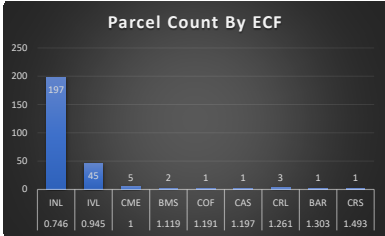


CITY OF FERNDALE

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	256	# of Sales	23
ECF Nbhd	INL, IVL, CRL, CME, BMS, BAR, CRS, CAS, COF	Sales Ratio	42.20%
Min ECF	0.746	(Land Resid.-Est. Land Value)/Est. LV	71.20%
Max ECF	1.493	Projected % Change	20.37%
Land Table LtoB	26.35%	Current Land Table LtoB	26.13%
CVT LtoB	25.29%	Projected Land Table LtoB	30.89%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$12.55	\$21.49	\$15.11
MEDIAN	\$12.47	\$21.36	\$15.02
MINIMUM	\$1.19	\$2.03	\$1.43
MAXIMUM	\$24.95	\$42.71	\$30.03



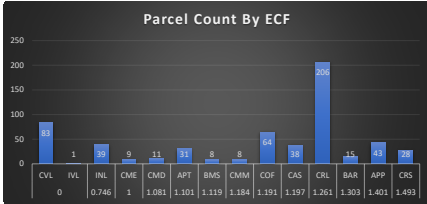
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Use Code	LtoB
24-25-26-111-006	3100 HILTON RD	08/13/19	\$527,500	\$105,130	\$210,263	\$367,312	\$50,075	0.12	\$3,060,933	\$70.27	INL		Land Table IND		23.82%
24-25-26-307-025	2300 HILTON RD	07/29/20	\$275,000	\$179,920	\$359,835	\$74,268	\$159,103	0.44	\$169,175	\$3.88	INL		Land Table IND		44.22%
24-25-26-382-032	1489 E 9 MILE RD	03/18/20	\$235,000	\$89,590	\$179,176	\$130,314	\$74,490	0.18	\$723,967	\$16.62	INL		Land Table IND		41.57%
24-25-27-430-006	2345 WOLCOTT ST	11/04/19	\$850,000	\$261,990	\$440,393	\$508,087	\$182,055	1.17	\$434,262	\$9.97	INL	24-25-27-430-005, 24-25-27-430-007	Land Table IND		24.55%
24-25-27-432-024	2415 BURDETTE ST	10/25/19	\$815,000	\$191,540	\$383,091	\$587,854	\$155,945	0.78	\$753,659	\$17.30	INL	24-25-27-432-022	Land Table IND		37.64%
24-25-27-436-016	2441 GOODRICH ST	07/03/19	\$265,000	\$56,010	\$112,028	\$190,241	\$37,269	0.12	\$1,585,342	\$36.39	INL		Land Table IND		33.27%
24-25-35-176-005	1341 WANDA AVE	12/03/20	\$1,400,000	\$509,750	\$1,019,509	\$613,721	\$233,230	1.50	\$408,059	\$9.37	INL		Land Table IND		22.88%
24-25-35-351-002	460 HILTON RD	07/01/20	\$215,000	\$59,070	\$118,148	\$126,929	\$30,077	0.08	\$1,529,265	\$35.11	INL		Land Table IND		25.46%
24-25-35-353-070	326 HILTON RD	11/27/18	\$50,000	\$41,700	\$83,407	\$7,557	\$40,964	0.10	\$76,333	\$1.75	INL		Land Table IND		49.11%
24-25-35-376-001	480 FAIR ST	12/30/20	\$700,000	\$114,510	\$229,013	\$525,263	\$54,276	0.35	\$1,500,751	\$34.45	INL		Land Table IND		23.70%
44-25-01-226-045	32301 DEQUINDRE RD	03/15/19	\$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	06/01/20	\$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%
44-25-02-101-036	32275 STEPHENSON HWY	04/10/19	\$301,000	\$164,880	\$329,766	\$109,978	\$138,744	0.97	\$113,263	\$2.60	CRS		IND Land Table 300		42.07%
44-25-02-101-038	32007 STEPHENSON HWY	08/09/19	\$1,150,000	\$467,070	\$934,140	\$400,169	\$184,309	1.29	\$310,209	\$7.12	IND		IND Land Table 300		19.73%
44-25-11-426-013	500 AJAX DR	03/04/20	\$420,000	\$169,080	\$338,154	\$168,110	\$86,264	0.60	\$278,328	\$6.39	IND		IND Land Table 300		25.51%
44-25-12-301-014	29866 JOHN R RD	10/17/19	\$550,000	\$319,010	\$638,018	\$154,869	\$242,887	1.70	\$91,099	\$2.09	IND		IND Land Table 300		38.07%
44-25-13-401-019	1241 E 11 MILE RD	05/16/19	\$700,000	\$487,860	\$975,724	-\$31,407	\$244,317	1.71	-\$18,367	-\$0.42	IND		IND Land Table 300		25.04%
44-25-23-480-029	322 W 10 MILE RD	10/20/20	\$90,000	\$57,130	\$114,262	-\$5,688	\$18,574	0.13	-\$43,754	-\$1.00	IND		IND Land Table 300		16.26%
44-25-24-360-025	595 E 10 MILE RD	07/01/20	\$100,000	\$68,110	\$136,222	-\$17,959	\$18,263	0.13	-\$140,305	-\$3.22	IND		IND Land Table 300		13.41%
44-25-24-426-027	1540 E LINCOLN AVE	04/17/19	\$865,000	\$441,820	\$883,649	\$128,951	\$147,600	1.03	\$124,832	\$2.87	IND		IND Land Table 300		16.70%
44-25-24-426-035	25791 COMMERCE DR	08/21/19	\$888,000	\$341,030	\$682,050	\$338,167	\$132,217	0.93	\$365,586	\$8.39	IND		IND Land Table 300		19.39%
44-25-24-427-001	1666 E LINCOLN AVE	09/26/19	\$850,000	\$446,400	\$892,794	\$104,806	\$147,600	1.03	\$101,458	\$2.33	IND		IND Land Table 300		16.53%
44-25-24-455-038	1143 E 10 MILE RD	09/03/20	\$150,000	\$50,560	\$101,113	\$69,354	\$20,467	0.14	\$484,993	\$11.13	IND		IND Land Table 300		20.24%

CITY OF FERNDALE

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	585	# of Sales	32
ECF Nbhhd	CRL, COF, BMS, CAS, CME, CVL, APP, APT, BAR, INL, CMD, CMM, CRS, INL	Sales Ratio	44.58%
Min ECF	0.746	(Land Resid.-Est. Land Value)/Est. LV	44.82%
Max ECF	1.493	Projected % Change	30.00%
Land Table LtoB	24.77%	Current Land Table LtoB	26.68%
CVT LtoB	25.29%	Projected Land Table LtoB	31.22%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$11.93	\$17.27	\$15.50
MEDIAN	\$11.69	\$16.93	\$15.19
MINIMUM	\$1.10	\$1.59	\$1.43
MAXIMUM	\$23.38	\$33.85	\$30.39



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
24-25-26-353-001	HILTON	12/18/2019	\$188,000					0.35	\$534,091	\$12.26	CVL		LAND TABLE COM	100.00%
24-25-27-181-057	271 E OAKRIDGE ST	10/1/2020	\$637,500	\$292,500	\$890,197	-\$180,748	\$71,949	0.30	-\$610,635	-\$14.02	APP		LAND TABLE COM	8.08%
24-25-27-228-036	3321 HILTON RD	6/29/2020	\$85,000	\$28,650	\$57,291	\$45,640	\$17,931	0.04	\$1,113,171	\$25.55	CRL		LAND TABLE COM	31.30%
24-25-27-228-042	3281 HILTON RD	3/15/2019	\$150,000	\$47,870	\$95,739	\$72,634	\$18,373	0.04	\$1,729,381	\$39.70	CRL		LAND TABLE COM	19.19%
24-25-27-302-043	23421 WOODWARD AVE	10/23/2020	\$600,000	\$236,440	\$472,882	\$294,184	\$167,066	0.19	\$1,540,230	\$35.36	CRL	24-25-27-303-048	LAND TABLE COM	35.33%
24-25-27-303-047	23365 WOODWARD AVE	1/7/2020	\$625,000	\$193,810	\$387,624	\$362,454	\$125,078	0.14	\$2,534,643	\$58.19	CRL		LAND TABLE COM	32.27%
24-25-27-328-007	23316 WOODWARD AVE	12/27/2018	\$360,000	\$199,700	\$399,391	\$117,173	\$156,564	0.18	\$654,598	\$15.03	CRL	24-25-27-328-007	LAND TABLE COM	39.20%
24-25-27-379-004	23136 WOODWARD AVE	11/15/2018	\$250,000	\$95,150	\$190,301	\$116,906	\$57,207	0.06	\$1,885,581	\$43.29	CRS		LAND TABLE COM	30.06%
24-25-27-382-012	150 VESTER ST	6/15/2020	\$750,000	\$230,800	\$461,653	\$366,472	\$78,125	0.16	\$2,776,224	\$52.25	COF		LAND TABLE COM	16.92%
24-25-27-404-014	500 E MAPLEHURST ST	7/29/2020	\$585,000	\$291,850	\$634,965	\$20,522	\$70,487	0.29	\$70,766	\$1.62	APT		LAND TABLE COM	11.10%
24-25-27-437-007	2525 HILTON RD	8/28/2020	\$455,000	\$256,150	\$512,300	\$45,272	\$102,572	0.42	\$107,280	\$2.46	CRL		LAND TABLE COM	20.02%
24-25-27-457-010	494 E BRECKENRIDGE ST	10/1/2020	\$530,000	\$248,450	\$496,892	\$92,658	\$59,550	0.25	\$378,196	\$8.68	APP		LAND TABLE COM	11.98%
24-25-28-454-013	1220 W 9 MILE RD	6/19/2020	\$2,000,000	\$637,000	\$990,034	\$1,169,694	\$159,694	0.66	\$1,780,304	\$40.87	APT		LAND TABLE COM	16.13%
24-25-28-454-018	1100 W 9 MILE RD	12/23/2019	\$350,000	\$231,180	\$462,364	\$82,307	\$194,671	0.34	\$245,693	\$5.64	CRL		LAND TABLE COM	42.10%
24-25-28-479-004	1040 W 9 MILE RD	8/27/2020	\$605,000	\$190,700	\$381,402	\$441,507	\$217,909	0.38	\$1,177,352	\$27.03	CRL		LAND TABLE COM	57.13%
24-25-33-126-003	1611 W 9 MILE RD	10/1/2020	\$290,000	\$128,380	\$210,346	\$129,723	\$50,069	0.21	\$629,723	\$14.46	APP		LAND TABLE COM	23.80%
24-25-33-227-002	925 W 9 MILE RD	9/18/2019	\$172,000	\$118,920	\$237,837	\$115	\$65,952	0.10	\$1,186	\$0.03	CRL		LAND TABLE COM	27.73%
24-25-33-229-005	733 W 9 MILE RD	6/22/2020	\$300,000	\$116,190	\$232,372	\$122,255	\$54,627	0.09	\$1,300,585	\$29.86	CRL		LAND TABLE COM	23.51%
24-25-33-229-040	747 W 9 MILE RD	10/2/2020	\$363,000	\$262,390	\$524,773	-\$44,968	\$116,805	0.20	-\$223,721	-\$5.14	CRL		LAND TABLE COM	22.26%
24-25-34-102-011	425 W 9 MILE RD	3/19/2020	\$195,000	\$32,240	\$64,484	\$171,639	\$41,123	0.05	\$3,238,472	\$74.35	CRL		LAND TABLE COM	63.77%
24-25-34-126-003	251 W 9 MILE RD	1/30/2020	\$400,000	\$188,990	\$377,970	\$100,220	\$78,190	0.12	\$871,478	\$20.01	CRL		LAND TABLE COM	20.69%
24-25-34-130-054	22525 WOODWARD AVE	3/18/2019	\$746,638	\$528,060	\$1,056,119	\$259,174	\$568,655	0.73	\$353,580	\$8.12	CRS		LAND TABLE COM	53.84%
24-25-34-253-022	133 UNIVERSITY ST	11/7/2019	\$30,000					0.12	\$241,935	\$5.55	CVL		LAND TABLE COM	100.00%
24-25-34-255-036	22050 WOODWARD AVE	10/2/2019	\$475,000	\$225,900	\$451,791	\$131,290	\$108,081	0.19	\$705,860	\$16.20	CRL		LAND TABLE COM	23.92%
24-25-34-255-037	22010 WOODWARD AVE	12/18/2020	\$185,000	\$127,430	\$254,851	\$1,625	\$71,476	0.12	\$13,211	\$0.30	CRL		LAND TABLE COM	28.05%
24-25-34-278-053	549 E MARSHALL ST	8/15/2019	\$425,000	\$199,880	\$399,750	\$114,662	\$89,412	0.16	\$347,461	\$7.98	CFH	24-25-34-278-058, 24-25-34-278-059	LAND TABLE COM	22.37%
24-25-34-351-025	1030 W 8 MILE RD	6/3/2019	\$450,000	\$189,700	\$379,396	\$242,083	\$171,479	0.51	\$478,425	\$10.98	CAS		LAND TABLE COM	45.20%
24-25-34-351-039	150 LIVERNOIS ST	8/17/2020	\$170,000	\$65,200	\$130,406	\$91,055	\$51,461	0.12	\$275,924	\$6.33	COF	24-25-34-351-038	LAND TABLE COM	39.46%
24-25-34-352-023	990 W 8 MILE RD	3/1/2019	\$230,000	\$136,810	\$273,621	\$17,904	\$61,525	0.16	\$113,316	\$2.60	CRL		LAND TABLE COM	22.49%
24-25-34-353-020	930 W 8 MILE RD	10/29/2019	\$333,000	\$113,470	\$226,940	\$199,534	\$93,474	0.35	\$578,359	\$13.28	INL	24-25-34-353-041	LAND TABLE COM	41.19%
24-25-34-452-022	229 FIELDING ST	8/6/2019	\$600,000	\$170,780	\$341,566	\$329,897	\$71,463	0.29	\$1,122,099	\$25.76	APP		LAND TABLE COM	20.92%
24-25-34-477-001	21350 WOODWARD AVE	3/13/2019	\$2,100,000	\$1,087,710	\$2,175,426	\$407,493	\$482,919	0.70	\$232,720	\$5.34	AUT	24-25-34-477-006, 24-25-34-477-007, 24-25-34-477-024, 24-25-34-477-041, 24-25-34-477-042	LAND TABLE COM	22.20%