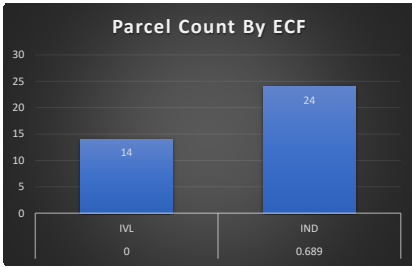


ROYAL OAK TWP

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	12
ECF Nbhd	IND, IVL	Sales Ratio	46.18%
Min ECF	0.689	(Land Resid.-Est. Land Value)/Est. LV	36.25%
Max ECF	0.689	Projected % Change	2.61%
Land Table LtoB	18.60%	Current Land Table LtoB	22.83%
CVT LtoB	17.72%	Projected Land Table LtoB	25.97%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.80	\$2.45	\$1.84
MEDIAN	\$1.95	\$2.66	\$2.00
MINIMUM	\$1.15	\$1.57	\$1.18
MAXIMUM	\$2.55	\$3.47	\$2.62



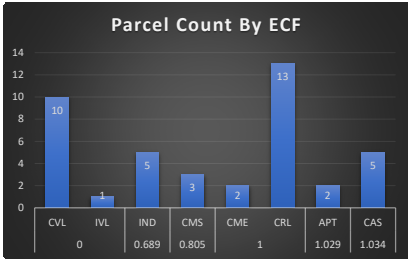
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
S -25-32-276-062	10800 GALAXIE AVE	12/15/20	\$1,150,000	\$325,700	\$651,405	\$671,282	\$172,687	2.03	\$330,193	\$7.58	IND		Land Table IND	26.51%
S -25-32-401-001	10811 NORTHEND AVE	11/13/20	\$1,550,000	\$463,430	\$926,860	\$820,121	\$196,981	2.32	\$353,653	\$8.12	IND		Land Table IND	21.25%
S -25-32-429-019	10007 NORTHEND AVE	11/12/18	\$125,000	\$48,040	\$96,082	\$47,246	\$18,328	0.17	\$286,339	\$6.57	IND		Land Table IND	19.08%
24-25-26-382-032	1489 E 9 MILE RD	3/18/2020	\$235,000	\$89,590	\$179,176	\$130,314	\$74,490	0.18	\$723,967	\$16.62	INL		Land Table IND	41.57%
24-25-35-176-005	1341 WANDA AVE	12/3/2020	\$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	7/1/2020	\$215,000	\$59,070	\$118,148	\$126,929	\$30,077	0.08	\$1,529,265	\$35.11	INL		Land Table IND	25.46%
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%
44-25-02-101-036	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%
44-25-11-376-024	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%
44-25-13-401-019	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%

ROYAL OAK TWP

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	14
ECF Nbhd	CMS, IND, CRL, CAS, CVL, CME, IVL, APT	Sales Ratio	47.64%
Min ECF	0.689	(Land Resid.-Est. Land Value)/Est. LV	8.85%
Max ECF	1.034	Projected % Change	3.17%
Land Table LtoB	17.15%	Current Land Table LtoB	25.05%
CVT LtoB	17.72%	Projected Land Table LtoB	28.13%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$2.80	\$3.05	\$2.89
MEDIAN	\$2.40	\$2.61	\$2.48
MINIMUM	\$0.63	\$0.69	\$0.65
MAXIMUM	\$7.75	\$8.44	\$8.00



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
24-25-27-228-036	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		LAND TABLE COM	35.33%
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%
24-25-28-454-018	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%
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%
24-25-34-126-003	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%
24-25-34-278-053	549 E MARSHALL ST	8/15/2019	\$425,000	\$199,880	\$399,750	\$114,662	\$89,412	0.16	\$347,461	\$7.98	CFH	15-34-278-058, 24-25-34-278	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%
S-25-33-329-035	21361 MITCHELLEDALE AVE	01/23/19	\$150,000	\$61,020	\$232,469	(\$38,038)	\$44,431	0.40	(\$95,095)	(\$2.18)	APT		Land Table COM	19.11%