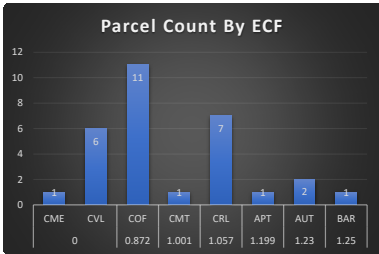


CITY OF PLEASANT RIDGE

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	15
ECF Nbhd	CVL, COF, CRL, AUT, BAR, CME, CMT, APT	Sales Ratio	47.14%
Min ECF	0.872	(Land Resid.-Est. Land Value)/Est. LV	27.93%
Max ECF	1.250	Projected % Change	5.36%
Land Table LtoB	28.80%	Current Land Table LtoB	25.26%
CVT LtoB	28.86%	Projected Land Table LtoB	30.33%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$13.28	\$16.98	\$13.99
MEDIAN	\$14.25	\$18.23	\$15.01
MINIMUM	\$8.40	\$10.75	\$8.85
MAXIMUM	\$16.20	\$20.72	\$17.07



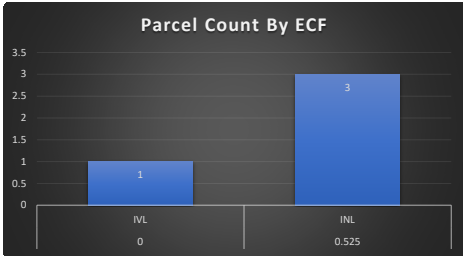
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
04-25-07-381-037	3784 12 MILE RD	6/20/2019	\$159,000	\$64,590	\$129,171	\$56,860	\$27,031	0.05	\$1,263,556	\$29.01	CRL		Land Table COM for 2013	20.93%
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	14.53%
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%
04-25-17-382-041	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	16.53%
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	37.12%
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%
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	12.25%
24-25-34-278-053	549 E MARSHALL ST	8/15/2019	\$425,000	\$199,880	\$399,750	\$114,662	\$89,412	0.33	\$347,461	\$7.98	CFH	24-25-34-278-058, 24-25-34-278-059	LAND TABLE COM	22.37%
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%
24-25-28-454-018	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%
24-25-33-126-003	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%

CITY OF PLEASANT RIDGE

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	11
ECF Nbhd	INL, IVL	Sales Ratio	46.92%
Min ECF	0.525	(Land Resid.-Est. Land Value)/Est. LV	26.12%
Max ECF	0.525	Projected % Change	0.00%
Land Table LtoB	29.04%	Current Land Table LtoB	25.17%
CVT LtoB	28.86%	Projected Land Table LtoB	30.27%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$3.64	\$4.59	\$3.64
MEDIAN	\$3.64	\$4.59	\$3.64
MINIMUM	\$3.64	\$4.59	\$3.64
MAXIMUM	\$3.64	\$4.59	\$3.64



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
04-25-17-382-048	2036 11 MILE RD	7/25/2019	\$430,000	\$124,570	\$249,135	\$239,770	\$58,905	0.35	\$677,316	\$15.55	IND		Land Table IND	23.64%
04-25-18-353-028	3966 11 MILE RD	11/26/2018	\$397,000	\$184,780	\$369,568	\$77,668	\$50,236	0.26	\$301,039	\$6.91	IND		Land Table IND	13.59%
04-25-18-454-026	3040 ELEVEN MILE	11/2/2020	\$170,000	\$84,770	\$169,531	\$43,111	\$42,642	0.22	\$196,854	\$4.52	IND		Land Table IND	25.15%
24-25-26-307-025	2300 HILTON RD	7/29/2020	\$275,000	\$179,920	\$359,835	\$74,268	\$159,103	0.44	\$169,175	\$3.88	INL		Land Table IND	44.22%
24-25-35-353-070	326 HILTON RD	11/27/2018	\$50,000	\$41,700	\$83,407	\$7,557	\$40,964	0.10	\$76,333	\$1.75	INL		Land Table IND	49.11%
28-25-25-430-001	23891 DEQUINDRE RD	1/23/2019	\$350,000	\$140,540	\$281,072	\$126,244	\$57,316	0.61	\$206,281	\$4.74	IND		Land Table IND	20.39%
28-25-35-202-041	535 W 9 MILE RD	8/27/2019	\$100,000	\$52,920	\$105,843	\$1,689	\$7,532	0.07	\$24,129	\$0.55	IND		Land Table IND	7.12%
28-25-25-131-003	926 E TEN MILE	7/9/2020	\$245,000	\$92,750	\$185,493	\$90,171	\$30,664	0.29	\$316,389	\$7.26	IND		Land Table IND	16.53%
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 30i	23.93%
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 30i	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 30i	19.05%