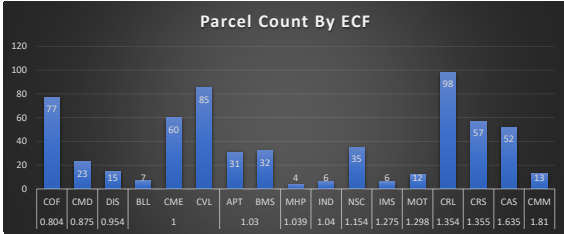


CITY OF MADISON HEIGHTS

LAND FOR 2022: 200

| BSA DATABASE | | SALES DATA | |
|-----------------|---|---------------------------------------|--------|
| Parcel Count | 613 | # of Sales | 24 |
| ECF Nbhd | CAS, CRL, CRS, DIS, NSC, BMS, CMM, APT, CVL, CME, BLL, IND, MOT, COF, IMS, CMD, MHP | Sales Ratio | 42.82% |
| Min ECF | 0.804 | (Land Resid.-Est. Land Value)/Est. LV | 62.21% |
| Max ECF | 1.810 | Projected % Change | 29.92% |
| Land Table LtoB | 23.27% | Current Land Table LtoB | 26.96% |
| CVT LtoB | 22.45% | Projected Land Table LtoB | 31.27% |

| RATE | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| AVERAGE | \$4.63 | \$7.51 | \$6.02 |
| MEDIAN | \$4.60 | \$7.46 | \$5.98 |
| MINIMUM | \$1.27 | \$2.06 | \$1.65 |
| MAXIMUM | \$9.77 | \$15.85 | \$12.69 |



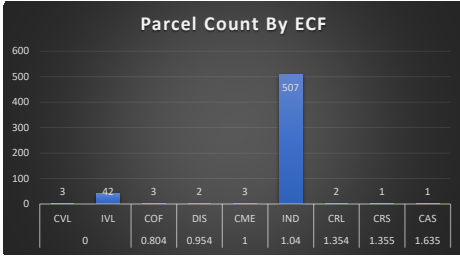
| Parcel Number | Street Address | Sale Date | Sale Price | Cur. Asmnt. | Cur. Appraisal | Land Residual | Land Value | Total Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Other Parcels in Sale | Land Table | LtoB |
|------------------|--------------------|------------|-------------|-------------|----------------|---------------|------------|-------------|--------------|--------------|----------|-----------------------|----------------|---------|
| 44-25-02-477-019 | 31431 JOHN R RD | 7/19/2019 | \$710,000 | \$401,580 | \$803,151 | \$103,505 | \$196,656 | 0.89 | \$116,955 | \$2.68 | IMS | | Land Table 200 | 24.49% |
| 44-25-11-280-032 | 30207 JOHN R RD | 10/16/2020 | \$245,000 | \$129,330 | \$258,668 | \$64,872 | \$78,540 | 0.35 | \$183,254 | \$4.21 | CAS | 44-25-11-280-018 | Land Table 200 | 30.36% |
| 44-25-11-376-002 | 1401 W GIRARD AVE | 10/25/2019 | \$510,000 | \$234,330 | \$468,650 | \$272,421 | \$231,071 | 1.04 | \$261,943 | \$6.01 | COF | | Land Table 200 | 49.31% |
| 44-25-12-102-002 | 30574 JOHN R RD | 11/9/2020 | \$80,000 | | | | | 0.15 | \$526,316 | \$12.08 | CVL | | Land Table 200 | 100.00% |
| 44-25-12-102-045 | 30460 JOHN R RD | 2/5/2019 | \$1,250,000 | \$604,580 | \$1,209,161 | \$310,119 | \$269,280 | 1.21 | \$255,874 | \$5.87 | CRS | | Land Table 200 | 22.27% |
| 44-25-12-152-005 | 29990 JOHN R RD | 11/6/2020 | \$250,000 | \$133,090 | \$266,181 | \$55,857 | \$72,038 | 0.32 | \$172,398 | \$3.96 | CAS | | Land Table 200 | 27.06% |
| 44-25-12-377-032 | 737 E 12 MILE RD | 10/30/2019 | \$155,000 | \$74,270 | \$148,533 | \$85,007 | \$78,540 | 0.35 | \$240,133 | \$5.51 | COF | | Land Table 200 | 52.88% |
| 44-25-12-378-024 | 819 E 12 MILE RD | 10/29/2020 | \$185,000 | \$66,310 | \$132,629 | \$94,395 | \$42,024 | 0.19 | \$499,444 | \$11.47 | COF | | Land Table 200 | 31.69% |
| 44-25-12-478-043 | 1845 E 12 MILE RD | 2/19/2019 | \$740,000 | \$295,130 | \$590,266 | \$320,709 | \$170,975 | 0.40 | \$797,784 | \$18.31 | CMM | | Land Table 200 | 28.97% |
| 44-25-13-101-038 | 28706 JOHN R RD | 6/26/2019 | \$475,000 | \$170,060 | \$340,129 | \$184,348 | \$49,470 | 0.22 | \$837,945 | \$19.23 | CRL | 44-25-13-106-001 | Land Table 200 | 12.71% |
| 44-25-13-103-033 | 300 E 12 MILE RD | 9/30/2020 | \$1,250,000 | \$362,840 | \$725,684 | \$658,956 | \$134,640 | 0.61 | \$1,087,386 | \$24.96 | COF | | Land Table 200 | 18.55% |
| 44-25-13-210-001 | 1190 E 12 MILE RD | 11/2/2020 | \$170,000 | \$60,470 | \$120,930 | \$88,340 | \$39,270 | 0.18 | \$499,096 | \$11.46 | COF | | Land Table 200 | 32.47% |
| 44-25-13-226-011 | 1850 E 12 MILE RD | 2/6/2019 | \$740,000 | \$185,170 | \$370,340 | \$471,081 | \$101,421 | 0.46 | \$1,030,812 | \$23.66 | CRL | | Land Table 200 | 27.39% |
| 44-25-13-226-052 | 28707 DEQUINDRE RD | 8/8/2019 | \$168,000 | \$83,190 | \$166,375 | \$37,580 | \$35,955 | 0.16 | \$231,975 | \$5.33 | CRL | | Land Table 200 | 21.61% |
| 44-25-13-226-055 | 1400 E 12 MILE RD | 2/7/2020 | \$315,000 | \$164,860 | \$329,723 | \$91,031 | \$105,754 | 0.48 | \$191,242 | \$4.39 | COF | | Land Table 200 | 32.07% |
| 44-25-13-229-052 | 28303 DEQUINDRE RD | 2/22/2019 | \$500,000 | \$291,420 | \$582,840 | \$48,944 | \$131,784 | 0.59 | \$82,536 | \$1.89 | COF | | Land Table 200 | 22.61% |
| 44-25-13-277-018 | 28277 DEQUINDRE RD | 6/25/2019 | \$420,000 | \$267,390 | \$534,777 | \$13,131 | \$127,908 | 0.58 | \$22,797 | \$0.52 | COF | | Land Table 200 | 23.92% |
| 44-25-13-279-044 | 28037 DEQUINDRE RD | 11/30/2020 | \$500,000 | \$213,260 | \$426,528 | \$178,032 | \$104,560 | 0.47 | \$377,987 | \$8.68 | CMD | | Land Table 200 | 24.51% |
| 44-25-13-351-005 | 27360 JOHN R RD | 10/31/2019 | \$400,000 | \$216,550 | \$433,092 | \$34,228 | \$67,320 | 0.30 | \$112,964 | \$2.59 | CRL | | Land Table 200 | 15.54% |
| 44-25-13-481-021 | 1849 E 11 MILE RD | 11/28/2018 | \$350,000 | \$221,250 | \$442,501 | \$82,675 | \$175,176 | 0.41 | \$200,667 | \$4.61 | CAS | | Land Table 200 | 39.59% |
| 44-25-14-202-030 | 611 W 12 MILE RD | 8/25/2020 | \$490,000 | | | | | 2.94 | \$166,894 | \$3.83 | CRS | 44-25-14-202-031 | Land Table 200 | 100.00% |
| 44-25-14-280-021 | 28107 JOHN R RD | 5/14/2019 | \$300,000 | \$145,150 | \$290,302 | \$81,098 | \$71,400 | 0.32 | \$252,642 | \$5.80 | CMD | | Land Table 200 | 24.60% |
| 44-25-23-203-001 | 623 W 11 MILE RD | 6/27/2019 | \$750,000 | \$150,690 | \$301,376 | \$561,946 | \$113,322 | 0.51 | \$1,101,855 | \$25.30 | CRS | | Land Table 200 | 37.60% |
| 44-25-24-178-056 | 26281 WOLVERINE ST | 2/1/2019 | \$380,000 | \$137,680 | \$275,368 | \$192,294 | \$87,662 | 0.71 | \$270,456 | \$6.21 | APT | | Land Table 200 | 31.83% |

CITY OF MADISON HEIGHTS

LAND FOR 2022: 300

| BSA DATABASE | | SALES DATA | |
|-----------------|---|---------------------------------------|--------|
| Parcel Count | 564 | # of Sales | 28 |
| ECF Nbhhd | IND, CVL, IVL, CME, CRS, CAS, DIS, COF, CRL | Sales Ratio | 44.19% |
| Min ECF | 0.804 | (Land Resid.-Est. Land Value)/Est. LV | 59.22% |
| Max ECF | 1.635 | Projected % Change | 26.67% |
| Land Table LtoB | 21.72% | Current Land Table LtoB | 22.22% |
| CVT LtoB | 22.45% | Projected Land Table LtoB | 25.80% |

| RATE | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| AVERAGE | \$2.76 | \$4.40 | \$3.50 |
| MEDIAN | \$2.80 | \$4.46 | \$3.55 |
| MINIMUM | \$0.75 | \$1.19 | \$0.95 |
| MAXIMUM | \$5.73 | \$9.12 | \$7.26 |



| 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 |
|------------------|------------------------|------------|-------------|-------------|----------------|---------------|------------|-------------|--------------|--------------|----------|-----------------------|--------------------|--------|
| 44-25-01-126-025 | 845 E MANDOLINE AVE | 9/11/2019 | \$900,000 | \$335,000 | \$669,998 | \$353,592 | \$123,590 | 0.87 | \$408,777 | \$9.38 | IND | | IND Land Table 300 | 18.45% |
| 44-25-01-176-018 | 32332 EDWARD AVE | 7/9/2020 | \$560,000 | \$200,110 | \$400,216 | \$258,184 | \$98,400 | 0.69 | \$374,723 | \$8.60 | IND | | IND Land Table 300 | 24.59% |
| 44-25-01-176-027 | 32384 EDWARD AVE | 10/31/2019 | \$525,000 | \$189,920 | \$379,840 | \$223,880 | \$78,720 | 0.55 | \$406,316 | \$9.33 | IND | | IND Land Table 300 | 20.72% |
| 44-25-01-177-017 | 32365 HOWARD AVE | 8/27/2020 | \$570,000 | \$217,630 | \$435,267 | \$220,341 | \$85,608 | 0.60 | \$367,848 | \$8.44 | IND | | IND Land Table 300 | 19.67% |
| 44-25-01-177-021 | 32335 HOWARD AVE | 12/13/2019 | \$800,000 | \$274,030 | \$548,057 | \$350,343 | \$98,400 | 0.69 | \$508,480 | \$11.67 | IND | | IND Land Table 300 | 17.95% |
| 44-25-01-202-022 | 32601 INDUSTRIAL DR | 10/28/2020 | \$1,455,000 | \$673,760 | \$1,347,523 | \$459,749 | \$352,272 | 2.47 | \$186,435 | \$4.28 | IND | | IND Land Table 300 | 26.14% |
| 44-25-01-202-030 | 32655 INDUSTRIAL DR | 9/25/2020 | \$2,300,000 | \$833,590 | \$1,667,177 | \$1,073,163 | \$440,340 | 3.08 | \$348,203 | \$7.99 | IND | | IND Land Table 300 | 26.41% |
| 44-25-01-226-045 | 32301 DEQUINDRE RD | 3/15/2019 | \$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 | 6/1/2020 | \$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% |
| 44-25-02-101-031 | 32475 STEPHENSON HWY | 6/26/2020 | \$1,000,000 | \$320,070 | \$640,149 | \$504,991 | \$145,140 | 1.02 | \$497,038 | \$11.41 | IND | | IND Land Table 300 | 22.67% |
| 44-25-02-101-036 | 32275 STEPHENSON HWY | 4/10/2019 | \$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 | 8/9/2019 | \$1,150,000 | \$467,070 | \$934,140 | \$400,169 | \$184,309 | 1.29 | \$310,209 | \$7.12 | IND | | IND Land Table 300 | 19.73% |
| 44-25-02-326-008 | 31695 STEPHENSON HWY | 8/3/2020 | \$925,000 | \$294,320 | \$588,637 | \$470,664 | \$134,301 | 0.94 | \$500,706 | \$11.49 | IND | | IND Land Table 300 | 22.82% |
| 44-25-02-376-004 | 31211 STEPHENSON HWY | 5/8/2020 | \$1,065,000 | \$391,660 | \$783,321 | \$446,991 | \$165,312 | 1.16 | \$386,336 | \$8.87 | IND | | IND Land Table 300 | 21.10% |
| 44-25-11-126-009 | 30391 STEPHENSON HWY | 1/29/2020 | \$760,000 | \$289,890 | \$579,779 | \$303,989 | \$123,768 | 0.87 | \$351,027 | \$8.06 | IND | | IND Land Table 300 | 21.35% |
| 44-25-11-126-024 | 30545 STEPHENSON HWY | 11/30/2018 | \$925,000 | \$316,760 | \$633,525 | \$417,125 | \$125,650 | 0.88 | \$474,545 | \$10.89 | IND | | IND Land Table 300 | 19.83% |
| 44-25-11-376-024 | 29401 STEPHENSON HWY | 12/30/2020 | \$1,410,000 | \$1,011,160 | \$2,022,329 | -\$342,291 | \$270,038 | 1.89 | -\$181,106 | -\$4.16 | IND | | IND Land Table 300 | 13.35% |
| 44-25-11-426-005 | 190 AJAX DR | 11/14/2019 | \$955,000 | \$411,890 | \$823,780 | \$328,387 | \$197,167 | 1.38 | \$237,962 | \$5.46 | IND | | IND Land Table 300 | 23.93% |
| 44-25-11-426-013 | 500 AJAX DR | 3/4/2020 | \$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 | 10/17/2019 | \$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 | 5/16/2019 | \$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 | 10/20/2020 | \$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 | 7/1/2020 | \$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 | 4/17/2019 | \$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 | 8/21/2019 | \$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 | 9/26/2019 | \$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 | 9/3/2020 | \$150,000 | \$50,560 | \$101,113 | \$69,354 | \$20,467 | 0.14 | \$484,993 | \$11.13 | IND | | IND Land Table 300 | 20.24% |
| 44-25-24-459-010 | 1451 E 10 MILE RD | 4/25/2019 | \$100,000 | \$60,590 | \$121,175 | -\$314 | \$20,861 | 0.15 | -\$2,151 | -\$0.05 | IND | | IND Land Table 300 | 17.22% |