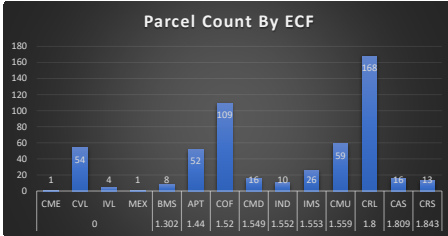


CITY OF BIRMINGHAM
LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	537	# of Sales	19
ECF Nhbhd	CVL, IMS, CMD, COF, APT, CAS, BMS, CRL, CRS, CMU, MEX, CME, IND, IVL	Sales Ratio	43.66%
Min ECF	1.302	(Land Resid.-Est. Land Value)/Est. LV	31.96%
Max ECF	1.843	Projected % Change	25.00%
Land Table LtoB	30.70%	Current Land Table LtoB	45.56%
CVT LtoB	30.70%	Projected Land Table LtoB	52.24%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$54.67	\$72.14	\$68.33
MEDIAN	\$50.56	\$66.71	\$63.19
MINIMUM	\$5.90	\$7.79	\$7.38
MAXIMUM	\$237.00	\$312.75	\$296.25



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
08-19-25-101-013	36801 WOODWARD AVE	01/17/19	\$2,500,000	\$889,900	\$1,779,814	\$1,532,054	\$811,868	0.26	\$5,892,515	\$135.27	COF	08-19-25-101-015	Land Table COMM Ind Land Rates 2	39.92%
08-19-25-328-025	574 N OLD WOODWARD AVE	12/21/18	\$680,000	\$216,640	\$433,284	\$471,771	\$225,055	0.05	\$8,736,500	\$200.56	CMU		Land Table COMM Ind Land Rates 2	51.94%
08-19-25-330-001	470 N OLD WOODWARD AVE	12/05/18	\$3,400,000	\$1,046,470	\$2,092,942	\$2,097,500	\$790,442	0.19	\$10,981,675	\$252.10	CRL		Land Table COMM Ind Land Rates 2	37.77%
08-19-25-378-008	168 W MAPLE RD	12/30/20	\$2,500,000	\$822,620	\$1,645,246	\$1,474,746	\$619,992	0.15	\$9,831,640	\$225.70	CRL		Land Table COMM Ind Land Rates 2	37.68%
08-19-25-456-048	400 HAMILTON ROW	11/12/19	\$4,700,000	\$2,063,680	\$4,127,354	\$1,796,704	\$1,224,055	0.30	\$5,989,013	\$137.49	COF	08-19-25-456-047, 08-19-25-456-049	Land Table COMM Ind Land Rates 2	24.87%
08-19-36-211-012		01/28/20	\$6,750,000	\$2,838,300	\$5,676,605	\$3,046,215	\$1,972,820	0.59	\$5,198,319	\$119.34	APT		Land Table COMM Ind Land Rates 2	34.75%
08-19-36-226-013	266 ELM ST	08/26/19	\$1,425,000	\$556,490	\$1,112,988	\$899,080	\$587,068	0.20	\$4,587,143	\$105.31	COF		Land Table COMM Ind Land Rates 2	52.75%
08-19-36-227-008	855 FOREST AVE	05/21/20	\$875,000	\$487,710	\$975,421	\$409,891	\$510,312	0.15	\$2,696,651	\$61.91	COF		Land Table COMM Ind Land Rates 2	52.32%
08-19-36-227-028	219 ELM ST	01/10/20	\$3,000,000	\$1,013,850	\$2,027,701	\$1,916,944	\$944,645	0.36	\$5,339,677	\$122.58	COF		Land Table COMM Ind Land Rates 2	46.59%
08-19-36-283-016	770 S ADAMS RD	07/31/19	\$3,400,000	\$1,562,730	\$3,125,461	\$1,800,278	\$1,525,739	0.68	\$2,667,079	\$61.23	COF		Land Table COMM Ind Land Rates 2	48.82%
08-19-36-456-018	355 E 14 MILE RD	07/31/19	\$1,300,000	\$581,850	\$1,163,692	\$753,677	\$617,369	0.47	\$1,603,568	\$36.81	APT		Land Table COMM Ind Land Rates 2	53.05%
08-20-31-151-002	725 S ADAMS RD	01/22/20	\$12,300,000	\$6,594,270	\$13,188,546	\$5,746,561	\$6,635,107	5.05	\$1,138,158	\$26.13	CMU		Land Table COMM Ind Land Rates 2	50.31%
08-20-31-154-028	999 S ADAMS RD	10/09/20	\$460,000	\$205,680	\$411,350	\$329,047	\$280,397	0.11	\$2,937,920	\$67.45	COF		Land Table COMM Ind Land Rates 2	68.17%
08-20-31-304-002	33766 WOODWARD AVE	02/03/20	\$625,000	\$316,490	\$632,989	\$300,595	\$308,584	0.09	\$3,267,337	\$75.01	CRL		Land Table COMM Ind Land Rates 2	48.75%
08-20-31-304-003	33744 WOODWARD AVE	06/05/20	\$325,000	\$182,380	\$364,767	\$201,210	\$240,977	0.09	\$2,187,065	\$50.21	CRL		Land Table COMM Ind Land Rates 2	66.06%
08-20-31-306-001	33692 WOODWARD AVE	10/30/20	\$1,375,000	\$676,450	\$1,352,896	\$975,870	\$953,766	0.29	\$3,365,069	\$77.25	CRL	08-20-31-304-028	Land Table COMM Ind Land Rates 2	66.63%
08-20-31-426-010	2400 COLE AVE	10/15/20	\$1,880,000	\$689,870	\$1,379,746	\$923,342	\$423,088	1.42	\$650,241	\$14.93	IND		Land Table COMM Ind Land Rates 2	30.66%
08-20-31-454-008	2075 E 14 MILE RD	07/08/20	\$890,000	\$321,650	\$643,296	\$535,431	\$288,727	0.22	\$2,433,777	\$55.87	COF		Land Table COMM Ind Land Rates 2	44.88%
08-20-31-455-006	2101 E 14 MILE RD	11/25/20	\$400,000	\$231,760	\$463,515	\$400,000	\$448,025	0.34	\$1,173,021	\$26.93	CVL		Land Table COMM Ind Land Rates 2	96.66%