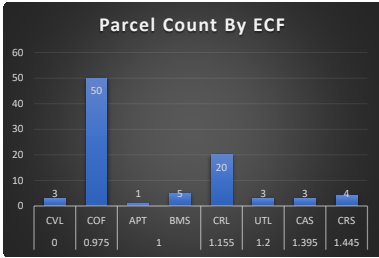


**BEVERLY HILLS/BINGHAM/FRANKLIN**

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	89	# of Sales	13
ECF Nbhd	COF, CRL, CRS, CAS, CVL, BMS, APT, UTL	Sales Ratio	47.45%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	21.83%
Max ECF	1.445	Projected % Change	6.41%
Land Table LtoB	15.36%	Current Land Table LtoB	24.59%
CVT LtoB	15.36%	Projected Land Table LtoB	27.34%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$4.81	\$5.86	\$5.12
MEDIAN	\$5.01	\$6.10	\$5.33
MINIMUM	\$0.48	\$0.58	\$0.51
MAXIMUM	\$10.87	\$13.24	\$11.57



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
TF-24-07-151-010		12/26/18	\$110,000					1.23	\$89,431	\$2.05	CVL		Land Table COM	100.00%
TF-24-06-205-013	32611 FRANKLIN RD	03/06/18	\$165,000	\$67,910	\$135,824	\$102,386	\$73,210	0.38	\$272,303	\$6.25	CRL		Land Table COM	53.90%
TH-24-02-427-007	31645 SOUTHFIELD RD	04/20/18	\$400,000	\$185,190	\$370,389	\$109,570	\$79,959	0.26	\$421,423	\$9.67	CRL		Land Table COM	21.59%
TB-24-08-226-025	30900 TELEGRAPH RD	01/29/19	\$680,000					0.56	\$1,214,286	\$27.88	CVL		Land Table COM	100.00%
TH-24-01-477-011	31119 GREENFIELD RD	01/23/20	\$900,000	\$240,550	\$481,104	\$556,317	\$137,421	1.19	\$469,070	\$10.77	CRL		Land Table COM	28.56%
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%
40-24-14-432-006	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%
20-23-26-351-002	22856 ORCHARD LAKE RD	12/1/2020	\$200,000	\$108,190	\$216,372	\$26,062	\$42,434	0.16	\$158,915	\$3.65	CRL		Land Table COM	19.61%
20-23-26-356-002	31235 GRAND RIVER AVE	12/27/2019	\$372,000	\$251,890	\$503,761	-\$27,832	\$103,929	0.48	-\$57,743	-\$1.33	CRL	20-23-26-356-003	Land Table COM	20.63%
20-23-27-476-008	31691 GRAND RIVER AVE	1/31/2019	\$538,000	\$285,450	\$570,905	\$84,620	\$117,525	0.57	\$148,979	\$3.42	CRL		Land Table COM	20.59%