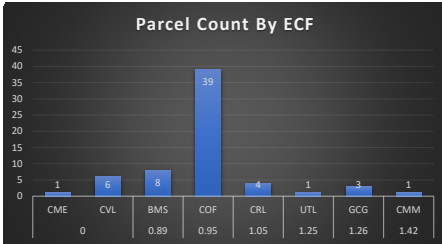


CITY OF BLOOMFIELD

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	13
ECF Nbhd	BMS, COF, GCG, UTL, CMM, CRL, CVL, CME	Sales Ratio	43.52%
Min ECF	0.890	(Land Resid.-Est. Land Value)/Est. LV	30.92%
Max ECF	1.420	Projected % Change	20.00%
Land Table LtoB	26.62%	Current Land Table LtoB	48.32%
CVT LtoB	26.62%	Projected Land Table LtoB	54.21%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$14.84	\$19.43	\$17.81
MEDIAN	\$15.00	\$19.64	\$18.00
MINIMUM	\$1.25	\$1.64	\$1.50
MAXIMUM	\$28.00	\$36.66	\$33.60



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
08-19-36-283-016	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%
08-20-31-304-003	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%
12-19-14-151-011	77 E LONG LAKE RD	07/29/19	\$900,000	\$423,540	\$847,071	\$415,348	\$362,419	0.52	\$798,746	\$18.34	COF		Land Table COM	42.78%
12-19-14-153-002	44 E LONG LAKE RD	01/28/19	\$2,375,000	\$1,327,420	\$2,654,848	\$305,598	\$585,446	0.84	\$363,807	\$8.35	COF		Land Table COM	22.05%
12-19-14-178-013	39510 WOODWARD AVE	07/08/20	\$2,163,000	\$522,310	\$1,044,610	\$1,850,198	\$731,808	1.05	\$1,762,093	\$40.45	BMS		Land Table COM	70.06%
12-19-15-277-003	91 W LONG LAKE RD	01/11/19	\$2,000,000	\$436,180	\$872,361	\$1,531,876	\$404,237	0.58	\$2,641,166	\$60.63	COF		Land Table COM	46.34%
12-19-23-476-002	37357 WOODWARD AVE	09/30/20	\$3,000,000	\$510,320	\$1,020,636	\$2,352,238	\$372,874	4.28	\$549,588	\$12.62	BMS		Land Table COM	36.53%