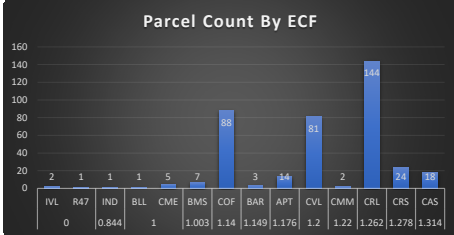


CITY OF BERKLEY
LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	391	# of Sales	19
ECF Nhbhd	CRL, CRS, APT, CVL, COF, CAS, BMS, CME, CMM, R47, BAR, IVL, IND, BLL	Sales Ratio	46.82%
Min ECF	0.844	(Land Resid.-Est. Land Value)/Est. LV	46.87%
Max ECF	1.314	Projected % Change	13.85%
Land Table LtoB	20.52%	Current Land Table LtoB	21.57%
CVT LtoB	20.41%	Projected Land Table LtoB	24.89%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$12.05	\$17.69	\$13.71
MEDIAN	\$11.51	\$16.91	\$13.10
MINIMUM	\$4.26	\$6.26	\$4.85
MAXIMUM	\$22.56	\$33.13	\$25.68

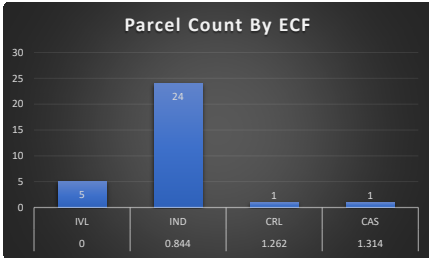


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
04-25-07-381-037	3784 12 MILE RD	6/20/2019	\$159,000	\$64,590	\$129,171	\$56,860	\$27,031	0.05	\$1,263,556	\$29.01	CRL		Land Table COM for 2013	20.93%
04-25-07-454-041	3116 12 MILE RD	11/20/2020	\$850,000	\$356,660	\$713,325	\$240,348	\$103,673	0.35	\$686,709	\$15.76	CRL		Land Table COM for 2013	14.53%
04-25-07-477-025	2790 12 MILE RD	5/17/2019	\$186,000	\$72,330	\$144,667	\$74,371	\$33,038	0.06	\$1,352,200	\$31.04	CRL		Land Table COM for 2013	22.84%
04-25-07-477-031	2710 12 MILE RD	8/19/2020	\$400,000	\$153,480	\$306,965	\$148,616	\$55,581	0.15	\$1,010,993	\$23.21	COF		Land Table COM for 2013	18.11%
04-25-16-351-024	27455 WOODWARD AVE	9/28/2020	\$200,000	\$114,490	\$228,979	\$53,820	\$82,799	0.10	\$543,636	\$12.48	CRL		Land Table COM for 2013	36.16%
04-25-16-354-053	637 PRINCETON RD	1/30/2019	\$400,000	\$236,580	\$280,366	\$181,838	\$62,204	0.28	\$649,421	\$14.91	APT		Land Table COM for 2013	22.19%
04-25-17-103-004	3200 COOLIDGE HWY	2/20/2019	\$580,000	\$435,990	\$871,979	-\$199,858	\$92,121	0.31	-\$642,630	-\$14.75	COF		Land Table COM for 2013	10.56%
04-25-17-155-033	2680 COOLIDGE HWY	5/22/2019	\$130,000	\$65,410	\$130,814	\$42,265	\$43,079	0.06	\$741,491	\$17.02	CRL		Land Table COM for 2013	32.93%
04-25-17-260-049	28173 WOODWARD AVE	2/25/2019	\$300,000	\$140,430	\$280,866	\$158,679	\$139,545	0.28	\$566,710	\$13.10	CRS		Land Table COM for 2013	49.68%
04-25-17-382-041	1850 11 MILE RD	11/4/2020	\$295,000	\$114,670	\$229,342	\$103,573	\$37,915	0.13	\$809,164	\$18.58	COF		Land Table COM for 2013	16.53%
04-25-18-103-027	3947 12 MILE RD	1/18/2019	\$350,000	\$182,110	\$364,233	\$73,987	\$88,220	0.20	\$373,672	\$8.58	CRL	04-25-18-103-029	Land Table COM for 2013	24.22%
04-25-18-127-027	3675 12 MILE RD	2/26/2019	\$122,520	\$76,970	\$153,930	\$20,768	\$52,178	0.14	\$150,493	\$3.45	CRL		Land Table COM for 2013	33.90%
04-25-18-203-003	3171 12 MILE RD	12/12/2019	\$323,000	\$95,740	\$191,479	\$159,754	\$28,233	0.05	\$3,399,021	\$78.03	CRL		Land Table COM for 2013	14.74%
04-25-18-229-030		12/20/2018	\$640,000	\$195,810	\$391,631	\$354,219	\$105,850	0.24	\$1,488,315	\$34.17	COF	04-25-18-229-025	Land Table COM for 2013	27.03%
04-25-18-233-026	3053 COOLIDGE HWY	11/12/2019	\$130,000	\$56,920	\$113,837	\$58,414	\$42,251	0.10	\$614,884	\$14.12	COF		Land Table COM for 2013	37.12%
04-25-18-427-035	2485 COOLIDGE HWY	12/18/2020	\$780,000	\$361,220	\$722,443	\$251,499	\$193,942	0.87	\$288,086	\$6.61	CRS		Land Table COM for 2013	26.85%
04-25-18-429-041	2583 SUNNYKNOLL AVE	4/8/2019	\$495,000	\$258,950	\$17,082	\$17,082	\$39,988	0.18	\$94,900	\$2.18	COF		Land Table COM for 2013	7.72%
04-25-18-477-051	2033 COOLIDGE HWY	4/19/2019	\$200,000	\$108,190	\$216,377	\$65,821	\$82,198	0.37	\$177,895	\$4.08	CRS		Land Table COM for 2013	37.99%
04-25-18-478-010	2998 11 MILE RD	12/16/2020	\$270,000	\$98,460	\$196,919	\$97,205	\$24,124	0.13	\$747,731	\$17.17	COF		Land Table COM for 2013	12.25%

CITY OF BERKLEY
LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	11
ECF Nbhd	IND, IVL, CRL, CAS	Sales Ratio	46.92%
Min ECF	0.844	(Land Resid.-Est. Land Value)/Est. LV	26.12%
Max ECF	1.314	Projected % Change	5.16%
Land Table LtoB	18.56%	Current Land Table LtoB	25.17%
CVT LtoB	20.41%	Projected Land Table LtoB	28.52%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$3.62	\$4.56	\$3.80
MEDIAN	\$4.15	\$5.23	\$4.36
MINIMUM	\$0.94	\$1.19	\$0.99
MAXIMUM	\$5.23	\$6.60	\$5.50



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
04-25-17-382-048	2036 11 MILE RD	7/25/2019	\$430,000	\$124,570	\$249,135	\$239,770	\$58,905	0.35	\$677,316	\$15.55	IND		Land Table IND	23.64%
04-25-18-353-028	3966 11 MILE RD	11/26/2018	\$397,000	\$184,780	\$369,568	\$77,668	\$50,236	0.26	\$301,039	\$6.91	IND		Land Table IND	13.59%
04-25-18-454-026	3040 ELEVEN MILE	11/2/2020	\$170,000	\$84,770	\$169,531	\$43,111	\$42,642	0.22	\$196,854	\$4.52	IND		Land Table IND	25.15%
24-25-26-307-025	2300 HILTON RD	7/29/2020	\$275,000	\$179,920	\$359,835	\$74,268	\$159,103	0.44	\$169,175	\$3.88	INL		Land Table IND	44.22%
24-25-35-353-070	326 HILTON RD	11/27/2018	\$50,000	\$41,700	\$83,407	\$7,557	\$40,964	0.10	\$76,333	\$1.75	INL		Land Table IND	49.11%
28-25-25-430-001	23891 DEQUINDRE RD	1/23/2019	\$350,000	\$140,540	\$281,072	\$126,244	\$57,316	0.61	\$206,281	\$4.74	IND		Land Table IND	20.39%
28-25-35-202-041	535 W 9 MILE RD	8/27/2019	\$100,000	\$52,920	\$105,843	\$1,689	\$7,532	0.07	\$24,129	\$0.55	IND		Land Table IND	7.12%
28-25-25-131-003	926 E TEN MILE	7/9/2020	\$245,000	\$92,750	\$185,493	\$90,171	\$30,664	0.29	\$316,389	\$7.26	IND		Land Table IND	16.53%
44-25-11-426-005	190 AJAX DR	11/14/2019	\$955,000	\$411,890	\$823,780	\$328,387	\$197,167	1.38	\$237,962	\$5.46	IND		IND Land Table 300	23.93%
44-25-01-226-045	32301 DEQUINDRE RD	3/15/2019	\$550,000	\$311,420	\$622,844	\$203,444	\$276,288	2.11	\$96,237	\$2.21	IND		IND Land Table 300	44.36%
44-25-01-327-017	31601 RESEARCH PARK DR	6/1/2020	\$1,725,000	\$836,380	\$1,672,751	\$370,862	\$318,613	2.23	\$166,306	\$3.82	IND		IND Land Table 300	19.05%