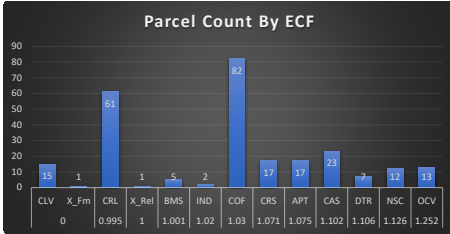


CITY OF FARMINGTON
LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	256	# of Sales	20
ECF Nbhd	COF, CRL, CLV, CAS, BMS, CRS, DTR, X_Fm, OCV, NSC, APT, IND, X_Rel	Sales Ratio	46.14%
Min ECF	0.995	(Land Resid.-Est. Land Value)/Est. LV	39.71%
Max ECF	1.252	Projected % Change	14.86%
Land Table LtoB	20.56%	Current Land Table LtoB	21.95%
CVT LtoB	20.69%	Projected Land Table LtoB	25.32%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$12.56	\$17.55	\$14.43
MEDIAN	\$11.88	\$16.60	\$13.65
MINIMUM	\$0.89	\$1.24	\$1.02
MAXIMUM	\$28.51	\$39.83	\$32.75



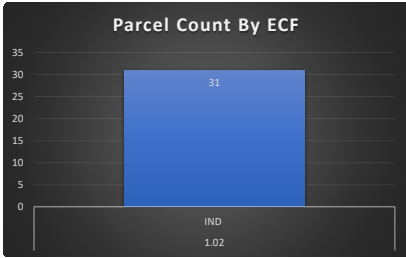
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
20-23-26-351-002	22856 ORCHARD LAKE RD	12/1/2020	\$200,000	\$108,190	\$216,372	\$26,062	\$42,434	0.16	\$158,915	\$3.65	CRL		Land Table COM	19.61%
20-23-26-355-005	22424 ORCHARD LAKE RD	12/11/2018	\$330,000	\$130,430	\$260,853	\$161,262	\$92,115	0.47	\$343,110	\$7.87	CRL	20-23-26-355-023	Land Table COM	19.10%
20-23-26-356-002	31235 GRAND RIVER AVE	12/27/2019	\$372,000	\$278,300	\$556,611	-\$59,885	\$103,929	0.48	\$124,760	-\$2.86	CRL	20-23-26-356-003	Land Table COM	20.63%
20-23-27-153-010	33312 GRAND RIVER AVE	3/3/2020	\$575,000	\$178,300	\$356,596	\$270,573	\$52,169	0.06	\$4,294,810	\$98.60	COF		Land Table COM	14.63%
20-23-27-153-012	33304 GRAND RIVER AVE	5/30/2019	\$165,000	\$58,650	\$117,301	\$83,714	\$36,015	0.06	\$1,443,345	\$33.13	COF		Land Table COM	30.70%
20-23-27-155-025	23360 FARMINGTON RD	4/30/2020	\$360,000	\$142,440	\$284,870	\$128,835	\$53,705	0.12	\$1,056,025	\$24.24	CRS	20-23-27-155-020	Land Table COM	18.85%
20-23-27-226-034	24115 ORCHARD LAKE RD	4/22/2019	\$230,000	\$151,770	\$303,530	-\$44,956	\$28,574	0.09	-\$488,652	-\$11.22	CRL		Land Table COM	9.41%
20-23-27-232-004	24001 ORCHARD LAKE RD	1/2/2020	\$200,000	\$129,240	\$258,488	-\$24,194	\$34,294	0.04	-\$590,098	-\$13.55	COF		Land Table COM	13.27%
20-23-27-232-009	24001 ORCHARD LAKE RD	1/18/2019	\$150,000	\$88,890	\$177,781	-\$6,414	\$21,367	0.03	-\$246,692	-\$5.66	COF		Land Table COM	12.02%
20-23-27-301-017	32809 GRAND RIVER AVE	5/8/2019	\$217,000	\$75,810	\$151,616	\$113,223	\$47,839	0.13	\$857,750	\$19.69	CRS		Land Table COM	31.55%
20-23-27-326-005	32620 GRAND RIVER AVE	11/26/2018	\$250,000	\$92,420	\$184,846	\$114,833	\$49,679	0.19	\$598,089	\$13.73	COF		Land Table COM	26.88%
20-23-27-404-012	23020 POWER RD	10/9/2019	\$740,000	\$248,490	\$496,982	\$310,419	\$67,401	1.53	\$202,623	\$4.65	COF		Land Table COM	13.56%
20-23-27-476-008	31691 GRAND RIVER AVE	1/31/2019	\$538,000	\$285,450	\$570,905	\$84,620	\$117,525	0.57	\$148,979	\$3.42	CRL		Land Table COM	20.59%
20-23-28-230-006	33608 GRAND RIVER AVE	6/16/2020	\$240,000	\$147,530	\$295,054	\$15,325	\$70,379	0.27	\$56,342	\$1.29	COF		Land Table COM	23.85%
20-23-28-278-013	23623 FARMINGTON RD	5/24/2019	\$300,000	\$156,290	\$312,576	\$44,348	\$56,924	0.06	\$806,327	\$18.51	COF		Land Table COM	18.21%
20-23-28-280-004	33505 STATE ST	8/27/2019	\$385,000	\$205,770	\$411,549	\$36,145	\$62,694	0.30	\$119,290	\$2.74	COF		Land Table COM	15.23%
20-23-28-476-012	33710 W 9 MILE RD	10/28/2019	\$525,000	\$275,480	\$550,951	\$201,232	\$227,183	1.47	\$137,360	\$3.15	CAS		Land Table COM	41.23%
20-23-28-477-005	22145 FARMINGTON RD	4/23/2020	\$375,000					0.52	\$719,770	\$16.52	CAS		Land Table COM	100.00%
20-23-28-477-008	22455 FARMINGTON RD	4/20/2020	\$730,000	\$247,940	\$495,881	\$387,025	\$152,906	0.74	\$523,714	\$12.02	CAS		Land Table COM	30.84%
20-23-35-103-015	30746 GRAND RIVER AVE	7/18/2019	\$120,000	\$56,090	\$112,186	\$32,661	\$24,847	0.08	\$204,131	\$4.69	CRS		Land Table COM	22.15%

CITY OF FARMINGTON

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	16
ECF Nbhd	IND	Sales Ratio	46.67%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	39.86%
Max ECF	1.020	Projected % Change	13.32%
Land Table LtoB	21.33%	Current Land Table LtoB	17.89%
CVT LtoB	20.69%	Projected Land Table LtoB	20.91%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$4.19	\$5.86	\$4.75
MEDIAN	\$4.31	\$6.02	\$4.88
MINIMUM	\$1.81	\$2.53	\$2.05
MAXIMUM	\$7.36	\$10.29	\$8.34



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
20-23-28-451-008	34150 W 9 MILE RD	1/15/2020	\$1,555,000	\$533,390	\$1,066,780	\$710,611	\$222,391	2.54	\$279,768	\$6.42	IND		Land Table IND	20.85%
20-23-34-355-008	33080 W 8 MILE RD	3/26/2019	\$620,000	\$269,730	\$539,459	\$203,061	\$122,520	0.60	\$337,872	\$7.76	IND		Land Table IND	22.71%
20-23-34-355-016	32722 W 8 MILE RD	10/2/2020	\$555,000	\$224,360	\$448,715	\$228,805	\$122,520	0.60	\$380,707	\$8.74	IND		Land Table IND	27.30%
20-23-34-376-041	32500 W 8 MILE RD	8/28/2020	\$405,000	\$229,600	\$459,196	\$62,497	\$116,693	0.45	\$140,443	\$3.22	IND		Land Table IND	25.41%
96-22-06-276-001	30553 S WIXOM RD	12/29/2020	\$435,000	\$143,860	\$287,713	\$155,022	\$7,735	0.09	\$1,685,022	\$38.68	INL		Land Table Industrial Properties	2.69%
96-22-07-301-008	51100 GRAND RIVER AVE	12/16/2019	\$2,600,000	\$1,273,980	\$2,547,958	\$485,649	\$433,607	4.56	\$106,502	\$2.44	INL		Land Table Industrial Properties	17.02%
96-22-07-326-037	28044 CENTER OAKS CT	6/4/2020	\$1,135,000	\$456,470	\$912,945	\$384,551	\$162,496	1.52	\$253,161	\$5.81	INL		Land Table Industrial Properties	17.80%
96-22-08-100-005	48733 WEST RD	11/13/2019	\$3,673,567	\$2,060,980	\$4,121,964	\$270,421	\$718,818	9.19	\$29,432	\$0.68	INL		Land Table Industrial Properties	17.44%
96-22-08-100-043	48385 WEST RD	11/24/2020	\$400,000	\$178,970	\$357,933	\$197,871	\$155,804	1.44	\$137,030	\$3.15	INL		Land Table Industrial Properties	43.53%
96-22-08-127-011	29200 WALL ST	1/10/2020	\$2,200,000	\$986,030	\$1,972,051	\$480,090	\$252,141	2.36	\$203,687	\$4.68	IND		Land Table Industrial Properties	12.79%
96-22-08-200-033	29105 LORIE LN	6/19/2019	\$645,000	\$292,020	\$584,031	\$134,310	\$73,341	0.62	\$216,979	\$4.98	INL		Land Table Industrial Properties	12.56%
96-22-08-200-034	29108 LORIE LN	12/11/2018	\$935,000	\$439,820	\$879,647	\$155,585	\$100,232	0.85	\$175,011	\$4.02	INL		Land Table Industrial Properties	11.39%
96-22-09-102-003	46934 MAGELLAN	6/3/2019	\$825,000	\$415,690	\$831,374	\$116,898	\$123,272	1.05	\$111,014	\$2.55	INL		Land Table Industrial Properties	14.83%
96-22-09-102-012	46969 WEST RD	8/13/2020	\$1,301,800	\$556,090	\$1,112,183	\$346,419	\$156,802	1.46	\$237,925	\$5.46	INL		Land Table Industrial Properties	14.10%
E-17-13-400-029	4400 HAGGERTY RD	05/25/18	\$450,000	\$196,500	\$392,996	\$188,729	\$131,725	0.70	\$269,613	\$6.19	INL		Land Table IND	33.52%
E-17-24-226-005	3141 RULER DR	10/07/19	\$325,000	\$171,640	\$343,278	\$97,348	\$115,626	0.79	\$123,225	\$2.83	INL		Land Table IND	33.68%