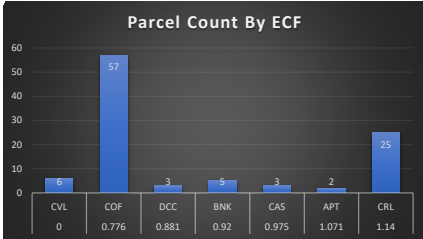


**CITY OF LATHRUP**  
**LAND FOR 2022: COM**

BSA DATABASE		SALES DATA	
Parcel Count	101	# of Sales	19
ECF Nbrhd	CRL, BNK, COF, DCC, CAS, CVL, APT	Sales Ratio	45.70%
Min ECF	0.776	(Land Resid.-Est. Land Value)/Est. LV	52.32%
Max ECF	1.140	Projected % Change	10.62%
Land Table LtoB	15.55%	Current Land Table LtoB	22.97%
CVT LtoB	15.55%	Projected Land Table LtoB	25.63%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$5.45	\$8.30	\$6.03
MEDIAN	\$5.42	\$8.26	\$6.00
MINIMUM	\$2.26	\$3.44	\$2.50
MAXIMUM	\$9.24	\$14.07	\$10.22



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
40-24-13-155-001	28000 SOUTHFIELD RD	2/28/2020	\$370,000	\$271,160	\$542,310	-\$24,666	\$147,644	0.66	-\$37,260	-\$0.86	COF		Land Table COM	27.23%
40-24-13-359-059	17500 W 11 MILE RD	3/20/2020	\$925,000	\$435,700	\$871,392	\$205,952	\$152,344	0.62	\$330,051	\$7.58	COF	40-24-13-359-060, 40-24-13-360-033	Land Table COM	17.48%
40-24-13-359-063	17550 W 11 MILE RD	2/4/2020	\$675,000	\$259,700	\$519,401	\$269,965	\$114,366	0.46	\$588,159	\$13.50	COF		Land Table COM	22.02%
40-24-14-231-007	28601 SOUTHFIELD RD	3/18/2019	\$530,000	\$169,850	\$339,692	\$228,660	\$38,352	0.14	\$1,656,957	\$38.04	CRL		Land Table COM	11.29%
40-24-14-277-018	28455 SOUTHFIELD RD	6/10/2020	\$315,800	\$102,210	\$204,413	\$180,309	\$68,922	0.25	\$727,052	\$16.69	COF		Land Table COM	33.72%
40-24-14-432-006	27777 SOUTHFIELD RD	4/17/2019	\$670,000	\$325,890	\$651,780	\$220,952	\$202,732	0.91	\$243,072	\$5.58	BNK		Land Table COM	31.10%
40-24-14-483-016	27215 SOUTHFIELD RD	8/7/2020	\$400,000	\$168,010	\$336,013	\$166,891	\$102,904	0.41	\$404,094	\$9.28	COF		Land Table COM	30.63%
40-24-14-484-007	27051 SOUTHFIELD RD	3/11/2019	\$157,000	\$78,720	\$157,441	\$29,142	\$29,583	0.10	\$297,367	\$6.83	CRL		Land Table COM	18.79%
40-24-24-152-029	26300 SOUTHFIELD RD	8/28/2019	\$1,475,000	\$355,600	\$711,209	\$891,809	\$128,018	0.57	\$1,553,674	\$35.67	CRL		Land Table COM	18.00%
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	36.16%
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	22.19%
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	10.56%
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	32.93%
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	49.68%
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	24.22%
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	33.90%
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	26.85%
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	7.72%
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	37.99%