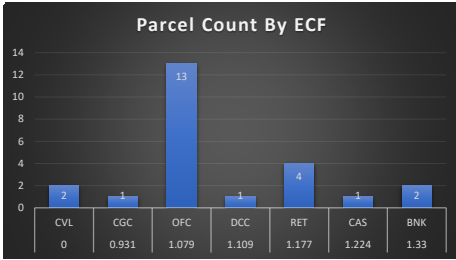


CITY OF HUNTINGTON WOODS

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	19
ECF Nbhd	RET, CAS, DCC, BNK, CVL, OFC, CGC	Sales Ratio	46.82%
Min ECF	0.931	(Land Resid.-Est. Land Value)/Est. LV	46.87%
Max ECF	0.284	Projected % Change	9.54%
Land Table LtoB	28.38%	Current Land Table LtoB	21.57%
CVT LtoB	28.38%	Projected Land Table LtoB	26.09%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$10.79	\$15.85	\$11.82
MEDIAN	\$11.13	\$16.35	\$12.19
MINIMUM	\$7.44	\$10.93	\$8.15
MAXIMUM	\$14.20	\$20.86	\$15.56



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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
04-25-18-429-041	2583 SUNNYKNOLL AVE	4/8/2019	\$495,000	\$258,950	\$517,906	\$17,082	\$39,988	0.18	\$94,900	\$2.18	COF		Land Table COM for 2013
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
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