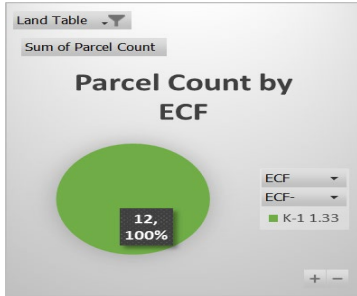


CITY OF PLEASANT RIDGE

Land Table K-1

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	4
ECF Nbhd	K-1	Sales Ratio	50.54%
Min ECF	1.330	(Land Resid.-Est. Land Value)/Est. LV	-6.89%
Max ECF	1.330	Projected % Change	0.00%
Land Table LtoB	17.11%	Projected Land Table LtoB	15.59%
CVT LtoB	42.95%	CVT Sales LtoB	0.00%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,990	\$41,892	\$44,990
MINIMUM	\$44,990	\$41,892	\$44,990
MAXIMUM	\$44,990	\$41,892	\$44,990



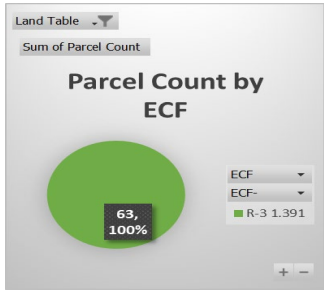
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-27-155-026	23990 WOODWARD AVE	7/18/2019	\$305,000	\$156,930	\$313,853	\$36,137	\$44,990	0	0	0.03	#DIV/0!	\$1,389,885	\$31.91		Land table K-1	14.33%
60-25-27-155-027	23980 WOODWARD AVE	10/9/2019	\$240,000	\$105,920	\$211,840	\$73,150	\$44,990	0	0	0.03	#DIV/0!	\$2,813,462	\$64.59		Land table K-1	21.24%
60-25-27-155-030	23970 WOODWARD AVE	6/1/2020	\$298,000	\$157,490	\$314,975	\$28,015	\$44,990	0	0	0.03	#DIV/0!	\$1,077,500	\$24.74		Land table K-1	14.28%
60-25-27-155-036	23942 WOODWARD AVE	9/26/2019	\$299,000	\$156,860	\$313,723	\$30,267	\$44,990	0	0	0.03	#DIV/0!	\$1,164,115	\$26.72		Land table K-1	14.34%

CITY OF PLEASANT RIDGE

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	7
ECF Nbhd	R-3	Sales Ratio	47.78%
Min ECF	1.391	(Land Resid.-Est. Land Value)/Est. LV	11.28%
Max ECF	1.391	Projected % Change	11.28%
Land Table LtoB	42.04%	Projected Land Table LtoB	43.88%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$129,090	\$143,646	\$143,651
MINIMUM	\$73,500	\$81,788	\$81,791
MAXIMUM	\$177,873	\$197,931	\$197,937



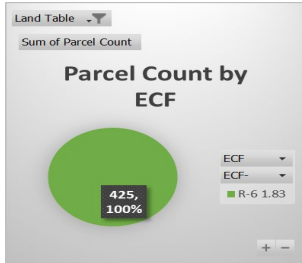
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-28-180-068	56 MAPLEFIELD RD	8/14/2020	\$302,500	\$142,620	\$285,244	\$166,534	\$149,278	60	116	0.16	\$2,776	\$1,040,838	\$23.89		Land Table R-3	52.33%
60-25-28-180-070	68 MAPLEFIELD RD	10/2/2020	\$420,000	\$192,170	\$384,340	\$170,908	\$135,248	55	116	0.15	\$3,107	\$1,170,603	\$26.87		Land Table R-3	35.19%
60-25-28-180-081	108 MAPLEFIELD RD	4/22/2019	\$315,000	\$133,690	\$267,386	\$158,052	\$110,438	45	116	0.12	\$3,512	\$1,317,100	\$30.24		Land Table R-3	41.30%
60-25-28-180-084	120 MAPLEFIELD RD	6/24/2020	\$315,000	\$164,110	\$328,221	\$122,027	\$135,248	55	116	0.15	\$2,219	\$835,801	\$19.19		Land Table R-3	41.21%
60-25-28-181-015	95 MAPLEFIELD RD	4/19/2019	\$326,200	\$147,620	\$295,244	\$153,887	\$122,931	50	115	0.13	\$3,078	\$1,165,811	\$26.76		Land Table R-3	41.64%
60-25-28-181-023	127 MAPLEFIELD RD	12/30/2020	\$321,000	\$145,850	\$291,707	\$152,224	\$122,931	50	115	0.13	\$3,044	\$1,153,212	\$26.47		Land Table R-3	42.14%
60-25-28-182-003	165 MAPLEFIELD RD	1/23/2019	\$280,000	\$163,090	\$326,181	\$76,750	\$122,931	51	115	0.14	\$1,506	\$568,519	\$13.05		Land Table R-3	37.69%

CITY OF PLEASANT RIDGE

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	425	# of Sales	45
ECF Nbhhd	R-6	Sales Ratio	47.45%
Min ECF	1.830	(Land Resid.-Est. Land Value)/Est. LV	13.52%
Max ECF	1.830	Projected % Change	13.52%
Land Table LtoB	40.97%	Projected Land Table LtoB	42.82%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$138,886	\$157,664	\$157,663
MINIMUM	\$96,620	\$109,684	\$109,683
MAXIMUM	\$225,809	\$256,340	\$256,338



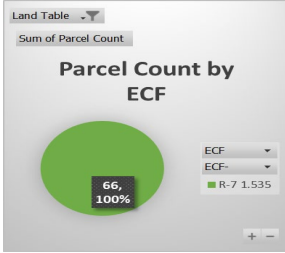
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-27-102-047	29 DEVONSHIRE RD	9/4/2020	\$318,000	\$135,050	\$270,094	\$195,460	\$147,554	50	134	0.15	\$3,909	\$1,269,221	\$29.14		Land Table R-6	54.63%
60-25-27-103-012	20 DEVONSHIRE RD	3/9/2020	\$340,000	\$174,850	\$349,701	\$137,853	\$147,554	50	125.8	0.14	\$2,757	\$957,313	\$21.98		Land Table R-6	42.19%
60-25-27-103-019	34 DEVONSHIRE RD	3/29/2019	\$300,000	\$134,870	\$269,742	\$136,652	\$106,394	40	125.2	0.12	\$3,416	\$1,188,278	\$27.28		Land Table R-6	39.44%
60-25-27-103-022	7 WELLESLEY DR	8/14/2020	\$315,000	\$148,750	\$297,495	\$140,445	\$122,940	50	106.9	0.12	\$2,809	\$1,141,829	\$26.21		Land Table R-6	41.33%
60-25-27-103-033	29 WELLESLEY DR	5/8/2019	\$372,500	\$170,410	\$340,815	\$138,079	\$106,394	40	109.7	0.1	\$3,452	\$1,367,119	\$31.38		Land Table R-6	31.22%
60-25-27-104-023	1 AMHERST RD	8/14/2020	\$289,050	\$152,990	\$305,979	\$154,461	\$171,390	75.9	107.1	0.19	\$2,034	\$825,995	\$18.96		Land Table R-6	56.01%
60-25-27-104-038	31 AMHERST RD	3/8/2019	\$311,000	\$139,940	\$279,889	\$137,505	\$106,394	40	110.6	0.1	\$3,438	\$1,348,088	\$30.95		Land Table R-6	38.01%
60-25-27-104-040	35 AMHERST RD	12/20/2019	\$432,500	\$199,310	\$398,611	\$156,829	\$122,940	50	111	0.13	\$3,137	\$1,234,874	\$28.35		Land Table R-6	30.84%
60-25-27-105-007	12 AMHERST RD	10/10/2019	\$435,000	\$200,100	\$400,198	\$182,356	\$147,554	60	106.7	0.15	\$3,039	\$1,240,517	\$28.48		Land Table R-6	36.87%
60-25-27-105-010	18 AMHERST RD	10/15/2020	\$625,000	\$324,910	\$649,825	\$122,729	\$147,554	60	108	0.15	\$2,045	\$823,685	\$18.91		Land Table R-6	22.71%
60-25-27-105-021	11 MAYWOOD AVE	11/6/2020	\$380,000	\$197,610	\$395,214	\$132,340	\$147,554	60	108.1	0.15	\$2,206	\$888,188	\$20.39		Land Table R-6	37.34%
60-25-27-105-026	21 MAYWOOD AVE	9/27/2019	\$340,000	\$160,280	\$320,552	\$142,388	\$122,940	48.8	110.4	0.12	\$2,917	\$1,148,290	\$26.36		Land Table R-6	38.35%
60-25-27-128-022	37 DEVONSHIRE RD	8/9/2019	\$335,000	\$143,080	\$286,163	\$171,777	\$122,940	40	134	0.12	\$4,294	\$1,396,561	\$32.06		Land Table R-6	42.96%
60-25-27-128-031	59 DEVONSHIRE RD	5/15/2019	\$280,000	\$168,510	\$337,014	\$90,540	\$147,554	50	134	0.15	\$1,811	\$587,922	\$13.50		Land Table R-6	43.78%
60-25-27-129-012	64 DEVONSHIRE RD	7/15/2019	\$263,000	\$169,560	\$339,115	\$71,439	\$147,554	50	132.6	0.15	\$1,429	\$469,993	\$10.79		Land Table R-6	43.51%
60-25-27-129-016	74 DEVONSHIRE RD	8/8/2019	\$300,000	\$139,080	\$278,157	\$169,397	\$147,554	50	132.1	0.15	\$3,388	\$1,114,454	\$25.58		Land Table R-6	53.05%
60-25-27-129-022	45 WELLESLEY DR	6/15/2020	\$425,000	\$191,630	\$383,266	\$148,128	\$106,394	40	117.8	0.11	\$3,703	\$1,371,556	\$31.49		Land Table R-6	27.76%
60-25-27-129-026	53 WELLESLEY DR	5/18/2020	\$280,000	\$127,480	\$254,953	\$131,441	\$106,394	40	118.7	0.11	\$3,286	\$1,205,881	\$27.68		Land Table R-6	41.73%
60-25-27-129-030	61 WELLESLEY DR	11/5/2020	\$295,000	\$132,990	\$265,973	\$135,421	\$106,394	40	119.5	0.11	\$3,386	\$1,231,100	\$28.26		Land Table R-6	40.00%
60-25-27-129-039	79 WELLESLEY DR	2/22/2019	\$325,000	\$139,530	\$279,067	\$152,327	\$106,394	40	121.5	0.11	\$3,808	\$1,360,063	\$31.22		Land Table R-6	38.12%
60-25-27-130-013	68 WELLESLEY DR	6/28/2019	\$259,900	\$112,720	\$225,430	\$140,864	\$106,394	40	114.2	0.11	\$3,522	\$1,341,562	\$30.80		Land Table R-6	47.20%
60-25-27-130-019	80 WELLESLEY DR	6/25/2020	\$345,000	\$158,400	\$316,798	\$134,596	\$106,394	40	115.5	0.11	\$3,365	\$1,269,774	\$29.15		Land Table R-6	33.58%
60-25-27-130-035	59 AMHERST RD	11/11/2020	\$370,000	\$132,070	\$264,136	\$212,258	\$106,394	40	114.4	0.11	\$5,306	\$2,021,505	\$46.41		Land Table R-6	40.28%
60-25-27-130-038	65 AMHERST RD	10/2/2019	\$372,500	\$172,170	\$344,343	\$134,551	\$106,394	40	114.6	0.11	\$3,364	\$1,281,438	\$29.42		Land Table R-6	30.90%
60-25-27-132-001	38 AMHERST RD	6/28/2019	\$345,000	\$160,150	\$320,291	\$147,649	\$122,940	49.4	111.3	0.13	\$2,988	\$1,171,817	\$26.90		Land Table R-6	38.38%
60-25-27-132-004	46 AMHERST RD	6/29/2020	\$225,000	\$137,810	\$275,628	\$72,312	\$122,940	50	112.5	0.13	\$1,446	\$560,558	\$12.87		Land Table R-6	44.60%
60-25-27-132-023	23 MAYWOOD AVE	8/13/2020	\$334,000	\$164,400	\$338,793	\$135,425	\$130,218	51.2	111.3	0.13	\$2,648	\$1,033,779	\$23.73		Land Table R-6	39.60%
60-25-27-132-032	41 MAYWOOD AVE	10/15/2019	\$410,000	\$215,090	\$430,181	\$110,037	\$130,218	50	115.1	0.13	\$2,201	\$833,614	\$19.14		Land Table R-6	30.27%
60-25-27-132-033	43 MAYWOOD AVE	6/15/2020	\$257,500	\$122,260	\$244,517	\$143,201	\$130,218	50	115.6	0.13	\$2,864	\$1,076,699	\$24.72		Land Table R-6	53.26%
60-25-27-132-035	47 MAYWOOD AVE	7/24/2020	\$340,000	\$143,900	\$287,799	\$182,419	\$130,218	50	116.5	0.13	\$3,648	\$1,361,336	\$31.25		Land Table R-6	45.25%
60-25-27-132-036	49 MAYWOOD AVE	10/15/2020	\$257,000	\$132,230	\$264,465	\$122,753	\$130,218	50	116.9	0.13	\$2,455	\$916,067	\$21.03		Land Table R-6	49.24%
60-25-27-132-038	53 MAYWOOD AVE	7/31/2020	\$191,000	\$113,320	\$226,638	\$94,580	\$130,218	50	117.8	0.14	\$1,892	\$700,593	\$16.08		Land Table R-6	57.46%
60-25-27-155-006	12 MAYWOOD AVE	4/30/2019	\$265,000	\$155,540	\$311,074	\$101,480	\$147,554	60	108.3	0.15	\$1,691	\$681,074	\$15.64		Land Table R-6	47.43%
60-25-27-176-005	32 MAYWOOD AVE	12/3/2020	\$499,999	\$215,170	\$430,340	\$192,599	\$122,940	50	112.6	0.13	\$3,852	\$1,493,016	\$34.27		Land Table R-6	28.57%
60-25-27-176-021	64 MAYWOOD AVE	6/30/2020	\$341,000	\$146,140	\$292,286	\$178,932	\$130,218	50	119.6	0.14	\$3,579	\$1,306,073	\$29.98		Land Table R-6	44.55%
60-25-27-176-026	19 SYLVAN AVE	11/11/2020	\$405,000	\$162,430	\$324,853	\$210,365	\$130,218	51.7	111.1	0.13	\$4,071	\$1,593,674	\$36.59		Land Table R-6	40.09%
60-25-27-176-033	33 SYLVAN AVE	6/12/2020	\$622,000	\$301,270	\$602,545	\$149,673	\$130,218	50	113.5	0.13	\$2,993	\$1,151,331	\$26.43		Land Table R-6	21.61%
60-25-27-177-004	26 SYLVAN AVE	11/25/2020	\$340,000	\$136,310	\$272,610	\$190,330	\$122,940	50	111.9	0.13	\$3,807	\$1,486,953	\$34.14		Land Table R-6	45.10%
60-25-27-177-013	44 SYLVAN AVE	7/12/2019	\$308,000	\$142,330	\$284,654	\$153,564	\$130,218	50	115.8	0.13	\$3,071	\$1,154,617	\$26.51		Land Table R-6	45.75%
60-25-27-178-005	60 SYLVAN AVE	10/28/2019	\$205,000	\$113,930	\$227,852	\$107,366	\$130,218	50	118.6	0.14	\$2,147	\$789,456	\$18.12		Land Table R-6	57.15%
60-25-27-178-008	66 SYLVAN AVE	5/24/2019	\$220,000	\$113,510	\$227,025	\$123,193	\$130,218	50	119.9	0.14	\$2,464	\$892,703	\$20.49		Land Table R-6	57.36%
60-25-27-178-030	72 SYLVAN AVE	5/29/2019	\$110,000	\$76,600	\$53,197	\$110,000	\$53,197	40.7	120.9	0.11	\$2,705	\$973,451	\$22.35		Land Table R-6	100.00%
60-25-27-180-004	52 FAIRWOOD BLVD	10/7/2020	\$352,000	\$148,860	\$297,727	\$184,491	\$130,218	50	118.1	0.14	\$3,690	\$1,356,551	\$31.14		Land Table R-6	43.74%
60-25-27-180-005	54 FAIRWOOD BLVD	5/11/2020	\$300,000	\$132,220	\$264,440	\$165,778	\$130,218	50	118.5	0.14	\$3,316	\$1,218,956	\$27.98		Land Table R-6	49.24%
60-25-27-180-007	58 FAIRWOOD BLVD	3/7/2019	\$367,000	\$209,140	\$78,944	\$78,944	\$130,218	50	119.3	0.14	\$1,579	\$576,234	\$13.23		Land Table R-6	31.13%

CITY OF PLEASANT RIDGE

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	66	# of Sales	3
ECF Nbhd	R-7	Sales Ratio	40.76%
Min ECF	1.535	(Land Resid.-Est. Land Value)/Est. LV	56.35%
Max ECF	1.535	Projected % Change	16.66%
Land Table LtoB	40.81%	Projected Land Table LtoB	43.96%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$120,000	\$187,623	\$139,992
MINIMUM	\$95,000	\$148,535	\$110,827
MAXIMUM	\$140,000	\$218,893	\$163,324



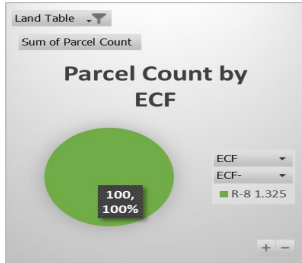
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-27-179-017	19 WOODWARD HEIGHTS BLVD	10/22/2020	\$372,000	\$156,220	\$312,436	\$154,564	\$95,000	50	110.3	0.13	\$3,091	\$1,217,039	\$27.94		Land Table R-7	30.41%
60-25-27-181-028	50 WOODWARD HEIGHTS BLVD	7/11/2019	\$235,000	\$108,320	\$216,640	\$113,360	\$95,000	40	155.9	0.14	\$2,834	\$792,727	\$18.20		Land Table R-7	43.85%
60-25-27-181-030	54 WOODWARD HEIGHTS BLVD	11/16/2020	\$262,500	\$89,910	\$179,820	\$177,680	\$95,000	40	153	0.14	\$4,442	\$1,269,143	\$29.14		Land Table R-7	52.83%

CITY OF PLEASANT RIDGE

Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	100	# of Sales	5
ECF Nbhd	R-8	Sales Ratio	49.46%
Min ECF	1.325	(Land Resid.-Est. Land Value)/Est. LV	2.48%
Max ECF	1.325	Projected % Change	8.33%
Land Table LtoB	38.48%	Projected Land Table LtoB	46.16%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$226,131	\$231,733	\$244,968
MINIMUM	\$85,362	\$87,477	\$92,473
MAXIMUM	\$341,574	\$350,037	\$370,027



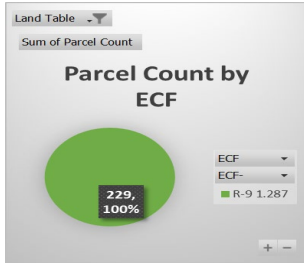
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-27-153-012	12 CAMBRIDGE BLVD	11/14/2019	\$228,140	\$113,070	\$226,131	\$228,140	\$226,131	65	145	0.22	\$3,510	\$1,056,204	\$24.25		Land Table R-8	100.00%
60-25-27-153-016	4 CAMBRIDGE BLVD	7/31/2020	\$485,000	\$312,590	\$625,189	\$85,942	\$226,131	62.1	147.9	0.21	\$1,383	\$407,308	\$9.35		Land Table R-8	36.17%
60-25-28-277-014	41 RIDGE RD	8/18/2020	\$735,000	\$313,260	\$626,510	\$320,056	\$211,566	60	200	0.28	\$5,334	\$1,163,840	\$26.72		Land Table R-8	33.77%
60-25-28-277-030	26 OXFORD BLVD	7/13/2020	\$635,000	\$273,620	\$547,237	\$313,894	\$226,131	61	150	0.21	\$5,146	\$1,494,733	\$34.31		Land Table R-8	41.32%
60-25-28-278-002	47 OXFORD BLVD	3/29/2019	\$600,000	\$314,510	\$629,022	\$253,596	\$282,618	91.5	150	0.32	\$2,772	\$805,067	\$18.48		Land Table R-8	44.93%

CITY OF PLEASANT RIDGE

Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	229	# of Sales	20
ECF Nbhhd	R-9	Sales Ratio	49.01%
Min ECF	1.287	(Land Resid.-Est. Land Value)/Est. LV	3.96%
Max ECF	1.287	Projected % Change	3.96%
Land Table LtoB	50.76%	Projected Land Table LtoB	51.82%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$232,799	\$242,021	\$242,018
MINIMUM	\$19,000	\$19,753	\$19,752
MAXIMUM	\$313,641	\$326,066	\$326,061



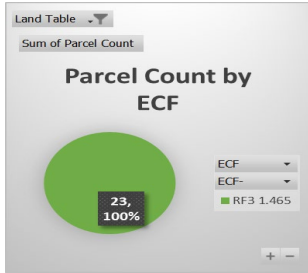
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-28-181-048	70 OAKDALE BLVD	7/9/2020	\$349,500	\$187,450	\$374,895	\$234,742	\$260,137	50	240.9	0.28	\$4,695	\$850,514	\$19.53		Land Table R-9	69.39%
60-25-28-202-033	4 KENBERTON DR	9/30/2020	\$469,000	\$256,950	\$513,901	\$222,510	\$267,411	80	160	0.29	\$2,781	\$756,837	\$17.37		Land Table R-9	52.04%
60-25-28-203-006	43 OAKDALE BLVD	2/19/2020	\$586,000	\$269,840	\$539,686	\$237,074	\$190,760	50	150	0.17	\$4,741	\$1,378,337	\$31.64		Land Table R-9	35.35%
60-25-28-203-014	9 KENBERTON DR	11/30/2020	\$536,000	\$274,070	\$548,132	\$248,005	\$260,137	75	160	0.28	\$3,307	\$901,836	\$20.70		Land Table R-9	47.46%
60-25-28-203-018	1 KENBERTON DR	4/13/2020	\$386,000	\$209,830	\$419,653	\$233,758	\$267,411	80	160	0.29	\$2,922	\$795,095	\$18.25		Land Table R-9	63.72%
60-25-28-203-021	130 ELM PARK AVE	4/29/2019	\$429,900	\$204,460	\$408,923	\$211,737	\$190,760	50	149.5	0.17	\$4,235	\$1,231,029	\$28.26		Land Table R-9	46.65%
60-25-28-251-009	127 ELM PARK AVE	7/18/2019	\$390,000	\$241,880	\$483,766	\$96,994	\$190,760	50	149.3	0.17	\$1,940	\$567,216	\$13.02		Land Table R-9	39.43%
60-25-28-251-014	115 ELM PARK AVE	3/20/2020	\$560,000	\$292,920	\$585,838	\$287,803	\$313,641	100	155.3	0.36	\$2,878	\$808,435	\$18.56		Land Table R-9	53.54%
60-25-28-251-029	14 NORWICH RD	8/27/2020	\$697,000	\$297,370	\$594,746	\$318,693	\$216,439	50	155.3	0.18	\$6,374	\$1,790,410	\$41.10		Land Table R-9	36.39%
60-25-28-252-036	14 HANOVER RD	2/28/2019	\$350,000	\$209,970	\$419,938	\$157,627	\$227,565	50	185	0.21	\$3,153	\$743,524	\$17.07		Land Table R-9	54.19%
60-25-28-252-040	6 HANOVER RD	6/20/2019	\$497,000	\$237,330	\$474,650	\$249,915	\$227,565	50	185	0.21	\$4,998	\$1,178,844	\$27.06		Land Table R-9	47.94%
60-25-28-252-048	1 A NORWICH RD	4/24/2019	\$120,000	\$62,580	\$125,161	\$120,000	\$125,161	50	175	0.2	\$2,400	\$597,015	\$13.71		Land Table R-9	100.00%
60-25-28-252-050	19 NORWICH RD	1/17/2020	\$575,000	\$237,260	\$474,511	\$328,054	\$227,565	51	170.8	0.2	\$6,432	\$1,640,270	\$37.66		Land Table R-9	47.96%
60-25-28-253-006	91 OAKDALE BLVD	2/4/2020	\$529,000	\$264,120	\$528,244	\$228,321	\$227,565	50	175.1	0.2	\$4,566	\$1,135,925	\$26.08		Land Table R-9	43.08%
60-25-28-253-011	33 HANOVER RD	5/13/2019	\$327,500	\$158,810	\$317,627	\$200,633	\$190,760	40	165	0.15	\$5,016	\$1,319,954	\$30.30		Land Table R-9	60.06%
60-25-28-253-014	27 HANOVER RD	7/24/2019	\$435,000	\$177,830	\$355,652	\$270,108	\$190,760	40	165	0.15	\$6,753	\$1,777,026	\$40.79		Land Table R-9	53.64%
60-25-28-253-020	15 HANOVER RD	3/31/2020	\$450,000	\$209,590	\$419,188	\$247,251	\$216,439	50	165	0.19	\$4,945	\$1,308,206	\$30.03		Land Table R-9	51.63%
60-25-28-253-027	1 HANOVER RD	12/29/2020	\$393,900	\$183,660	\$367,317	\$243,022	\$216,439	50	165	0.19	\$4,860	\$1,285,831	\$29.52		Land Table R-9	58.92%
60-25-28-253-050	17 HANOVER RD	6/13/2019	\$565,000	\$248,690	\$497,374	\$327,763	\$260,137	70	165	0.27	\$4,682	\$1,236,842	\$28.39		Land Table R-9	52.30%
60-25-28-254-009	117 CAMBRIDGE BLVD	4/12/2019	\$545,000	\$280,060	\$560,113	\$298,528	\$313,641	80	220	0.4	\$3,732	\$738,931	\$16.96		Land Table R-9	56.00%

CITY OF PLEASANT RIDGE

Land Table RF3

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	2
ECF Nbhd	RF3	Sales Ratio	48.46%
Min ECF	1.465	(Land Resid.-Est. Land Value)/Est. LV	6.66%
Max ECF	1.465	Projected % Change	6.66%
Land Table LtoB	38.15%	Projected Land Table LtoB	49.38%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$269,973	\$287,956	\$287,953
MINIMUM	\$40,731	\$43,444	\$43,444
MAXIMUM	\$470,721	\$502,076	\$502,071



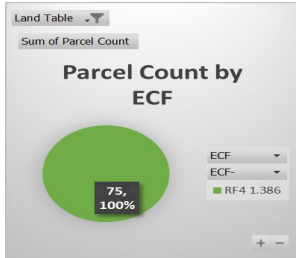
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Efec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-28-202-036	18 RIDGE RD	4/6/2019	\$970,000	\$376,700	\$753,404	\$486,569	\$269,973	85	306	0.6	\$5,724	\$815,023	\$18.71		Land Table RF3	35.83%
60-25-28-252-049	36 RIDGE RD	8/16/2019	\$630,000	\$398,630	\$797,258	\$303,463	\$470,721	265	180	1.1	\$1,145	\$277,135	\$6.36		Land Table RF3	59.04%

CITY OF PLEASANT RIDGE

Land Table RF4

BSA DATABASE		SALES DATA	
Parcel Count	75	# of Sales	5
ECF Nbhd	RF4	Sales Ratio	49.12%
Min ECF	1.386	(Land Resid.-Est. Land Value)/Est. LV	4.62%
Max ECF	1.386	Projected % Change	8.33%
Land Table LtoB	40.16%	Projected Land Table LtoB	40.83%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$264,517	\$276,730	\$286,552
MINIMUM	\$183,000	\$191,449	\$198,244
MAXIMUM	\$402,233	\$420,804	\$435,739



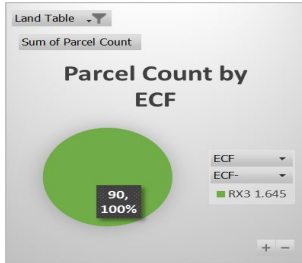
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-27-152-002	7 OAKLAND PARK BLVD	9/3/2020	\$905,000	\$496,570	\$993,133	\$180,410	\$268,543	100	200.1	0.46	\$1,804	\$393,050	\$9.02		Land Table RF4	27.04%
60-25-28-227-018	10 POPLAR PARK BLVD	12/2/2020	\$642,000	\$306,660	\$613,325	\$289,166	\$260,491	105	159.9	0.39	\$2,754	\$751,081	\$17.24		Land Table RF4	42.47%
60-25-28-229-014	30 ELM PARK BLVD	7/15/2020	\$610,000	\$276,760	\$553,513	\$325,030	\$268,543	100	200	0.46	\$3,250	\$708,126	\$16.26		Land Table RF4	48.52%
60-25-28-229-016	26 ELM PARK BLVD	11/25/2020	\$540,000	\$215,660	\$431,322	\$377,221	\$268,543	100	200	0.46	\$3,772	\$821,832	\$18.87		Land Table RF4	62.26%
60-25-28-276-007	19 ELM PARK BLVD	10/22/2019	\$795,000	\$419,540	\$839,085	\$224,458	\$268,543	100	200	0.46	\$2,245	\$489,015	\$11.23		Land Table RF4	32.00%

CITY OF PLEASANT RIDGE

Land Table RX3

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	9
ECF Nbhhd	RX3	Sales Ratio	46.94%
Min ECF	1.645	(Land Resid.-Est. Land Value)/Est. LV	13.83%
Max ECF	1.645	Projected % Change	13.83%
Land Table LtoB	43.43%	Projected Land Table LtoB	50.35%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,178	\$125,414	\$125,416
MINIMUM	\$74,676	\$85,003	\$85,004
MAXIMUM	\$156,719	\$178,391	\$178,393



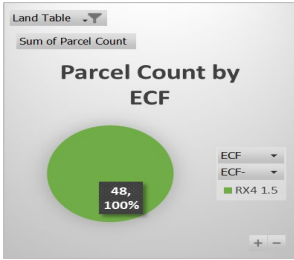
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effe# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-27-101-032	1 KENSINGTON BLVD	10/4/2019	\$268,000	\$120,830	\$241,650	\$141,198	\$114,848	50	120	0.14	\$2,824	\$1,023,174	\$23.49		Land Table RX3	47.53%
60-25-27-101-056	49 KENSINGTON BLVD	6/11/2019	\$297,000	\$128,130	\$256,251	\$132,189	\$91,440	40	120	0.11	\$3,305	\$1,201,718	\$27.59		Land Table RX3	35.68%
60-25-27-101-057	51 KENSINGTON BLVD	11/19/2019	\$195,000	\$91,120	\$182,248	\$104,192	\$91,440	40	120	0.11	\$2,605	\$947,200	\$21.74		Land Table RX3	50.17%
60-25-27-102-010	10 KENSINGTON BLVD	9/14/2020	\$255,000	\$121,490	\$242,985	\$144,183	\$132,168	50	129	0.15	\$2,884	\$974,209	\$22.36		Land Table RX3	54.39%
60-25-27-102-028	46 KENSINGTON BLVD	4/27/2020	\$315,000	\$146,630	\$293,263	\$127,245	\$105,508	40	129	0.12	\$3,181	\$1,078,347	\$24.76		Land Table RX3	35.98%
60-25-27-102-029	48 KENSINGTON BLVD	9/10/2020	\$85,000	\$52,750	\$105,508	\$85,000	\$105,508	40	129	0.12	\$2,125	\$720,339	\$16.54		Land Table RX3	100.00%
60-25-27-102-032	54 KENSINGTON BLVD	12/12/2019	\$263,000	\$133,320	\$266,642	\$101,866	\$105,508	40	129	0.12	\$2,547	\$863,271	\$19.82		Land Table RX3	39.57%
60-25-27-126-027	71 KENSINGTON BLVD	8/18/2020	\$237,500	\$105,560	\$211,127	\$131,881	\$105,508	45	120	0.12	\$2,931	\$1,063,556	\$24.42		Land Table RX3	49.97%
60-25-27-128-011	82 KENSINGTON BLVD	7/19/2019	\$270,000	\$126,070	\$252,135	\$132,713	\$114,848	45	129	0.13	\$2,949	\$997,842	\$22.91		Land Table RX3	45.55%

CITY OF PLEASANT RIDGE

Land Table RX4

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	5
ECF Nbhd	RX4	Sales Ratio	50.76%
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	-3.64%
Max ECF	1.500	Projected % Change	8.33%
Land Table LtoB	46.06%	Projected Land Table LtoB	43.33%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$169,763	\$163,592	\$183,904
MINIMUM	\$132,900	\$128,069	\$143,971
MAXIMUM	\$277,658	\$267,565	\$300,787



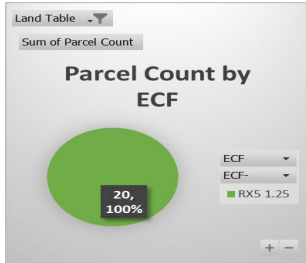
Parcel Number	Street Address	Sale Date	Sale Price	Curr# Asmnt#	Curr# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-28-201-008	15 OAKDALE BLVD	7/7/2020	\$320,000	\$174,410	\$348,820	\$140,943	\$169,763	50	175.1	0.2	\$2,819	\$701,209	\$16.10		Land Table RX4	48.67%
60-25-28-201-043	30 WOODSIDE PARK BLVD	2/27/2020	\$454,520	\$213,770	\$427,534	\$159,886	\$132,900	46	150	0.16	\$3,476	\$1,011,937	\$23.23		Land Table RX4	31.09%
60-25-28-201-048	20 WOODSIDE PARK BLVD	3/8/2019	\$256,650	\$135,850	\$271,698	\$117,852	\$132,900	46	150	0.16	\$2,562	\$745,899	\$17.12		Land Table RX4	48.91%
60-25-28-201-050	16 WOODSIDE PARK BLVD	11/7/2019	\$335,000	\$182,700	\$365,406	\$122,438	\$152,844	48	150	0.17	\$2,551	\$742,048	\$17.04		Land Table RX4	41.83%
60-25-28-202-017	11 WOODSIDE PARK BLVD	2/4/2019	\$415,000	\$197,460	\$394,914	\$180,007	\$159,921	54	150	0.19	\$3,333	\$967,780	\$22.22		Land Table RX4	40.50%

CITY OF PLEASANT RIDGE

Land Table RX5

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	2
ECF Nbhd	RX5	Sales Ratio	54.89%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	-25.30%
Max ECF	1.250	Projected % Change	8.33%
Land Table LtoB	38.67%	Projected Land Table LtoB	37.04%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$149,748	\$111,864	\$162,222
MINIMUM	\$126,260	\$94,319	\$136,777
MAXIMUM	\$192,065	\$143,476	\$208,064



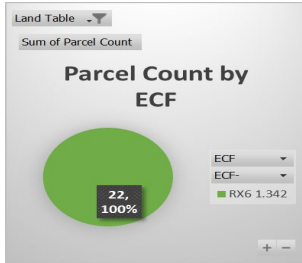
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-28-226-013	16 MILLINGTON RD	9/30/2020	\$366,000	\$226,820	\$453,641	\$50,676	\$138,317	70	140	0.23	\$724	\$225,227	\$5.17		Land Table RX5	30.49%
60-25-28-226-022	22 MILLINGTON RD	5/29/2020	\$350,000	\$166,170	\$332,342	\$155,975	\$138,317	70	149.4	0.24	\$2,228	\$649,896	\$14.92		Land Table RX5	41.62%

CITY OF PLEASANT RIDGE

Land Table RX6

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	1
ECF Nbhd	RX6	Sales Ratio	43.66%
Min ECF	1.342	(Land Resid.-Est. Land Value)/Est. LV	31.35%
Max ECF	1.342	Projected % Change	8.33%
Land Table LtoB	49.16%	Projected Land Table LtoB	48.35%
CVT LtoB	42.95%	CVT Sales LtoB	42.60%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$133,520	\$175,381	\$144,642
MINIMUM	\$12,430	\$16,327	\$13,465
MAXIMUM	\$181,844	\$238,855	\$196,992



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
60-25-28-129-012	31 MAPLEFIELD RD	8/14/2020	\$329,900	\$144,020	\$288,039	\$175,381	\$133,520	45	115	0.12	\$3,897	\$1,473,790	\$33.83		Land Table RX6	46.35%