXIMUM	\$17,000	\$26,824	\$25,500



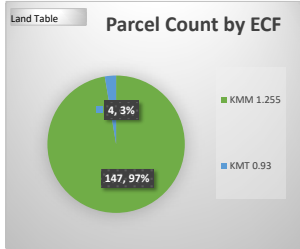
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-23-426-044	491 W LINCOLN AVE	04/22/20	\$145,000	\$71,840	\$143,676	\$18,324	\$17,000	0.0	0.0	0.06	#DIV/0!	\$290,857	\$6.68		Land Table KLR	11.83%
44-25-23-426-045	493 W LINCOLN AVE	08/29/19	\$162,000	\$71,840	\$143,676	\$35,324	\$17,000	0.0	0.0	0.06	#DIV/0!	\$560,698	\$12.87		Land Table KLR	11.83%

CITY OF MADISON HEIGHTS

Land Table KMM

BSA DATABASE		SALES DATA	
Parcel Count	151	# of Sales	17
ECF Nbhhd	KMM, KMT	Sales Ratio	49.39%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	10.67%
Max ECF	1.255	Projected % Change	10.68%
Land Table LtoB	11.81%	Projected Land Table LtoB	12.62%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$10,070	\$11,144	\$11,145
MINIMUM	\$10,070	\$11,144	\$11,145
MAXIMUM	\$10,070	\$11,144	\$11,145



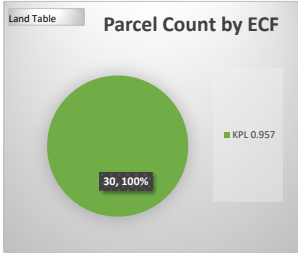
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-12-478-047	1751 E 12 MILE RD	07/15/19	\$89,900	\$42,600	\$85,208	\$14,762	\$10,070	0.0	0.0	0.05	#DIV/0!	\$283,885	\$6.52		Land Table KMM	11.82%
44-25-12-478-054	29040 TESSMER CT	11/27/20	\$94,000	\$50,060	\$100,129	\$3,941	\$10,070	0.0	0.0	0.05	#DIV/0!	\$75,788	\$1.74		Land Table KMM	10.06%
44-25-12-478-057	29048 TESSMER CT	06/30/20	\$88,000	\$41,220	\$82,437	\$15,633	\$10,070	0.0	0.0	0.05	#DIV/0!	\$300,635	\$6.90		Land Table KMM	12.22%
44-25-12-478-058	29052 TESSMER CT	11/02/20	\$95,000	\$42,300	\$84,592	\$20,478	\$10,070	0.0	0.0	0.05	#DIV/0!	\$393,808	\$9.04		Land Table KMM	11.90%
44-25-12-478-059	29054 TESSMER CT	05/24/19	\$78,500	\$43,030	\$86,067	\$2,503	\$10,070	0.0	0.0	0.05	#DIV/0!	\$48,135	\$1.11		Land Table KMM	11.70%
44-25-12-478-066	29082 TESSMER CT	08/21/20	\$93,000	\$43,890	\$87,778	\$15,292	\$10,070	0.0	0.0	0.05	#DIV/0!	\$294,077	\$6.75		Land Table KMM	11.47%
44-25-12-478-073	29104 TESSMER CT	11/01/19	\$86,000	\$41,750	\$83,498	\$12,572	\$10,070	0.0	0.0	0.05	#DIV/0!	\$241,769	\$5.55		Land Table KMM	12.06%
44-25-12-478-090	29158 TESSMER CT	02/15/19	\$73,500	\$42,620	\$85,239	(\$1,669)	\$10,070	0.0	0.0	0.05	#DIV/0!	(\$32,096)	(\$0.74)		Land Table KMM	11.81%
44-25-12-478-092	29164 TESSMER CT	06/10/19	\$93,840	\$42,570	\$85,133	\$18,777	\$10,070	0.0	0.0	0.05	#DIV/0!	\$361,096	\$8.29		Land Table KMM	11.83%
44-25-12-478-093	29166 TESSMER CT	12/30/20	\$92,900	\$43,560	\$87,116	\$15,854	\$10,070	0.0	0.0	0.05	#DIV/0!	\$304,885	\$7.00		Land Table KMM	11.56%
44-25-12-478-106	29232 TESSMER CT	10/02/20	\$93,000	\$42,320	\$84,637	\$18,433	\$10,070	0.0	0.0	0.05	#DIV/0!	\$354,481	\$8.14		Land Table KMM	11.90%
44-25-12-478-112	29254 TESSMER CT	04/23/20	\$92,000	\$43,780	\$87,566	\$14,504	\$10,070	0.0	0.0	0.05	#DIV/0!	\$278,923	\$6.40		Land Table KMM	11.50%
44-25-12-478-137	29263 TESSMER CT	04/03/20	\$83,000	\$44,240	\$88,480	\$4,590	\$10,070	0.0	0.0	0.05	#DIV/0!	\$88,269	\$2.03		Land Table KMM	11.38%
44-25-12-478-157	29211 TESSMER CT	03/27/20	\$73,000	\$44,730	\$89,461	(\$6,391)	\$10,070	0.0	0.0	0.05	#DIV/0!	(\$122,904)	(\$2.82)		Land Table KMM	11.26%
44-25-12-478-157	29211 TESSMER CT	10/22/20	\$88,000	\$44,730	\$89,461	\$8,609	\$10,070	0.0	0.0	0.05	#DIV/0!	\$165,558	\$3.80		Land Table KMM	11.26%
44-25-12-478-159	29207 TESSMER CT	03/01/19	\$100,000	\$46,830	\$93,659	\$16,411	\$10,070	0.0	0.0	0.05	#DIV/0!	\$315,596	\$7.25		Land Table KMM	10.75%
44-25-12-478-180	29051 TESSMER CT	09/04/19	\$87,500	\$41,210	\$82,417	\$15,153	\$10,070	0.0	0.0	0.05	#DIV/0!	\$291,404	\$6.69		Land Table KMM	12.22%

CITY OF MADISON HEIGHTS

Land Table KPL

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	4
ECF Nbhd	KPL	Sales Ratio	49.35%
Min ECF	0.957	(Land Resid.-Est. Land Value)/Est. LV	13.88%
Max ECF	0.957	Projected % Change	13.87%
Land Table LtoB	9.42%	Projected Land Table LtoB	10.75%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,300	\$15,146	\$15,145
MINIMUM	\$13,300	\$15,146	\$15,145
MAXIMUM	\$13,300	\$15,146	\$15,145



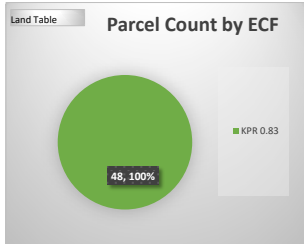
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-12-204-020	30990 PLUM LN	06/19/20	\$140,000	\$73,850	\$147,702	\$5,598	\$13,300	0.0	0.0	0.12	#DIV/0!	\$46,650	\$1.07		Land Table KPL	9.00%
44-25-12-204-034	30850 PLUM LN	12/30/20	\$157,750	\$74,700	\$149,395	\$21,655	\$13,300	0.0	0.0	0.12	#DIV/0!	\$180,458	\$4.14		Land Table KPL	8.90%
44-25-12-204-044	30793 PLUM LN	03/21/19	\$131,000	\$63,490	\$126,971	\$17,329	\$13,300	0.0	0.0	0.09	#DIV/0!	\$203,871	\$4.68		Land Table KPL	10.47%
44-25-12-204-051	30810 PLUM LN	05/04/19	\$134,900	\$66,100	\$132,198	\$16,002	\$13,300	0.0	0.0	0.24	#DIV/0!	\$68,094	\$1.56		Land Table KPL	10.06%

CITY OF MADISON HEIGHTS

Land Table KPR

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	5
ECF Nbhd	KPR	Sales Ratio	46.90%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	61.48%
Max ECF	0.830	Projected % Change	29.80%
Land Table LtoB	11.26%	Projected Land Table LtoB	13.50%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$545	\$880	\$708
MINIMUM	\$420	\$678	\$545
MAXIMUM	\$670	\$1,082	\$870



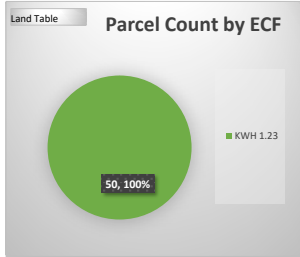
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-01-377-035	31087 CEDAR RIDGE LN	01/24/20	\$255,000	\$131,080	\$262,150	\$25,542	\$32,692	77.8	136.1	0.23	\$328	\$109,622	\$2.52		Land Table KPR	12.47%
44-25-01-377-040	31170 CEDAR RIDGE LN	07/06/20	\$300,001	\$146,780	\$293,560	\$32,041	\$25,600	61.0	126.2	0.18	\$526	\$182,051	\$4.18		Land Table KPR	8.72%
44-25-01-377-051	751 OAK POINT LN	05/15/19	\$295,000	\$138,520	\$277,047	\$51,980	\$34,027	81.0	209.0	0.30	\$642	\$172,691	\$3.96		Land Table KPR	12.28%
44-25-01-377-058	31297 MAPLE RIDGE LN	08/07/20	\$310,000	\$134,240	\$268,472	\$67,405	\$25,877	61.6	131.1	0.18	\$1,094	\$372,403	\$8.55		Land Table KPR	9.64%
44-25-01-379-002	749 PINE RIDGE LN	07/28/20	\$275,000	\$122,460	\$244,919	\$56,405	\$26,324	62.7	114.8	0.17	\$900	\$327,936	\$7.53		Land Table KPR	10.75%

CITY OF MADISON HEIGHTS

Land Table KWH

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	4
ECF Nbhd	KWH	Sales Ratio	49.42%
Min ECF	1.230	(Land Resid.-Est. Land Value)/Est. LV	8.62%
Max ECF	1.230	Projected % Change	5.00%
Land Table LtoB	12.94%	Projected Land Table LtoB	14.13%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$16,000	\$17,379	\$16,800
MINIMUM	\$16,000	\$17,379	\$16,800
MAXIMUM	\$16,000	\$17,379	\$16,800



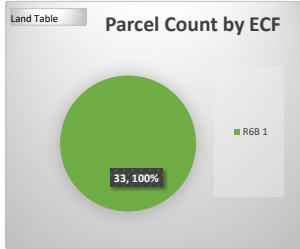
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-12-226-049	1744 E 13 MILE RD	07/17/20	\$130,000	\$55,050	\$110,100	\$35,900	\$16,000	0.0	0.0	0.09	#DIV/0!	\$390,217	\$8.96		Land Table KWH	14.53%
44-25-12-226-065	1844 E 13 MILE RD	05/08/20	\$111,000	\$60,460	\$120,913	\$6,087	\$16,000	0.0	0.0	0.09	#DIV/0!	\$66,163	\$1.52		Land Table KWH	13.23%
44-25-12-226-076	1800 E 13 MILE RD	12/18/20	\$100,000	\$58,450	\$116,906	(\$906)	\$16,000	0.0	0.0	0.09	#DIV/0!	(\$9,848)	(\$0.23)		Land Table KWH	13.69%
44-25-12-226-078	1792 E 13 MILE RD	03/03/20	\$135,000	\$61,280	\$122,567	\$28,433	\$16,000	0.0	0.0	0.11	#DIV/0!	\$263,269	\$6.04		Land Table KWH	13.05%

CITY OF MADISON HEIGHTS

Land Table R6B

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	13
ECF Nbhhd	R6B	Sales Ratio	48.78%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	13.37%
Max ECF	1.000	Projected % Change	13.20%
Land Table LtoB	20.14%	Projected Land Table LtoB	20.59%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$825	\$935	\$934
MINIMUM	\$550	\$624	\$623
MAXIMUM	\$1,100	\$1,247	\$1,245



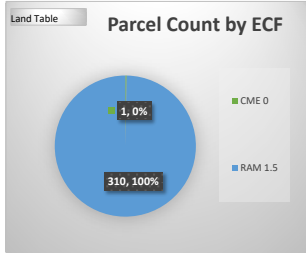
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-23-476-006	431 W DALLAS AVE	12/17/19	\$253,900	\$121,270	\$242,538	\$59,944	\$48,582	48.3	111.4	0.12	\$1,240	\$483,419	\$11.10		Land Table R6B	20.03%
44-25-23-476-007	423 W DALLAS AVE	09/30/19	\$245,000	\$120,870	\$241,738	\$47,262	\$44,000	40.0	101.9	0.09	\$1,182	\$502,787	\$11.54		Land Table R6B	18.20%
44-25-23-476-008	415 W DALLAS AVE	09/26/19	\$247,000	\$120,850	\$241,697	\$49,303	\$44,000	40.0	101.4	0.09	\$1,233	\$530,140	\$12.17		Land Table R6B	18.20%
44-25-23-476-009	407 W DALLAS AVE	09/25/19	\$244,900	\$120,270	\$240,548	\$48,352	\$44,000	40.0	101.0	0.09	\$1,209	\$519,914	\$11.94		Land Table R6B	18.29%
44-25-23-476-017	327 W DALLAS AVE	02/11/20	\$248,900	\$122,690	\$245,376	\$47,524	\$44,000	40.0	110.2	0.10	\$1,188	\$470,535	\$10.80		Land Table R6B	17.93%
44-25-23-476-021	438 W BARRETT AVE	06/27/19	\$229,900	\$121,880	\$243,758	\$30,142	\$44,000	40.0	109.0	0.10	\$754	\$301,420	\$6.92		Land Table R6B	18.05%
44-25-23-476-022	430 W BARRETT AVE	07/10/19	\$240,000	\$120,250	\$240,499	\$43,501	\$44,000	40.0	109.0	0.10	\$1,088	\$435,010	\$9.99		Land Table R6B	18.30%
44-25-23-476-023	422 W BARRETT AVE	01/31/20	\$252,900	\$120,490	\$240,989	\$55,911	\$44,000	40.0	100.0	0.09	\$1,398	\$607,728	\$13.95		Land Table R6B	18.26%
44-25-23-476-024	414 W BARRETT AVE	07/03/19	\$230,000	\$112,000	\$224,000	\$50,000	\$44,000	40.0	100.0	0.09	\$1,250	\$543,478	\$12.48		Land Table R6B	19.64%
44-25-23-476-025	406 W BARRETT AVE	09/17/20	\$275,000	\$123,260	\$246,512	\$76,146	\$47,658	46.7	100.0	0.11	\$1,632	\$711,645	\$16.34		Land Table R6B	19.33%
44-25-23-476-027	390 W BARRETT AVE	11/26/19	\$248,900	\$123,080	\$246,163	\$49,487	\$46,750	45.0	110.0	0.11	\$1,100	\$434,096	\$9.97		Land Table R6B	18.99%
44-25-23-476-028	382 W BARRETT AVE	11/26/19	\$229,900	\$112,250	\$224,494	\$49,406	\$44,000	40.0	110.0	0.10	\$1,235	\$489,168	\$11.23		Land Table R6B	19.60%
44-25-23-476-033	334 W BARRETT AVE	12/18/20	\$259,900	\$124,960	\$249,922	\$53,978	\$44,000	40.0	103.0	0.10	\$1,349	\$568,189	\$13.04		Land Table R6B	17.61%

CITY OF MADISON HEIGHTS

Land Table RAM

BSA DATABASE		SALES DATA	
Parcel Count	311	# of Sales	26
ECF Nbhhd	RAM, CME	Sales Ratio	47.50%
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	31.59%
Max ECF	1.500	Projected % Change	31.59%
Land Table LtoB	16.16%	Projected Land Table LtoB	20.79%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$460	\$605	\$605
MINIMUM	\$460	\$605	\$605
MAXIMUM	\$460	\$605	\$605



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
44-25-12-126-005	30799 BLAIRMOR DR	10/30/20	\$217,500	\$115,830	\$231,653	\$14,827	\$28,980	63.0	120.0	0.17	\$235	\$85,213	\$1.96		Land Table RAM	12.51%
44-25-12-127-005	30800 BLAIRMOR DR	09/09/20	\$225,000	\$95,660	\$191,324	\$61,276	\$27,600	60.0	120.0	0.17	\$1,021	\$371,370	\$8.53		Land Table RAM	14.43%
44-25-12-127-014	30562 BLAIRMOR DR	02/22/19	\$157,000	\$87,190	\$174,389	\$10,211	\$27,600	60.0	120.0	0.17	\$170	\$61,885	\$1.42		Land Table RAM	15.83%
44-25-12-128-001	30547 BLAIRMOR DR	09/20/19	\$155,000	\$79,780	\$159,554	\$30,406	\$34,960	76.0	120.0	0.21	\$400	\$145,483	\$3.34		Land Table RAM	21.91%
44-25-12-128-007	572 MANCHESTER ST	01/10/19	\$195,000	\$95,250	\$190,509	\$32,044	\$27,553	59.9	112.0	0.16	\$535	\$201,535	\$4.63		Land Table RAM	14.46%
44-25-12-128-009	616 MANCHESTER ST	06/25/19	\$170,000	\$85,800	\$171,608	\$25,992	\$27,600	60.0	120.0	0.17	\$433	\$157,527	\$3.62		Land Table RAM	16.08%
44-25-12-128-010	634 MANCHESTER ST	09/24/20	\$212,000	\$96,980	\$193,950	\$45,650	\$27,600	60.0	120.0	0.17	\$761	\$276,667	\$6.35		Land Table RAM	14.23%
44-25-12-128-011	654 MANCHESTER ST	12/11/20	\$212,000	\$95,850	\$191,690	\$53,953	\$33,643	73.1	131.0	0.21	\$738	\$255,701	\$5.87		Land Table RAM	17.55%
44-25-12-176-019	30389 WESTMORE DR	06/21/19	\$187,000	\$98,340	\$196,679	\$19,058	\$28,737	62.5	118.0	0.17	\$305	\$111,450	\$2.56		Land Table RAM	14.61%
44-25-12-176-020	30399 WESTMORE DR	02/27/19	\$190,000	\$88,660	\$177,318	\$42,324	\$29,642	64.4	111.0	0.17	\$657	\$247,509	\$5.68		Land Table RAM	16.72%
44-25-12-177-008	30218 WESTMORE DR	07/01/19	\$215,000	\$95,420	\$190,844	\$51,756	\$27,600	60.0	120.0	0.17	\$863	\$313,673	\$7.20		Land Table RAM	14.46%
44-25-12-177-014	30360 WESTMORE DR	06/14/19	\$224,500	\$105,290	\$210,581	\$41,519	\$27,600	60.0	120.0	0.17	\$692	\$251,630	\$5.78		Land Table RAM	13.11%
44-25-12-177-017	30390 WESTMORE DR	08/31/20	\$240,000	\$99,190	\$198,373	\$70,770	\$29,143	63.4	114.0	0.17	\$1,117	\$416,294	\$9.56		Land Table RAM	14.69%
44-25-12-177-025	30462 WESTMORE DR	08/26/20	\$230,000	\$102,960	\$205,926	\$53,678	\$29,604	64.4	225.0	0.24	\$834	\$220,897	\$5.07		Land Table RAM	14.38%
44-25-12-177-027	30431 YORKSHIRE DR	11/12/20	\$210,000	\$91,040	\$182,087	\$62,873	\$34,960	76.0	120.0	0.21	\$827	\$300,828	\$6.91		Land Table RAM	19.20%
44-25-12-178-005	30438 YORKSHIRE DR	12/07/20	\$232,500	\$95,420	\$190,844	\$73,252	\$31,596	68.7	134.0	0.20	\$1,066	\$366,260	\$8.41		Land Table RAM	16.56%
44-25-12-179-001	718 TANGLEWOOD DR	09/03/19	\$199,900	\$96,210	\$192,426	\$51,315	\$43,841	95.3	109.0	0.25	\$538	\$205,260	\$4.71		Land Table RAM	22.78%
44-25-12-179-023	845 CANTERBURY DR	04/10/20	\$227,000	\$109,640	\$219,274	\$35,326	\$27,600	60.0	120.0	0.17	\$589	\$214,097	\$4.91		Land Table RAM	12.59%
44-25-12-180-015	932 CANTERBURY DR	04/23/19	\$205,000	\$95,470	\$190,937	\$41,663	\$27,600	60.0	120.0	0.17	\$694	\$252,503	\$5.80		Land Table RAM	14.46%
44-25-12-180-023	833 SHEFFIELD DR	09/18/19	\$230,000	\$102,830	\$205,661	\$51,939	\$27,600	60.0	120.0	0.17	\$866	\$314,782	\$7.23		Land Table RAM	13.42%
44-25-12-181-002	520 SHEFFIELD DR	06/21/19	\$171,000	\$94,720	\$189,441	\$19,278	\$37,719	82.0	124.2	0.23	\$235	\$83,817	\$1.92		Land Table RAM	19.91%
44-25-12-202-003	30655 WINTHROP DR	03/20/19	\$210,000	\$97,450	\$194,906	\$54,092	\$38,998	84.8	198.0	0.30	\$638	\$180,307	\$4.14		Land Table RAM	20.01%
44-25-12-254-001	30724 WINTHROP DR	05/20/19	\$214,900	\$112,330	\$224,664	\$55,829	\$65,593	142.6	130.0	0.41	\$392	\$136,501	\$3.13		Land Table RAM	29.20%
44-25-12-254-004	30664 WINTHROP DR	07/17/19	\$215,000	\$109,990	\$219,980	\$22,620	\$27,600	60.0	120.0	0.17	\$377	\$137,091	\$3.15		Land Table RAM	12.55%
44-25-12-254-029	30096 WINTHROP DR	07/15/19	\$165,000	\$79,260	\$158,512	\$39,012	\$32,524	70.7	126.0	0.20	\$552	\$195,060	\$4.48		Land Table RAM	20.52%
44-25-12-254-033	30008 WINTHROP DR	10/21/20	\$210,000	\$100,770	\$201,543	\$45,703	\$37,246	81.0	117.0	0.22	\$564	\$207,741	\$4.77		Land Table RAM	18.48%

CITY OF MADISON HEIGHTS

Land Table RHT

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
44-25-13-277-011	1614 JENIFER AVE	04/15/19	\$180,000	\$84,180	\$168,360	\$37,215	\$25,575	60.9	132.0	0.16	\$611	\$231,149	\$5.31		Land Table RHT	15.19%
44-25-13-277-015	1706 JENIFER AVE	01/22/19	\$205,000	\$105,040	\$210,079	\$20,496	\$25,575	60.9	132.0	0.16	\$337	\$127,304	\$2.92		Land Table RHT	12.17%
44-25-13-277-030	1627 BEVERLY AVE	09/13/19	\$164,900	\$74,570	\$149,136	\$42,374	\$26,610	63.4	128.0	0.17	\$669	\$256,812	\$5.90		Land Table RHT	17.84%
44-25-13-278-010	1606 BEVERLY AVE	08/28/20	\$188,000	\$80,320	\$160,643	\$53,492	\$26,135	62.2	128.0	0.16	\$860	\$330,198	\$7.58		Land Table RHT	16.27%
44-25-13-278-016	1535 CONNIE AVE	10/30/20	\$145,000	\$84,700	\$169,393	\$1,742	\$26,135	62.2	128.0	0.16	\$28	\$10,753	\$0.25		Land Table RHT	15.43%
44-25-13-279-015	28143 ALDEN ST	05/01/20	\$174,000	\$90,780	\$181,554	\$21,545	\$29,099	69.3	129.0	0.18	\$311	\$119,033	\$2.73		Land Table RHT	16.03%
44-25-13-279-017	1504 CONNIE AVE	11/12/20	\$235,000	\$106,200	\$212,395	\$55,704	\$33,099	78.8	147.0	0.22	\$707	\$254,356	\$5.84		Land Table RHT	15.58%
44-25-13-279-028	1616 CONNIE AVE	07/23/19	\$165,000	\$75,530	\$151,062	\$40,858	\$26,920	64.1	131.0	0.17	\$637	\$243,202	\$5.58		Land Table RHT	17.82%
44-25-13-279-034	1676 CONNIE AVE	06/03/20	\$172,000	\$76,090	\$152,178	\$52,759	\$32,937	78.4	122.0	0.20	\$673	\$265,121	\$6.09		Land Table RHT	21.64%
44-25-13-279-035	1686 CONNIE AVE	03/08/19	\$140,000	\$76,350	\$152,700	\$13,435	\$26,135	62.2	128.0	0.16	\$216	\$82,932	\$1.90		Land Table RHT	17.12%

CITY OF MADISON HEIGHTS

Land Table RM1

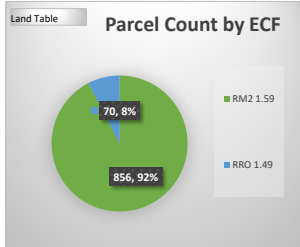
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-13-153-029	359 SONIA AVE	05/23/19	\$170,000	\$80,080	\$160,159	\$33,745	\$23,904	43.5	102.0	0.12	\$776	\$288,419	\$6.62		Land Table RM1	14.93%
44-25-13-153-031	379 SONIA AVE	06/06/19	\$180,000	\$84,140	\$168,270	\$35,398	\$23,668	43.0	100.0	0.12	\$823	\$307,809	\$7.07		Land Table RM1	14.07%
44-25-13-153-034	28035 LORENZ ST	08/02/19	\$199,000	\$99,730	\$199,452	\$29,379	\$29,831	54.2	94.0	0.14	\$542	\$209,850	\$4.82		Land Table RM1	14.96%
44-25-13-154-014	318 SONIA AVE	10/24/19	\$143,000	\$70,250	\$140,494	\$27,329	\$24,823	45.1	110.0	0.13	\$606	\$216,897	\$4.98		Land Table RM1	17.67%
44-25-13-154-018	358 SONIA AVE	12/17/19	\$175,000	\$84,820	\$169,630	\$30,193	\$24,823	45.1	110.0	0.13	\$669	\$239,627	\$5.50		Land Table RM1	14.63%
44-25-13-176-014	812 EASTLAWN AVE	07/31/19	\$153,000	\$67,030	\$134,053	\$42,615	\$23,668	43.0	100.0	0.12	\$990	\$370,565	\$8.51		Land Table RM1	17.66%
44-25-13-176-032	853 VENOY AVE	04/14/20	\$150,000	\$88,310	\$176,629	(\$2,961)	\$23,668	43.0	100.0	0.12	(\$69)	(\$25,748)	(\$0.59)		Land Table RM1	13.40%
44-25-13-177-005	734 VENOY AVE	05/29/20	\$194,000	\$94,060	\$188,115	\$31,449	\$25,564	46.5	93.0	0.12	\$677	\$262,075	\$6.02		Land Table RM1	13.59%
44-25-13-177-014	828 VENOY AVE	07/14/20	\$180,000	\$83,400	\$166,797	\$36,871	\$23,668	43.0	100.0	0.12	\$857	\$320,617	\$7.36		Land Table RM1	14.19%
44-25-13-177-018	868 VENOY AVE	04/09/19	\$163,000	\$74,320	\$148,644	\$38,024	\$23,668	43.0	100.0	0.12	\$884	\$330,643	\$7.59		Land Table RM1	15.92%
44-25-13-177-025	28178 LORENZ ST	12/27/19	\$143,500	\$72,190	\$144,378	\$24,821	\$25,699	46.7	109.0	0.13	\$531	\$190,931	\$4.38		Land Table RM1	17.80%
44-25-13-177-028	503 HECHT DR	02/22/19	\$160,000	\$75,620	\$151,240	\$42,359	\$33,599	61.1	123.0	0.18	\$693	\$234,028	\$5.37		Land Table RM1	22.22%
44-25-13-178-018	28321 COUZENS AVE	05/29/19	\$175,000	\$78,350	\$156,690	\$45,672	\$27,362	49.7	165.0	0.17	\$918	\$268,659	\$6.17		Land Table RM1	17.46%
44-25-13-179-003	28040 LORENZ ST	09/06/19	\$135,000	\$69,080	\$138,159	\$21,094	\$24,253	44.1	105.0	0.12	\$478	\$174,331	\$4.00		Land Table RM1	17.55%
44-25-13-179-004	28030 LORENZ ST	12/17/20	\$169,900	\$83,970	\$167,933	\$34,204	\$32,237	58.6	92.0	0.15	\$584	\$228,027	\$5.23		Land Table RM1	19.20%
44-25-14-202-004	28767 DARTMOUTH ST	10/14/20	\$175,000	\$90,010	\$180,014	\$35,829	\$40,843	74.3	161.0	0.25	\$482	\$142,745	\$3.28		Land Table RM1	22.69%
44-25-14-202-011	28605 KARAM DR	11/20/20	\$172,000	\$65,710	\$131,412	\$65,371	\$24,783	45.1	94.0	0.12	\$1,451	\$558,726	\$12.83		Land Table RM1	18.86%
44-25-14-202-021	28675 KARAM DR	03/01/19	\$159,900	\$74,690	\$149,381	\$34,423	\$23,904	43.5	102.0	0.12	\$792	\$294,214	\$6.75		Land Table RM1	16.00%
44-25-14-202-024	28711 KARAM DR	06/03/19	\$178,000	\$74,770	\$149,540	\$52,261	\$23,801	43.3	90.0	0.11	\$1,208	\$475,100	\$10.91		Land Table RM1	15.92%
44-25-14-202-025	28715 KARAM DR	01/04/19	\$158,000	\$76,500	\$152,996	\$30,152	\$25,148	45.7	90.0	0.12	\$659	\$259,931	\$5.97		Land Table RM1	16.44%
44-25-14-226-006	28764 DARTMOUTH ST	04/09/20	\$162,500	\$80,170	\$160,335	\$31,590	\$29,425	53.5	111.0	0.15	\$590	\$210,600	\$4.83		Land Table RM1	18.35%
44-25-14-226-008	28744 DARTMOUTH ST	07/24/19	\$185,000	\$79,380	\$158,758	\$50,679	\$24,437	44.4	111.0	0.13	\$1,141	\$405,432	\$9.31		Land Table RM1	15.39%
44-25-14-226-017	28616 DARTMOUTH ST	06/19/20	\$180,000	\$81,430	\$162,856	\$42,080	\$24,936	45.3	111.0	0.13	\$928	\$331,339	\$7.61		Land Table RM1	15.31%
44-25-14-226-029	28605 DIESING DR	05/20/19	\$175,000	\$77,670	\$155,342	\$43,911	\$24,253	44.1	105.0	0.12	\$996	\$362,901	\$8.33		Land Table RM1	15.61%
44-25-14-226-033	28725 DIESING DR	12/29/20	\$207,000	\$73,900	\$147,798	\$86,188	\$26,986	49.1	130.0	0.15	\$1,757	\$578,443	\$13.28		Land Table RM1	18.26%
44-25-14-227-010	28404 DIESING DR	12/06/19	\$173,000	\$77,020	\$154,038	\$43,215	\$24,253	44.1	105.0	0.12	\$980	\$357,149	\$8.20		Land Table RM1	15.74%
44-25-14-227-026	28459 PALMER BLVD	07/08/19	\$172,000	\$73,610	\$147,217	\$49,036	\$24,253	44.1	105.0	0.12	\$1,112	\$405,256	\$9.30		Land Table RM1	16.47%
44-25-14-227-027	28449 PALMER BLVD	08/27/19	\$157,000	\$78,440	\$156,882	\$24,371	\$24,253	44.1	105.0	0.12	\$553	\$201,413	\$4.62		Land Table RM1	15.46%
44-25-14-227-030	28419 PALMER BLVD	02/10/20	\$136,200	\$84,040	\$168,081	(\$7,628)	\$24,253	44.1	105.0	0.12	(\$173)	(\$63,041)	(\$1.45)		Land Table RM1	14.43%
44-25-14-227-039	28325 PALMER BLVD	04/03/20	\$168,100	\$71,180	\$142,366	\$49,987	\$24,253	44.1	105.0	0.12	\$1,134	\$413,116	\$9.48		Land Table RM1	17.04%
44-25-14-228-034	28375 ALGER BLVD	07/26/19	\$124,000	\$71,620	\$143,233	\$5,590	\$24,823	45.1	110.0	0.13	\$124	\$44,365	\$1.02		Land Table RM1	17.33%
44-25-14-230-013	28384 ALGER BLVD	09/13/19	\$140,000	\$69,600	\$139,207	\$26,720	\$25,927	47.1	120.0	0.14	\$567	\$193,623	\$4.44		Land Table RM1	18.62%
44-25-14-230-022	28940 DIESING DR	03/11/19	\$182,500	\$115,290	\$230,586	(\$1,706)	\$46,380	84.3	150.0	0.28	(\$20)	(\$6,204)	(\$0.14)		Land Table RM1	20.11%
44-25-14-230-029	50 W KATHERINE AVE	12/20/19	\$199,900	\$95,670	\$191,333	\$37,555	\$28,988	52.7	150.0	0.17	\$713	\$218,343	\$5.01		Land Table RM1	15.15%
44-25-14-230-043	28315 BRUSH ST	09/28/20	\$160,000	\$79,580	\$159,169	\$27,277	\$26,446	48.1	130.0	0.15	\$567	\$186,829	\$4.29		Land Table RM1	16.62%
44-25-14-276-018	28151 DIESING DR	03/13/19	\$175,000	\$91,600	\$183,194	\$16,059	\$24,253	44.1	105.0	0.12	\$364	\$132,719	\$3.05		Land Table RM1	13.24%
44-25-14-276-025	28053 DIESING DR	08/09/19	\$195,000	\$91,700	\$183,402	\$37,525	\$25,927	47.1	120.0	0.14	\$796	\$271,920	\$6.24		Land Table RM1	14.14%
44-25-14-277-005	28210 DIESING DR	10/25/19	\$189,000	\$75,520	\$151,031	\$62,222	\$24,253	44.1	105.0	0.12	\$1,411	\$514,231	\$11.81		Land Table RM1	16.06%
44-25-14-277-009	28178 DIESING DR	11/26/19	\$170,000	\$76,360	\$152,725	\$41,528	\$24,253	44.1	105.0	0.12	\$942	\$343,207	\$7.88		Land Table RM1	15.88%
44-25-14-277-020	28093 PALMER BLVD	09/30/20	\$170,000	\$91,620	\$183,249	\$11,489	\$24,738	45.0	105.0	0.12	\$255	\$93,407	\$2.14		Land Table RM1	13.50%
44-25-14-278-013	28161 ALGER BLVD	07/31/20	\$184,900	\$89,090	\$178,172	\$31,709	\$24,981	45.4	103.0	0.12	\$698	\$257,797	\$5.92		Land Table RM1	14.02%
44-25-14-278-015	28139 ALGER BLVD	05/15/19	\$140,000	\$72,350	\$144,693	\$20,045	\$24,738	45.0	101.0	0.12	\$446	\$165,661	\$3.80		Land Table RM1	17.10%
44-25-14-278-017	28117 ALGER BLVD	02/21/20	\$168,000	\$78,960	\$157,929	\$34,563	\$24,492	44.5	99.0	0.12	\$776	\$292,907	\$6.72		Land Table RM1	15.51%
44-25-14-279-001	28168 ALGER BLVD	01/10/20	\$143,500	\$81,190	\$162,371	\$9,075	\$27,946	50.8	134.0	0.16	\$179	\$57,803	\$1.33		Land Table RM1	17.21%
44-25-14-279-019	28163 BRUSH ST	01/11/19	\$172,500	\$90,570	\$181,141	\$18,885	\$27,526	50.0	130.0	0.15	\$377	\$124,243	\$2.85		Land Table RM1	15.20%
44-25-14-279-027	28083 BRUSH ST	05/13/20	\$194,000	\$73,810	\$147,629	\$72,817	\$26,446	48.1	130.0	0.15	\$1,514	\$498,747	\$11.45		Land Table RM1	17.91%
44-25-14-280-002	28162 BRUSH ST	10/02/20	\$165,000	\$72,600	\$145,202	\$47,298	\$27,500	50.0	135.0	0.16	\$946	\$305,148	\$7.01		Land Table RM1	18.94%
44-25-14-280-012	28064 BRUSH ST	10/10/19	\$179,000	\$78,160	\$156,314	\$50,186	\$27,500	50.0	135.0	0.16	\$1,004	\$323,781	\$7.43		Land Table RM1	17.59%
44-25-14-280-014	28036 BRUSH ST	05/29/20	\$181,000	\$84,680	\$169,363	\$33,637	\$22,000	40.0	135.0	0.12	\$841	\$271,266	\$6.23		Land Table RM1	12.99%

CITY OF MADISON HEIGHTS

Land Table RM2

BSA DATABASE		SALES DATA	
Parcel Count	926	# of Sales	92
ECF Nbhhd	RM2, RRO	Sales Ratio	47.30%
Min ECF	1.490	(Land Resid.-Est. Land Value)/Est. LV	32.05%
Max ECF	1.590	Projected % Change	31.60%
Land Table LtoB	19.04%	Projected Land Table LtoB	22.17%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$490	\$647	\$645
MINIMUM	\$490	\$647	\$645
MAXIMUM	\$490	\$647	\$645



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
44-25-14-206-025	28361 DARTMOUTH ST	08/07/20	\$215,000	\$74,980	\$149,961	\$98,746	\$33,707	68.8	140.0	0.21	\$1,435	\$472,469	\$10.85		Land Table RM2	22.48%
44-25-14-207-004	509 BELLAIRE AVE	10/22/19	\$170,000	\$89,360	\$178,713	\$15,772	\$24,485	50.0	130.0	0.15	\$316	\$108,027	\$2.48		Land Table RM2	13.70%
44-25-14-276-004	509 W PARKER AVE	02/11/19	\$185,000	\$85,620	\$171,242	\$42,084	\$28,326	57.8	120.0	0.16	\$728	\$258,184	\$5.93		Land Table RM2	16.54%
44-25-14-328-010	27829 WRENSON ST	04/12/19	\$120,000	\$42,760	\$85,521	\$52,613	\$18,134	37.0	107.0	0.10	\$1,422	\$536,867	\$12.32		Land Table RM2	21.20%
44-25-14-329-006	27868 WRENSON ST	02/12/19	\$83,500	\$39,820	\$79,630	\$22,089	\$18,219	37.2	108.0	0.10	\$594	\$223,121	\$5.12		Land Table RM2	22.88%
44-25-14-329-008	27852 WRENSON ST	01/10/20	\$130,000	\$58,610	\$117,224	\$30,995	\$18,219	37.2	108.0	0.10	\$834	\$313,081	\$7.19		Land Table RM2	15.54%
44-25-14-385-005	941 W FARNUM AVE	02/17/20	\$129,000	\$61,690	\$123,383	\$26,674	\$21,057	43.0	114.0	0.12	\$621	\$226,051	\$5.19		Land Table RM2	17.07%
44-25-14-385-017	922 SPRAGUE AVE	01/10/20	\$94,000	\$44,460	\$88,912	\$25,584	\$20,496	41.8	108.0	0.11	\$612	\$228,429	\$5.24		Land Table RM2	23.05%
44-25-14-386-008	976 W UNIVERSITY AVE	04/10/19	\$117,500	\$45,070	\$90,135	\$45,414	\$18,049	36.8	106.0	0.10	\$1,233	\$468,186	\$10.75		Land Table RM2	20.02%
44-25-14-387-008	966 BAXTER AVE	01/17/19	\$60,000	\$39,350	\$78,696	\$3,267	\$21,963	44.8	109.0	0.12	\$73	\$27,225	\$0.63		Land Table RM2	27.91%
44-25-14-387-010	950 BAXTER AVE	08/22/19	\$128,000	\$46,310	\$92,618	\$53,431	\$18,049	36.8	106.0	0.10	\$1,451	\$550,835	\$12.65		Land Table RM2	19.49%
44-25-14-387-012	934 BAXTER AVE	05/10/19	\$85,250	\$40,180	\$80,369	\$22,930	\$18,049	36.8	106.0	0.10	\$623	\$236,392	\$5.43		Land Table RM2	22.46%
44-25-14-388-005	931 BAXTER AVE	12/23/19	\$92,784	\$35,100	\$70,192	\$40,641	\$18,049	36.8	106.0	0.10	\$1,103	\$418,979	\$9.62		Land Table RM2	25.71%
44-25-14-388-008	905 BAXTER AVE	11/06/19	\$129,000	\$69,920	\$139,843	\$9,462	\$20,305	41.4	106.0	0.11	\$228	\$86,018	\$1.97		Land Table RM2	14.52%
44-25-14-388-012	922 MACE AVE	08/25/20	\$128,000	\$52,940	\$105,883	\$42,422	\$20,305	41.4	106.0	0.11	\$1,024	\$385,655	\$8.85		Land Table RM2	19.18%
44-25-14-401-005	27888 LENOX AVE	05/30/19	\$130,000	\$78,620	\$157,243	\$17,846	\$45,089	92.0	150.0	0.29	\$194	\$61,751	\$1.42		Land Table RM2	28.67%
44-25-14-401-006	27872 LENOX AVE	06/12/19	\$158,000	\$70,310	\$140,614	\$37,715	\$20,329	41.5	149.0	0.13	\$909	\$290,115	\$6.66		Land Table RM2	14.46%
44-25-14-401-008	27856 LENOX AVE	09/17/19	\$188,000	\$88,950	\$177,890	\$30,371	\$20,261	41.3	148.0	0.13	\$735	\$235,434	\$5.40		Land Table RM2	11.39%
44-25-14-401-016	27895 HAMPDEN ST	11/24/20	\$145,000	\$70,340	\$140,679	\$29,903	\$25,582	52.2	126.0	0.15	\$573	\$199,353	\$4.58		Land Table RM2	18.18%
44-25-14-402-006	27886 HAMPDEN ST	08/26/19	\$140,000	\$67,790	\$135,587	\$24,091	\$19,678	40.2	126.0	0.12	\$600	\$207,681	\$4.77		Land Table RM2	14.51%
44-25-14-402-008	27868 HAMPDEN ST	11/12/19	\$136,000	\$63,570	\$127,137	\$28,541	\$19,678	40.2	126.0	0.12	\$711	\$246,043	\$5.65		Land Table RM2	15.48%
44-25-14-402-010	27854 HAMPDEN ST	06/21/19	\$100,000	\$45,830	\$91,667	\$27,027	\$18,694	38.2	126.0	0.11	\$708	\$245,700	\$5.64		Land Table RM2	20.39%
44-25-14-402-011	27846 HAMPDEN ST	10/07/19	\$92,000	\$43,160	\$86,310	\$25,368	\$19,678	40.2	126.0	0.12	\$632	\$218,690	\$5.02		Land Table RM2	22.80%
44-25-14-403-003	631 W GARDENIA AVE	12/17/19	\$85,000	\$41,080	\$82,158	\$21,228	\$18,386	37.5	110.0	0.10	\$566	\$210,178	\$4.83		Land Table RM2	22.38%
44-25-14-404-003	511 W GARDENIA AVE	11/27/19	\$235,888	\$139,590	\$279,185	\$15,080	\$58,377	119.1	110.0	0.32	\$127	\$46,978	\$1.08		Land Table RM2	20.91%
44-25-14-404-024	27857 BARRINGTON ST	08/07/20	\$125,000	\$63,250	\$126,504	\$26,759	\$28,263	57.7	128.0	0.17	\$464	\$160,234	\$3.68		Land Table RM2	22.34%
44-25-14-404-025	27841 BARRINGTON ST	10/25/19	\$79,000	\$38,680	\$77,354	\$29,909	\$28,263	57.7	128.0	0.17	\$519	\$179,096	\$4.11		Land Table RM2	36.54%
44-25-14-406-007	27674 HAMPDEN ST	07/12/19	\$125,000	\$58,240	\$116,474	\$45,915	\$37,389	76.3	126.0	0.22	\$602	\$208,705	\$4.79		Land Table RM2	32.10%
44-25-14-406-008	27670 HAMPDEN ST	04/18/19	\$184,900	\$107,030	\$214,058	(\$10,464)	\$18,694	38.2	126.0	0.11	(\$274)	(\$95,127)	(\$2.18)		Land Table RM2	8.73%
44-25-14-406-023	7693 BRETTONWOODS	11/19/20	\$104,000	\$48,500	\$96,990	\$25,704	\$18,694	38.2	126.0	0.11	\$674	\$233,673	\$5.36		Land Table RM2	19.27%
44-25-14-406-024	7685 BRETTONWOODS	07/16/19	\$116,850	\$46,700	\$93,391	\$42,153	\$18,694	38.2	126.0	0.11	\$1,105	\$383,209	\$8.80		Land Table RM2	20.02%
44-25-14-406-029	7623 BRETTONWOODS	06/25/20	\$188,000	\$87,730	\$175,468	\$51,888	\$39,356	80.3	126.0	0.23	\$646	\$224,623	\$5.16		Land Table RM2	22.43%
44-25-14-406-034	27714 HAMPDEN ST	12/03/20	\$125,000	\$76,170	\$152,335	\$2,182	\$29,517	60.2	126.0	0.17	\$36	\$12,540	\$0.29		Land Table RM2	19.38%
44-25-14-407-002	7732 BRETTONWOODS	02/11/20	\$100,800	\$50,210	\$100,421	\$20,057	\$19,678	40.2	126.0	0.12	\$499	\$172,905	\$3.97		Land Table RM2	19.60%
44-25-14-407-010	7634 BRETTONWOODS	11/01/19	\$82,500	\$35,540	\$71,076	\$31,102	\$19,678	40.2	126.0	0.12	\$774	\$268,121	\$6.16		Land Table RM2	27.69%
44-25-14-407-026	27653 DARTMOUTH ST	08/14/20	\$120,000	\$46,870	\$93,735	\$45,943	\$19,678	40.2	126.0	0.12	\$1,144	\$396,060	\$9.09		Land Table RM2	20.99%
44-25-14-408-004	27716 DARTMOUTH ST	03/13/20	\$93,500	\$42,180	\$84,355	\$27,839	\$18,694	38.2	126.0	0.11	\$730	\$253,082	\$5.81		Land Table RM2	22.16%
44-25-14-408-011	27648 DARTMOUTH ST	12/30/19	\$130,000	\$44,860	\$89,729	\$58,965	\$18,694	38.2	126.0	0.11	\$1,546	\$536,045	\$12.31		Land Table RM2	20.83%
44-25-14-408-019	27735 BARRINGTON ST	04/30/20	\$137,500	\$77,240	\$154,472	\$1,870	\$18,842	38.5	128.0	0.11	\$49	\$16,696	\$0.38		Land Table RM2	12.20%
44-25-14-408-023	27705 BARRINGTON ST	08/27/20	\$147,000	\$63,090	\$126,184	\$39,658	\$18,842	38.5	128.0	0.11	\$1,031	\$354,089	\$8.13		Land Table RM2	14.93%
44-25-14-408-025	27689 BARRINGTON ST	04/18/19	\$125,000	\$58,020	\$116,041	\$27,801	\$18,842	38.5	128.0	0.11	\$723	\$248,223	\$5.70		Land Table RM2	16.24%
44-25-14-426-018	27813 PALMER BLVD	04/11/19	\$124,000	\$70,450	\$140,894	\$6,089	\$22,983	46.9	110.0	0.13	\$130	\$48,325	\$1.11		Land Table RM2	16.31%
44-25-14-427-004	27860 PALMER BLVD	05/24/19	\$179,000	\$79,340	\$158,682	\$45,495	\$25,177	51.4	132.0	0.15	\$885	\$299,309	\$6.87		Land Table RM2	15.87%
44-25-14-427-010	27800 PALMER BLVD	09/25/19	\$179,900	\$84,970	\$169,949	\$35,223	\$25,272	51.6	133.0	0.15	\$683	\$230,216	\$5.29		Land Table RM2	14.87%
44-25-14-428-008	27784 ALGER BLVD	06/09/20	\$145,000	\$64,930	\$129,852	\$41,076	\$25,928	52.9	140.0	0.16	\$776	\$255,130	\$5.86		Land Table RM2	19.97%
44-25-14-428-009	27774 ALGER BLVD	10/21/19	\$140,000	\$64,290	\$128,572	\$37,356	\$25,928	52.9	140.0	0.16	\$706	\$232,025	\$5.33		Land Table RM2	20.17%
44-25-14-429-009	27776 BRUSH ST	08/12/19	\$119,500	\$61,210	\$122,414	\$22,071	\$24,985	51.0	130.0	0.15	\$433	\$148,128	\$3.40		Land Table RM2	20.41%
44-25-14-429-012	27746 BRUSH ST	06/11/19	\$150,000	\$72,220	\$144,442	\$30,543	\$24,985	51.0	130.0	0.15	\$599	\$204,987	\$4.71		Land Table RM2	17.30%
44-25-14-430-001	27740 BARRINGTON ST	03/20/20	\$135,000	\$65,770	\$131,531	\$26,452	\$22,983	46.9	110.0	0.13	\$564	\$209,937	\$4.82		Land Table RM2	17.47%
44-25-14-430-011	27640 BARRINGTON ST	06/24/19	\$117,500	\$59,450	\$118,906	\$21,577	\$22,983	46.9	110.0	0.13	\$460	\$171,246	\$3.93		Land Table RM2	19.33%
44-25-14-430-012	27630 BARRINGTON ST	06/11/20	\$125,000	\$60,560	\$121,129	\$26,854	\$22,983	46.9	110.0	0.13	\$573	\$213,127	\$4.89		Land Table RM2	18.97%

CITY OF MADISON HEIGHTS

Land Table RM2

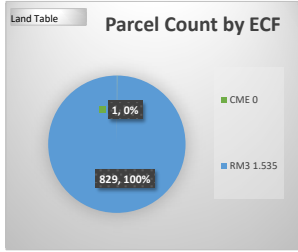
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-14-430-013	27620 BARRINGTON ST	07/19/19	\$165,000	\$84,550	\$169,107	\$18,876	\$22,983	46.9	110.0	0.13	\$402	\$149,810	\$3.44		Land Table RM2	13.59%
44-25-14-430-017	27749 PALMER BLVD	08/20/19	\$123,500	\$64,520	\$129,043	\$17,440	\$22,983	46.9	110.0	0.13	\$372	\$138,413	\$3.18		Land Table RM2	17.81%
44-25-14-430-018	27739 PALMER BLVD	11/16/20	\$190,000	\$80,330	\$160,652	\$52,331	\$22,983	46.9	110.0	0.13	\$1,116	\$415,325	\$9.53		Land Table RM2	14.31%
44-25-14-430-020	27719 PALMER BLVD	07/10/20	\$185,000	\$77,640	\$155,278	\$52,705	\$22,983	46.9	110.0	0.13	\$1,124	\$418,294	\$9.60		Land Table RM2	14.80%
44-25-14-430-028	27621 PALMER BLVD	02/06/19	\$170,000	\$77,640	\$155,270	\$42,574	\$27,844	56.8	105.0	0.15	\$749	\$285,732	\$6.56		Land Table RM2	17.93%
44-25-14-430-030	329 ROYAL PARK LN	11/02/20	\$160,500	\$67,690	\$135,375	\$53,755	\$28,630	58.4	101.0	0.15	\$920	\$355,993	\$8.17		Land Table RM2	21.15%
44-25-14-431-009	235 W FARNUM AVE	12/17/19	\$149,900	\$83,420	\$166,849	\$6,034	\$22,983	46.9	110.0	0.13	\$129	\$47,889	\$1.10		Land Table RM2	13.77%
44-25-14-431-015	296 ROYAL PARK LN	03/05/19	\$160,000	\$84,370	\$168,749	\$14,234	\$22,983	46.9	110.0	0.13	\$303	\$112,968	\$2.59		Land Table RM2	13.62%
44-25-14-431-023	216 ROYAL PARK LN	07/08/19	\$150,000	\$75,780	\$151,568	\$21,415	\$22,983	46.9	110.0	0.13	\$457	\$169,960	\$3.90		Land Table RM2	15.16%
44-25-14-451-010	27312 HAMPDEN ST	04/24/19	\$171,000	\$71,010	\$142,027	\$49,635	\$20,662	42.2	126.0	0.12	\$1,177	\$410,207	\$9.42		Land Table RM2	14.55%
44-25-14-452-010	7314 BRETTONWOODS	11/19/19	\$122,000	\$60,330	\$120,660	\$20,034	\$18,694	38.2	126.0	0.11	\$525	\$182,127	\$4.18		Land Table RM2	15.49%
44-25-14-452-020	27341 DARTMOUTH ST	03/20/20	\$117,500	\$53,170	\$106,348	\$29,846	\$18,694	38.2	126.0	0.11	\$782	\$271,327	\$6.23		Land Table RM2	17.58%
44-25-14-453-010	27328 DARTMOUTH ST	11/15/19	\$90,000	\$42,620	\$85,238	\$24,440	\$19,678	40.2	126.0	0.12	\$609	\$210,690	\$4.84		Land Table RM2	23.09%
44-25-14-453-023	27313 BARRINGTON ST	01/17/20	\$115,000	\$52,310	\$104,628	\$30,206	\$19,834	40.5	128.0	0.12	\$746	\$255,983	\$5.88		Land Table RM2	18.96%
44-25-14-454-010	27058 LENOX AVE	06/18/20	\$120,000	\$54,570	\$109,138	\$29,182	\$18,320	37.4	121.0	0.11	\$781	\$275,302	\$6.32		Land Table RM2	16.79%
44-25-14-454-016	27133 HAMPDEN ST	12/11/19	\$105,000	\$47,850	\$95,696	\$28,982	\$19,678	40.2	126.0	0.12	\$722	\$249,845	\$5.74		Land Table RM2	20.56%
44-25-14-454-019	27101 HAMPDEN ST	07/10/20	\$170,000	\$88,440	\$176,874	\$11,820	\$18,694	38.2	126.0	0.11	\$310	\$107,455	\$2.47		Land Table RM2	10.57%
44-25-14-454-024	27053 HAMPDEN ST	08/17/20	\$78,000	\$44,260	\$88,511	\$8,183	\$18,694	38.2	126.0	0.11	\$214	\$74,391	\$1.71		Land Table RM2	21.12%
44-25-14-455-001	27136 HAMPDEN ST	07/24/20	\$159,500	\$78,360	\$156,711	\$22,467	\$19,678	40.2	126.0	0.12	\$559	\$193,681	\$4.45		Land Table RM2	12.56%
44-25-14-455-020	7077 BRETTONWOODS	10/16/20	\$214,900	\$92,300	\$184,593	\$67,696	\$37,389	76.3	126.0	0.22	\$887	\$307,709	\$7.06		Land Table RM2	20.25%
44-25-14-455-022	7053 BRETTONWOODS	01/16/19	\$137,000	\$74,480	\$148,964	\$6,730	\$18,694	38.2	126.0	0.11	\$176	\$61,182	\$1.40		Land Table RM2	12.55%
44-25-14-456-003	7120 BRETTONWOODS	04/17/19	\$140,000	\$67,710	\$135,429	\$23,265	\$18,694	38.2	126.0	0.11	\$610	\$211,500	\$4.86		Land Table RM2	13.80%
44-25-14-456-011	7042 BRETTONWOODS	12/23/20	\$145,900	\$49,780	\$99,555	\$65,039	\$18,694	38.2	126.0	0.11	\$1,705	\$591,264	\$13.57		Land Table RM2	18.78%
44-25-14-456-018	27109 DARTMOUTH ST	10/14/20	\$109,000	\$38,460	\$76,910	\$50,784	\$18,694	38.2	126.0	0.11	\$1,331	\$461,673	\$10.60		Land Table RM2	24.31%
44-25-14-457-007	27088 DARTMOUTH ST	09/28/20	\$79,000	\$45,610	\$91,217	\$6,477	\$18,694	38.2	126.0	0.11	\$170	\$58,882	\$1.35		Land Table RM2	20.49%
44-25-14-457-011	27058 DARTMOUTH ST	06/12/20	\$120,000	\$50,250	\$100,500	\$38,194	\$18,694	38.2	126.0	0.11	\$1,001	\$347,218	\$7.97		Land Table RM2	18.60%
44-25-14-457-019	27097 BARRINGTON ST	10/19/20	\$112,000	\$50,370	\$100,735	\$30,107	\$18,842	38.5	128.0	0.11	\$783	\$268,813	\$6.17		Land Table RM2	18.70%
44-25-14-457-036	27125 BARRINGTON ST	09/25/20	\$286,900	\$141,810	\$283,626	\$21,976	\$18,702	38.2	126.1	0.11	\$576	\$199,782	\$4.59		Land Table RM2	6.59%
44-25-14-476-011	27377 PALMER BLVD	07/19/19	\$130,000	\$51,070	\$102,142	\$48,227	\$20,369	41.6	135.0	0.12	\$1,160	\$388,927	\$8.93		Land Table RM2	19.94%
44-25-14-476-020	27338 BARRINGTON ST	03/22/19	\$133,500	\$69,420	\$138,843	\$14,874	\$20,217	41.3	133.0	0.12	\$360	\$121,918	\$2.80		Land Table RM2	14.56%
44-25-14-477-003	27382 PALMER BLVD	06/21/19	\$142,500	\$58,560	\$117,115	\$45,979	\$20,594	42.0	138.0	0.13	\$1,094	\$362,039	\$8.31		Land Table RM2	17.58%
44-25-14-478-013	27384 ALGER BLVD	11/11/19	\$206,000	\$101,690	\$203,385	\$32,827	\$30,212	61.7	132.0	0.18	\$532	\$180,368	\$4.14		Land Table RM2	14.85%
44-25-14-478-014	27372 ALGER BLVD	05/06/19	\$215,000	\$112,060	\$224,116	\$21,096	\$30,212	61.7	132.0	0.18	\$342	\$115,912	\$2.66		Land Table RM2	13.48%
44-25-14-478-018	27355 BRUSH ST	07/28/20	\$215,000	\$98,200	\$196,399	\$48,813	\$30,212	61.7	132.0	0.18	\$792	\$268,203	\$6.16		Land Table RM2	15.38%
44-25-14-478-025	27393 BRUSH ST	02/05/20	\$147,000	\$94,240	\$188,475	(\$10,796)	\$30,679	62.6	100.0	0.16	(\$172)	(\$67,056)	(\$1.54)		Land Table RM2	16.28%
44-25-14-479-002	27384 BRUSH ST	09/10/20	\$95,000	\$43,920	\$87,840	\$27,679	\$20,519	41.9	137.0	0.13	\$661	\$219,675	\$5.04		Land Table RM2	23.36%
44-25-14-479-010	27320 BRUSH ST	07/20/20	\$148,000	\$70,220	\$140,438	\$28,081	\$20,519	41.9	137.0	0.13	\$671	\$222,865	\$5.12		Land Table RM2	14.61%
44-25-14-480-004	27112 BARRINGTON ST	03/01/19	\$99,500	\$50,680	\$101,367	\$18,426	\$20,293	41.4	134.0	0.12	\$445	\$149,805	\$3.44		Land Table RM2	20.02%
44-25-14-480-015	27125 PALMER BLVD	03/02/20	\$165,000	\$67,800	\$135,590	\$70,148	\$40,738	83.1	135.0	0.25	\$844	\$282,855	\$6.49		Land Table RM2	30.04%
44-25-14-481-010	27042 PALMER BLVD	03/08/19	\$86,000	\$38,640	\$77,276	\$29,318	\$20,594	42.0	138.0	0.13	\$698	\$230,850	\$5.30		Land Table RM2	26.65%
44-25-14-481-014	27129 ALGER BLVD	10/15/20	\$100,000	\$43,430	\$86,867	\$33,727	\$20,594	42.0	138.0	0.13	\$802	\$265,567	\$6.10		Land Table RM2	23.71%

CITY OF MADISON HEIGHTS

Land Table RM3

BSA DATABASE		SALES DATA	
Parcel Count	830	# of Sales	61
ECF Nbhhd	RM3, CME	Sales Ratio	46.95%
Min ECF	1.015	(Land Resid.-Est. Land Value)/Est. LV	42.39%
Max ECF	1.535	Projected % Change	41.90%
Land Table LtoB	16.05%	Projected Land Table LtoB	20.45%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$430	\$612	\$610
MINIMUM	\$430	\$612	\$610
MAXIMUM	\$430	\$612	\$610



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
44-25-13-301-009	27867 GROVELAND ST	10/04/19	\$93,500	\$53,110	\$106,214	\$5,481	\$18,195	42.3	110.0	0.12	\$130	\$47,250	\$1.08		Land Table RM3	17.13%
44-25-13-301-011	27849 GROVELAND ST	12/20/19	\$150,000	\$89,430	\$178,858	\$4,192	\$33,050	76.9	120.0	0.22	\$55	\$19,055	\$0.44		Land Table RM3	18.48%
44-25-13-301-026	27833 GROVELAND ST	05/17/19	\$177,000	\$78,130	\$156,259	\$37,266	\$16,525	38.4	120.0	0.11	\$970	\$338,782	\$7.78		Land Table RM3	10.58%
44-25-13-301-027	27825 GROVELAND ST	12/06/19	\$85,000	\$50,930	\$101,864	(\$339)	\$16,525	38.4	120.0	0.11	(\$9)	(\$3,082)	(\$0.07)		Land Table RM3	16.22%
44-25-13-302-006	27802 GROVELAND ST	04/05/19	\$190,000	\$97,760	\$195,529	\$28,203	\$33,732	78.4	125.0	0.23	\$360	\$122,622	\$2.82		Land Table RM3	17.25%
44-25-13-302-020	27755 TOWNLEY AVE	01/31/20	\$160,000	\$72,930	\$145,853	\$33,121	\$18,974	44.1	125.0	0.13	\$751	\$256,752	\$5.89		Land Table RM3	13.01%
44-25-13-303-005	27749 DELTON ST	12/07/20	\$190,000	\$72,970	\$145,932	\$63,042	\$18,974	44.1	125.0	0.13	\$1,429	\$488,698	\$11.22		Land Table RM3	13.00%
44-25-13-303-011	27884 TOWNLEY AVE	04/17/20	\$165,000	\$83,550	\$167,096	\$22,781	\$24,877	57.9	125.0	0.17	\$394	\$134,799	\$3.09		Land Table RM3	14.89%
44-25-13-303-014	27850 TOWNLEY AVE	09/25/20	\$214,900	\$94,080	\$188,163	\$60,469	\$33,732	78.4	125.0	0.23	\$771	\$262,909	\$6.04		Land Table RM3	17.93%
44-25-13-303-024	27734 TOWNLEY AVE	08/14/20	\$175,000	\$86,920	\$173,840	\$22,242	\$21,082	49.0	125.0	0.14	\$454	\$155,538	\$3.57		Land Table RM3	12.13%
44-25-13-303-030	27827 DELTON ST	11/15/19	\$144,900	\$68,510	\$137,021	\$28,961	\$21,082	49.0	125.0	0.14	\$591	\$202,524	\$4.65		Land Table RM3	15.39%
44-25-13-304-015	27808 DELTON ST	08/20/20	\$186,500	\$80,520	\$161,049	\$46,533	\$21,082	49.0	125.0	0.14	\$949	\$325,406	\$7.47		Land Table RM3	13.09%
44-25-13-304-017	27788 DELTON ST	05/23/19	\$159,500	\$72,660	\$145,323	\$35,259	\$21,082	49.0	125.0	0.14	\$719	\$246,566	\$5.66		Land Table RM3	14.51%
44-25-13-304-036	27735 OSMUN AVE	11/12/20	\$188,000	\$68,240	\$136,481	\$70,493	\$18,974	44.1	125.0	0.13	\$1,598	\$546,457	\$12.54		Land Table RM3	13.90%
44-25-13-305-002	27704 OSMUN AVE	08/18/20	\$150,000	\$67,360	\$134,727	\$33,630	\$18,357	42.7	117.0	0.12	\$788	\$277,934	\$6.38		Land Table RM3	13.63%
44-25-13-305-018	27766 OSMUN AVE	11/22/19	\$177,500	\$84,750	\$169,495	\$28,810	\$20,805	48.3	117.0	0.14	\$595	\$210,292	\$4.83		Land Table RM3	12.27%
44-25-13-328-015	966 E GARDENIA AVE	06/26/20	\$165,000	\$76,520	\$153,033	\$31,105	\$19,138	44.5	103.0	0.12	\$699	\$263,602	\$6.05		Land Table RM3	12.51%
44-25-13-328-017	823 BERNIE LN	03/30/20	\$155,000	\$69,440	\$138,873	\$35,265	\$19,138	44.5	103.0	0.12	\$792	\$298,856	\$6.86		Land Table RM3	13.78%
44-25-13-328-024	893 BERNIE LN	05/16/19	\$145,000	\$82,250	\$164,507	(\$369)	\$19,138	44.5	103.0	0.12	(\$8)	(\$3,127)	(\$0.07)		Land Table RM3	11.63%
44-25-13-329-023	27707 GOLDIN DR	11/08/19	\$160,000	\$58,400	\$116,792	\$62,346	\$19,138	44.5	103.0	0.12	\$1,401	\$528,356	\$12.13		Land Table RM3	16.39%
44-25-13-329-024	27705 RIALTO ST	07/11/19	\$185,000	\$90,500	\$181,002	\$23,136	\$19,138	44.5	103.0	0.12	\$520	\$196,068	\$4.50		Land Table RM3	10.57%
44-25-13-330-004	27804 GOLDIN DR	12/21/20	\$160,000	\$68,550	\$137,091	\$42,686	\$19,777	46.0	110.0	0.13	\$928	\$338,778	\$7.78		Land Table RM3	14.43%
44-25-13-330-007	27788 GOLDIN DR	03/17/20	\$170,000	\$70,490	\$140,987	\$49,488	\$20,475	47.6	109.0	0.13	\$1,039	\$380,677	\$8.74		Land Table RM3	14.52%
44-25-13-330-011	27772 GOLDIN DR	07/12/19	\$181,500	\$83,490	\$166,972	\$46,701	\$32,173	74.8	126.0	0.22	\$624	\$212,277	\$4.87		Land Table RM3	19.27%
44-25-13-330-019	703 E FARNUM AVE	08/21/20	\$140,000	\$71,980	\$143,957	\$20,934	\$24,891	57.9	100.0	0.15	\$362	\$137,724	\$3.16		Land Table RM3	17.29%
44-25-13-331-003	27844 RIALTO ST	04/10/20	\$175,000	\$77,350	\$154,691	\$40,086	\$19,777	46.0	110.0	0.13	\$872	\$318,143	\$7.30		Land Table RM3	12.78%
44-25-13-351-014	27383 GROVELAND ST	12/06/19	\$120,000	\$54,960	\$109,921	\$26,604	\$16,525	38.4	120.0	0.11	\$692	\$241,855	\$5.55		Land Table RM3	15.03%
44-25-13-351-021	27305 GROVELAND ST	12/16/19	\$18,000	\$8,260	\$16,525	\$18,000	\$16,525	38.4	120.0	0.11	\$468	\$163,636	\$3.76		Land Table RM3	100.00%
44-25-13-352-006	27424 GROVELAND ST	07/09/20	\$110,000	\$40,500	\$81,002	\$45,864	\$16,866	39.2	125.0	0.12	\$1,169	\$398,817	\$9.16		Land Table RM3	20.82%
44-25-13-353-007	27400 TOWNLEY AVE	12/21/20	\$106,000	\$37,430	\$74,865	\$48,001	\$16,866	39.2	125.0	0.12	\$1,224	\$417,400	\$9.58		Land Table RM3	22.53%
44-25-13-354-023	27425 OSMUN AVE	06/21/19	\$95,000	\$39,240	\$78,485	\$33,381	\$16,866	39.2	125.0	0.12	\$851	\$290,270	\$6.66		Land Table RM3	21.49%
44-25-13-354-037	27305 OSMUN AVE	08/03/19	\$121,000	\$48,350	\$96,691	\$41,175	\$16,866	39.2	125.0	0.12	\$1,050	\$358,043	\$8.22		Land Table RM3	17.44%
44-25-13-355-024	27415 LORENZ ST	12/26/19	\$194,000	\$104,120	\$208,249	\$2,068	\$16,317	37.9	117.0	0.11	\$54	\$19,327	\$0.44		Land Table RM3	7.84%
44-25-13-355-036	27355 LORENZ ST	06/20/19	\$123,000	\$64,230	\$128,454	\$14,943	\$20,397	47.4	117.0	0.13	\$315	\$111,515	\$2.56		Land Table RM3	15.88%
44-25-13-356-007	27127 GROVELAND ST	10/01/20	\$80,000	\$39,190	\$78,372	\$20,219	\$18,591	43.2	120.0	0.12	\$468	\$163,056	\$3.74		Land Table RM3	23.72%
44-25-13-356-008	27117 GROVELAND ST	08/02/19	\$134,500	\$70,050	\$140,092	\$12,999	\$18,591	43.2	120.0	0.12	\$301	\$104,831	\$2.41		Land Table RM3	13.27%
44-25-13-357-024	27037 TOWNLEY AVE	10/08/19	\$82,000	\$36,720	\$73,432	\$25,434	\$16,866	39.2	125.0	0.12	\$648	\$221,165	\$5.08		Land Table RM3	22.97%
44-25-13-357-029	27028 GROVELAND ST	12/11/20	\$68,000	\$41,760	\$83,512	\$5,570	\$21,082	49.0	125.0	0.14	\$114	\$38,951	\$0.89		Land Table RM3	25.24%
44-25-13-359-010	27040 DELTON ST	12/13/19	\$134,000	\$64,790	\$129,570	\$27,621	\$23,191	53.9	125.0	0.16	\$512	\$174,816	\$4.01		Land Table RM3	17.90%
44-25-13-359-011	27028 DELTON ST	05/14/20	\$80,000	\$45,130	\$90,251	\$12,518	\$22,769	53.0	125.0	0.16	\$236	\$80,761	\$1.85		Land Table RM3	25.23%
44-25-13-359-023	27043 OSMUN AVE	11/10/20	\$90,000	\$44,070	\$88,146	\$18,720	\$16,866	39.2	125.0	0.12	\$477	\$162,783	\$3.74		Land Table RM3	19.13%
44-25-13-360-015	27043 LORENZ ST	03/11/19	\$120,000	\$59,500	\$119,001	\$17,316	\$16,317	37.9	117.0	0.11	\$456	\$161,832	\$3.72		Land Table RM3	13.71%
44-25-13-360-021	27068 OSMUN AVE	04/13/20	\$129,900	\$51,150	\$102,290	\$43,927	\$16,317	37.9	117.0	0.11	\$1,158	\$410,533	\$9.42		Land Table RM3	15.95%
44-25-13-360-047	27035 LORENZ ST	08/03/20	\$165,000	\$79,300	\$158,605	\$34,950	\$28,555	94.9	117.0	0.27	\$368	\$129,926	\$2.98		Land Table RM3	18.00%
44-25-13-402-016	27716 HALES ST	07/15/19	\$83,000	\$39,220	\$78,448	\$22,337	\$17,785	41.4	139.0	0.13	\$540	\$174,508	\$4.01		Land Table RM3	22.67%
44-25-13-402-023	27803 PARK CT	07/17/20	\$112,500	\$46,820	\$93,632	\$36,653	\$17,785	41.4	139.0	0.13	\$886	\$286,352	\$6.57		Land Table RM3	18.99%
44-25-13-451-034	27313 PARK CT	12/17/19	\$117,000	\$47,990	\$95,982	\$38,803	\$17,785	41.4	139.0	0.13	\$938	\$303,148	\$6.96		Land Table RM3	18.53%
44-25-13-452-008	27408 PARK CT	10/22/20	\$210,000	\$89,380	\$178,756	\$49,029	\$17,785	41.4	139.0	0.13	\$1,185	\$383,039	\$8.79		Land Table RM3	9.95%
44-25-13-452-016	27328 PARK CT	06/14/19	\$115,000	\$62,530	\$125,067	\$25,504	\$35,571	82.7	139.0	0.26	\$308	\$100,016	\$2.30		Land Table RM3	28.44%
44-25-13-452-042	27424 PARK CT	04/23/19	\$238,000	\$117,080	\$234,156	\$29,222	\$25,378	59.0	283.0	0.26	\$495	\$112,392	\$2.58		Land Table RM3	10.84%
44-25-13-453-007	27068 HALES ST	07/03/19	\$215,000	\$94,700	\$189,395	\$43,390	\$17,785	41.4	139.0	0.13	\$1,049	\$338,984	\$7.78		Land Table RM3	9.39%

CITY OF MADISON HEIGHTS

Land Table RM3

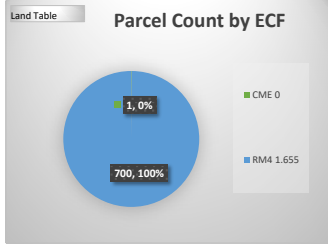
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-13-453-013	27117 PARK CT	03/22/19	\$119,000	\$55,250	\$110,492	\$26,293	\$17,785	41.4	139.0	0.13	\$636	\$205,414	\$4.72		Land Table RM3	16.10%
44-25-13-454-017	27053 ALDEN ST	04/09/19	\$85,000	\$53,580	\$107,167	(\$4,318)	\$17,849	41.5	140.0	0.13	(\$104)	(\$33,473)	(\$0.77)		Land Table RM3	16.66%
44-25-13-454-019	27029 ALDEN ST	11/18/19	\$143,500	\$77,790	\$155,580	\$14,154	\$26,234	61.0	139.0	0.19	\$232	\$75,287	\$1.73		Land Table RM3	16.86%
44-25-13-454-031	27071 ALDEN ST	10/28/20	\$130,000	\$64,900	\$129,799	\$18,050	\$17,849	41.5	140.0	0.13	\$435	\$139,922	\$3.21		Land Table RM3	13.75%
44-25-13-478-021	1551 E 11 MILE RD	09/24/19	\$125,000	\$57,790	\$115,571	\$27,228	\$17,799	41.4	110.0	0.11	\$658	\$238,842	\$5.48		Land Table RM3	15.40%
44-25-13-478-024	27130 ALDEN ST	05/15/19	\$166,000	\$91,980	\$183,965	\$11,826	\$29,791	69.3	139.0	0.21	\$171	\$55,262	\$1.27		Land Table RM3	16.19%
44-25-13-478-037	1503 E 11 MILE RD	12/23/20	\$260,000	\$120,060	\$240,112	\$38,874	\$18,986	44.2	110.0	0.12	\$880	\$321,273	\$7.38		Land Table RM3	7.91%
44-25-13-478-038	1511 E 11 MILE RD	02/07/19	\$175,000	\$92,090	\$184,170	\$10,607	\$19,777	46.0	110.0	0.13	\$231	\$84,183	\$1.93		Land Table RM3	10.74%
44-25-13-479-005	27086 VANCE ST	10/06/20	\$124,000	\$46,430	\$92,852	\$48,869	\$17,721	41.2	138.0	0.13	\$1,186	\$384,795	\$8.83		Land Table RM3	19.09%
44-25-13-479-020	1621 E 11 MILE RD	12/10/20	\$89,000	\$37,070	\$74,149	\$30,673	\$15,822	36.8	110.0	0.10	\$834	\$303,693	\$6.97		Land Table RM3	21.34%

CITY OF MADISON HEIGHTS

Land Table RM4

BSA DATABASE		SALES DATA	
Parcel Count	701	# of Sales	62
ECF Nbhhd	RM4, CME	Sales Ratio	45.78%
Min ECF	1.005	(Land Resid.-Est. Land Value)/Est. LV	63.04%
Max ECF	1.655	Projected % Change	62.90%
Land Table LtoB	15.60%	Projected Land Table LtoB	21.80%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$390	\$636	\$635
MINIMUM	\$390	\$636	\$635
MAXIMUM	\$390	\$636	\$635



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
44-25-23-201-004	26784 LENOX AVE	09/18/20	\$110,000	\$44,390	\$88,787	\$36,571	\$15,358	39.4	126.0	0.12	\$929	\$315,267	\$7.24		Land Table RM4	17.30%
44-25-23-201-013	26704 LENOX AVE	12/06/19	\$126,000	\$55,630	\$111,269	\$30,089	\$15,358	39.4	126.0	0.12	\$764	\$259,388	\$5.95		Land Table RM4	13.80%
44-25-23-201-021	26729 HAMPDEN ST	08/14/20	\$170,000	\$74,030	\$148,059	\$41,139	\$19,198	49.2	126.0	0.15	\$836	\$283,717	\$6.51		Land Table RM4	12.97%
44-25-23-203-005	26768 BRETTONWOODS ST	11/13/20	\$137,400	\$59,780	\$119,562	\$37,036	\$19,198	49.2	126.0	0.15	\$752	\$255,421	\$5.86		Land Table RM4	16.06%
44-25-23-204-018	26721 BARRINGTON ST	10/02/20	\$85,220	\$42,700	\$85,393	\$15,487	\$15,660	40.2	131.0	0.12	\$386	\$129,058	\$2.96		Land Table RM4	18.34%
44-25-23-205-013	26609 HAMPDEN ST	08/23/19	\$148,000	\$57,240	\$114,479	\$48,879	\$15,358	39.4	126.0	0.12	\$1,241	\$421,371	\$9.67		Land Table RM4	13.42%
44-25-23-205-018	26569 HAMPDEN ST	11/16/20	\$89,000	\$37,350	\$74,707	\$29,651	\$15,358	39.4	126.0	0.12	\$753	\$255,612	\$5.87		Land Table RM4	20.56%
44-25-23-205-019	26561 HAMPDEN ST	02/15/19	\$115,000	\$53,930	\$107,864	\$22,494	\$15,358	39.4	126.0	0.12	\$571	\$193,914	\$4.45		Land Table RM4	14.24%
44-25-23-205-020	26553 HAMPDEN ST	12/23/20	\$139,900	\$49,740	\$99,483	\$55,775	\$15,358	39.4	126.0	0.12	\$1,416	\$480,819	\$11.04		Land Table RM4	15.44%
44-25-23-205-029	26606 LENOX AVE	04/12/19	\$68,000	\$43,500	\$87,005	(\$3,647)	\$15,358	39.4	126.0	0.12	(\$93)	(\$31,440)	(\$0.72)		Land Table RM4	17.65%
44-25-23-206-027	26521 BRETTONWOODS ST	10/13/20	\$150,000	\$49,990	\$99,979	\$65,379	\$15,358	39.4	126.0	0.12	\$1,660	\$563,612	\$12.94		Land Table RM4	15.36%
44-25-23-208-001	26616 DARTMOUTH ST	04/19/19	\$120,000	\$53,690	\$107,379	\$27,979	\$15,358	39.4	126.0	0.12	\$710	\$241,198	\$5.54		Land Table RM4	14.30%
44-25-23-208-005	26574 DARTMOUTH ST	07/24/20	\$155,000	\$73,190	\$146,379	\$23,979	\$15,358	39.4	126.0	0.12	\$609	\$206,716	\$4.75		Land Table RM4	10.49%
44-25-23-208-020	26553 BARRINGTON ST	05/03/19	\$230,000	\$104,360	\$208,711	\$37,068	\$15,779	40.5	133.0	0.12	\$916	\$303,836	\$6.98		Land Table RM4	7.56%
44-25-23-226-015	26755 PALMER BLVD	10/04/19	\$123,900	\$60,380	\$120,765	\$23,006	\$19,871	51.0	135.0	0.16	\$452	\$148,426	\$3.41		Land Table RM4	16.45%
44-25-23-227-007	26734 PALMER BLVD	11/20/20	\$165,000	\$77,880	\$155,755	\$29,116	\$19,871	51.0	135.0	0.16	\$571	\$187,845	\$4.31		Land Table RM4	12.76%
44-25-23-230-010	26514 BARRINGTON ST	04/06/20	\$109,900	\$46,280	\$92,560	\$37,211	\$19,871	51.0	135.0	0.16	\$730	\$240,071	\$5.51		Land Table RM4	21.47%
44-25-23-230-015	26585 PALMER BLVD	06/07/19	\$125,000	\$60,520	\$121,036	\$23,835	\$19,871	51.0	135.0	0.16	\$468	\$153,774	\$3.53		Land Table RM4	16.42%
44-25-23-230-016	26577 PALMER BLVD	10/01/20	\$151,000	\$59,040	\$118,077	\$22,794	\$19,871	51.0	135.0	0.16	\$1,036	\$340,606	\$7.82		Land Table RM4	16.83%
44-25-23-230-018	26557 PALMER BLVD	10/03/19	\$120,000	\$58,900	\$117,796	\$52,075	\$19,871	51.0	135.0	0.16	\$433	\$142,419	\$3.27		Land Table RM4	16.87%
44-25-23-231-004	26574 PALMER BLVD	04/19/19	\$100,000	\$38,970	\$77,940	\$41,931	\$19,871	51.0	135.0	0.16	\$823	\$270,523	\$6.21		Land Table RM4	25.50%
44-25-23-231-005	26558 PALMER BLVD	11/27/19	\$139,000	\$66,180	\$132,353	\$26,518	\$19,871	51.0	135.0	0.16	\$520	\$171,084	\$3.93		Land Table RM4	15.01%
44-25-23-231-011	26597 ALGER BLVD	06/18/20	\$20,000	\$9,940	\$19,871	\$20,000	\$19,871	51.0	135.0	0.16	\$393	\$129,032	\$2.96		Land Table RM4	100.00%
44-25-23-231-022	26536 PALMER BLVD	12/23/20	\$155,000	\$77,370	\$154,748	\$20,123	\$19,871	51.0	135.0	0.16	\$395	\$129,826	\$2.98		Land Table RM4	12.84%
44-25-23-231-023	26594 PALMER BLVD	02/20/20	\$68,000	\$42,110	\$84,214	\$3,657	\$19,871	51.0	135.0	0.16	\$72	\$23,594	\$0.54		Land Table RM4	23.60%
44-25-23-232-008	26536 ALGER BLVD	12/13/19	\$135,000	\$68,750	\$137,501	\$17,370	\$19,871	51.0	135.0	0.16	\$341	\$112,065	\$2.57		Land Table RM4	14.45%
44-25-23-232-017	26555 BRUSH ST	01/29/19	\$114,900	\$63,690	\$127,380	\$7,391	\$19,871	51.0	135.0	0.16	\$145	\$47,684	\$1.09		Land Table RM4	15.60%
44-25-23-233-018	26544 BRUSH ST	03/20/20	\$160,000	\$81,760	\$163,512	\$16,359	\$19,871	51.0	135.0	0.16	\$321	\$105,542	\$2.42		Land Table RM4	12.15%
44-25-23-251-007	26339 HAMPDEN ST	10/09/19	\$123,444	\$60,080	\$120,167	\$19,421	\$16,144	41.4	110.0	0.11	\$469	\$170,360	\$3.91		Land Table RM4	13.43%
44-25-23-251-010	26315 HAMPDEN ST	11/08/19	\$103,000	\$52,090	\$104,187	\$14,957	\$16,144	41.4	110.0	0.11	\$361	\$131,202	\$3.01		Land Table RM4	15.50%
44-25-23-252-001	26380 HAMPDEN ST	01/07/19	\$90,000	\$49,120	\$98,247	\$6,803	\$15,050	38.6	121.0	0.11	\$176	\$61,288	\$1.41		Land Table RM4	15.32%
44-25-23-253-006	26340 BRETTONWOODS ST	11/27/19	\$92,500	\$46,440	\$92,888	\$16,544	\$16,932	43.4	121.0	0.13	\$381	\$132,352	\$3.04		Land Table RM4	18.23%
44-25-23-254-007	26314 DARTMOUTH ST	08/14/19	\$112,500	\$51,800	\$103,596	\$25,596	\$16,692	42.8	123.0	0.12	\$598	\$206,419	\$4.74		Land Table RM4	16.11%
44-25-23-254-008	26306 DARTMOUTH ST	03/20/20	\$115,000	\$50,290	\$100,572	\$31,120	\$16,692	42.8	123.0	0.12	\$727	\$250,968	\$5.76		Land Table RM4	16.60%
44-25-23-254-020	26368 DARTMOUTH ST	04/29/19	\$137,000	\$56,480	\$112,965	\$39,209	\$15,174	38.9	123.0	0.11	\$1,008	\$346,982	\$7.97		Land Table RM4	13.43%
44-25-23-256-003	26136 HAMPDEN ST	12/11/19	\$115,000	\$66,700	\$133,396	(\$3,346)	\$15,050	38.6	121.0	0.11	(\$87)	(\$30,144)	(\$0.69)		Land Table RM4	11.28%
44-25-23-256-007	26104 HAMPDEN ST	10/30/20	\$132,000	\$57,750	\$115,507	\$31,543	\$15,050	38.6	121.0	0.11	\$817	\$284,171	\$6.52		Land Table RM4	13.03%
44-25-23-256-015	26040 HAMPDEN ST	09/11/20	\$152,000	\$67,120	\$134,248	\$32,802	\$15,050	38.6	121.0	0.11	\$850	\$295,514	\$6.78		Land Table RM4	11.21%
44-25-23-256-018	26145 BRETTONWOODS ST	12/09/20	\$175,000	\$85,810	\$171,621	\$18,429	\$15,050	38.6	121.0	0.11	\$478	\$166,027	\$3.81		Land Table RM4	8.77%
44-25-23-256-020	26129 BRETTONWOODS ST	10/07/20	\$146,000	\$60,070	\$120,130	\$40,920	\$15,050	38.6	121.0	0.11	\$1,060	\$368,649	\$8.46		Land Table RM4	12.53%
44-25-23-256-022	26113 BRETTONWOODS ST	12/15/20	\$135,750	\$57,380	\$114,752	\$36,048	\$15,050	38.6	121.0	0.11	\$934	\$324,757	\$7.46		Land Table RM4	13.12%
44-25-23-256-029	26057 BRETTONWOODS ST	07/11/19	\$110,000	\$52,250	\$104,491	\$20,559	\$15,050	38.6	121.0	0.11	\$533	\$185,216	\$4.25		Land Table RM4	14.40%
44-25-23-257-009	26088 BRETTONWOODS ST	12/10/19	\$197,000	\$86,200	\$172,407	\$39,643	\$15,050	38.6	121.0	0.11	\$1,027	\$357,144	\$8.20		Land Table RM4	8.73%
44-25-23-257-010	26080 BRETTONWOODS ST	03/13/20	\$150,000	\$70,060	\$140,113	\$24,937	\$15,050	38.6	121.0	0.11	\$646	\$224,658	\$5.16		Land Table RM4	10.74%
44-25-23-258-011	26066 DARTMOUTH ST	02/07/20	\$100,000	\$61,360	\$122,726	(\$7,552)	\$15,174	38.9	123.0	0.11	(\$194)	(\$66,832)	(\$1.53)		Land Table RM4	12.36%
44-25-23-258-017	26147 BARRINGTON ST	12/17/20	\$100,000	\$46,810	\$93,626	\$21,548	\$15,174	38.9	123.0	0.11	\$554	\$190,690	\$4.38		Land Table RM4	16.21%
44-25-23-258-021	26115 BARRINGTON ST	06/21/19	\$103,500	\$48,430	\$96,854	\$21,840	\$15,174	38.9	123.0	0.11	\$561	\$193,097	\$4.43		Land Table RM4	15.67%
44-25-23-258-028	26059 BARRINGTON ST	08/14/20	\$98,000	\$41,580	\$83,158	\$30,016	\$15,174	38.9	123.0	0.11	\$771	\$265,628	\$6.10		Land Table RM4	18.25%
44-25-23-277-005	26348 ALGER BLVD	07/14/20	\$139,000	\$52,850	\$105,697	\$50,512	\$17,209	44.1	125.0	0.13	\$1,145	\$391,566	\$8.99		Land Table RM4	16.28%
44-25-23-277-007	26330 ALGER BLVD	02/19/20	\$103,000	\$52,670	\$105,336	\$14,873	\$17,209	44.1	125.0	0.13	\$337	\$115,295	\$2.65		Land Table RM4	16.34%
44-25-23-279-017	26026 BARRINGTON ST	06/28/19	\$162,000	\$75,540	\$151,075	\$28,134	\$17,209	44.1	125.0	0.13	\$638	\$218,093	\$5.01		Land Table RM4	11.39%
44-25-23-279-026	26085 PALMER BLVD	09/16/19	\$99,900	\$47,930	\$95,863	\$21,246	\$17,209	44.1	125.0	0.13	\$481	\$164,698	\$3.78		Land Table RM4	17.95%
44-25-23-279-035	436 W LINCOLN AVE	10/25/19	\$132,000	\$53,260	\$106,522	\$39,023	\$13,545	34.7	98.0	0.09	\$1,124	\$433,589	\$9.95		Land Table RM4	12.72%

CITY OF MADISON HEIGHTS

Land Table RM4

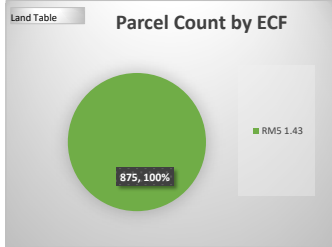
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-23-280-008	26098 PALMER BLVD	01/31/20	\$100,000	\$48,340	\$96,684	\$20,143	\$16,827	43.1	125.0	0.13	\$467	\$159,865	\$3.67		Land Table RM4	17.40%
44-25-23-280-013	26050 PALMER BLVD	02/28/20	\$148,000	\$64,330	\$128,654	\$36,173	\$16,827	43.1	125.0	0.13	\$838	\$287,087	\$6.59		Land Table RM4	13.08%
44-25-23-280-028	26067 ALGER BLVD	11/12/19	\$130,000	\$61,660	\$123,320	\$21,977	\$15,297	39.2	125.0	0.12	\$560	\$191,104	\$4.39		Land Table RM4	12.40%
44-25-23-280-035	336 W LINCOLN AVE	01/10/20	\$164,900	\$65,320	\$130,631	\$49,507	\$15,238	39.1	98.0	0.10	\$1,267	\$490,168	\$11.25		Land Table RM4	11.66%
44-25-23-281-006	26108 ALGER BLVD	02/19/19	\$99,000	\$46,670	\$93,349	\$24,007	\$18,356	47.1	125.0	0.14	\$510	\$173,964	\$3.99		Land Table RM4	19.66%
44-25-23-281-011	26060 ALGER BLVD	08/09/19	\$99,000	\$42,520	\$85,047	\$31,162	\$17,209	44.1	125.0	0.13	\$706	\$241,566	\$5.55		Land Table RM4	20.23%
44-25-23-281-014	26036 ALGER BLVD	09/04/20	\$130,000	\$55,410	\$110,817	\$36,392	\$17,209	44.1	125.0	0.13	\$825	\$282,109	\$6.48		Land Table RM4	15.53%
44-25-23-281-021	26115 BRUSH ST	09/11/20	\$108,000	\$61,490	\$122,973	\$324	\$15,297	39.2	125.0	0.12	\$8	\$2,817	\$0.06		Land Table RM4	12.44%
44-25-23-282-009	26070 BRUSH ST	11/13/20	\$155,000	\$58,380	\$116,768	\$54,810	\$16,578	42.5	116.0	0.12	\$1,289	\$456,750	\$10.49		Land Table RM4	14.20%

CITY OF MADISON HEIGHTS

Land Table RM5

BSA DATABASE		SALES DATA	
Parcel Count	875	# of Sales	84
ECF Nbhd	RM5	Sales Ratio	45.94%
Min ECF	1.430	(Land Resid.-Est. Land Value)/Est. LV	61.21%
Max ECF	1.430	Projected % Change	61.21%
Land Table LtoB	16.07%	Projected Land Table LtoB	21.40%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$425	\$685	\$685
MINIMUM	\$360	\$580	\$580
MAXIMUM	\$490	\$790	\$790



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
44-25-24-101-011	26691 GROVELAND ST	06/28/19	\$112,500	\$45,580	\$91,153	\$39,347	\$18,000	50.0	125.0	0.14	\$787	\$275,154	\$6.32		Land Table RM5	19.75%
44-25-24-102-004	26652 GROVELAND ST	02/21/20	\$215,000	\$116,720	\$233,449	\$8,551	\$27,000	75.0	125.0	0.22	\$114	\$39,772	\$0.91		Land Table RM5	11.57%
44-25-24-103-005	26684 TOWNLEY AVE	05/13/19	\$125,000	\$61,050	\$122,105	\$17,295	\$14,400	40.0	125.0	0.12	\$432	\$150,391	\$3.45		Land Table RM5	11.79%
44-25-24-103-007	26668 TOWNLEY AVE	10/04/19	\$150,000	\$78,830	\$157,667	\$6,733	\$14,400	40.0	125.0	0.12	\$168	\$58,548	\$1.34		Land Table RM5	9.13%
44-25-24-103-029	26722 TOWNLEY AVE	03/30/20	\$197,000	\$108,480	\$216,967	(\$5,567)	\$14,400	40.0	125.0	0.12	(\$139)	(\$48,409)	(\$1.11)		Land Table RM5	6.64%
44-25-24-104-018	26691 OSMUN AVE	04/12/19	\$145,000	\$61,990	\$123,989	\$35,411	\$14,400	40.0	125.0	0.12	\$885	\$307,922	\$7.07		Land Table RM5	11.61%
44-25-24-104-019	26683 OSMUN AVE	03/22/19	\$150,000	\$54,560	\$109,127	\$55,273	\$14,400	40.0	125.0	0.12	\$1,382	\$480,635	\$11.03		Land Table RM5	13.20%
44-25-24-105-013	26652 OSMUN AVE	08/25/20	\$230,000	\$75,110	\$150,224	\$94,630	\$14,854	41.3	133.0	0.12	\$2,293	\$775,656	\$17.81		Land Table RM5	9.89%
44-25-24-105-019	26604 OSMUN AVE	04/16/20	\$118,000	\$47,580	\$95,160	\$37,694	\$14,854	41.3	133.0	0.12	\$914	\$308,967	\$7.09		Land Table RM5	15.61%
44-25-24-105-022	26715 LORENZ ST	01/15/19	\$100,000	\$43,520	\$87,037	\$26,231	\$13,268	36.9	101.0	0.10	\$712	\$276,116	\$6.34		Land Table RM5	15.24%
44-25-24-106-034	26349 DELTON ST	08/22/19	\$149,900	\$64,200	\$128,395	\$35,905	\$14,400	40.0	125.0	0.12	\$898	\$312,217	\$7.17		Land Table RM5	11.22%
44-25-24-106-041	26344 GROVELAND ST	06/27/19	\$131,000	\$61,130	\$122,252	\$26,748	\$18,000	50.0	125.0	0.14	\$535	\$187,049	\$4.29		Land Table RM5	14.72%
44-25-24-106-045	26355 GROVELAND ST	06/24/19	\$179,900	\$106,600	\$213,192	(\$15,292)	\$18,000	50.0	125.0	0.14	(\$306)	(\$106,937)	(\$2.45)		Land Table RM5	8.44%
44-25-24-107-006	26380 DELTON ST	10/25/19	\$140,000	\$56,570	\$113,131	\$44,869	\$18,000	50.0	125.0	0.14	\$897	\$313,769	\$7.20		Land Table RM5	15.91%
44-25-24-107-007	26368 DELTON ST	10/20/20	\$200,000	\$101,990	\$203,979	\$14,021	\$18,000	50.0	125.0	0.14	\$280	\$98,049	\$2.25		Land Table RM5	8.82%
44-25-24-107-010	26338 DELTON ST	12/02/19	\$73,000	\$42,970	\$85,935	\$5,065	\$18,000	50.0	125.0	0.14	\$101	\$35,420	\$0.81		Land Table RM5	20.95%
44-25-24-108-001	26476 OSMUN AVE	06/19/19	\$159,900	\$76,880	\$153,762	\$25,819	\$19,681	54.7	133.0	0.16	\$472	\$159,377	\$3.66		Land Table RM5	12.80%
44-25-24-108-030	26341 LORENZ ST	03/27/20	\$117,000	\$68,930	\$137,854	(\$3,450)	\$17,404	48.3	104.0	0.13	(\$71)	(\$27,165)	(\$0.62)		Land Table RM5	12.62%
44-25-24-126-013	26644 LORENZ ST	03/13/19	\$104,000	\$40,580	\$81,164	\$37,120	\$14,284	39.7	123.0	0.11	\$936	\$328,496	\$7.54		Land Table RM5	17.60%
44-25-24-126-030	26629 TAWAS ST	08/14/20	\$155,000	\$64,060	\$128,126	\$41,158	\$14,284	39.7	123.0	0.11	\$1,037	\$364,230	\$8.36		Land Table RM5	11.15%
44-25-24-127-006	26708 TAWAS ST	10/28/20	\$125,000	\$45,580	\$91,159	\$48,125	\$14,284	39.7	123.0	0.11	\$1,213	\$425,885	\$9.78		Land Table RM5	15.67%
44-25-24-127-010	26676 TAWAS ST	12/18/20	\$160,000	\$55,080	\$110,160	\$64,124	\$14,284	39.7	123.0	0.11	\$1,616	\$567,469	\$13.03		Land Table RM5	12.97%
44-25-24-127-012	26660 TAWAS ST	11/21/19	\$125,000	\$60,630	\$121,262	\$18,022	\$14,284	39.7	123.0	0.11	\$454	\$159,487	\$3.66		Land Table RM5	11.78%
44-25-24-127-016	26628 TAWAS ST	11/08/19	\$120,000	\$47,830	\$95,662	\$38,622	\$14,284	39.7	123.0	0.11	\$973	\$341,788	\$7.85		Land Table RM5	14.93%
44-25-24-127-019	26604 TAWAS ST	09/12/19	\$117,500	\$53,380	\$106,761	\$25,023	\$14,284	39.7	123.0	0.11	\$631	\$221,442	\$5.08		Land Table RM5	13.38%
44-25-24-127-026	26661 RIALTO ST	10/07/19	\$111,000	\$40,830	\$81,657	\$43,627	\$14,284	39.7	123.0	0.11	\$1,100	\$386,080	\$8.86		Land Table RM5	17.49%
44-25-24-128-001	26730 RIALTO ST	02/28/19	\$11,000	\$7,260	\$14,522	\$11,000	\$14,522	40.3	110.0	0.11	\$273	\$100,917	\$2.32		Land Table RM5	100.00%
44-25-24-128-033	26631 WOLVERINE ST	12/15/20	\$159,000	\$75,180	\$150,363	\$22,921	\$14,284	39.7	123.0	0.11	\$578	\$202,841	\$4.66		Land Table RM5	9.50%
44-25-24-129-008	26794 WOLVERINE ST	10/30/20	\$131,000	\$58,540	\$117,088	\$28,138	\$14,226	39.5	122.0	0.11	\$712	\$231,232	\$5.77		Land Table RM5	12.15%
44-25-24-129-016	26636 WOLVERINE ST	08/28/20	\$162,000	\$60,500	\$121,004	\$55,222	\$14,226	39.5	122.0	0.11	\$1,397	\$493,054	\$11.32		Land Table RM5	11.76%
44-25-24-129-017	26628 WOLVERINE ST	12/08/20	\$125,000	\$57,250	\$114,509	\$24,717	\$14,226	39.5	122.0	0.11	\$625	\$320,688	\$5.07		Land Table RM5	12.42%
44-25-24-129-034	26605 COUZENS AVE	04/14/20	\$104,000	\$48,080	\$96,155	\$22,071	\$14,226	39.5	122.0	0.11	\$559	\$197,063	\$4.52		Land Table RM5	14.79%
44-25-24-130-009	26394 LORENZ ST	11/05/19	\$132,500	\$48,310	\$96,626	\$55,791	\$19,917	55.3	122.0	0.16	\$1,008	\$355,357	\$8.16		Land Table RM5	20.61%
44-25-24-130-021	26435 TAWAS ST	11/03/20	\$130,000	\$47,980	\$95,955	\$48,271	\$14,226	39.5	122.0	0.11	\$1,222	\$430,991	\$9.89		Land Table RM5	14.83%
44-25-24-130-023	26419 TAWAS ST	01/18/19	\$122,100	\$59,870	\$119,741	\$16,585	\$14,226	39.5	122.0	0.11	\$420	\$148,080	\$3.40		Land Table RM5	11.88%
44-25-24-131-011	26457 RIALTO ST	03/09/20	\$87,500	\$42,540	\$85,072	\$16,654	\$14,226	39.5	122.0	0.11	\$421	\$148,696	\$3.41		Land Table RM5	16.72%
44-25-24-131-012	26449 RIALTO ST	11/06/20	\$108,000	\$40,210	\$80,412	\$41,814	\$14,226	39.5	122.0	0.11	\$1,058	\$373,339	\$8.57		Land Table RM5	17.69%
44-25-24-132-022	26417 WOLVERINE ST	01/24/20	\$110,000	\$50,520	\$101,038	\$23,188	\$14,226	39.5	122.0	0.11	\$587	\$207,036	\$4.75		Land Table RM5	14.08%
44-25-24-133-015	26449 COUZENS AVE	10/15/20	\$130,000	\$48,160	\$96,312	\$47,914	\$14,226	39.5	122.0	0.11	\$1,212	\$427,804	\$9.82		Land Table RM5	11.77%
44-25-24-133-016	26437 COUZENS AVE	10/22/20	\$146,250	\$48,800	\$97,598	\$66,435	\$17,783	49.4	122.0	0.14	\$1,345	\$474,536	\$10.89		Land Table RM5	18.22%
44-25-24-152-003	26126 GROVELAND ST	05/17/19	\$130,000	\$53,130	\$106,250	\$41,750	\$18,000	50.0	125.0	0.14	\$835	\$291,958	\$6.70		Land Table RM5	16.94%
44-25-24-152-012	26101 TOWNLEY AVE	10/07/19	\$156,001	\$77,160	\$154,324	\$23,277	\$21,600	60.0	125.0	0.17	\$388	\$135,331	\$3.11		Land Table RM5	14.00%
44-25-24-152-015	26041 TOWNLEY AVE	10/14/20	\$148,000	\$62,120	\$124,233	\$43,567	\$19,800	55.0	125.0	0.16	\$792	\$275,741	\$6.33		Land Table RM5	15.94%
44-25-24-152-021	26044 GROVELAND ST	09/27/19	\$135,000	\$62,180	\$124,361	\$28,639	\$18,000	50.0	125.0	0.14	\$573	\$200,273	\$4.60		Land Table RM5	14.47%
44-25-24-152-032	26081 TOWNLEY AVE	01/08/20	\$160,000	\$71,370	\$142,733	\$38,867	\$21,600	60.0	125.0	0.17	\$648	\$225,971	\$5.19		Land Table RM5	15.13%
44-25-24-152-036	26071 TOWNLEY AVE	07/24/20	\$165,800	\$80,340	\$160,672	\$28,528	\$23,400	65.0	125.0	0.19	\$439	\$152,556	\$3.50		Land Table RM5	14.56%
44-25-24-152-037	26053 TOWNLEY AVE	12/27/19	\$129,000	\$75,410	\$150,812	(\$2,012)	\$19,800	55.0	125.0	0.16	(\$37)	(\$12,734)	(\$0.29)		Land Table RM5	13.13%
44-25-24-153-009	26155 DELTON ST	01/11/19	\$150,000	\$59,830	\$119,654	\$48,346	\$18,000	50.0	125.0	0.14	\$967	\$338,084	\$7.76		Land Table RM5	15.04%
44-25-24-153-019	26045 DELTON ST	02/08/19	\$125,000	\$56,040	\$112,075	\$30,925	\$18,000	50.0	125.0	0.14	\$619	\$216,259	\$4.96		Land Table RM5	16.06%
44-25-24-153-024	26118 TOWNLEY AVE	06/22/20	\$157,500	\$72,130	\$144,264	\$31,236	\$18,000	50.0	125.0	0.14	\$625	\$218,434	\$5.01		Land Table RM5	12.48%
44-25-24-153-036	317 E LINCOLN AVE	12/10/19	\$171,500	\$75,470	\$150,933	\$46,649	\$26,082	72.4	100.0	0.19	\$644	\$250,801	\$5.76		Land Table RM5	17.28%
44-25-24-154-013	26151 OSMUN AVE	04/24/20	\$214,999	\$87,950	\$175,898	\$75,101	\$36,000	100.0	125.0	0.29	\$751	\$261,676	\$6.01		Land Table RM5	20.47%
44-25-24-154-016	26079 OSMUN AVE	03/06/20	\$219,900	\$110,160	\$220,320	\$53,580	\$54,000	150.0	125.0	0.43	\$357	\$124,605	\$2.86		Land Table RM5	24.51%

CITY OF MADISON HEIGHTS

Land Table RM5

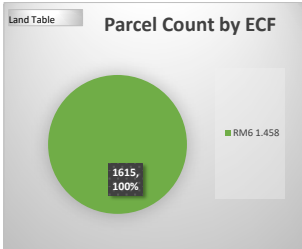
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-24-154-027	547 E LINCOLN AVE	05/31/19	\$138,888	\$62,140	\$124,286	\$28,711	\$14,109	39.2	120.0	0.11	\$733	\$261,009	\$5.99		Land Table RM5	11.35%
44-25-24-176-004	26124 OSMUN AVE	07/06/20	\$145,000	\$63,990	\$127,974	\$35,593	\$18,567	51.6	133.0	0.15	\$690	\$232,634	\$5.34		Land Table RM5	14.51%
44-25-24-176-026	26141 CAMEO CT	07/27/20	\$170,000	\$70,190	\$140,373	\$54,566	\$24,939	69.3	126.0	0.20	\$788	\$272,830	\$6.26		Land Table RM5	17.77%
44-25-24-176-031	26091 CAMEO CT	07/24/20	\$170,000	\$74,840	\$149,689	\$37,386	\$17,075	47.4	104.0	0.12	\$788	\$301,500	\$6.92		Land Table RM5	11.41%
44-25-24-176-040	26051 CAMEO CT	12/08/20	\$151,500	\$67,040	\$134,084	\$34,977	\$17,561	48.8	110.0	0.13	\$717	\$267,000	\$6.13		Land Table RM5	13.10%
44-25-24-177-001	26142 CAMEO CT	12/29/20	\$125,900	\$58,300	\$116,609	\$30,648	\$21,357	59.3	98.0	0.15	\$517	\$202,967	\$4.66		Land Table RM5	18.32%
44-25-24-177-005	26182 CAMEO CT	02/26/19	\$145,500	\$82,300	\$164,607	(\$27)	\$19,080	53.0	125.0	0.15	(\$1)	(\$178)	(\$0.00)		Land Table RM5	11.59%
44-25-24-177-007	26185 TAWAS ST	11/20/20	\$147,000	\$51,420	\$102,834	\$63,246	\$19,080	53.0	125.0	0.15	\$1,193	\$416,092	\$9.55		Land Table RM5	18.55%
44-25-24-177-009	26043 TAWAS ST	09/10/20	\$134,000	\$63,860	\$127,720	\$25,360	\$19,080	53.0	125.0	0.15	\$478	\$166,842	\$3.83		Land Table RM5	14.94%
44-25-24-178-003	26364 TAWAS ST	09/03/19	\$176,000	\$70,570	\$141,139	\$56,973	\$22,112	61.4	131.0	0.18	\$928	\$316,517	\$7.27		Land Table RM5	15.67%
44-25-24-178-005	26326 TAWAS ST	10/07/19	\$166,980	\$70,510	\$141,020	\$42,545	\$16,585	46.1	102.0	0.12	\$923	\$357,521	\$8.21		Land Table RM5	11.76%
44-25-24-179-007	26280 WOLVERINE ST	06/25/19	\$145,000	\$77,710	\$155,412	\$26,397	\$36,809	102.2	300.0	0.46	\$258	\$58,015	\$1.33		Land Table RM5	23.68%
44-25-24-201-016	26606 COUZENS AVE	07/25/19	\$220,000	\$105,980	\$211,950	\$23,477	\$15,427	42.9	110.0	0.12	\$548	\$204,148	\$4.69		Land Table RM5	7.28%
44-25-24-201-023	26621 SPICER ST	06/18/20	\$77,782	\$42,180	\$84,350	\$9,048	\$15,616	43.4	147.0	0.14	\$209	\$67,022	\$1.54		Land Table RM5	18.51%
44-25-24-201-028	26669 SPICER ST	07/23/20	\$95,000	\$41,810	\$83,625	\$26,991	\$15,616	43.4	147.0	0.14	\$622	\$199,933	\$4.59		Land Table RM5	18.67%
44-25-24-203-007	26406 COUZENS AVE	04/26/19	\$115,000	\$46,700	\$93,396	\$35,112	\$13,508	37.5	110.0	0.10	\$936	\$347,644	\$7.98		Land Table RM5	14.46%
44-25-24-203-017	26397 SPICER ST	05/29/19	\$140,000	\$54,560	\$109,125	\$46,491	\$15,616	43.4	147.0	0.14	\$1,072	\$344,378	\$7.91		Land Table RM5	14.31%
44-25-24-203-026	26446 COUZENS AVE	03/15/19	\$123,000	\$67,950	\$135,903	\$7,360	\$20,263	56.3	110.0	0.15	\$131	\$48,421	\$1.11		Land Table RM5	14.91%
44-25-24-204-017	26505 NORTHEASTERN HWY	11/07/19	\$72,000	\$35,750	\$71,506	\$15,842	\$15,348	42.6	142.0	0.13	\$372	\$121,862	\$2.80		Land Table RM5	21.46%
44-25-24-204-018	26571 NORTHEASTERN HWY	12/16/19	\$155,900	\$92,600	\$185,207	(\$5,015)	\$24,292	67.5	149.6	0.21	(\$74)	(\$23,656)	(\$0.54)		Land Table RM5	13.12%
44-25-24-204-027	26426 SPICER ST	11/12/20	\$204,500	\$113,430	\$226,859	(\$7,034)	\$15,325	42.6	141.6	0.13	(\$165)	(\$54,108)	(\$1.24)		Land Table RM5	6.76%
44-25-24-206-004	26636 NORTHEASTERN HWY	03/11/20	\$176,000	\$88,150	\$176,301	\$30,395	\$30,696	85.3	142.0	0.26	\$356	\$116,456	\$2.67		Land Table RM5	17.41%
44-25-24-206-006	26784 HALES ST	10/19/20	\$155,000	\$92,060	\$184,117	\$5,049	\$34,166	94.9	139.0	0.29	\$53	\$17,592	\$0.40		Land Table RM5	18.56%
44-25-24-206-023	26631 PARK CT	03/02/20	\$155,000	\$68,390	\$136,775	\$35,308	\$17,083	47.5	139.0	0.14	\$744	\$245,194	\$5.63		Land Table RM5	12.49%
44-25-24-209-023	26397 ALDEN ST	11/03/20	\$155,000	\$69,680	\$139,350	\$36,150	\$20,500	56.9	139.0	0.17	\$635	\$210,174	\$4.82		Land Table RM5	14.71%
44-25-24-227-009	1624 MIDDLESEX AVE	09/19/19	\$110,000	\$60,050	\$120,095	\$10,585	\$20,680	57.4	165.0	0.19	\$184	\$56,005	\$1.29		Land Table RM5	17.22%
44-25-24-227-025	26645 NANTON ST	02/12/20	\$68,000	\$37,320	\$74,645	\$11,065	\$17,710	49.2	100.0	0.13	\$225	\$87,817	\$2.02		Land Table RM5	23.73%
44-25-24-227-026	26635 NANTON ST	08/26/19	\$137,000	\$69,800	\$139,603	\$15,107	\$17,710	49.2	100.0	0.13	\$307	\$119,897	\$2.75		Land Table RM5	12.69%
44-25-24-228-006	1604 E GREIG AVE	12/22/20	\$132,000	\$73,140	\$146,274	\$5,444	\$19,718	54.8	150.0	0.17	\$99	\$31,651	\$0.73		Land Table RM5	13.48%
44-25-24-229-013	1727 E GREIG AVE	08/23/19	\$167,000	\$94,510	\$189,016	\$17,420	\$39,436	109.5	150.0	0.34	\$159	\$50,640	\$1.16		Land Table RM5	20.86%
44-25-24-229-015	1757 E GREIG AVE	06/29/20	\$133,000	\$54,310	\$108,627	\$44,091	\$19,718	54.8	150.0	0.17	\$805	\$256,343	\$5.88		Land Table RM5	18.15%

CITY OF MADISON HEIGHTS

Land Table RM6

BSA DATABASE		SALES DATA	
Parcel Count	1615	# of Sales	184
ECF Nbhhd	RM6	Sales Ratio	45.57%
Min ECF	1.458	(Land Resid.-Est. Land Value)/Est. LV	56.78%
Max ECF	1.458	Projected % Change	56.20%
Land Table LtoB	17.68%	Projected Land Table LtoB	24.37%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$400	\$627	\$625
MINIMUM	\$400	\$627	\$625
MAXIMUM	\$400	\$627	\$625



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Assmt.	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
44-25-23-407-006	633 W LINCOLN AVE	09/02/20	\$220,000	\$85,090	\$170,170	\$88,077	\$38,247	95.6	96.0	0.22	\$921	\$400,350	\$9.19		Land Table RM6	22.48%
44-25-23-407-012	660 W HARWOOD AVE	09/10/19	\$130,000	\$51,300	\$102,592	\$43,785	\$16,377	40.9	110.0	0.10	\$1,069	\$433,515	\$9.95		Land Table RM6	15.96%
44-25-23-407-017	612 W HARWOOD AVE	08/26/20	\$201,000	\$85,850	\$171,690	\$66,157	\$36,847	92.1	110.0	0.23	\$718	\$291,441	\$6.69		Land Table RM6	21.46%
44-25-23-408-009	605 W HARWOOD AVE	04/15/19	\$135,000	\$62,280	\$124,565	\$26,662	\$16,227	40.6	108.0	0.10	\$657	\$269,313	\$6.18		Land Table RM6	13.03%
44-25-23-408-017	612 W KALAMA AVE	09/30/19	\$80,400	\$54,120	\$108,244	(\$11,617)	\$16,227	40.6	108.0	0.10	(\$286)	(\$117,343)	(\$2.69)		Land Table RM6	14.99%
44-25-23-409-007	613 W KALAMA AVE	11/15/19	\$159,000	\$69,990	\$139,975	\$35,252	\$16,227	40.6	108.0	0.10	\$869	\$356,081	\$8.17		Land Table RM6	11.59%
44-25-23-409-019	612 W HUDSON AVE	06/28/19	\$124,000	\$58,980	\$117,956	\$22,271	\$16,227	40.6	108.0	0.10	\$549	\$224,960	\$5.16		Land Table RM6	13.76%
44-25-23-410-003	653 W HUDSON AVE	12/23/19	\$140,000	\$57,280	\$114,552	\$41,675	\$16,227	40.6	108.0	0.10	\$1,027	\$420,960	\$9.66		Land Table RM6	14.17%
44-25-23-410-008	613 W HUDSON AVE	08/06/19	\$113,000	\$53,950	\$107,890	\$21,337	\$16,227	40.6	108.0	0.10	\$526	\$215,525	\$4.95		Land Table RM6	15.04%
44-25-23-410-015	620 W BROCKTON AVE	12/11/20	\$112,000	\$44,060	\$88,111	\$40,116	\$16,227	40.6	108.0	0.10	\$989	\$405,212	\$9.30		Land Table RM6	18.42%
44-25-23-410-016	612 W BROCKTON AVE	02/26/19	\$129,000	\$61,630	\$123,265	\$21,962	\$16,227	40.6	108.0	0.10	\$541	\$221,838	\$5.09		Land Table RM6	13.16%
44-25-23-412-005	621 W BROCKTON AVE	03/19/19	\$141,000	\$59,250	\$118,493	\$38,734	\$16,227	40.6	108.0	0.10	\$955	\$391,253	\$8.98		Land Table RM6	13.69%
44-25-23-427-014	359 W HARWOOD AVE	12/23/20	\$74,000	\$35,850	\$71,694	\$18,533	\$16,227	40.6	108.0	0.10	\$457	\$187,202	\$4.30		Land Table RM6	22.63%
44-25-23-427-024	460 W KALAMA AVE	03/20/20	\$100,000	\$40,730	\$81,458	\$34,769	\$16,227	40.6	108.0	0.10	\$857	\$351,202	\$8.06		Land Table RM6	19.92%
44-25-23-427-031	402 W KALAMA AVE	07/15/20	\$125,000	\$57,480	\$114,961	\$33,162	\$23,123	57.8	108.0	0.14	\$574	\$235,191	\$5.40		Land Table RM6	20.11%
44-25-23-427-034	376 W KALAMA AVE	07/09/19	\$117,500	\$55,960	\$111,924	\$21,803	\$16,227	40.6	108.0	0.10	\$537	\$220,232	\$5.06		Land Table RM6	14.50%
44-25-23-427-037	352 W KALAMA AVE	11/30/20	\$130,000	\$58,280	\$116,555	\$29,672	\$16,227	40.6	108.0	0.10	\$731	\$299,717	\$6.88		Land Table RM6	13.92%
44-25-23-427-042	310 W KALAMA AVE	02/27/19	\$73,000	\$41,540	\$83,085	\$6,142	\$16,227	40.6	108.0	0.10	\$151	\$62,040	\$1.42		Land Table RM6	19.53%
44-25-23-427-044	467 W HARWOOD AVE	07/31/19	\$260,000	\$134,820	\$269,633	\$6,594	\$16,227	40.6	108.0	0.10	\$163	\$66,606	\$1.53		Land Table RM6	6.02%
44-25-23-428-012	385 W KALAMA AVE	08/03/20	\$132,000	\$50,700	\$101,403	\$46,824	\$16,227	40.6	108.0	0.10	\$1,154	\$472,970	\$10.86		Land Table RM6	16.00%
44-25-23-428-017	345 W KALAMA AVE	10/16/19	\$140,000	\$59,700	\$119,401	\$36,826	\$16,227	40.6	108.0	0.10	\$908	\$371,980	\$8.54		Land Table RM6	13.59%
44-25-23-429-008	421 W HUDSON AVE	05/28/19	\$80,000	\$45,630	\$91,257	\$4,970	\$16,227	40.6	108.0	0.10	\$123	\$50,202	\$1.15		Land Table RM6	17.78%
44-25-23-429-012	385 W HUDSON AVE	08/19/19	\$119,900	\$51,960	\$103,911	\$32,216	\$16,227	40.6	108.0	0.10	\$794	\$325,414	\$7.47		Land Table RM6	15.62%
44-25-23-429-018	337 W HUDSON AVE	07/15/20	\$145,000	\$58,140	\$116,288	\$44,939	\$16,227	40.6	108.0	0.10	\$1,108	\$453,929	\$10.42		Land Table RM6	13.95%
44-25-23-429-019	329 W HUDSON AVE	06/19/20	\$159,000	\$68,130	\$136,253	\$38,974	\$16,227	40.6	108.0	0.10	\$961	\$393,677	\$9.04		Land Table RM6	11.91%
44-25-23-429-027	438 W BROCKTON AVE	03/25/20	\$139,500	\$68,750	\$137,498	\$18,229	\$16,227	40.6	108.0	0.10	\$449	\$184,131	\$4.23		Land Table RM6	11.80%
44-25-23-430-020	311 W BROCKTON AVE	09/10/19	\$156,000	\$66,720	\$133,431	\$38,796	\$16,227	40.6	108.0	0.10	\$956	\$391,879	\$9.00		Land Table RM6	12.16%
44-25-23-430-024	462 W DALLAS AVE	07/01/19	\$150,500	\$57,830	\$115,661	\$51,066	\$16,227	40.6	108.0	0.10	\$1,259	\$515,818	\$11.84		Land Table RM6	14.03%
44-25-23-430-039	336 W DALLAS AVE	03/14/19	\$155,000	\$73,470	\$146,944	\$24,283	\$16,227	40.6	108.0	0.10	\$599	\$245,283	\$5.63		Land Table RM6	11.04%
44-25-23-430-040	328 W DALLAS AVE	06/26/20	\$120,000	\$50,250	\$100,498	\$35,729	\$16,227	40.6	108.0	0.10	\$881	\$360,899	\$8.29		Land Table RM6	16.15%
44-25-23-431-009	38 W HARWOOD AVE	09/23/20	\$180,000	\$94,840	\$189,670	\$5,944	\$15,614	39.0	100.0	0.09	\$152	\$64,609	\$1.48		Land Table RM6	8.23%
44-25-23-431-019	100 W HARWOOD AVE	03/15/19	\$103,500	\$58,530	\$117,054	\$2,060	\$15,614	39.0	100.0	0.09	\$53	\$22,391	\$0.51		Land Table RM6	13.34%
44-25-23-432-001	109 W HARWOOD AVE	04/29/19	\$130,000	\$59,180	\$118,364	\$27,863	\$16,227	40.6	108.0	0.10	\$687	\$281,444	\$6.46		Land Table RM6	13.71%
44-25-23-432-010	37 W HARWOOD AVE	11/13/20	\$140,000	\$48,700	\$97,402	\$57,608	\$15,010	37.5	108.0	0.09	\$1,535	\$626,174	\$14.37		Land Table RM6	15.41%
44-25-23-432-011	31 W HARWOOD AVE	09/15/20	\$115,000	\$48,100	\$96,206	\$33,804	\$15,010	37.5	108.0	0.09	\$901	\$367,435	\$8.44		Land Table RM6	15.60%
44-25-23-432-013	100 W KALAMA AVE	03/09/20	\$87,500	\$42,280	\$84,556	\$19,171	\$16,227	40.6	108.0	0.10	\$473	\$193,646	\$4.45		Land Table RM6	19.19%
44-25-23-433-017	44 W HUDSON AVE	06/13/19	\$105,000	\$54,430	\$108,862	\$12,365	\$16,227	40.6	108.0	0.10	\$305	\$124,899	\$2.87		Land Table RM6	14.91%
44-25-23-434-003	95 W HUDSON AVE	02/28/19	\$96,400	\$52,230	\$104,464	\$24,390	\$32,454	81.1	108.0	0.20	\$301	\$123,182	\$2.83		Land Table RM6	31.07%
44-25-23-434-005	69 W HUDSON AVE	05/28/19	\$87,000	\$38,570	\$77,135	\$26,092	\$16,227	40.6	108.0	0.10	\$643	\$263,556	\$6.05		Land Table RM6	21.04%
44-25-23-434-019	30 W BROCKTON AVE	06/18/19	\$78,000	\$43,940	\$87,881	\$5,129	\$15,010	37.5	108.0	0.09	\$137	\$55,750	\$1.28		Land Table RM6	17.08%
44-25-23-434-023	86 W BROCKTON AVE	09/03/19	\$135,000	\$54,300	\$108,596	\$51,556	\$25,152	62.9	108.0	0.15	\$820	\$334,779	\$7.69		Land Table RM6	23.16%
44-25-23-435-001	109 W BROCKTON AVE	11/18/20	\$118,800	\$49,140	\$98,279	\$36,748	\$16,227	40.6	108.0	0.10	\$906	\$371,192	\$8.52		Land Table RM6	16.51%
44-25-23-435-002	101 W BROCKTON AVE	01/30/19	\$95,000	\$63,190	\$126,377	\$1,077	\$32,454	81.1	108.0	0.20	\$13	\$5,439	\$0.12		Land Table RM6	25.68%
44-25-23-435-009	106 W DALLAS AVE	11/14/19	\$16,500	\$8,110	\$16,227	\$16,500	\$16,227	40.6	108.0	0.10	\$407	\$166,667	\$3.83		Land Table RM6	100.00%
44-25-23-435-013	74 W DALLAS AVE	01/28/19	\$84,900	\$37,610	\$75,213	\$25,914	\$16,227	40.6	108.0	0.10	\$639	\$261,758	\$6.01		Land Table RM6	21.57%
44-25-23-477-037	328 W ROWLAND AVE	01/17/19	\$130,000	\$59,260	\$118,518	\$43,176	\$31,694	79.2	103.0	0.19	\$545	\$288,444	\$5.24		Land Table RM6	26.74%
44-25-23-478-008	329 W ROWLAND AVE	10/31/19	\$87,000	\$37,250	\$74,506	\$28,341	\$15,847	39.6	103.0	0.10	\$715	\$298,326	\$6.85		Land Table RM6	21.27%
44-25-23-482-009	55 W BARRETT AVE	12/03/20	\$160,000	\$72,410	\$144,821	\$31,179	\$16,000	40.0	105.0	0.10	\$779	\$324,781	\$7.46		Land Table RM6	11.05%
44-25-23-482-016	78 W ROWLAND AVE	10/05/20	\$64,000	\$44,170	\$88,333	(\$9,333)	\$16,000	40.0	105.0	0.10	(\$208)	(\$86,802)	(\$1.99)		Land Table RM6	18.11%
44-25-23-482-019	54 W ROWLAND AVE	07/30/20	\$127,000	\$60,550	\$121,097	\$21,903	\$16,000	40.0	105.0	0.10	\$548	\$228,156	\$5.24		Land Table RM6	13.21%
44-25-23-483-005	79 W ROWLAND AVE	05/31/19	\$90,000	\$56,740	\$113,474	\$8,526	\$32,000	80.0	105.0	0.19	\$107	\$44,176	\$1.01		Land Table RM6	28.20%
44-25-23-483-005	79 W ROWLAND AVE	10/22/20	\$119,500	\$56,740	\$113,474	\$38,026	\$32,000	80.0	105.0	0.19	\$475	\$197,026	\$4.52		Land Table RM6	28.20%
44-25-23-483-026	102 W GUTHRIE AVE	06/03/19	\$130,000	\$50,630	\$101,259	\$44,741	\$16,000	40.0	105.0	0.10	\$1,119	\$466,052	\$10.70		Land Table RM6	15.80%

CITY OF MADISON HEIGHTS

Land Table RM6

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/SqPt	Other Parcels in Sale	Land Table	LtoB
44-25-24-301-005	60 E LINCOLN AVE	11/25/19	\$154,900	\$70,990	\$141,987	\$29,140	\$16,227	40.6	108.0	0.10	\$718	\$294,343	\$6.76		Land Table RM6	11.43%
44-25-24-301-014	29 E HARWOOD AVE	03/08/19	\$102,000	\$54,040	\$108,074	\$10,153	\$16,227	40.6	108.0	0.10	\$250	\$102,556	\$2.35		Land Table RM6	15.01%
44-25-24-301-018	69 E HARWOOD AVE	06/15/20	\$100,000	\$49,720	\$99,437	\$16,790	\$16,227	40.6	108.0	0.10	\$414	\$169,596	\$3.89		Land Table RM6	16.32%
44-25-24-301-030	125 E HARWOOD AVE	12/18/20	\$129,900	\$35,630	\$71,266	\$76,889	\$18,255	45.6	108.0	0.11	\$1,685	\$686,509	\$15.76		Land Table RM6	25.62%
44-25-24-301-034	155 E HARWOOD AVE	07/06/20	\$205,000	\$99,770	\$199,540	\$23,709	\$18,249	45.6	107.9	0.11	\$520	\$213,595	\$4.90		Land Table RM6	9.15%
44-25-24-302-005	44 E HARWOOD AVE	12/01/20	\$130,000	\$45,960	\$91,918	\$54,309	\$16,227	40.6	108.0	0.10	\$1,339	\$548,576	\$12.59		Land Table RM6	17.65%
44-25-24-302-029	27 E KALAMA AVE	05/26/20	\$128,000	\$50,690	\$101,386	\$42,841	\$16,227	40.6	108.0	0.10	\$1,056	\$432,737	\$9.93		Land Table RM6	16.01%
44-25-24-303-015	152 E KALAMA AVE	08/12/20	\$155,000	\$62,770	\$125,542	\$57,044	\$27,586	69.0	108.0	0.17	\$827	\$337,538	\$7.75		Land Table RM6	21.97%
44-25-24-303-022	79 E HUDSON AVE	10/16/20	\$84,000	\$40,600	\$81,209	\$19,536	\$16,227	41.9	115.0	0.11	\$467	\$184,302	\$4.23		Land Table RM6	20.62%
44-25-24-304-012	82 E HUDSON AVE	04/09/19	\$114,500	\$49,130	\$98,262	\$32,465	\$16,227	40.6	108.0	0.10	\$800	\$327,929	\$7.53		Land Table RM6	16.51%
44-25-24-304-031	135 E BROCKTON AVE	06/09/20	\$130,000	\$45,960	\$91,911	\$53,099	\$15,010	37.5	108.0	0.09	\$1,415	\$577,163	\$13.25		Land Table RM6	16.33%
44-25-24-304-035	95 E BROCKTON AVE	09/09/19	\$79,900	\$34,640	\$69,282	\$26,845	\$16,227	40.6	108.0	0.10	\$662	\$271,162	\$6.23		Land Table RM6	23.42%
44-25-24-306-007	600 E LINCOLN AVE	05/22/19	\$129,900	\$60,290	\$120,589	\$25,538	\$16,227	40.6	108.0	0.10	\$630	\$257,960	\$5.92		Land Table RM6	13.46%
44-25-24-306-022	535 E HARWOOD AVE	01/16/19	\$100,000	\$51,280	\$102,568	\$13,659	\$16,227	40.6	108.0	0.10	\$337	\$137,970	\$3.17		Land Table RM6	15.82%
44-25-24-307-032	593 E KALAMA AVE	03/13/20	\$85,000	\$46,010	\$92,020	\$9,207	\$16,227	40.6	108.0	0.10	\$227	\$93,000	\$2.13		Land Table RM6	17.63%
44-25-24-307-036	625 E KALAMA AVE	02/06/19	\$87,500	\$47,920	\$95,844	\$7,883	\$16,227	40.6	108.0	0.10	\$194	\$79,626	\$1.83		Land Table RM6	16.93%
44-25-24-308-003	520 E KALAMA AVE	06/18/20	\$156,000	\$68,640	\$137,289	\$34,938	\$16,227	40.6	108.0	0.10	\$861	\$352,909	\$8.10		Land Table RM6	11.82%
44-25-24-308-004	528 E KALAMA AVE	07/12/19	\$85,000	\$36,040	\$72,084	\$29,143	\$16,227	40.6	108.0	0.10	\$718	\$294,374	\$6.76		Land Table RM6	22.51%
44-25-24-308-028	561 E HUDSON AVE	04/11/19	\$79,000	\$44,760	\$89,513	\$5,714	\$16,227	40.6	108.0	0.10	\$141	\$57,717	\$1.33		Land Table RM6	18.13%
44-25-24-308-031	585 E HUDSON AVE	10/30/20	\$95,800	\$46,270	\$92,534	\$19,493	\$16,227	40.6	108.0	0.10	\$481	\$196,899	\$4.52		Land Table RM6	17.54%
44-25-24-309-002	512 E HUDSON AVE	03/06/19	\$90,000	\$43,010	\$86,017	\$20,210	\$16,227	40.6	108.0	0.10	\$498	\$204,141	\$4.69		Land Table RM6	18.86%
44-25-24-309-011	584 E HUDSON AVE	04/30/19	\$95,000	\$48,760	\$97,524	\$13,703	\$16,227	40.6	108.0	0.10	\$338	\$138,414	\$3.18		Land Table RM6	16.64%
44-25-24-309-015	616 E HUDSON AVE	06/13/19	\$81,500	\$39,230	\$78,453	\$19,274	\$16,227	40.6	108.0	0.10	\$475	\$194,687	\$4.47		Land Table RM6	20.68%
44-25-24-309-024	537 E BROCKTON AVE	02/14/20	\$189,500	\$100,080	\$200,166	\$5,561	\$16,227	40.6	108.0	0.10	\$137	\$56,172	\$1.29		Land Table RM6	8.11%
44-25-24-309-027	561 E BROCKTON AVE	08/27/19	\$65,000	\$36,710	\$73,424	\$7,803	\$16,227	40.6	108.0	0.10	\$192	\$78,818	\$1.81		Land Table RM6	22.10%
44-25-24-309-029	577 E BROCKTON AVE	08/24/20	\$109,900	\$35,590	\$71,177	\$54,950	\$16,227	40.6	108.0	0.10	\$1,355	\$555,051	\$12.74		Land Table RM6	22.80%
44-25-24-309-034	617 E BROCKTON AVE	08/16/19	\$82,500	\$37,850	\$75,694	\$23,033	\$16,227	40.6	108.0	0.10	\$568	\$232,657	\$5.34		Land Table RM6	21.44%
44-25-24-310-004	528 E BROCKTON AVE	03/11/19	\$103,275	\$43,420	\$86,843	\$32,659	\$16,227	40.6	108.0	0.10	\$805	\$329,889	\$7.57		Land Table RM6	18.69%
44-25-24-310-007	552 E BROCKTON AVE	07/29/19	\$143,000	\$60,210	\$120,422	\$38,805	\$16,227	40.6	108.0	0.10	\$957	\$391,790	\$9.00		Land Table RM6	13.48%
44-25-24-310-020	656 E BROCKTON AVE	07/09/19	\$124,900	\$58,200	\$116,399	\$23,511	\$15,010	37.5	108.0	0.09	\$627	\$255,554	\$5.87		Land Table RM6	12.90%
44-25-24-310-023	519 E DALLAS AVE	01/20/20	\$105,000	\$51,610	\$103,211	\$18,166	\$16,377	40.9	110.0	0.10	\$444	\$179,861	\$4.13		Land Table RM6	15.87%
44-25-24-310-028	559 E DALLAS AVE	12/02/20	\$95,000	\$41,710	\$83,423	\$28,175	\$16,598	41.5	113.0	0.10	\$679	\$270,913	\$6.22		Land Table RM6	19.90%
44-25-24-310-033	631 E DALLAS AVE	06/05/19	\$197,000	\$113,270	\$226,540	\$38,593	\$68,133	170.3	119.0	0.44	\$227	\$88,314	\$2.03		Land Table RM6	30.08%
44-25-24-326-030	823 E HARWOOD AVE	12/03/20	\$140,000	\$64,470	\$128,930	\$27,447	\$16,377	40.9	110.0	0.10	\$670	\$271,752	\$6.24		Land Table RM6	12.70%
44-25-24-326-034	865 E HARWOOD AVE	11/10/20	\$163,500	\$87,860	\$175,719	\$4,158	\$16,377	40.9	110.0	0.10	\$102	\$41,168	\$0.95		Land Table RM6	9.32%
44-25-24-326-036	804 E LINCOLN AVE	09/23/19	\$183,000	\$78,440	\$156,878	\$56,720	\$30,598	76.5	96.0	0.18	\$741	\$322,273	\$7.40		Land Table RM6	19.50%
44-25-24-326-037	801 E HARWOOD AVE	07/17/20	\$180,000	\$103,570	\$207,149	(\$10,772)	\$16,377	40.9	110.0	0.10	(\$263)	(\$106,653)	(\$2.45)		Land Table RM6	7.91%
44-25-24-326-043	905 E HARWOOD AVE	07/09/19	\$184,900	\$108,950	\$217,908	(\$16,631)	\$16,377	40.9	110.0	0.10	(\$406)	(\$164,663)	(\$3.78)		Land Table RM6	7.52%
44-25-24-327-008	878 E HARWOOD AVE	09/11/20	\$120,000	\$58,660	\$117,313	\$24,188	\$21,501	53.8	108.0	0.13	\$450	\$184,641	\$4.24		Land Table RM6	18.33%
44-25-24-327-010	900 E HARWOOD AVE	07/30/20	\$138,000	\$58,010	\$116,012	\$43,489	\$21,501	53.8	108.0	0.13	\$809	\$331,977	\$7.62		Land Table RM6	18.53%
44-25-24-327-024	899 E KALAMA AVE	10/30/19	\$119,900	\$58,930	\$117,856	\$23,950	\$21,906	54.8	108.0	0.13	\$437	\$178,731	\$4.10		Land Table RM6	18.59%
44-25-24-328-002	25826 TRUMAN ST	09/14/20	\$131,000	\$58,920	\$117,846	\$34,233	\$21,079	52.7	100.0	0.12	\$650	\$276,073	\$6.34		Land Table RM6	17.89%
44-25-24-328-006	993 E KALAMA AVE	07/19/19	\$159,900	\$81,020	\$162,036	\$16,119	\$18,255	45.6	108.0	0.11	\$353	\$143,920	\$3.30		Land Table RM6	11.27%
44-25-24-329-024	841 E HUDSON AVE	10/11/19	\$135,000	\$67,790	\$135,571	\$21,335	\$21,906	54.8	108.0	0.13	\$390	\$159,216	\$3.66		Land Table RM6	16.16%
44-25-24-329-034	947 E HUDSON AVE	09/24/19	\$125,000	\$57,460	\$114,926	\$31,980	\$21,906	54.8	108.0	0.13	\$584	\$238,657	\$5.48		Land Table RM6	19.06%
44-25-24-329-035	959 E HUDSON AVE	12/10/19	\$125,000	\$58,220	\$116,439	\$30,062	\$21,501	53.8	108.0	0.13	\$559	\$229,481	\$5.27		Land Table RM6	18.47%
44-25-24-329-037	981 E HUDSON AVE	12/10/20	\$131,000	\$57,320	\$114,635	\$38,271	\$21,906	54.8	108.0	0.13	\$699	\$285,604	\$6.56		Land Table RM6	19.11%
44-25-24-329-041	821 E HUDSON AVE	09/30/19	\$149,900	\$70,960	\$141,928	\$24,199	\$16,227	40.6	108.0	0.10	\$597	\$244,434	\$5.61		Land Table RM6	11.43%
44-25-24-331-013	916 E BROCKTON AVE	01/08/20	\$138,000	\$54,920	\$109,830	\$45,005	\$16,835	42.1	108.0	0.10	\$1,069	\$436,942	\$10.03		Land Table RM6	15.33%
44-25-24-331-017	948 E BROCKTON AVE	11/05/20	\$112,000	\$36,790	\$73,575	\$55,260	\$16,835	42.1	108.0	0.10	\$1,313	\$536,505	\$12.32		Land Table RM6	22.88%
44-25-24-331-037	941 E DALLAS AVE	09/01/20	\$115,000	\$42,300	\$84,593	\$47,724	\$17,317	43.3	123.0	0.11	\$1,102	\$422,336	\$9.70		Land Table RM6	20.47%
44-25-24-331-039	957 E DALLAS AVE	08/05/20	\$139,900	\$52,830	\$105,656	\$51,561	\$17,317	43.3	123.0	0.11	\$1,191	\$456,292	\$10.48		Land Table RM6	16.39%
44-25-24-331-045	821 E DALLAS AVE	04/15/20	\$131,000	\$67,620	\$135,236	\$21,634	\$25,870	64.7	122.0	0.17	\$335	\$128,774	\$2.96		Land Table RM6	19.13%
44-25-24-351-007	46 E DALLAS AVE	01/03/20	\$82,000	\$39,130	\$78,264	\$19,506	\$15,770	39.4	102.0	0.09	\$495	\$207,511	\$4.76		Land Table RM6	20.15%
44-25-24-351-009	72 E DALLAS AVE	07/19/19	\$107,500	\$51,150	\$102,298	\$21,049	\$15,847	39.6	103.0	0.10	\$531	\$221,568	\$5.09		Land Table RM6	15.49%
44-25-24-351-024	87 E BARRETT AVE	09/04/20	\$142,500	\$54,790	\$109,577	\$64,617	\$31,694	79.2	103.0	0.19	\$816	\$341,889	\$7.85		Land Table RM6	28.92%
44-25-24-352-008	54 E BARRETT AVE	08/03/20	\$85,500	\$40,660	\$81,326	\$20,098	\$15,924	39.8	104.0	0.10	\$505	\$209,354	\$4.81		Land Table RM6	19.58%
44-25-24-352-011	78 E BARRETT AVE	12/11/20	\$75,000	\$37,950	\$75,902	\$15,022	\$15,924	39.8	104.0	0.10	\$377	\$156,479	\$3.59		Land Table RM6	20.98%
44-25-24-353-015	126 E ROWLAND AVE	03/09/20	\$87,500	\$37,500	\$75,005	\$28,571	\$16,076	40.2	106.0	0.10	\$711	\$294,546	\$6.76		Land Table RM6	21.43%
44-25-24-353-019	39 E GUTHRIE AVE	06/19/20	\$57,000	\$37,900	\$75,807	(\$2,731)	\$16,076	40.2	106.0	0.10	(\$68)	(\$28,155)	(\$0.65)		Land Table RM6	21.21%
44-25-24-353-022	79 E GUTHRIE AVE	08/24/20	\$69,000	\$45,960	\$91,916	(\$6,840)	\$16,076	40.2	106.0	0.10	(\$170)	(\$70,515)	(\$1.62)		Land Table RM6	17.49%
44-25-24-353-029	135 E GUTHRIE AVE	03/06/20	\$70,000	\$36,850	\$73,709	\$12,367	\$16,076	40.2	106.0	0.10	\$308	\$127,495	\$2.93		Land Table RM6	21.81%
44-25-24-353-031	102 E ROWLAND AVE	06/14/19	\$134,000	\$50,700	\$101,398	\$48,678	\$16,076	40.2	106.0	0.10	\$1,211	\$501,835	\$11.52		Land Table RM6	15.85%
44-25-24-356-010	584 E DALLAS AVE	11/15/19	\$111,000	\$43,320	\$86,642	\$40,434	\$16,076	40.2	106.0	0.10	\$1,006	\$416,845	\$9.57		Land Table RM6	18.55%

CITY OF MADISON HEIGHTS

Land Table RM6

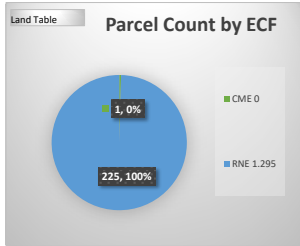
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Other Parcels in Sale	Land Table	LtoB
44-25-24-376-019	966 E DALLAS AVE	04/04/19	\$101,000	\$46,520	\$93,049	\$26,942	\$18,991	47.5	128.0	0.13	\$567	\$213,825	\$4.91		Land Table RM6	20.41%
44-25-24-376-034	899 E BARRETT AVE	08/21/20	\$125,000	\$53,060	\$106,121	\$36,161	\$17,282	43.2	106.0	0.11	\$837	\$344,390	\$7.91		Land Table RM6	16.29%
44-25-24-376-040	951 E BARRETT AVE	04/13/20	\$151,000	\$64,090	\$128,170	\$40,112	\$17,282	43.2	106.0	0.11	\$928	\$382,019	\$8.77		Land Table RM6	13.48%
44-25-24-377-001	806 E BARRETT AVE	01/27/20	\$118,000	\$62,190	\$124,373	\$17,741	\$24,114	60.3	106.0	0.15	\$294	\$121,514	\$2.79		Land Table RM6	19.39%
44-25-24-377-008	872 E BARRETT AVE	11/10/20	\$145,000	\$47,010	\$94,018	\$68,264	\$17,282	43.2	106.0	0.11	\$1,580	\$650,133	\$14.93		Land Table RM6	18.38%
44-25-24-377-010	888 E BARRETT AVE	06/05/19	\$97,000	\$39,200	\$78,406	\$35,876	\$17,282	43.2	106.0	0.11	\$830	\$341,676	\$7.84		Land Table RM6	22.04%
44-25-24-377-014	924 E BARRETT AVE	06/26/20	\$117,000	\$45,970	\$91,934	\$42,348	\$17,282	43.2	106.0	0.11	\$980	\$403,314	\$9.26		Land Table RM6	18.80%
44-25-24-377-019	966 E BARRETT AVE	07/08/19	\$86,000	\$39,570	\$79,145	\$24,137	\$17,282	43.2	106.0	0.11	\$559	\$229,876	\$5.28		Land Table RM6	21.84%
44-25-24-377-037	933 E ROWLAND AVE	01/02/19	\$86,000	\$39,220	\$78,435	\$24,847	\$17,282	43.2	106.0	0.11	\$575	\$236,638	\$5.43		Land Table RM6	22.03%
44-25-24-377-039	951 E ROWLAND AVE	11/02/20	\$125,000	\$51,300	\$102,603	\$39,679	\$17,282	43.2	106.0	0.11	\$918	\$377,895	\$8.68		Land Table RM6	16.84%
44-25-24-377-041	967 E ROWLAND AVE	09/29/20	\$130,000	\$45,610	\$91,228	\$56,054	\$17,282	43.2	106.0	0.11	\$1,297	\$533,848	\$12.26		Land Table RM6	18.94%
44-25-24-378-008	872 E ROWLAND AVE	10/30/20	\$140,000	\$52,100	\$104,200	\$53,082	\$17,282	43.2	106.0	0.11	\$1,229	\$505,543	\$11.61		Land Table RM6	16.59%
44-25-24-378-009	880 E ROWLAND AVE	03/06/20	\$116,000	\$54,780	\$109,569	\$23,713	\$17,282	43.2	106.0	0.11	\$549	\$225,838	\$5.18		Land Table RM6	15.77%
44-25-24-378-012	906 E ROWLAND AVE	10/16/20	\$120,000	\$48,780	\$97,568	\$39,714	\$17,282	43.2	106.0	0.11	\$919	\$378,229	\$8.68		Land Table RM6	17.71%
44-25-24-378-040	957 E GUTHRIE AVE	11/22/19	\$120,000	\$51,750	\$103,498	\$33,784	\$17,282	43.2	106.0	0.11	\$782	\$321,752	\$7.39		Land Table RM6	16.70%
44-25-24-401-022	1249 E HARWOOD AVE	02/06/20	\$134,400	\$62,730	\$125,452	\$26,689	\$17,741	44.4	102.0	0.11	\$602	\$254,181	\$5.84		Land Table RM6	14.14%
44-25-24-402-004	1117 E KALAMA AVE	08/23/19	\$118,000	\$52,220	\$104,431	\$33,741	\$20,172	50.4	103.2	0.12	\$669	\$278,851	\$6.40		Land Table RM6	19.32%
44-25-24-402-009	1160 E HARWOOD AVE	08/19/20	\$88,000	\$34,620	\$69,231	\$36,597	\$17,828	44.6	103.0	0.11	\$821	\$345,255	\$7.93		Land Table RM6	25.75%
44-25-24-402-019	1260 E HARWOOD AVE	08/03/20	\$140,100	\$65,760	\$131,517	\$28,392	\$19,809	49.5	103.0	0.12	\$573	\$240,610	\$5.52		Land Table RM6	15.06%
44-25-24-403-001	1106 E KALAMA AVE	02/14/20	\$120,000	\$66,960	\$133,929	\$22,257	\$36,186	90.5	81.0	0.19	\$246	\$115,922	\$2.66		Land Table RM6	27.02%
44-25-24-403-006	1156 E KALAMA AVE	06/18/19	\$126,000	\$64,960	\$129,915	\$16,686	\$20,601	51.5	103.0	0.12	\$324	\$135,659	\$3.11		Land Table RM6	15.86%
44-25-24-403-017	1270 E KALAMA AVE	03/24/20	\$145,000	\$65,160	\$130,323	\$34,882	\$20,205	50.5	103.0	0.12	\$691	\$288,281	\$6.62		Land Table RM6	15.50%
44-25-24-403-021	1137 E HUDSON AVE	06/12/19	\$121,000	\$53,160	\$106,312	\$35,289	\$20,601	51.5	103.0	0.12	\$685	\$286,902	\$6.59		Land Table RM6	19.38%
44-25-24-403-022	1147 E HUDSON AVE	08/12/20	\$137,000	\$58,770	\$117,541	\$40,060	\$20,601	51.5	103.0	0.12	\$778	\$325,691	\$7.48		Land Table RM6	17.53%
44-25-24-403-023	1157 E HUDSON AVE	09/06/19	\$129,000	\$63,590	\$127,177	\$22,424	\$20,601	51.5	103.0	0.12	\$435	\$182,309	\$4.19		Land Table RM6	16.20%
44-25-24-403-033	1261 E HUDSON AVE	05/17/19	\$111,000	\$53,480	\$106,957	\$23,852	\$19,809	49.5	103.0	0.12	\$482	\$202,136	\$4.64		Land Table RM6	18.52%
44-25-24-403-034	1271 E HUDSON AVE	08/23/19	\$116,500	\$54,520	\$109,035	\$27,670	\$20,205	50.5	103.0	0.12	\$548	\$228,678	\$5.25		Land Table RM6	18.53%
44-25-24-404-005	1146 E HUDSON AVE	10/09/20	\$103,166	\$58,710	\$117,419	\$6,348	\$20,601	51.5	103.0	0.12	\$123	\$51,610	\$1.18		Land Table RM6	17.54%
44-25-24-404-006	1156 E HUDSON AVE	11/12/20	\$148,025	\$53,610	\$107,213	\$61,413	\$20,601	51.5	103.0	0.12	\$1,192	\$499,293	\$11.46		Land Table RM6	19.22%
44-25-24-404-015	1260 E HUDSON AVE	11/10/20	\$155,000	\$52,310	\$104,613	\$68,215	\$17,828	44.6	103.0	0.11	\$1,531	\$643,538	\$14.77		Land Table RM6	17.04%
44-25-24-404-022	1157 E BROCKTON AVE	03/27/20	\$135,000	\$59,600	\$119,196	\$36,405	\$20,601	51.5	103.0	0.12	\$707	\$295,976	\$6.79		Land Table RM6	17.28%
44-25-24-404-028	1219 E BROCKTON AVE	08/14/19	\$143,500	\$75,060	\$150,121	\$13,980	\$20,601	51.5	103.0	0.12	\$271	\$113,659	\$2.61		Land Table RM6	13.72%
44-25-24-405-008	1176 E BROCKTON AVE	10/02/20	\$150,000	\$62,520	\$125,042	\$46,536	\$21,578	53.9	113.0	0.14	\$863	\$344,711	\$7.91		Land Table RM6	17.26%
44-25-24-405-013	1230 E BROCKTON AVE	04/09/20	\$145,000	\$57,570	\$115,141	\$51,437	\$21,578	53.9	113.0	0.14	\$954	\$381,015	\$8.75		Land Table RM6	18.74%
44-25-24-405-017	1270 E BROCKTON AVE	06/04/19	\$100,000	\$55,900	\$111,797	\$9,781	\$21,578	53.9	113.0	0.14	\$181	\$72,452	\$1.66		Land Table RM6	19.30%
44-25-24-405-021	1137 E DALLAS AVE	10/10/19	\$125,000	\$58,890	\$117,783	\$28,795	\$21,578	53.9	113.0	0.14	\$534	\$213,296	\$4.90		Land Table RM6	18.32%
44-25-24-405-023	1157 E DALLAS AVE	05/30/19	\$125,000	\$59,090	\$118,179	\$28,399	\$21,578	53.9	113.0	0.14	\$526	\$210,363	\$4.83		Land Table RM6	18.26%
44-25-24-405-028	1209 E DALLAS AVE	05/22/20	\$125,000	\$58,680	\$117,363	\$29,215	\$21,578	53.9	113.0	0.14	\$542	\$216,407	\$4.97		Land Table RM6	18.39%
44-25-24-407-004	25830 MIRACLE DR	01/04/19	\$107,000	\$67,770	\$135,533	\$61	\$28,594	71.5	127.0	0.19	\$1	\$321	\$0.01		Land Table RM6	21.10%
44-25-24-408-002	25624 DEI ST	07/24/20	\$120,000	\$59,720	\$119,431	\$21,369	\$20,800	52.0	105.0	0.13	\$411	\$170,952	\$3.92		Land Table RM6	17.42%
44-25-24-408-005	25550 DEI ST	09/26/19	\$125,000	\$56,300	\$112,594	\$33,206	\$20,800	52.0	105.0	0.13	\$639	\$265,648	\$6.10		Land Table RM6	18.47%
44-25-24-451-012	1220 E DALLAS AVE	05/15/19	\$110,000	\$49,630	\$99,255	\$31,908	\$21,163	52.9	113.0	0.13	\$603	\$241,727	\$5.55		Land Table RM6	21.32%
44-25-24-451-022	1137 E BARRETT AVE	07/27/20	\$112,000	\$53,570	\$107,131	\$24,964	\$20,095	50.2	106.0	0.12	\$497	\$204,623	\$4.70		Land Table RM6	18.76%
44-25-24-451-024	1157 E BARRETT AVE	12/14/20	\$130,000	\$63,940	\$127,884	\$22,211	\$20,095	50.2	106.0	0.12	\$442	\$182,057	\$4.18		Land Table RM6	15.71%
44-25-24-451-029	1205 E BARRETT AVE	08/28/20	\$145,000	\$59,790	\$119,586	\$47,117	\$21,703	54.3	106.0	0.13	\$868	\$359,672	\$8.26		Land Table RM6	18.15%
44-25-24-451-035	1271 E BARRETT AVE	10/02/20	\$166,000	\$74,820	\$149,638	\$38,467	\$22,105	55.3	106.0	0.13	\$696	\$287,067	\$6.59		Land Table RM6	14.77%
44-25-24-452-015	1248 E BARRETT AVE	08/23/19	\$127,000	\$58,010	\$116,027	\$29,059	\$18,086	45.2	106.0	0.11	\$643	\$264,173	\$6.06		Land Table RM6	15.59%
44-25-24-452-022	1165 E ROWLAND AVE	11/09/20	\$105,000	\$46,100	\$92,203	\$28,873	\$16,076	40.2	106.0	0.10	\$718	\$297,660	\$6.83		Land Table RM6	17.44%
44-25-24-452-023	1173 E ROWLAND AVE	12/27/19	\$97,000	\$38,960	\$77,924	\$35,152	\$16,076	40.2	106.0	0.10	\$875	\$362,392	\$8.32		Land Table RM6	20.63%
44-25-24-452-036	1141 E ROWLAND AVE	02/25/19	\$71,250	\$36,220	\$72,436	\$22,928	\$24,114	60.3	106.0	0.15	\$380	\$157,041	\$3.61		Land Table RM6	33.29%
44-25-24-453-014	1236 E ROWLAND AVE	10/01/19	\$90,000	\$45,280	\$90,562	\$15,514	\$16,076	40.2	106.0	0.10	\$386	\$159,938	\$3.67		Land Table RM6	17.75%
44-25-24-453-016	1254 E ROWLAND AVE	11/30/20	\$103,500	\$45,590	\$91,174	\$30,412	\$18,086	45.2	106.0	0.11	\$673	\$276,473	\$6.35		Land Table RM6	19.84%
44-25-24-456-023	1423 E ROWLAND AVE	09/15/20	\$109,000	\$47,260	\$94,524	\$30,552	\$16,076	40.2	106.0	0.10	\$760	\$314,969	\$7.23		Land Table RM6	17.01%

CITY OF MADISON HEIGHTS

Land Table RNE

BSA DATABASE		SALES DATA	
Parcel Count	226	# of Sales	20
ECF Nbhd	RNE, CME	Sales Ratio	48.78%
Min ECF	1.295	(Land Resid.-Est. Land Value)/Est. LV	12.50%
Max ECF	1.295	Projected % Change	12.00%
Land Table LtoB	21.75%	Projected Land Table LtoB	21.91%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$146,901	\$165,256	\$164,529
MINIMUM	\$670	\$754	\$750
MAXIMUM	\$293,131	\$329,759	\$328,307



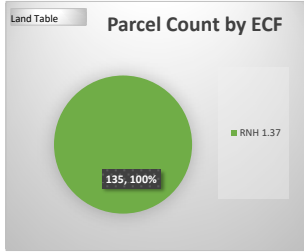
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-12-226-028	30800 AVONDALE DR	03/20/20	\$249,000	\$112,780	\$225,561	\$64,921	\$41,482	61.9	110.0	0.17	\$1,049	\$388,749	\$8.92		Land Table RNE	18.39%
44-25-12-226-034	1831 BRIARWOOD DR	02/27/20	\$195,000	\$104,160	\$208,325	\$29,038	\$42,363	63.2	130.0	0.19	\$459	\$156,962	\$3.60		Land Table RNE	20.34%
44-25-12-227-006	1741 OAKLAND DR	01/30/20	\$170,000	\$94,570	\$189,135	\$20,253	\$39,388	58.8	120.0	0.17	\$345	\$122,745	\$2.82		Land Table RNE	20.83%
44-25-12-227-016	1841 OAKLAND DR	11/14/19	\$240,000	\$99,290	\$198,579	\$81,298	\$39,877	59.5	123.0	0.17	\$1,366	\$481,053	\$11.04		Land Table RNE	20.08%
44-25-12-228-012	30779 ELMHURST DR	08/10/20	\$199,000	\$102,500	\$204,995	\$37,960	\$43,955	65.6	113.0	0.18	\$579	\$212,067	\$4.87		Land Table RNE	21.44%
44-25-12-229-003	30820 ELMHURST DR	03/29/19	\$225,000	\$116,730	\$233,465	\$33,454	\$41,919	62.6	109.0	0.17	\$535	\$199,131	\$4.57		Land Table RNE	17.96%
44-25-12-230-002	30620 WESTWOOD DR	12/03/20	\$249,500	\$104,020	\$208,046	\$81,831	\$40,377	60.3	122.0	0.17	\$1,358	\$478,544	\$10.99		Land Table RNE	19.41%
44-25-12-230-005	1720 BRIARWOOD DR	08/30/19	\$215,400	\$103,420	\$206,836	\$51,413	\$42,849	64.0	133.0	0.19	\$804	\$272,026	\$6.24		Land Table RNE	20.72%
44-25-12-230-010	1770 BRIARWOOD DR	05/10/19	\$222,000	\$119,710	\$239,421	\$24,737	\$42,158	62.9	133.0	0.19	\$393	\$132,995	\$3.05		Land Table RNE	17.61%
44-25-12-276-002	30209 WESTWOOD DR	03/27/20	\$199,000	\$94,110	\$188,225	\$50,163	\$39,388	58.8	120.0	0.17	\$853	\$304,018	\$6.98		Land Table RNE	20.93%
44-25-12-276-013	1690 WESTWOOD DR	07/01/19	\$200,000	\$107,430	\$214,867	\$26,723	\$41,590	62.1	114.0	0.17	\$431	\$157,194	\$3.61		Land Table RNE	19.36%
44-25-12-276-020	1760 WESTWOOD DR	10/07/19	\$192,500	\$97,420	\$194,846	\$37,042	\$39,388	58.8	120.0	0.17	\$630	\$224,497	\$5.15		Land Table RNE	20.21%
44-25-12-277-003	30170 WESTWOOD DR	05/15/20	\$215,000	\$102,330	\$204,660	\$55,636	\$45,296	67.6	120.0	0.19	\$823	\$292,821	\$6.72		Land Table RNE	22.13%
44-25-12-279-010	30100 AVONDALE DR	07/31/20	\$235,000	\$122,670	\$245,347	\$30,960	\$41,307	61.7	116.0	0.17	\$502	\$182,118	\$4.18		Land Table RNE	16.84%
44-25-12-279-024	30129 MANOR DR	10/23/20	\$235,000	\$100,130	\$200,257	\$76,225	\$41,482	61.9	110.0	0.17	\$1,231	\$456,437	\$10.48		Land Table RNE	20.71%
44-25-12-279-028	30089 MANOR DR	09/16/20	\$225,000	\$102,860	\$205,714	\$64,582	\$45,296	67.6	120.0	0.19	\$955	\$339,905	\$7.80		Land Table RNE	22.02%
44-25-12-280-001	30190 MANOR DR	05/24/19	\$230,000	\$125,950	\$251,904	\$25,443	\$47,347	70.7	135.0	0.21	\$360	\$120,583	\$2.77		Land Table RNE	18.80%
44-25-12-280-009	30110 MANOR DR	11/24/20	\$241,000	\$108,670	\$217,339	\$65,518	\$41,857	62.5	112.0	0.17	\$1,049	\$385,400	\$8.85		Land Table RNE	19.26%
44-25-12-280-016	30040 MANOR DR	11/14/19	\$229,900	\$107,950	\$215,890	\$53,398	\$39,388	58.8	120.0	0.17	\$908	\$323,624	\$7.43		Land Table RNE	18.24%
44-25-12-280-019	1840 GREENBRIER DR	02/03/20	\$204,000	\$105,570	\$211,135	\$50,494	\$57,629	86.0	128.0	0.25	\$587	\$201,976	\$4.64		Land Table RNE	27.29%

CITY OF MADISON HEIGHTS

Land Table RNH

BSA DATABASE		SALES DATA	
Parcel Count	135	# of Sales	8
ECF Nbhd	RNH	Sales Ratio	49.75%
Min ECF	1.370	(Land Resid.-Est. Land Value)/Est. LV	5.16%
Max ECF	1.370	Projected % Change	5.50%
Land Table LtoB	11.36%	Projected Land Table LtoB	10.15%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$360	\$379	\$380
MINIMUM	\$360	\$379	\$380
MAXIMUM	\$360	\$379	\$380



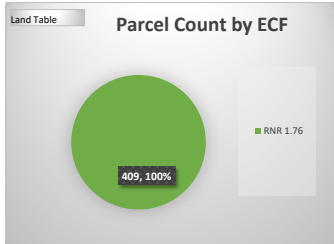
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-12-102-015	30505 GROVELAND ST	09/03/19	\$135,000	\$77,630	\$155,265	\$2,217	\$22,482	62.4	130.0	0.18	\$36	\$12,385	\$0.28		Land Table RNH	14.48%
44-25-12-102-033	30463 GROVELAND ST	08/11/20	\$206,900	\$112,830	\$225,662	(\$3,774)	\$14,988	41.6	130.0	0.12	(\$91)	(\$31,714)	(\$0.73)		Land Table RNH	6.64%
44-25-12-102-034	30453 GROVELAND ST	05/03/19	\$207,000	\$109,460	\$218,918	\$3,070	\$14,988	41.6	130.0	0.12	\$74	\$25,798	\$0.59		Land Table RNH	6.85%
44-25-12-102-041	30441 GROVELAND ST	06/14/19	\$215,000	\$107,610	\$215,226	\$14,762	\$14,988	41.6	130.0	0.12	\$355	\$124,050	\$2.85		Land Table RNH	6.96%
44-25-12-103-024	30412 GROVELAND ST	04/10/20	\$150,000	\$72,000	\$143,998	\$20,402	\$14,400	40.0	120.0	0.11	\$510	\$185,473	\$4.26		Land Table RNH	10.00%
44-25-12-103-032	30467 TOWNLEY AVE	10/28/19	\$185,000	\$83,500	\$167,006	\$39,594	\$21,600	60.0	120.0	0.17	\$660	\$239,964	\$5.51		Land Table RNH	12.93%
44-25-12-104-016	30456 TOWNLEY AVE	06/26/20	\$210,000	\$86,440	\$172,882	\$58,718	\$21,600	60.0	120.0	0.17	\$979	\$355,867	\$8.17		Land Table RNH	12.49%
44-25-12-104-026	30546 TOWNLEY AVE	11/12/19	\$140,000	\$71,370	\$142,748	\$11,652	\$14,400	40.0	120.0	0.11	\$291	\$105,927	\$2.43		Land Table RNH	10.09%

CITY OF MADISON HEIGHTS

Land Table RNR

BSA DATABASE		SALES DATA	
Parcel Count	409	# of Sales	34
ECF Nbhhd	RNR	Sales Ratio	46.39%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	55.21%
Max ECF	1.760	Projected % Change	55.00%
Land Table LtoB	16.10%	Projected Land Table LtoB	20.26%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$675	\$1,048	\$1,047
MINIMUM	\$490	\$761	\$760
MAXIMUM	\$860	\$1,335	\$1,333



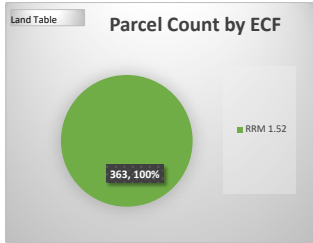
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-11-226-028	30712 BARRINGTON ST	07/24/20	\$219,000	\$94,650	\$189,299	\$49,301	\$19,600	40.0	142.0	0.13	\$1,233	\$379,238	\$8.71		Land Table RNR	10.35%
44-25-11-226-033	30834 BARRINGTON ST	09/30/20	\$147,000	\$79,100	\$158,204	\$8,396	\$19,600	40.0	136.0	0.13	\$210	\$67,168	\$1.54		Land Table RNR	12.39%
44-25-11-227-024	30767 ALGER BLVD	08/19/19	\$269,000	\$111,200	\$222,399	\$66,201	\$19,600	40.0	135.0	0.12	\$1,655	\$533,879	\$12.26		Land Table RNR	8.81%
44-25-11-227-030	30705 ALGER BLVD	06/10/19	\$162,000	\$76,030	\$152,058	\$49,142	\$39,200	80.0	135.0	0.25	\$614	\$198,153	\$4.55		Land Table RNR	25.78%
44-25-11-227-042	30775 ALGER BLVD	12/21/20	\$85,000	\$49,660	\$99,319	\$5,281	\$19,600	40.0	135.0	0.12	\$132	\$42,589	\$0.98		Land Table RNR	19.73%
44-25-11-228-036	30783 BRUSH ST	11/12/20	\$157,000	\$75,150	\$150,290	\$26,310	\$19,600	40.0	135.0	0.12	\$658	\$212,177	\$4.87		Land Table RNR	13.04%
44-25-11-228-037	30775 BRUSH ST	07/17/20	\$150,000	\$60,660	\$121,323	\$48,277	\$19,600	40.0	135.0	0.12	\$1,207	\$389,331	\$8.94		Land Table RNR	16.16%
44-25-11-228-041	30812 ALGER BLVD	04/24/19	\$262,500	\$111,270	\$222,547	\$59,553	\$19,600	40.0	135.0	0.12	\$1,489	\$480,266	\$11.03		Land Table RNR	8.81%
44-25-11-228-042	30800 ALGER BLVD	06/04/19	\$221,000	\$102,570	\$205,143	\$35,457	\$19,600	40.0	135.0	0.12	\$886	\$285,944	\$6.56		Land Table RNR	9.55%
44-25-11-229-011	30746 BRUSH ST	02/14/20	\$140,000	\$57,620	\$115,250	\$44,350	\$19,600	40.0	145.0	0.13	\$1,109	\$333,459	\$7.66		Land Table RNR	17.01%
44-25-11-229-029	30736 BRUSH ST	10/28/20	\$180,000	\$73,400	\$146,790	\$52,810	\$19,600	40.0	135.0	0.12	\$1,320	\$425,887	\$9.78		Land Table RNR	13.35%
44-25-11-229-032	30800 BRUSH ST	09/04/20	\$144,000	\$64,030	\$128,051	\$35,549	\$19,600	40.0	135.0	0.12	\$889	\$286,685	\$6.58		Land Table RNR	15.31%
44-25-11-231-007	30480 PALMER BLVD	10/24/20	\$110,000	\$65,360	\$130,715	(\$1,115)	\$19,600	40.0	135.0	0.12	(\$28)	(\$8,992)	(\$0.21)		Land Table RNR	14.99%
44-25-11-231-015	30418 PALMER BLVD	06/14/19	\$123,000	\$55,190	\$110,372	\$31,248	\$18,620	38.0	135.0	0.12	\$822	\$264,814	\$6.08		Land Table RNR	16.87%
44-25-11-231-020	30539 ALGER BLVD	03/13/20	\$138,000	\$69,110	\$138,220	\$19,380	\$19,600	40.0	135.0	0.12	\$485	\$156,290	\$3.59		Land Table RNR	14.18%
44-25-11-231-022	30523 ALGER BLVD	06/13/19	\$99,000	\$50,370	\$100,740	\$17,860	\$19,600	40.0	135.0	0.12	\$447	\$144,032	\$3.31		Land Table RNR	19.46%
44-25-11-232-039	30419 BRUSH ST	09/18/19	\$93,000	\$58,950	\$117,903	(\$4,323)	\$20,580	42.0	135.0	0.13	(\$103)	(\$33,254)	(\$0.76)		Land Table RNR	17.46%
44-25-11-232-041	30460 ALGER BLVD	08/12/19	\$196,000	\$94,400	\$188,795	\$25,761	\$18,556	37.9	135.0	0.12	\$680	\$220,179	\$5.05		Land Table RNR	9.83%
44-25-11-232-044	30473 BRUSH ST	07/26/19	\$217,000	\$101,250	\$202,500	\$34,835	\$20,335	41.5	135.0	0.13	\$839	\$270,039	\$6.20		Land Table RNR	10.04%
44-25-11-251-013	700 W GIRARD AVE	01/13/20	\$189,000	\$82,840	\$165,683	\$52,717	\$29,400	60.0	280.0	0.39	\$879	\$136,573	\$3.14		Land Table RNR	17.74%
44-25-11-251-026	30261 BARRINGTON ST	06/27/19	\$169,000	\$85,330	\$170,662	\$31,658	\$33,320	68.0	115.0	0.18	\$466	\$175,878	\$4.04		Land Table RNR	19.52%
44-25-11-252-012	607 W GIRARD AVE	07/19/19	\$190,000	\$84,620	\$169,248	\$48,192	\$27,440	56.0	359.0	0.46	\$861	\$104,312	\$2.39		Land Table RNR	16.21%
44-25-11-252-015	795 W GIRARD AVE	09/17/20	\$300,000	\$148,660	\$297,324	\$32,076	\$29,400	60.0	285.5	0.39	\$535	\$81,618	\$1.87		Land Table RNR	9.89%
44-25-11-276-015	30140 NORTHEASTERN HWY	01/08/20	\$126,000	\$61,150	\$122,307	\$23,293	\$19,600	40.0	110.0	0.10	\$582	\$230,624	\$5.29		Land Table RNR	16.03%
44-25-11-276-018	30116 NORTHEASTERN HWY	09/17/19	\$104,500	\$48,600	\$97,202	\$26,898	\$19,600	40.0	110.0	0.10	\$672	\$266,317	\$6.11		Land Table RNR	20.16%
44-25-11-276-026	30217 PALMER BLVD	05/10/19	\$124,900	\$49,370	\$98,737	\$45,763	\$19,600	40.0	135.0	0.12	\$1,144	\$369,056	\$8.47		Land Table RNR	19.85%
44-25-11-276-029	30193 PALMER BLVD	08/06/20	\$195,000	\$92,580	\$185,155	\$29,935	\$20,090	41.0	159.0	0.15	\$730	\$199,567	\$4.58		Land Table RNR	10.85%
44-25-11-278-004	30216 PALMER BLVD	08/23/19	\$118,000	\$44,610	\$89,222	\$48,378	\$19,600	40.0	135.0	0.12	\$1,209	\$390,145	\$8.96		Land Table RNR	21.97%
44-25-11-278-039	30183 ALGER BLVD	09/01/20	\$129,900	\$52,460	\$104,911	\$44,589	\$19,600	40.0	135.0	0.12	\$1,115	\$359,589	\$8.26		Land Table RNR	18.68%
44-25-11-279-010	30168 ALGER BLVD	01/29/19	\$112,500	\$52,650	\$105,291	\$26,809	\$19,600	40.0	135.0	0.12	\$670	\$216,202	\$4.96		Land Table RNR	18.62%
44-25-11-279-017	30112 ALGER BLVD	06/14/19	\$178,500	\$70,650	\$141,296	\$56,804	\$19,600	40.0	135.0	0.12	\$1,420	\$458,097	\$10.52		Land Table RNR	13.87%
44-25-11-279-023	30185 BRUSH ST	08/07/20	\$211,000	\$95,320	\$190,632	\$39,968	\$19,600	40.0	135.0	0.12	\$999	\$322,323	\$7.40		Land Table RNR	10.28%
44-25-11-279-048	30215 BRUSH ST	12/04/19	\$195,000	\$108,440	\$216,880	(\$2,280)	\$19,600	40.0	135.0	0.12	(\$57)	(\$18,387)	(\$0.42)		Land Table RNR	9.04%
44-25-11-280-012	30152 BRUSH ST	05/23/19	\$109,000	\$54,370	\$108,748	\$19,852	\$19,600	40.0	135.0	0.12	\$496	\$160,097	\$3.68		Land Table RNR	18.02%

CITY OF MADISON HEIGHTS

Land Table RRM

BSA DATABASE		SALES DATA	
Parcel Count	363	# of Sales	28
ECF Nbhd	RRM	Sales Ratio	47.43%
Min ECF	1.520	(Land Resid.-Est. Land Value)/Est. LV	29.33%
Max ECF	1.520	Projected % Change	29.33%
Land Table LtoB	19.67%	Projected Land Table LtoB	22.62%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$580	\$750	\$750
MINIMUM	\$510	\$660	\$660
MAXIMUM	\$1,020	\$1,319	\$1,319



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
44-25-02-301-003	1809 W WHITCOMB AVE	05/08/19	\$197,000	\$94,230	\$188,465	\$44,996	\$36,461	62.9	110.0	0.16	\$716	\$286,599	\$6.58		Land Table RRM	19.35%
44-25-02-301-015	1810 MILLARD AVE	03/31/20	\$239,000	\$108,790	\$217,584	\$57,877	\$36,461	62.9	110.0	0.16	\$921	\$368,643	\$8.46		Land Table RRM	16.76%
44-25-02-301-018	1728 MILLARD AVE	08/13/19	\$189,000	\$94,990	\$189,972	\$35,489	\$36,461	62.9	110.0	0.16	\$565	\$226,045	\$5.19		Land Table RRM	19.19%
44-25-02-302-003	1809 MILLARD AVE	03/30/20	\$202,000	\$103,970	\$207,935	\$38,171	\$44,106	76.0	110.0	0.19	\$502	\$201,963	\$4.64		Land Table RRM	21.21%
44-25-02-302-018	31464 CAMPBELL RD	09/20/19	\$224,900	\$116,500	\$233,005	\$27,275	\$35,380	61.0	107.0	0.15	\$447	\$181,833	\$4.17		Land Table RRM	15.18%
44-25-02-302-025	31725 MADISON AVE	04/23/20	\$215,000	\$104,570	\$209,138	\$40,662	\$34,800	60.0	107.0	0.15	\$678	\$276,612	\$6.35		Land Table RRM	16.64%
44-25-02-302-038	31463 MADISON AVE	08/16/19	\$210,000	\$89,830	\$179,663	\$65,717	\$35,380	61.0	107.0	0.15	\$1,077	\$438,113	\$10.06		Land Table RRM	19.69%
44-25-02-303-006	31712 MADISON AVE	07/17/20	\$207,100	\$103,160	\$206,328	\$36,152	\$35,380	61.0	107.0	0.15	\$593	\$241,013	\$5.53		Land Table RRM	17.15%
44-25-02-303-027	31661 KENWOOD AVE	07/26/19	\$199,000	\$95,130	\$190,263	\$43,537	\$34,800	60.0	107.0	0.15	\$726	\$296,170	\$6.80		Land Table RRM	18.29%
44-25-02-303-030	31625 KENWOOD AVE	02/06/19	\$182,500	\$98,620	\$197,230	\$20,070	\$34,800	60.0	107.0	0.15	\$335	\$136,531	\$3.13		Land Table RRM	17.64%
44-25-02-304-006	31708 KENWOOD AVE	06/28/19	\$220,000	\$98,400	\$196,805	\$57,995	\$34,800	60.0	107.0	0.15	\$967	\$394,524	\$9.06		Land Table RRM	17.68%
44-25-02-304-007	31660 KENWOOD AVE	10/29/19	\$230,000	\$102,000	\$203,996	\$60,804	\$34,800	60.0	107.0	0.15	\$1,013	\$413,633	\$9.50		Land Table RRM	17.06%
44-25-02-304-008	31648 KENWOOD AVE	07/16/19	\$215,000	\$98,350	\$196,700	\$53,100	\$34,800	60.0	107.0	0.15	\$885	\$361,224	\$8.29		Land Table RRM	17.69%
44-25-02-304-033	31535 MEADOWS AVE	09/20/19	\$215,000	\$105,710	\$211,419	\$38,381	\$34,800	60.0	107.0	0.15	\$640	\$261,095	\$5.99		Land Table RRM	16.46%
44-25-02-305-008	31644 MEADOWS AVE	10/18/19	\$215,000	\$91,950	\$183,907	\$65,893	\$34,800	60.0	107.0	0.15	\$1,098	\$448,252	\$10.29		Land Table RRM	18.92%
44-25-02-305-016	31508 MEADOWS AVE	07/09/20	\$240,000	\$106,930	\$213,871	\$60,929	\$34,800	60.0	107.0	0.15	\$1,015	\$414,483	\$9.52		Land Table RRM	16.27%
44-25-02-305-024	31705 EDGEWORTH DR	11/05/20	\$219,900	\$101,470	\$202,945	\$51,755	\$34,800	60.0	107.0	0.15	\$863	\$352,075	\$8.08		Land Table RRM	17.15%
44-25-02-306-014	31734 EDGEWORTH DR	08/22/19	\$202,000	\$102,080	\$204,151	\$34,856	\$37,007	63.8	121.0	0.17	\$546	\$208,719	\$4.79		Land Table RRM	18.13%
44-25-02-306-028	31446 EDGEWORTH DR	06/11/19	\$175,000	\$94,190	\$188,385	\$25,413	\$38,798	66.9	133.0	0.18	\$380	\$138,869	\$3.19		Land Table RRM	20.60%
44-25-02-351-014	1841 ENGLEWOOD AVE	03/04/19	\$195,000	\$109,830	\$219,659	\$12,194	\$36,853	63.5	120.0	0.17	\$192	\$73,903	\$1.70		Land Table RRM	16.78%
44-25-02-351-017	1805 ENGLEWOOD AVE	12/22/20	\$185,000	\$85,580	\$171,154	\$50,699	\$36,853	63.5	120.0	0.17	\$798	\$307,267	\$7.05		Land Table RRM	21.53%
44-25-02-352-020	31201 KENWOOD AVE	11/26/19	\$212,000	\$91,970	\$183,946	\$62,854	\$34,800	60.0	107.0	0.15	\$1,048	\$427,578	\$9.82		Land Table RRM	18.92%
44-25-02-352-022	31183 KENWOOD AVE	09/09/19	\$189,900	\$80,340	\$160,675	\$64,025	\$34,800	60.0	107.0	0.15	\$1,067	\$435,544	\$10.00		Land Table RRM	21.66%
44-25-02-352-024	1636 WINDEMERE AVE	08/03/20	\$191,000	\$85,310	\$170,619	\$62,905	\$42,524	75.0	110.0	0.19	\$838	\$336,390	\$7.72		Land Table RRM	24.92%
44-25-02-353-009	31238 KENWOOD AVE	05/29/20	\$190,000	\$89,870	\$179,738	\$46,222	\$35,960	62.0	107.0	0.15	\$746	\$304,092	\$6.98		Land Table RRM	20.01%
44-25-02-353-013	31196 KENWOOD AVE	09/25/20	\$222,000	\$97,210	\$194,426	\$62,374	\$34,800	60.0	107.0	0.15	\$1,040	\$424,313	\$9.74		Land Table RRM	17.90%
44-25-02-353-024	31223 EDGEWORTH DR	08/06/19	\$178,000	\$84,680	\$169,369	\$43,431	\$34,800	60.0	107.0	0.15	\$724	\$295,449	\$6.78		Land Table RRM	20.55%
44-25-02-355-026	1549 WINDEMERE AVE	11/30/20	\$215,000	\$103,820	\$207,648	\$42,636	\$35,284	60.8	110.0	0.15	\$701	\$280,500	\$6.44		Land Table RRM	16.99%

CITY OF MADISON HEIGHTS

Land Table RRS

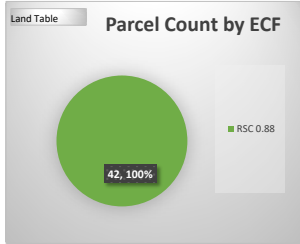
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
44-25-11-309-039	29234 MARK AVE	02/15/19	\$176,000	\$77,330	\$154,664	\$52,439	\$31,103	62.2	178.0	0.20	\$843	\$257,054	\$5.90		Land Table RRS	20.11%
44-25-11-351-012	29185 SPOON AVE	09/04/20	\$205,000	\$99,490	\$198,984	\$32,080	\$26,064	52.1	125.0	0.14	\$615	\$224,336	\$5.15		Land Table RRS	13.10%
44-25-11-351-025	29055 SPOON AVE	08/02/19	\$180,000	\$102,070	\$204,133	\$1,931	\$26,064	52.1	125.0	0.14	\$37	\$13,503	\$0.31		Land Table RRS	12.77%
44-25-11-351-029	29015 SPOON AVE	06/21/19	\$172,300	\$95,810	\$191,618	\$6,746	\$26,064	52.1	125.0	0.14	\$129	\$47,175	\$1.08		Land Table RRS	13.60%
44-25-11-352-006	29186 SPOON AVE	04/16/20	\$250,000	\$114,100	\$228,194	\$46,033	\$24,227	48.5	108.0	0.12	\$950	\$371,234	\$8.52		Land Table RRS	10.62%
44-25-11-352-022	29028 SPOON AVE	06/18/20	\$174,900	\$91,630	\$183,268	\$15,177	\$23,545	47.1	102.0	0.12	\$322	\$129,718	\$2.98		Land Table RRS	12.85%
44-25-11-352-025	29243 SHERRY AVE	12/17/19	\$180,000	\$95,050	\$190,093	\$22,907	\$33,000	66.0	115.0	0.17	\$347	\$131,649	\$3.02		Land Table RRS	17.36%
44-25-11-352-027	29221 SHERRY AVE	12/06/19	\$181,000	\$80,590	\$161,178	\$44,822	\$25,000	50.0	115.0	0.13	\$896	\$339,561	\$7.80		Land Table RRS	15.51%
44-25-11-352-028	29211 SHERRY AVE	02/11/20	\$182,000	\$89,180	\$178,362	\$28,638	\$25,000	50.0	115.0	0.13	\$573	\$216,955	\$4.98		Land Table RRS	14.02%
44-25-11-352-033	29161 SHERRY AVE	10/13/20	\$197,000	\$79,960	\$159,921	\$62,079	\$25,000	50.0	115.0	0.13	\$1,242	\$470,295	\$10.80		Land Table RRS	15.63%
44-25-11-352-035	29141 SHERRY AVE	04/08/20	\$153,250	\$77,200	\$154,399	\$23,851	\$25,000	50.0	115.0	0.13	\$477	\$180,689	\$4.15		Land Table RRS	16.19%
44-25-11-352-046	29006 SPOON AVE	09/13/19	\$148,000	\$74,940	\$149,881	\$25,547	\$27,428	54.9	93.0	0.13	\$466	\$196,515	\$4.51		Land Table RRS	18.30%
44-25-11-353-012	29132 SHERRY AVE	06/18/19	\$182,000	\$86,270	\$172,534	\$33,916	\$24,450	48.9	110.0	0.13	\$694	\$269,175	\$6.18		Land Table RRS	14.17%
44-25-11-353-013	29118 SHERRY AVE	11/20/20	\$197,000	\$75,840	\$151,681	\$77,227	\$31,908	63.8	118.0	0.17	\$1,210	\$451,620	\$10.37		Land Table RRS	21.04%
44-25-11-353-027	29067 FOURNER AVE	04/11/19	\$160,000	\$81,360	\$162,715	\$33,117	\$35,832	71.7	105.0	0.18	\$462	\$182,967	\$4.20		Land Table RRS	22.02%

CITY OF MADISON HEIGHTS

Land Table RSC

BSA DATABASE		SALES DATA	
Parcel Count	42	# of Sales	1
ECF Nbhd	RSC	Sales Ratio	50.06%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	-0.35%
Max ECF	0.880	Projected % Change	0.00%
Land Table LtoB	10.86%	Projected Land Table LtoB	30.78%
CVT LtoB	16.84%	CVT Sales LtoB	16.20%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$440	\$438	\$440
MINIMUM	\$440	\$438	\$440
MAXIMUM	\$440	\$438	\$440



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
44-25-12-203-015	30725 HALES ST	12/06/19	\$119,000	\$59,570	\$119,130	\$36,542	\$36,672	83.3	241.0	0.34	\$438	\$108,756	\$2.50		Land Table RSC	30.78%