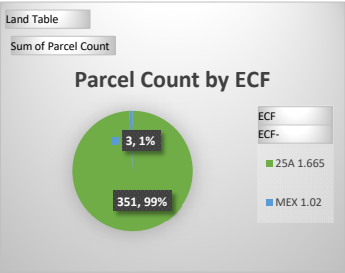


City of Birmingham
Land Table 25A

BSA DATABASE		SALES DATA	
Parcel Count	354	# of Sales	30
ECF Nbdh	25A, MEX	Sales Ratio	46.75%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	20.09%
Max ECF	1.665	% Change	10.00%
Land Table LtoB	44.89%	Projected Land Table LtoB	49.38%
CVT LtoB	45.18%	Sales Sample Size	8.47%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,289,343	\$1,548,409	\$1,418,277
MINIMUM	\$10,580	\$12,706	\$11,638
MAXIMUM	\$1,731,953	\$2,079,953	\$1,905,148

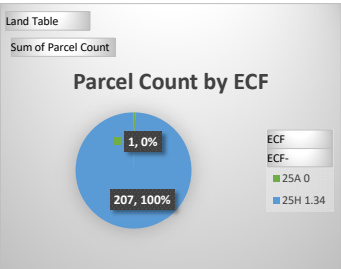
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-26-427-011	568 LAKESIDE RD	12/21/23	\$1,525,000				0.30	\$4,359,353		Land Table 25A	80.18%
08-19-25-353-024	395 GREENWOOD BLVD	12/09/22	\$690,000				0.22	\$3,209,302		Land Table 25A	100.00%
08-19-25-327-022	600 ATEN CT	05/17/22	\$615,000				0.16	\$3,773,006		Land Table 25A	63.24%
08-19-25-151-037	692 OAK AVE	05/27/22	\$700,000				0.32			Land Table 25A	#DIV/0!
08-19-26-427-030	591 LAKEVIEW AVE	09/13/23	\$2,060,000	\$1,357,853	\$1,256,967	\$554,820	0.19	\$6,650,619		Land Table 25A	40.86%
08-19-26-478-011	320 LAKESIDE RD	04/29/22	\$1,832,500	\$1,369,720	\$1,157,832	\$695,052	0.22	\$5,335,631		Land Table 25A	50.74%
08-19-25-327-053	575 VINEWOOD AVE	04/29/22	\$1,800,000	\$1,379,826	\$881,023	\$460,849	0.14	\$6,204,387		Land Table 25A	33.40%
08-19-25-376-023	460 BONNIE BRIER AVE	12/14/22	\$1,250,000	\$995,604	\$756,119	\$501,723	0.15	\$4,909,864		Land Table 25A	50.39%
08-19-25-351-001	895 HARMON AVE	11/06/23	\$1,900,000	\$1,551,444	\$948,125	\$599,569	0.20	\$4,862,179		Land Table 25A	38.65%
08-19-25-304-023	830 HARMON AVE	10/24/23	\$2,000,000	\$1,711,446	\$906,943	\$618,389	0.20	\$4,534,715		Land Table 25A	36.13%
08-19-25-327-014	495 VINEWOOD AVE	08/31/22	\$3,950,000	\$3,424,707	\$1,333,531	\$808,238	0.31	\$4,343,749		Land Table 25A	23.60%
08-19-25-303-002	679 OAK AVE	03/31/22	\$850,000	\$750,716	\$542,509	\$443,225	0.15	\$3,641,000		Land Table 25A	59.04%
08-19-25-353-023	407 GREENWOOD BLVD	12/11/23	\$3,320,000	\$2,984,491	\$926,160	\$590,651	0.22	\$4,307,721		Land Table 25A	19.79%
08-19-25-304-004	855 VINEWOOD AVE	11/07/23	\$830,000	\$756,243	\$561,389	\$487,632	0.16	\$3,530,748		Land Table 25A	64.48%
08-19-25-301-007	888 VINEWOOD AVE	11/17/22	\$3,500,000	\$3,233,777	\$929,160	\$662,937	0.21	\$4,532,488		Land Table 25A	20.50%
08-19-25-355-001	388 GREENWOOD BLVD	02/24/23	\$2,175,000	\$2,012,073	\$731,190	\$568,263	0.19	\$3,868,730		Land Table 25A	28.24%
08-19-25-351-008	375 BALDWIN RD	10/02/23	\$2,550,000	\$2,417,045	\$705,971	\$573,016	0.20	\$3,494,906		Land Table 25A	23.71%
08-19-25-151-023	672 BLOOMFIELD CT	04/07/22	\$1,250,000	\$1,193,178	\$537,058	\$480,236	0.14	\$3,782,099		Land Table 25A	40.25%
08-19-25-151-033	623 BLOOMFIELD CT	03/03/23	\$867,500	\$842,854	\$572,047	\$547,401	0.17	\$3,325,855		Land Table 25A	64.95%
08-19-25-151-024	656 BLOOMFIELD CT	12/21/22	\$750,000	\$756,883	\$485,002	\$491,885	0.15	\$3,255,047		Land Table 25A	64.99%
08-19-25-303-009	780 GREENWOOD BLVD	07/28/23	\$2,700,000	\$2,735,477	\$537,539	\$573,016	0.20	\$2,661,084		Land Table 25A	20.95%
08-19-25-353-011	376 BALDWIN RD	06/15/23	\$2,599,900	\$2,643,502	\$606,114	\$649,716	0.24	\$2,568,280		Land Table 25A	24.58%
08-19-25-301-004	790 LAKEVIEW AVE	10/11/22	\$2,100,884	\$2,142,375	\$460,734	\$502,225	0.16	\$2,972,477		Land Table 25A	23.44%
08-19-25-304-036	631 GREENWOOD BLVD	08/19/22	\$925,000	\$988,356	\$480,649	\$544,005	0.18	\$2,640,929		Land Table 25A	55.04%
08-19-25-353-050	775 RANDALL CT	03/31/22	\$1,685,500	\$1,843,223	\$605,273	\$762,996	0.27	\$2,266,940		Land Table 25A	41.39%
08-19-36-102-004	110 BALDWIN RD	10/24/23	\$730,000	\$830,549	\$460,698	\$561,247	0.18	\$2,517,475		Land Table 25A	67.58%
08-19-26-478-012	440 LAKESIDE RD	07/14/22	\$1,350,000	\$1,557,906	\$807,180	\$1,015,086	0.47	\$1,735,871		Land Table 25A	65.16%
08-19-25-351-002	855 HARMON AVE	07/01/22	\$1,799,000	\$2,084,394	\$395,217	\$680,611	0.22	\$1,780,257		Land Table 25A	32.65%
08-19-25-353-015	338 BALDWIN RD	02/18/22	\$1,356,000	\$1,571,249	\$324,659	\$539,908	0.14	\$2,270,343		Land Table 25A	34.36%
08-19-25-151-141	648 BLOOMFIELD CT	12/08/23	\$960,000				0.16	\$1,141,687		Land Table 25A	39.93%

City of Birmingham

Land Table 25H

BSA DATABASE		SALES DATA	
Parcel Count	208	# of Sales	10
ECF Nbrhd	25A, 25H	Sales Ratio	48.19%
Min ECF	0.825	(Land Resid.-Est. Land Value)/Est. LV	9.40%
Max ECF	1.340	% Change	4.70%
Land Table LtoB	47.99%	Projected Land Table LtoB	50.24%
CVT LtoB	45.18%	Sales Sample Size	4.81%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$505,825	\$553,369	\$529,599
MINIMUM	\$392,451	\$429,339	\$410,896
MAXIMUM	\$616,028	\$673,930	\$644,981

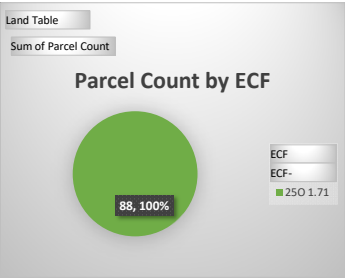
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-25-257-005	322 WIMBLETON DR	05/27/22	\$705,000	\$560,833	\$536,618	\$392,451	0.19	\$2,900,638		Land Table 25H	69.98%
08-19-25-280-030	939 POPPLETON AVE	05/31/23	\$1,865,000	\$1,679,308	\$604,305	\$418,613	0.16	\$3,776,906		Land Table 25H	24.93%
08-19-25-253-006	498 ABBEY RD	05/12/22	\$835,000	\$754,088	\$499,525	\$418,613	0.21	\$2,367,417		Land Table 25H	55.51%
08-19-25-177-025	175 WIMBLETON DR	07/28/23	\$625,000	\$578,210	\$465,403	\$418,613	0.34	\$1,360,827		Land Table 25H	72.40%
08-19-25-257-004	282 WIMBLETON DR	05/02/22	\$655,000	\$616,086	\$431,365	\$392,451	0.19	\$2,331,703		Land Table 25H	63.70%
08-19-25-281-041	1005 WIMBLETON DR	04/18/22	\$1,725,000	\$1,635,692	\$481,759	\$392,451	0.19	\$2,590,102		Land Table 25H	23.99%
08-19-25-280-027	733 WIMBLETON DR	01/18/22	\$1,750,000	\$1,738,538	\$430,075	\$418,613	0.19	\$2,263,553		Land Table 25H	24.08%
08-19-25-277-008	1033 PUTNEY DR	07/11/23	\$799,000	\$844,431	\$442,901	\$488,332	0.30	\$1,481,274		Land Table 25H	57.83%
08-19-25-282-013	1038 WIMBLETON DR	03/14/23	\$485,000	\$520,492	\$356,959	\$392,451	0.17	\$2,051,489		Land Table 25H	75.40%
08-19-25-276-023	699 ABBEY RD	10/31/23	\$1,340,000	\$1,466,137	\$292,476	\$418,613	0.21	\$1,399,407		Land Table 25H	28.55%

City of Birmingham

Land Table 250

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	10
ECF Nbhd	250	Sales Ratio	47.01%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	22.91%
Max ECF	1.710	% Change	11.50%
Land Table LtoB	43.45%	Projected Land Table LtoB	48.44%
CVT LtoB	45.18%	Sales Sample Size	11.36%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$536,351	\$659,209	\$598,031
MINIMUM	\$402,263	\$494,407	\$448,523
MAXIMUM	\$686,895	\$844,238	\$765,888

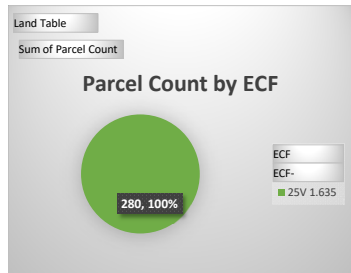
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-25-452-012	455 PARK ST	04/05/22	\$600,000				0.14			Land Table 250	28.59%
08-19-25-452-024	330 FERNDAL AVE	04/01/22	\$2,210,000	\$1,902,510	\$762,169	\$454,679	0.14	\$5,522,964		Land Table 250	23.90%
08-19-25-451-003	528 PARK ST	09/22/23	\$1,790,000	\$1,557,944	\$634,319	\$402,263	0.13	\$4,733,724		Land Table 250	25.82%
08-19-25-379-012	359 FERNDAL AVE	06/23/23	\$1,700,000	\$1,492,165	\$617,046	\$409,211	0.14	\$4,471,348		Land Table 250	27.42%
08-19-25-329-007	675 PARK ST	08/08/23	\$2,700,000	\$2,516,198	\$689,137	\$505,335	0.21	\$3,235,385		Land Table 250	20.08%
08-19-25-331-011	273 EUCLID AVE	11/16/23	\$4,400,000	\$4,159,242	\$876,117	\$635,359	0.23	\$3,809,204		Land Table 250	15.28%
08-19-25-452-025	300 FERNDAL AVE	09/16/22	\$862,000	\$845,579	\$402,898	\$386,477	0.17	\$2,342,430		Land Table 250	45.71%
08-19-25-328-049	598 PARK ST	03/22/22	\$600,000	\$623,471	\$481,864	\$505,335	0.15	\$3,233,987		Land Table 250	81.05%
08-19-25-451-028	436 PARK ST	04/20/22	\$460,000	\$485,264	\$376,999	\$402,263	0.17	\$2,230,763		Land Table 250	82.90%
08-19-25-451-029	520 PARK ST	01/07/22	\$1,010,000	\$1,209,737	\$202,526	\$402,263	0.14	\$1,446,614		Land Table 250	33.25%

City of Birmingham

Land Table 25V

BSA DATABASE		SALES DATA	
Parcel Count	280	# of Sales	27
ECF Nbnhd	25V	Sales Ratio	45.54%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	18.12%
Max ECF	1.635	% Change	9.00%
Land Table LtoB	56.17%	Projected Land Table LtoB	61.23%
CVT LtoB	45.18%	Sales Sample Size	9.64%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

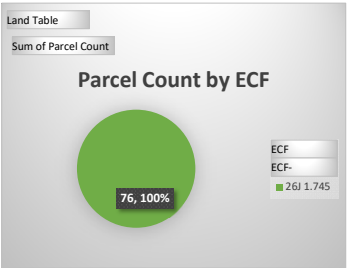


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$506,468	\$598,231	\$552,050
MINIMUM	\$374,147	\$441,936	\$407,820
MAXIMUM	\$638,788	\$754,526	\$696,279

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-25-476-002	684 MADISON AVE	09/25/23	\$599,000				0.25	\$1,873,307		Land Table 25V	80.15%
08-19-25-403-016	775 KENNESAW AVE	12/22/23	\$572,000				0.23	\$1,877,750		Land Table 25V	78.33%
08-19-25-458-006	592 MADISON AVE	08/14/23	\$875,000	\$707,497	\$600,969	\$433,466	0.17	\$3,598,617		Land Table 25V	61.27%
08-19-25-428-008	815 RIVENOAK AVE	08/11/23	\$1,375,000	\$1,126,249	\$714,153	\$465,402	0.23	\$3,174,013		Land Table 25V	41.32%
08-19-25-428-001	812 KENNESAW AVE	09/15/23	\$1,486,000	\$1,218,424	\$847,957	\$580,381	0.34	\$2,516,193		Land Table 25V	47.63%
08-19-25-480-003	708 OAKLAND AVE	05/26/23	\$825,000	\$681,436	\$549,647	\$406,083	0.16	\$3,546,110		Land Table 25V	59.59%
08-19-25-402-006	683 MOHEGAN AVE	02/24/22	\$1,182,500	\$991,940	\$683,339	\$492,779	0.25	\$2,766,555		Land Table 25V	49.68%
08-19-25-485-006	1019 KNOX AVE	10/27/23	\$635,000	\$534,652	\$490,467	\$390,119	0.14	\$3,429,839		Land Table 25V	72.97%
08-19-25-405-004	584 RIVENOAK AVE	06/01/22	\$1,135,000	\$963,967	\$604,499	\$433,466	0.17	\$3,514,529		Land Table 25V	44.97%
08-19-25-431-007	855 MADISON AVE	11/07/23	\$842,000	\$720,404	\$555,062	\$433,466	0.17	\$3,190,011		Land Table 25V	60.17%
08-19-25-426-012	1063 MOHEGAN AVE	07/06/23	\$691,000	\$594,832	\$561,570	\$465,402	0.25	\$2,264,395		Land Table 25V	78.24%
08-19-25-481-018	987 RIDGEDALE AVE	07/25/23	\$690,000	\$603,219	\$520,247	\$433,466	0.17	\$3,115,251		Land Table 25V	71.86%
08-19-25-404-006	644 KENNESAW AVE	04/05/22	\$835,000	\$740,016	\$560,386	\$465,402	0.23	\$2,490,604		Land Table 25V	62.89%
08-19-25-427-006	946 MOHEGAN AVE	02/10/22	\$755,000	\$676,514	\$571,265	\$492,779	0.24	\$2,341,250		Land Table 25V	72.84%
08-19-25-433-003	1088 RIVENOAK AVE	03/23/22	\$760,000	\$681,540	\$520,593	\$442,133	0.26	\$2,025,654		Land Table 25V	64.87%
08-19-25-426-002	833 MOHEGAN AVE	03/22/23	\$1,325,000	\$1,235,259	\$555,143	\$465,402	0.24	\$2,293,979		Land Table 25V	37.68%
08-19-25-426-007	951 MOHEGAN AVE	04/20/22	\$1,080,000	\$1,018,017	\$527,385	\$465,402	0.25	\$2,076,319		Land Table 25V	45.72%
08-19-25-486-002	836 KNOX AVE	04/17/23	\$695,000	\$660,075	\$403,371	\$368,446	0.22	\$1,833,505		Land Table 25V	55.82%
08-19-25-430-007	655 MADISON AVE	05/01/23	\$915,000	\$891,676	\$456,790	\$433,466	0.17	\$2,735,269		Land Table 25V	48.61%
08-19-25-401-003	492 RIVENOAK AVE	05/20/22	\$765,000	\$760,534	\$437,932	\$433,466	0.17	\$2,576,071		Land Table 25V	56.99%
08-19-25-431-002	840 RIVENOAK AVE	03/04/22	\$780,000	\$775,757	\$469,645	\$465,402	0.21	\$2,247,105		Land Table 25V	59.99%
08-19-25-430-002	680 RIVENOAK AVE	12/20/22	\$717,000	\$715,275	\$467,127	\$465,402	0.21	\$2,235,057		Land Table 25V	65.07%
08-19-25-430-003	734 RIVENOAK AVE	06/15/23	\$940,000	\$940,283	\$465,119	\$465,402	0.21	\$2,225,450		Land Table 25V	49.50%
08-19-25-484-003	860 RIDGEDALE AVE	03/03/23	\$685,000	\$690,525	\$427,941	\$433,466	0.17	\$2,562,521		Land Table 25V	62.77%
08-19-25-427-021	1011 KENNESAW AVE	04/28/22	\$1,475,000	\$1,526,126	\$441,653	\$492,779	0.24	\$1,810,053		Land Table 25V	32.29%
08-19-25-403-013	647 KENNESAW AVE	11/22/22	\$630,000	\$666,493	\$428,909	\$465,402	0.23	\$1,906,262		Land Table 25V	69.83%
08-19-25-458-002	480 MADISON AVE	05/25/22	\$385,000				0.17	\$1,706,796		Land Table 25V	81.26%

BSA DATABASE		SALES DATA	
Parcel Count	76	# of Sales	3
ECF Nbhd	26I	Sales Ratio	54.81%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	4.78%
Max ECF	1.745	% Change	5.00%
Land Table LtoB	39.64%	Projected Land Table LtoB	41.63%
CVT LtoB	45.18%	Sales Sample Size	3.95%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$884,634	\$926,949	\$928,866
MINIMUM	\$0	\$0	\$0
MAXIMUM	\$1,680,803	\$1,761,202	\$1,764,843

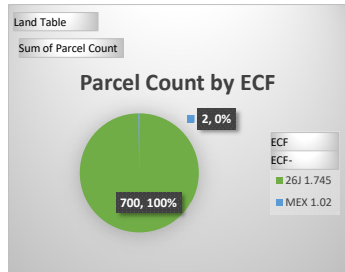
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-26-126-020	1573 CHESTERFIELD AVE	05/04/23	\$500,000				0.54	\$925,926		Land Table 26I	#DIV/0!
08-19-26-227-001	1578 LAKESIDE RD	09/26/22	\$740,000	\$811,161	\$521,580	\$592,741	0.61	\$859,275		Land Table 26I	73.07%
08-19-26-126-022	1525 CHESTERFIELD AVE	07/31/23	\$800,000		\$800,000	\$668,509	0.51	\$1,568,627		Land Table 26I	61.64%

City of Birmingham

Land Table 26J

BSA DATABASE		SALES DATA	
Parcel Count	702	# of Sales	60
ECF Nbrhd	26J, MEX	Sales Ratio	47.17%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	16.54%
Max ECF	1.745	% Change	12.40%
Land Table LtoB	46.28%	Projected Land Table LtoB	52.02%
CVT LtoB	45.18%	Sales Sample Size	8.55%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$8,409	\$9,799	\$9,452
MINIMUM	\$6,951	\$8,101	\$7,813
MAXIMUM	\$9,954	\$11,600	\$11,188

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-26-426-006	746 PURITAN AVE	12/13/22	\$1,349,000				0.37	\$3,606,952		Land Table 26J	100.00%
08-19-26-206-006	1268 SUFFIELD AVE	10/04/22	\$725,000				0.25	\$2,923,387		Land Table 26J	96.70%
08-19-26-451-015	477 FAIRFAX AVE	06/15/23	\$815,000				0.30	\$2,336,373		Land Table 26J	85.83%
08-19-26-207-019	1183 PURITAN AVE	07/14/23	\$900,000				0.33	\$1,652,320		Land Table 26J	65.76%
08-19-26-228-006	1256 PURITAN AVE	08/10/23	\$755,000				0.30	\$1,567,736		Land Table 26J	69.83%
08-19-26-229-020	1192 LAKE PARK DR	02/28/22	\$800,000				0.28			Land Table 26J	#DIV/0!
08-19-26-130-015	1115 BROOKWOOD ST	04/29/22	\$840,000				0.36			Land Table 26J	#DIV/0!
08-19-26-204-002	1370 CHESTERFIELD AVE	05/04/23	\$1,600,000	\$1,122,441	\$1,168,792	\$691,233	0.40	\$2,951,495		Land Table 26J	61.58%
08-19-26-205-006	1222 FAIRFAX AVE	06/30/23	\$2,725,000	\$2,022,621	\$1,299,269	\$596,890	0.26	\$5,055,521		Land Table 26J	29.51%
08-19-26-253-006	998 SUFFIELD AVE	09/05/23	\$1,151,520	\$871,518	\$808,032	\$528,030	0.23	\$3,513,183		Land Table 26J	60.59%
08-19-26-403-036	722 SUFFIELD AVE	09/05/23	\$3,375,000	\$2,572,982	\$2,129,111	\$1,327,093	0.28	\$3,836,236	08-19-26-403-037	Land Table 26J	51.58%
08-19-26-252-005	1010 FAIRFAX AVE	07/14/23	\$1,700,000	\$1,304,060	\$1,114,046	\$718,106	0.37	\$3,052,181		Land Table 26J	55.07%
08-19-26-402-015	889 SUFFIELD AVE	05/18/22	\$967,500	\$761,465	\$770,277	\$564,242	0.28	\$2,721,827		Land Table 26J	74.10%
08-19-26-452-014	483 SUFFIELD AVE	01/10/22	\$1,075,000	\$865,495	\$814,588	\$605,083	0.27	\$3,016,993		Land Table 26J	69.91%
08-19-26-404-024	639 PURITAN AVE	04/29/22	\$1,225,000	\$1,014,534	\$990,231	\$779,765	0.32	\$3,143,590		Land Table 26J	76.86%
08-19-26-176-002	1065 WESTWOOD DR	08/16/22	\$1,410,500	\$1,174,074	\$926,498	\$690,072	0.29	\$3,228,216		Land Table 26J	58.78%
08-19-26-228-021	1141 LAKE PARK LN	03/07/22	\$1,350,000	\$1,130,900	\$885,757	\$666,657	0.32	\$2,759,368		Land Table 26J	58.95%
08-19-26-426-003	820 PURITAN AVE	05/23/22	\$2,675,000	\$2,254,645	\$1,387,147	\$966,792	0.48	\$2,866,006		Land Table 26J	42.88%
08-19-26-229-010	1100 LAKE PARK DR	03/31/23	\$2,200,000	\$1,859,482	\$832,633	\$492,115	0.22	\$3,837,018		Land Table 26J	26.47%
08-19-26-252-015	1045 SUFFIELD AVE	07/05/22	\$1,241,500	\$1,070,633	\$681,794	\$510,927	0.22	\$3,171,135		Land Table 26J	47.72%
08-19-26-253-018	937 PILGRIM AVE	09/22/23	\$2,200,000	\$1,919,460	\$1,025,560	\$745,020	0.39	\$2,636,401		Land Table 26J	38.81%
08-19-26-254-019	925 PURITAN AVE	01/05/23	\$1,912,500	\$1,669,592	\$891,861	\$648,953	0.30	\$2,933,753		Land Table 26J	38.87%
08-19-26-401-019	767 FAIRFAX AVE	10/23/23	\$1,315,000	\$1,163,397	\$877,404	\$725,801	0.39	\$2,278,971		Land Table 26J	62.39%
08-19-26-252-014	1075 SUFFIELD AVE	09/28/23	\$1,104,000	\$1,001,516	\$614,154	\$511,670	0.22	\$2,843,306		Land Table 26J	51.09%
08-19-26-254-002	1068 PILGRIM AVE	02/28/22	\$2,230,000	\$2,035,595	\$853,518	\$659,113	0.31	\$2,726,895		Land Table 26J	32.38%
08-19-26-230-016	1313 LAKESIDE RD	08/11/23	\$4,251,000	\$3,896,041	\$925,735	\$570,776	0.33	\$2,796,782		Land Table 26J	14.65%
08-19-26-230-032	1234 WILLOW LN	04/10/23	\$4,250,000	\$3,910,036	\$1,032,579	\$692,615	0.34	\$3,036,997		Land Table 26J	17.71%
08-19-26-426-018	795 LAKE PARK DR	02/28/22	\$4,000,000	\$3,682,386	\$1,443,538	\$1,125,924	0.55	\$2,648,694		Land Table 26J	30.58%
08-19-26-276-023	962 PURITAN AVE	04/18/23	\$1,625,000	\$1,501,633	\$1,003,970	\$880,603	0.53	\$1,894,283		Land Table 26J	58.64%
08-19-26-401-022	685 FAIRFAX AVE	10/20/23	\$3,999,999	\$3,696,984	\$998,554	\$695,539	0.35	\$2,861,186		Land Table 26J	18.81%
08-19-26-179-033	1890 OAK AVE	09/01/22	\$1,550,000	\$1,442,191	\$607,539	\$499,730	0.25	\$2,459,672		Land Table 26J	34.65%
08-19-26-179-057	952 BROOKWOOD ST	11/07/22	\$2,320,000	\$2,169,429	\$1,122,443	\$971,872	0.50	\$2,244,886		Land Table 26J	44.80%
08-19-26-403-006	746 SUFFIELD AVE	09/08/23	\$1,125,000	\$1,056,598	\$691,339	\$622,937	0.28	\$2,486,831		Land Table 26J	58.96%
08-19-26-230-031	1242 WILLOW LN	02/28/23	\$3,850,000	\$3,633,775	\$838,859	\$622,634	0.28	\$3,006,663		Land Table 26J	17.13%
08-19-26-179-004	998 BROOKWOOD ST	08/29/22	\$1,400,000	\$1,323,443	\$788,073	\$711,516	0.30	\$2,618,183		Land Table 26J	53.76%
08-19-26-426-019	779 LAKE PARK DR	11/10/22	\$3,770,000	\$3,567,937	\$1,303,725	\$1,101,662	0.52	\$2,497,557		Land Table 26J	30.88%
08-19-26-251-008	908 CHESTERFIELD AVE	09/07/23	\$1,495,000	\$1,421,689	\$679,734	\$606,423	0.36	\$1,872,545		Land Table 26J	42.66%
08-19-26-178-023	921 BROOKWOOD ST	07/21/22	\$1,950,000	\$1,864,848	\$634,370	\$549,218	0.24	\$2,599,877		Land Table 26J	29.45%
08-19-26-207-002	1370 PILGRIM AVE	05/04/23	\$1,860,000	\$1,781,662	\$716,440	\$638,102	0.29	\$2,436,871		Land Table 26J	35.81%
08-19-26-254-003	1056 PILGRIM AVE	08/15/22	\$1,100,000	\$1,054,844	\$701,285	\$656,129	0.31	\$2,254,936		Land Table 26J	62.20%

City of Birmingham

Land Table 26J

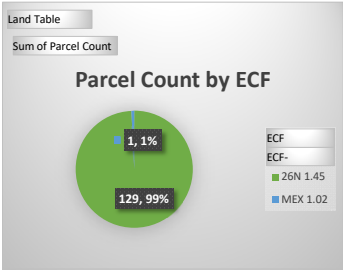
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-26-253-010	1093 PILGRIM AVE	01/05/22	\$1,102,500	\$1,057,918	\$631,668	\$587,086	0.25	\$2,536,819		Land Table 26J	55.49%
08-19-26-207-001	1394 PILGRIM AVE	03/21/23	\$2,170,000	\$2,123,880	\$710,783	\$664,663	0.31	\$2,322,820		Land Table 26J	31.29%
08-19-26-177-006	956 WESTWOOD DR	07/25/22	\$2,900,000	\$2,839,424	\$854,555	\$793,979	0.35	\$2,462,695		Land Table 26J	27.96%
08-19-26-279-026	970 OAK AVE	10/17/23	\$930,500	\$918,135	\$574,518	\$562,153	0.27	\$2,167,992		Land Table 26J	61.23%
08-19-26-404-010	632 PILGRIM AVE	03/30/23	\$1,645,000	\$1,641,656	\$629,193	\$625,849	0.24	\$2,654,823		Land Table 26J	38.12%
08-19-26-401-005	720 CHESTERFIELD AVE	03/01/23	\$1,475,000	\$1,502,761	\$509,579	\$537,340	0.27	\$1,859,777		Land Table 26J	35.76%
08-19-26-402-019	763 SUFFIELD AVE	02/19/23	\$1,776,730	\$1,813,817	\$575,424	\$612,511	0.27	\$2,107,780		Land Table 26J	33.77%
08-19-26-204-019	1129 FAIRFAX AVE	10/12/23	\$1,500,000	\$1,562,128	\$510,812	\$572,940	0.25	\$2,068,065		Land Table 26J	36.68%
08-19-26-277-007	1016 LAKE PARK DR	04/20/22	\$2,400,000	\$2,501,573	\$603,695	\$705,268	0.34	\$1,796,711		Land Table 26J	28.19%
08-19-26-206-004	1320 SUFFIELD AVE	07/25/23	\$2,700,000	\$2,826,568	\$459,566	\$586,134	0.25	\$1,853,089		Land Table 26J	20.74%
08-19-26-130-017	1202 LYONHURST RD	07/07/22	\$2,300,000	\$2,450,887	\$353,843	\$504,730	0.21	\$1,684,967		Land Table 26J	20.59%
08-19-26-205-014	1291 SUFFIELD AVE	01/14/22	\$2,325,000	\$2,512,507	\$409,383	\$596,890	0.26	\$1,592,930		Land Table 26J	23.76%
08-19-26-130-018	1168 LYONHURST RD	04/14/22	\$2,275,000	\$2,465,226	\$314,311	\$504,537	0.21	\$1,496,719		Land Table 26J	20.47%
08-19-26-477-021	220 LAKE PARK DR	03/15/22	\$4,300,000	\$4,737,288	\$766,943	\$1,204,231	0.48	\$1,597,798		Land Table 26J	25.42%
08-19-26-206-013	1363 PILGRIM AVE	10/30/23	\$1,750,000	\$1,928,572	\$438,961	\$617,533	0.27	\$1,602,047		Land Table 26J	32.02%
08-19-26-452-001	476 FAIRFAX AVE	05/25/23	\$925,000	\$1,019,826	\$535,440	\$630,266	0.29	\$1,865,645		Land Table 26J	61.80%
08-19-26-279-009	1152 LAKESIDE RD	06/21/22	\$845,000	\$950,640	\$518,415	\$624,055	0.32	\$1,615,000		Land Table 26J	65.65%
08-19-26-130-012	1215 BROOKWOOD ST	05/01/23	\$1,050,000	\$1,187,347	\$620,808	\$758,155	0.32	\$1,946,107		Land Table 26J	63.85%
08-19-26-179-031	920 N GLENHURST DR	07/18/22	\$800,000	\$905,866	\$444,786	\$550,652	0.27	\$1,641,277		Land Table 26J	60.79%
08-19-26-179-050	1881 KENWOOD CT	04/26/22	\$1,875,000	\$2,218,005	\$726,758	\$1,069,763	0.46	\$1,590,280		Land Table 26J	48.23%

City of Birmingham

Land Table 26N

BSA DATABASE		SALES DATA	
Parcel Count	130	# of Sales	9
ECF Nbhd	26N, MEX	Sales Ratio	45.82%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	22.59%
Max ECF	1.450	% Change	5.70%
Land Table LtoB	55.03%	Projected Land Table LtoB	58.17%
CVT LtoB	45.18%	Sales Sample Size	6.92%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$634,921	\$778,364	\$671,111
MINIMUM	\$358,868	\$439,945	\$379,323
MAXIMUM	\$920,173	\$1,128,062	\$972,623

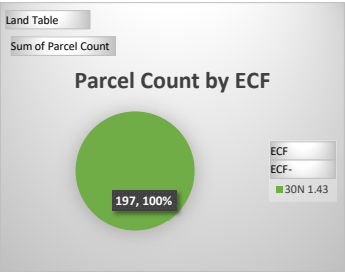
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-26-378-022	345 KIMBERLEY RD	10/19/23	\$485,000				0.15	\$2,439,610		Land Table 26N	79.12%
08-19-26-327-007	638 WESTWOOD DR	12/04/23	\$1,125,000	\$834,373	\$784,054	\$493,427	0.22	\$3,547,756		Land Table 26N	59.14%
08-19-26-330-025	1832 WINTHROP LN	05/26/23	\$2,100,000	\$1,588,596	\$925,483	\$414,079	0.14	\$6,426,965		Land Table 26N	26.07%
08-19-26-328-006	634 N GLENHURST DR	07/06/23	\$2,375,000	\$2,258,826	\$609,601	\$493,427	0.23	\$2,662,013		Land Table 26N	21.84%
08-19-26-327-027	660 WESTWOOD DR	11/11/22	\$1,270,000	\$1,232,965	\$506,323	\$469,288	0.21	\$2,399,635		Land Table 26N	38.06%
08-19-26-378-035	1900 FAIRVIEW AVE	06/30/23	\$750,000	\$755,498	\$408,581	\$414,079	0.16	\$2,569,692		Land Table 26N	54.81%
08-19-26-328-021	577 KIMBERLEY RD	03/08/23	\$580,000	\$595,529	\$398,550	\$414,079	0.14	\$2,930,515		Land Table 26N	69.53%
08-19-26-329-008	1755 MELBOURNE AVE	08/03/22	\$875,000	\$910,283	\$378,796	\$414,079	0.14	\$2,648,923		Land Table 26N	45.49%
08-19-26-378-052	1819 FAIRVIEW AVE	10/14/22	\$1,015,000	\$1,071,154	\$561,742	\$617,896	0.32	\$1,772,057		Land Table 26N	57.69%

City of Birmingham

Land Table 30N

BSA DATABASE		SALES DATA	
Parcel Count	197	# of Sales	9
ECF Nbhd	30N	Sales Ratio	46.16%
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	15.21%
Max ECF	1.430	% Change	7.60%
Land Table LtoB	48.31%	Projected Land Table LtoB	51.98%
CVT LtoB	45.18%	Sales Sample Size	4.57%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$433,426	\$499,353	\$466,366
MINIMUM	\$270,891	\$312,096	\$291,479
MAXIMUM	\$1,104,176	\$1,272,130	\$1,188,093

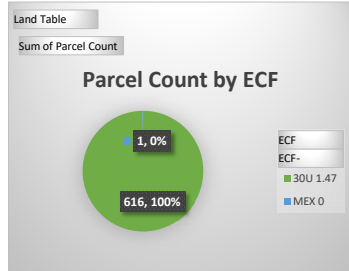
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-20-30-376-002	1731 DORCHESTER RD	07/27/23	\$821,250	\$659,840	\$540,658	\$379,248	0.30	\$1,796,206		Land Table 30N	57.48%
08-20-30-352-019	1347 YORKSHIRE RD	10/31/22	\$950,000	\$778,207	\$551,041	\$379,248	0.26	\$2,119,388		Land Table 30N	48.73%
08-20-30-301-028	1585 BUCKINGHAM AVE	06/15/23	\$899,000	\$751,114	\$527,134	\$379,248	0.26	\$2,035,266		Land Table 30N	50.49%
08-20-30-353-006	1260 YORKSHIRE RD	11/13/23	\$765,000	\$653,690	\$490,558	\$379,248	0.26	\$1,886,762		Land Table 30N	58.02%
08-20-30-351-015	1235 DORCHESTER RD	10/26/22	\$763,500	\$693,397	\$449,351	\$379,248	0.26	\$1,728,273		Land Table 30N	54.69%
08-20-30-378-005	1844 YORKSHIRE RD	10/28/22	\$595,000	\$580,582	\$393,666	\$379,248	0.26	\$1,514,100		Land Table 30N	65.32%
08-20-30-378-004	1818 YORKSHIRE RD	02/28/22	\$525,000	\$537,941	\$366,307	\$379,248	0.26	\$1,408,873		Land Table 30N	70.50%
08-20-30-302-025	1166 WESTBORO DR	09/12/22	\$925,000	\$984,697	\$319,551	\$379,248	0.26	\$1,210,420		Land Table 30N	38.51%
08-20-30-354-004	1510 BUCKINGHAM AVE	03/24/22	\$520,000	\$605,103	\$294,145	\$379,248	0.26	\$1,131,327		Land Table 30N	62.67%

City of Birmingham

Land Table 30U

BSA DATABASE		SALES DATA	
Parcel Count	617	# of Sales	62
ECF Nhd	30U, MEX	Sales Ratio	47.00%
Min ECF	0.945	(Land Resid.-Est. Land Value)/Est. LV	15.83%
Max ECF	1.470	% Change	11.00%
Land Table LtoB	46.84%	Projected Land Table LtoB	51.99%
CVT LtoB	45.18%	Sales Sample Size	10.05%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$373,650	\$432,790	\$414,752
MINIMUM	\$232,373	\$269,152	\$257,934
MAXIMUM	\$2,110,838	\$2,444,935	\$2,343,030

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-20-30-477-003	2648 DORCHESTER RD	09/29/22	\$320,000				0.16	\$1,987,578		Land Table 30U N Maple, E	95.87%
08-20-30-452-011	2498 BUCKINGHAM AVE	03/28/23	\$345,000				0.17	\$1,508,719		Land Table 30U N Maple, E	72.76%
08-20-30-427-020	2713 MANCHESTER RD	11/14/23	\$350,000				0.16	\$1,406,839		Land Table 30U N Maple, E	65.30%
08-20-30-402-032	2263 MANCHESTER RD	03/31/23	\$325,000				0.17	\$1,259,421		Land Table 30U N Maple, E	67.94%
08-20-30-477-005	2694 DORCHESTER RD	05/05/22	\$330,000				0.16	\$1,261,168		Land Table 30U N Maple, E	64.67%
08-20-30-405-030	2545 WINDEMERE RD	12/16/22	\$665,000				0.17	\$2,733,240		Land Table 30U N Maple, E	54.04%
08-20-30-403-004	2378 PEMBROKE RD	09/07/23	\$715,500	\$519,353	\$428,520	\$232,373	0.17	\$2,505,965		Land Table 30U N Maple, E	44.74%
08-20-30-406-032	2577 BUCKINGHAM AVE	09/25/23	\$451,215	\$330,396	\$353,192	\$232,373	0.16	\$2,153,610		Land Table 30U N Maple, E	70.33%
08-20-30-427-010	2788 PEMBROKE RD	07/12/22	\$530,000	\$388,424	\$373,949	\$232,373	0.16	\$2,322,665		Land Table 30U N Maple, E	59.82%
08-20-30-426-031	2313 PEMBROKE RD	08/17/23	\$502,000	\$395,555	\$338,818	\$232,373	0.19	\$1,831,449		Land Table 30U N Maple, E	58.75%
08-20-30-453-008	2194 DORCHESTER RD	10/13/23	\$510,000	\$401,993	\$394,478	\$286,471	0.22	\$1,793,082		Land Table 30U N Maple, E	71.26%
08-20-30-429-016	2623 BUCKINGHAM AVE	05/10/23	\$657,000	\$525,120	\$364,253	\$232,373	0.16	\$2,221,055		Land Table 30U N Maple, E	44.25%
08-20-30-427-021	2737 MANCHESTER RD	10/04/22	\$519,000	\$421,729	\$329,644	\$232,373	0.16	\$2,047,478		Land Table 30U N Maple, E	55.10%
08-20-30-426-024	2734 DERBY RD	09/06/22	\$410,000	\$337,299	\$305,074	\$232,373	0.15	\$2,089,548		Land Table 30U N Maple, E	68.89%
08-20-30-401-016	2288 DERBY RD	05/15/23	\$443,500	\$365,806	\$310,067	\$232,373	0.16	\$1,950,107		Land Table 30U N Maple, E	63.52%
08-20-30-454-014	2379 YORKSHIRE RD	06/30/23	\$1,580,000	\$1,333,685	\$532,786	\$286,471	0.26	\$2,073,097		Land Table 30U N Maple, E	21.48%
08-20-30-427-009	2762 PEMBROKE RD	08/11/23	\$580,000	\$492,785	\$319,588	\$232,373	0.16	\$1,985,019		Land Table 30U N Maple, E	47.16%
08-20-30-401-002	2032 DERBY RD	09/27/23	\$465,000	\$396,876	\$300,497	\$232,373	0.15	\$2,003,313		Land Table 30U N Maple, E	58.55%
08-20-30-455-001	2020 YORKSHIRE RD	11/03/23	\$400,000	\$348,229	\$295,271	\$243,500	0.25	\$1,190,609		Land Table 30U N Maple, E	69.93%
08-20-30-405-018	2335 WINDEMERE RD	05/15/23	\$965,000	\$845,380	\$351,993	\$232,373	0.17	\$2,058,439		Land Table 30U N Maple, E	27.49%
08-20-30-404-027	2193 WINDEMERE RD	07/21/23	\$735,000	\$645,581	\$321,792	\$232,373	0.17	\$1,881,825		Land Table 30U N Maple, E	35.99%
08-20-30-476-015	395 COOLIDGE HWY	04/26/22	\$395,000	\$347,432	\$233,466	\$185,898	0.16	\$1,506,232		Land Table 30U N Maple, E	53.51%
08-20-30-453-002	2042 DORCHESTER RD	09/08/23	\$1,285,000	\$1,132,896	\$438,575	\$286,471	0.22	\$2,002,626		Land Table 30U N Maple, E	25.29%
08-20-30-427-019	2685 MANCHESTER RD	11/18/22	\$453,000	\$405,792	\$279,581	\$232,373	0.16	\$1,736,528		Land Table 30U N Maple, E	57.26%
08-20-30-455-003	2064 YORKSHIRE RD	08/25/22	\$1,348,500	\$1,213,247	\$421,724	\$286,471	0.26	\$1,640,949		Land Table 30U N Maple, E	23.61%
08-20-30-452-009	2460 BUCKINGHAM AVE	06/08/23	\$389,900	\$351,127	\$271,146	\$232,373	0.17	\$1,585,649		Land Table 30U N Maple, E	66.18%
08-20-30-456-001	2324 YORKSHIRE RD	08/10/23	\$1,710,000	\$1,539,974	\$456,497	\$286,471	0.26	\$1,776,253		Land Table 30U N Maple, E	18.60%
08-20-30-428-012	2810 MANCHESTER RD	07/31/23	\$510,000	\$461,539	\$280,834	\$232,373	0.16	\$1,744,311		Land Table 30U N Maple, E	50.35%
08-20-30-426-039	2457 PEMBROKE RD	08/28/23	\$430,000	\$395,331	\$267,042	\$232,373	0.16	\$1,658,646		Land Table 30U N Maple, E	58.78%
08-20-30-403-009	2456 PEMBROKE RD	05/11/23	\$380,000	\$356,276	\$256,097	\$232,373	0.17	\$1,497,643		Land Table 30U N Maple, E	65.22%
08-20-30-403-007	2422 PEMBROKE RD	08/12/22	\$637,500	\$600,741	\$269,132	\$232,373	0.17	\$1,573,871		Land Table 30U N Maple, E	38.68%
08-20-30-426-049	2647 PEMBROKE RD	05/06/22	\$480,000	\$453,234	\$259,139	\$232,373	0.15	\$1,704,862		Land Table 30U N Maple, E	51.27%
08-20-30-476-024	2735 DORCHESTER RD	11/11/22	\$409,000	\$386,244	\$255,129	\$232,373	0.16	\$1,584,652		Land Table 30U N Maple, E	60.16%
08-20-30-429-022	2755 BUCKINGHAM AVE	05/24/22	\$410,000	\$388,120	\$254,253	\$232,373	0.16	\$1,550,323		Land Table 30U N Maple, E	59.87%
08-20-30-451-027	2275 DORCHESTER RD	07/22/22	\$350,000	\$332,669	\$249,704	\$232,373	0.17	\$1,460,257		Land Table 30U N Maple, E	69.85%
08-20-30-429-032	463 COOLIDGE HWY	12/29/23	\$370,000	\$352,079	\$203,819	\$185,898	0.16	\$1,314,961		Land Table 30U N Maple, E	52.80%
08-20-30-403-031	2571 MANCHESTER RD	09/12/23	\$400,000	\$382,120	\$250,253	\$232,373	0.17	\$1,463,468		Land Table 30U N Maple, E	60.81%
08-20-30-476-032	2851 DORCHESTER RD	04/26/23	\$450,000	\$430,210	\$252,163	\$232,373	0.16	\$1,595,968		Land Table 30U N Maple, E	54.01%
08-20-30-405-003	2350 MANCHESTER RD	07/21/22	\$380,000	\$364,391	\$247,982	\$232,373	0.17	\$1,450,187		Land Table 30U N Maple, E	63.77%
08-20-30-453-003	2056 DORCHESTER RD	02/23/22	\$1,450,000	\$1,404,819	\$331,652	\$286,471	0.22	\$1,514,393		Land Table 30U N Maple, E	20.39%

City of Birmingham

Land Table 30U

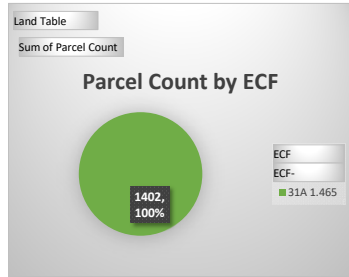
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-20-30-406-033	2593 BUCKINGHAM AVE	01/20/22	\$450,000	\$436,101	\$246,272	\$232,373	0.19	\$1,309,957		Land Table 30U N Maple, E	53.28%
08-20-30-426-033	2355 PEMBROKE RD	05/13/22	\$407,000	\$395,242	\$244,131	\$232,373	0.16	\$1,516,342		Land Table 30U N Maple, E	58.79%
08-20-30-401-003	2056 DERBY RD	08/19/22	\$421,000	\$411,238	\$242,135	\$232,373	0.15	\$1,614,233		Land Table 30U N Maple, E	56.51%
08-20-30-429-006	2712 WINDEMERE RD	09/26/22	\$360,000	\$352,876	\$239,497	\$232,373	0.15	\$1,555,175		Land Table 30U N Maple, E	65.85%
08-20-30-404-009	2168 MANCHESTER RD	10/30/23	\$1,299,000	\$1,277,596	\$253,777	\$232,373	0.17	\$1,484,076		Land Table 30U N Maple, E	18.19%
08-20-30-426-023	2706 DERBY RD	09/08/23	\$365,000	\$361,367	\$236,006	\$232,373	0.15	\$1,616,479		Land Table 30U N Maple, E	64.30%
08-20-30-453-013	2043 YORKSHIRE RD	12/22/23	\$1,650,000	\$1,655,949	\$280,522	\$286,471	0.26	\$1,091,525		Land Table 30U N Maple, E	17.30%
08-20-30-477-009	2760 DORCHESTER RD	04/17/23	\$1,295,000	\$1,304,799	\$222,574	\$232,373	0.16	\$1,357,159		Land Table 30U N Maple, E	17.81%
08-20-30-426-044	2553 PEMBROKE RD	08/17/22	\$1,065,000	\$1,074,559	\$222,814	\$232,373	0.16	\$1,383,938		Land Table 30U N Maple, E	21.62%
08-20-30-405-015	2570 MANCHESTER RD	02/22/22	\$365,000	\$368,545	\$228,828	\$232,373	0.17	\$1,338,175		Land Table 30U N Maple, E	63.05%
08-20-30-327-012	1845 PEMBROKE RD	05/31/23	\$425,000	\$439,962	\$301,227	\$316,189	0.26	\$1,158,565		Land Table 30U N Maple, E	71.87%
08-20-30-428-031	657 COOLIDGE HWY	09/15/23	\$310,000	\$321,507	\$174,391	\$185,898	0.15	\$1,154,907		Land Table 30U N Maple, E	57.82%
08-20-30-405-001	2314 MANCHESTER RD	02/09/23	\$326,500	\$340,286	\$218,587	\$232,373	0.20	\$1,109,579		Land Table 30U N Maple, E	68.29%
08-20-30-456-003	2380 YORKSHIRE RD	09/11/23	\$510,000	\$532,569	\$263,902	\$286,471	0.26	\$1,026,856		Land Table 30U N Maple, E	53.79%
08-20-30-426-029	2802 DERBY RD	01/19/22	\$575,600	\$606,758	\$201,215	\$232,373	0.15	\$1,378,185		Land Table 30U N Maple, E	38.30%
08-20-30-429-025	2795 BUCKINGHAM AVE	09/26/22	\$350,000	\$370,263	\$212,110	\$232,373	0.16	\$1,293,354		Land Table 30U N Maple, E	62.76%
08-20-30-453-004	2098 DORCHESTER RD	03/30/23	\$1,560,000	\$1,662,007	\$184,464	\$286,471	0.22	\$842,301		Land Table 30U N Maple, E	17.24%
08-20-30-101-029	811 NORWICH RD	10/06/23	\$365,000	\$398,438	\$284,165	\$317,603	0.28	\$1,018,513		Land Table 30U N Maple, E	79.71%
08-20-30-153-038	1685 DERBY RD	12/29/22	\$460,000	\$504,830	\$241,641	\$286,471	0.27	\$898,294		Land Table 30U N Maple, E	56.75%
08-20-30-428-004	2668 MANCHESTER RD	10/19/23	\$1,120,000	\$1,254,008	\$98,365	\$232,373	0.16	\$610,963		Land Table 30U N Maple, E	18.53%
08-20-30-477-021	2739 YORKSHIRE RD	07/08/22	\$360,000	\$411,674	\$234,797	\$286,471	0.23	\$1,043,542		Land Table 30U N Maple, E	69.59%
08-20-30-428-006	2714 MANCHESTER RD	09/30/22	\$300,000	\$352,913	\$179,460	\$232,373	0.16	\$1,114,658		Land Table 30U N Maple, E	65.84%

City of Birmingham

Land Table 31U

BSA DATABASE		SALES DATA	
Parcel Count	1402	# of Sales	158
ECF Nhd	31A	Sales Ratio	46.81%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	19.07%
Max ECF	1.465	% Change	14.00%
Land Table LtoB	46.78%	Projected Land Table LtoB	53.33%
CVT LtoB	45.18%	Sales Sample Size	11.27%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$269,279	\$320,635	\$306,978
MINIMUM	\$213,055	\$253,689	\$242,883
MAXIMUM	\$323,185	\$384,823	\$368,431

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-20-31-304-039	1439 BENNAVILLE AVE	05/27/22	\$325,000				0.11	\$2,954,545		Land Table 31U N 14 Mile, E	95.52%
08-20-31-103-062	1753 HAZEL AVE	09/29/23	\$400,000				0.19	\$1,392,169		Land Table 31U N 14 Mile, E	63.59%
08-20-31-103-026	1594 VILLA RD	03/03/23	\$400,000				0.19	\$1,451,328		Land Table 31U N 14 Mile, E	65.97%
08-20-31-179-013	1798 WEBSTER AVE	07/10/23	\$310,000				0.14	\$1,583,297		Land Table 31U N 14 Mile, E	71.06%
08-20-31-153-011	1292 HOLLAND AVE	08/01/23	\$280,000				0.11	\$1,842,538		Land Table 31U N 14 Mile, E	71.56%
08-20-31-376-006	1860 BANBURY RD	02/21/23	\$285,000				0.17	\$1,706,587		Land Table 31U N 14 Mile, E	73.61%
08-20-31-302-039	1307 HUMPHREY AVE	11/20/23	\$260,000				0.11	\$1,728,545		Land Table 31U N 14 Mile, E	75.31%
08-20-31-153-013	1324 HOLLAND AVE	04/18/22	\$250,000				0.11	\$1,735,189		Land Table 31U N 14 Mile, E	76.33%
08-20-31-328-019	1909 W MELTON RD	11/28/23	\$305,000				0.25	\$837,956		Land Table 31U N 14 Mile, E	72.70%
08-20-31-301-052	1507 RUFFNER AVE	11/02/23	\$260,000				0.11	\$1,464,082		Land Table 31U N 14 Mile, E	68.29%
08-20-31-177-024	1982 HAYNES AVE	06/16/23	\$220,000				0.11	\$1,226,648		Land Table 31U N 14 Mile, E	70.02%
08-20-31-179-020	1898 WEBSTER AVE	11/30/22	\$290,000				0.14	\$2,101,449		Land Table 31U N 14 Mile, E	100.00%
08-20-31-379-011	1787 SHEFFIELD RD	05/12/23	\$485,000	\$318,471	\$379,584	\$213,055	0.14	\$2,654,434		Land Table 31U N 14 Mile, E	66.90%
08-20-31-101-036	1609 YOSEMITE BLVD	08/25/23	\$2,240,000	\$1,549,629	\$956,176	\$265,805	0.27	\$3,502,476		Land Table 31U N 14 Mile, E	17.15%
08-20-31-379-004	1631 TAUNTON RD	03/02/23	\$545,000	\$396,563	\$373,073	\$224,636	0.19	\$1,973,931		Land Table 31U N 14 Mile, E	56.65%
08-20-31-103-015	1408 VILLA RD	08/31/22	\$550,000	\$407,845	\$394,322	\$252,167	0.20	\$1,981,518		Land Table 31U N 14 Mile, E	61.83%
08-20-31-103-036	1772 VILLA RD	03/29/23	\$621,000	\$467,591	\$378,045	\$224,636	0.13	\$2,842,444		Land Table 31U N 14 Mile, E	48.04%
08-20-31-304-007	1268 HUMPHREY AVE	04/15/22	\$457,000	\$346,638	\$323,417	\$213,055	0.11	\$2,940,155		Land Table 31U N 14 Mile, E	61.46%
08-20-31-179-061	1974 WEBSTER AVE	07/27/22	\$1,185,000	\$903,306	\$506,330	\$224,636	0.15	\$3,331,118		Land Table 31U N 14 Mile, E	24.87%
08-20-31-453-021	1805 MANSFIELD RD	09/29/23	\$530,000	\$407,613	\$335,442	\$213,055	0.14	\$2,430,739		Land Table 31U N 14 Mile, E	52.27%
08-20-31-376-008	1884 BANBURY RD	11/22/23	\$495,000	\$386,798	\$332,838	\$224,636	0.18	\$1,891,125		Land Table 31U N 14 Mile, E	58.08%
08-20-31-453-001	1501 MANSFIELD RD	05/10/22	\$467,499	\$370,621	\$309,933	\$213,055	0.13	\$2,312,933		Land Table 31U N 14 Mile, E	57.49%
08-20-31-155-019	1460 COLE AVE	06/06/23	\$445,000	\$357,644	\$300,411	\$213,055	0.11	\$2,731,009		Land Table 31U N 14 Mile, E	59.57%
08-20-31-301-039	1307 RUFFNER AVE	09/07/22	\$535,000	\$432,117	\$315,938	\$213,055	0.11	\$2,872,164		Land Table 31U N 14 Mile, E	49.30%
08-20-31-129-024	1967 HAZEL AVE	04/18/22	\$1,224,500	\$1,004,310	\$433,245	\$213,055	0.14	\$3,029,685		Land Table 31U N 14 Mile, E	21.21%
08-20-31-377-009	1635 TORRY ST	01/13/23	\$475,000	\$390,435	\$309,201	\$224,636	0.18	\$1,727,380		Land Table 31U N 14 Mile, E	57.53%
08-20-31-301-036	1259 RUFFNER AVE	07/28/22	\$1,000,000	\$822,711	\$390,344	\$213,055	0.11	\$3,548,582		Land Table 31U N 14 Mile, E	25.90%
08-20-31-178-038	1707 WEBSTER AVE	11/01/23	\$1,500,000	\$1,235,760	\$503,327	\$239,087	0.17	\$2,926,320		Land Table 31U N 14 Mile, E	19.35%
08-20-31-155-011	1334 COLE AVE	11/03/23	\$860,000	\$712,434	\$360,621	\$213,055	0.11	\$3,278,373		Land Table 31U N 14 Mile, E	29.91%
08-20-31-155-046	1411 E LINCOLN AVE	03/29/22	\$290,000	\$241,293	\$219,151	\$170,444	0.11	\$1,992,282		Land Table 31U N 14 Mile, E	70.64%
08-20-31-327-004	1863 E LINCOLN AVE	02/14/23	\$382,000	\$317,791	\$234,653	\$170,444	0.15	\$1,574,852		Land Table 31U N 14 Mile, E	53.63%
08-20-31-103-061	1731 HAZEL AVE	10/01/23	\$500,000	\$419,636	\$500,000	\$224,636	0.18	\$2,747,253		Land Table 31U N 14 Mile, E	53.53%
08-20-31-301-043	1363 RUFFNER AVE	07/13/22	\$525,000	\$446,251	\$291,804	\$213,055	0.11	\$2,652,764		Land Table 31U N 14 Mile, E	47.74%
08-20-31-382-024	1943 BRADFORD RD	09/07/22	\$495,000	\$420,961	\$313,126	\$239,087	0.21	\$1,484,009		Land Table 31U N 14 Mile, E	56.80%
08-20-31-332-005	1698 BANBURY RD	07/19/22	\$799,900	\$681,643	\$331,312	\$213,055	0.15	\$2,208,747		Land Table 31U N 14 Mile, E	31.26%
08-20-31-301-035	1243 RUFFNER AVE	02/10/22	\$849,000	\$725,826	\$336,229	\$213,055	0.11	\$3,056,627		Land Table 31U N 14 Mile, E	29.35%
08-20-31-304-047	1571 BENNAVILLE AVE	07/27/23	\$1,050,000	\$898,338	\$364,717	\$213,055	0.11	\$3,315,609		Land Table 31U N 14 Mile, E	23.72%
08-20-31-301-034	1235 RUFFNER AVE	08/25/23	\$1,089,000	\$934,486	\$367,569	\$213,055	0.11	\$3,341,536		Land Table 31U N 14 Mile, E	22.80%
08-20-31-152-053	1691 HAYNES AVE	04/04/22	\$600,000	\$516,149	\$296,906	\$213,055	0.20	\$1,522,595		Land Table 31U N 14 Mile, E	41.28%
08-20-31-328-005	1862 E LINCOLN AVE	06/15/22	\$370,000	\$320,074	\$220,370	\$170,444	0.14	\$1,562,908		Land Table 31U N 14 Mile, E	53.25%

City of Birmingham

Land Table 31U

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-20-31-155-051	1497 E LINCOLN AVE	05/16/22	\$325,000	\$282,970	\$212,474	\$170,444	0.11	\$1,931,582		Land Table 31U N 14 Mile, E	60.23%
08-20-31-404-004	1389 S ETON ST	06/20/22	\$400,000	\$348,945	\$232,152	\$181,097	0.11	\$2,036,421		Land Table 31U N 14 Mile, E	51.90%
08-20-31-404-016	1456 E MELTON RD	09/19/22	\$385,000	\$336,666	\$261,389	\$213,055	0.11	\$2,398,064		Land Table 31U N 14 Mile, E	63.28%
08-20-31-329-022	1265 TAUNTON RD	11/06/23	\$895,000	\$785,791	\$322,264	\$213,055	0.12	\$2,598,903		Land Table 31U N 14 Mile, E	27.11%
08-20-31-178-066	1609 WEBSTER AVE	06/21/23	\$955,000	\$840,521	\$327,534	\$213,055	0.11	\$3,004,899		Land Table 31U N 14 Mile, E	25.35%
08-20-31-379-001	1616 CROFT RD	01/13/22	\$1,150,000	\$1,015,583	\$386,584	\$252,167	0.22	\$1,773,321		Land Table 31U N 14 Mile, E	24.83%
08-20-31-155-033	1211 E LINCOLN AVE	02/15/23	\$1,075,000	\$950,191	\$295,253	\$170,444	0.11	\$2,684,118		Land Table 31U N 14 Mile, E	17.94%
08-20-31-153-041	1267 WEBSTER AVE	09/01/23	\$399,900	\$354,422	\$258,533	\$213,055	0.11	\$2,438,991		Land Table 31U N 14 Mile, E	60.11%
08-20-31-302-008	1212 RUFFNER AVE	09/21/22	\$940,000	\$835,146	\$317,909	\$213,055	0.11	\$2,890,082		Land Table 31U N 14 Mile, E	25.51%
08-20-31-151-040	1421 HOLLAND AVE	08/24/22	\$826,000	\$734,652	\$304,403	\$213,055	0.10	\$2,955,369		Land Table 31U N 14 Mile, E	29.00%
08-20-31-155-037	1277 E LINCOLN AVE	02/17/22	\$540,000	\$480,401	\$230,043	\$170,444	0.11	\$2,091,300		Land Table 31U N 14 Mile, E	35.48%
08-20-31-103-013	1350 VILLA RD	07/07/22	\$465,000	\$413,919	\$275,717	\$224,636	0.15	\$1,888,473		Land Table 31U N 14 Mile, E	54.27%
08-20-31-154-036	1245 COLE AVE	05/26/22	\$839,000	\$747,894	\$304,161	\$213,055	0.11	\$2,765,100		Land Table 31U N 14 Mile, E	28.49%
08-20-31-176-022	1919 HAYNES AVE	06/20/23	\$520,000	\$464,885	\$268,170	\$213,055	0.14	\$1,875,315		Land Table 31U N 14 Mile, E	45.83%
08-20-31-178-063	1867 WEBSTER AVE	07/14/22	\$825,000	\$738,753	\$299,302	\$213,055	0.11	\$2,823,604		Land Table 31U N 14 Mile, E	28.84%
08-20-31-454-004	2058 BRADFORD RD	07/21/23	\$399,000	\$358,607	\$253,448	\$213,055	0.15	\$1,689,653		Land Table 31U N 14 Mile, E	59.41%
08-20-31-130-016	1815 BOWERS AVE	03/17/23	\$375,000	\$338,331	\$249,724	\$213,055	0.16	\$1,570,591		Land Table 31U N 14 Mile, E	62.97%
08-20-31-152-016	1692 BOWERS AVE	03/21/22	\$410,000	\$370,747	\$263,889	\$224,636	0.17	\$1,552,288		Land Table 31U N 14 Mile, E	60.59%
08-20-31-177-014	1822 HAYNES AVE	08/08/22	\$355,000	\$321,422	\$246,633	\$213,055	0.12	\$2,090,110		Land Table 31U N 14 Mile, E	66.29%
08-20-31-403-008	1209 S ETON ST	10/07/22	\$350,000	\$318,610	\$212,487	\$181,097	0.12	\$1,713,605		Land Table 31U N 14 Mile, E	56.84%
08-20-31-306-027	1588 BENNAVILLE AVE	03/22/22	\$825,000	\$751,731	\$286,324	\$213,055	0.11	\$2,533,841		Land Table 31U N 14 Mile, E	28.34%
08-20-31-130-004	1842 HAZEL AVE	02/25/22	\$1,049,000	\$959,168	\$302,887	\$213,055	0.15	\$2,074,568		Land Table 31U N 14 Mile, E	22.21%
08-20-31-178-007	1686 HOLLAND AVE	04/07/22	\$348,000	\$318,261	\$242,794	\$213,055	0.11	\$2,290,509		Land Table 31U N 14 Mile, E	66.94%
08-20-31-179-038	1745 COLE AVE	05/17/22	\$350,000	\$321,036	\$242,019	\$213,055	0.11	\$2,200,173		Land Table 31U N 14 Mile, E	66.36%
08-20-31-453-011	1649 MANSFIELD RD	03/18/22	\$470,500	\$432,243	\$251,312	\$213,055	0.13	\$1,978,835		Land Table 31U N 14 Mile, E	49.29%
08-20-31-151-027	1223 HOLLAND AVE	06/30/22	\$865,000	\$794,727	\$283,328	\$213,055	0.10	\$2,724,308		Land Table 31U N 14 Mile, E	26.81%
08-20-31-404-007	1455 S ETON ST	08/29/22	\$365,000	\$335,563	\$210,534	\$181,097	0.11	\$1,846,789		Land Table 31U N 14 Mile, E	53.97%
08-20-31-302-017	1348 RUFFNER AVE	11/01/22	\$364,000	\$335,267	\$241,788	\$213,055	0.11	\$2,198,073		Land Table 31U N 14 Mile, E	63.55%
08-20-31-153-005	1196 HOLLAND AVE	11/14/23	\$420,000	\$386,854	\$246,201	\$213,055	0.11	\$2,322,651		Land Table 31U N 14 Mile, E	55.07%
08-20-31-178-058	1737 WEBSTER AVE	07/11/22	\$1,225,000	\$1,129,788	\$334,299	\$239,087	0.17	\$1,943,599		Land Table 31U N 14 Mile, E	21.16%
08-20-31-155-044	1379 E LINCOLN AVE	08/14/23	\$330,000	\$304,533	\$195,911	\$170,444	0.11	\$1,781,009		Land Table 31U N 14 Mile, E	55.97%
08-20-31-452-022	1596 MANSFIELD RD	08/19/23	\$405,000	\$374,207	\$243,848	\$213,055	0.14	\$1,806,281		Land Table 31U N 14 Mile, E	56.94%
08-20-31-178-065	1965 WEBSTER AVE	03/18/22	\$926,000	\$856,189	\$282,866	\$213,055	0.11	\$2,668,547		Land Table 31U N 14 Mile, E	24.88%
08-20-31-304-045	1539 BENNAVILLE AVE	08/22/22	\$355,000	\$329,478	\$238,577	\$213,055	0.11	\$2,168,882		Land Table 31U N 14 Mile, E	64.66%
08-20-31-405-009	1581 CHELTENHAM RD	11/27/23	\$365,000	\$339,427	\$238,628	\$213,055	0.14	\$1,729,188		Land Table 31U N 14 Mile, E	62.77%
08-20-31-302-038	1291 HUMPHREY AVE	09/18/23	\$843,000	\$784,803	\$271,252	\$213,055	0.11	\$2,465,927		Land Table 31U N 14 Mile, E	27.15%
08-20-31-453-046	1826 E MELTON RD	02/16/23	\$425,000	\$396,030	\$242,025	\$213,055	0.14	\$1,753,804		Land Table 31U N 14 Mile, E	53.80%
08-20-31-155-066	1253 E LINCOLN AVE	10/31/23	\$645,000	\$601,020	\$214,424	\$170,444	0.11	\$1,949,309		Land Table 31U N 14 Mile, E	28.36%
08-20-31-452-031	1742 MANSFIELD RD	08/29/22	\$464,000	\$434,173	\$242,882	\$213,055	0.14	\$1,785,897		Land Table 31U N 14 Mile, E	49.07%
08-20-31-155-030	1155 E LINCOLN AVE	07/11/23	\$241,000	\$225,837	\$185,607	\$170,444	0.11	\$1,687,336		Land Table 31U N 14 Mile, E	75.47%
08-20-31-356-008	1758 TORRY ST	01/25/22	\$435,000	\$410,216	\$237,839	\$213,055	0.10	\$2,402,414		Land Table 31U N 14 Mile, E	51.94%
08-20-31-453-020	1799 MANSFIELD RD	05/24/22	\$405,000	\$382,259	\$247,377	\$224,636	0.16	\$1,536,503		Land Table 31U N 14 Mile, E	58.77%
08-20-31-451-008	1520 CHELTENHAM RD	10/28/22	\$378,800	\$358,496	\$233,359	\$213,055	0.14	\$1,715,875		Land Table 31U N 14 Mile, E	59.43%
08-20-31-153-023	1476 HOLLAND AVE	07/14/23	\$330,000	\$312,825	\$230,230	\$213,055	0.11	\$2,171,981		Land Table 31U N 14 Mile, E	68.11%
08-20-31-153-019	1400 HOLLAND AVE	04/28/23	\$830,000	\$787,347	\$255,708	\$213,055	0.11	\$2,412,340		Land Table 31U N 14 Mile, E	27.06%
08-20-31-405-002	1515 CHELTENHAM RD	09/08/23	\$365,000	\$346,284	\$231,771	\$213,055	0.14	\$1,704,199		Land Table 31U N 14 Mile, E	61.53%
08-20-31-153-016	1364 HOLLAND AVE	03/07/22	\$855,000	\$811,581	\$256,474	\$213,055	0.11	\$2,419,566		Land Table 31U N 14 Mile, E	26.25%
08-20-31-103-064	1795 HAZEL AVE	09/29/23	\$875,000	\$831,188	\$282,899	\$239,087	0.21	\$1,340,754		Land Table 31U N 14 Mile, E	28.76%
08-20-31-154-027	1572 WEBSTER AVE	08/02/23	\$455,000	\$432,842	\$246,794	\$224,636	0.16	\$1,523,420		Land Table 31U N 14 Mile, E	51.90%
08-20-31-153-037	1211 WEBSTER AVE	03/11/22	\$360,000	\$343,271	\$229,784	\$213,055	0.11	\$2,167,774		Land Table 31U N 14 Mile, E	62.07%
08-20-31-154-040	1303 COLE AVE	03/15/23	\$830,000	\$792,922	\$250,133	\$213,055	0.11	\$2,273,936		Land Table 31U N 14 Mile, E	26.87%
08-20-31-155-026	1574 COLE AVE	10/28/22	\$410,000	\$392,904	\$230,151	\$213,055	0.11	\$2,092,282		Land Table 31U N 14 Mile, E	54.23%
08-20-31-454-002	2028 BRADFORD RD	03/18/22	\$345,000	\$331,035	\$227,020	\$213,055	0.15	\$1,513,467		Land Table 31U N 14 Mile, E	64.36%
08-20-31-127-016	1679 VILLA RD	03/15/22	\$385,000	\$369,851	\$239,785	\$224,636	0.15	\$1,567,222		Land Table 31U N 14 Mile, E	60.74%
08-20-31-301-056	1571 RUFFNER AVE	05/30/23	\$780,000	\$749,499	\$243,556	\$213,055	0.11	\$2,214,145		Land Table 31U N 14 Mile, E	28.43%
08-20-31-151-016	1506 HAYNES AVE	03/31/22	\$400,000	\$384,353	\$240,283	\$224,636	0.18	\$1,349,904		Land Table 31U N 14 Mile, E	58.45%
08-20-31-104-027	1489 BOWERS AVE	12/20/23	\$1,405,000	\$1,350,216	\$279,420	\$224,636	0.17	\$1,643,647		Land Table 31U N 14 Mile, E	16.64%
08-20-31-382-025	1965 BRADFORD RD	05/31/22	\$420,000	\$404,441	\$254,646	\$239,087	0.21	\$1,212,600		Land Table 31U N 14 Mile, E	59.12%
08-20-31-381-004	1888 SHEFFIELD RD	09/15/22	\$435,000	\$421,546	\$252,541	\$239,087	0.19	\$1,315,318		Land Table 31U N 14 Mile, E	56.72%
08-20-31-104-044	1791 BOWERS AVE	03/23/22	\$1,300,000	\$1,260,464	\$264,172	\$224,636	0.17	\$1,527,006		Land Table 31U N 14 Mile, E	17.82%
08-20-31-130-002	1808 HAZEL AVE	04/06/23	\$1,189,000	\$1,153,507	\$248,548	\$213,055	0.16	\$1,593,256		Land Table 31U N 14 Mile, E	18.47%
08-20-31-155-065	1245 E LINCOLN AVE	03/30/23	\$695,000	\$680,432	\$185,012	\$170,444	0.11	\$1,681,927		Land Table 31U N 14 Mile, E	25.05%
08-20-31-403-016	1327 E MELTON RD	04/24/23	\$370,000	\$362,635	\$220,420	\$213,055	0.12	\$1,777,581		Land Table 31U N 14 Mile, E	58.75%
08-20-31-304-040	1451 BENNAVILLE AVE	07/11/23	\$441,000	\$432,362	\$221,693	\$213,055	0.11	\$2,015,391		Land Table 31U N 14 Mile, E	49.28%
08-20-31-302-018	1364 RUFFNER AVE	05/15/23	\$840,000	\$824,850	\$228,205	\$213,055	0.11	\$2,074,591		Land Table 31U N 14 Mile, E	25.83%
08-20-31-104-020	1780 HAZEL AVE	10/30/23	\$350,000	\$345,052	\$229,584	\$224,636	0.16	\$1,399,902		Land Table 31U N 14 Mile, E	65.10%
08-20-31-329-019	1244 S ETON ST	03/24/23	\$310,000	\$306,063	\$194,878	\$190,941	0.13	\$1,546,651		Land Table 31U N 14 Mile, E	62.39%
08-20-31-453-002	1515 MANSFIELD RD	11/01/23	\$360,000	\$355,397	\$217,658	\$213,055	0.13	\$1,624,313		Land Table 31U N 14 Mile, E	59.95%

City of Birmingham

Land Table 31U

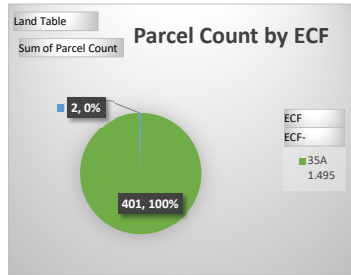
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-20-31-152-024	1399 HAYNES AVE	08/31/22	\$675,000	\$666,666	\$260,501	\$252,167	0.18	\$1,439,232		Land Table 31U N 14 Mile, E	37.83%
08-20-31-385-004	1966 BRADFORD RD	07/20/22	\$379,900	\$375,456	\$217,499	\$213,055	0.14	\$1,564,741		Land Table 31U N 14 Mile, E	56.75%
08-20-31-176-017	1843 HAYNES AVE	05/26/23	\$325,000	\$322,345	\$215,710	\$213,055	0.14	\$1,508,462		Land Table 31U N 14 Mile, E	66.10%
08-20-31-377-003	1522 PENISTONE RD	07/20/22	\$389,900	\$387,666	\$215,289	\$213,055	0.13	\$1,618,714		Land Table 31U N 14 Mile, E	54.96%
08-20-31-377-011	1652 TAUNTON RD	06/17/22	\$360,000	\$358,592	\$214,463	\$213,055	0.15	\$1,401,719		Land Table 31U N 14 Mile, E	59.41%
08-20-31-102-039	1583 VILLA RD	03/30/23	\$455,000	\$453,305	\$455,000	\$265,805	0.26	\$1,750,000		Land Table 31U N 14 Mile, E	58.64%
08-20-31-154-006	1182 WEBSTER AVE	07/15/23	\$785,000	\$782,439	\$215,616	\$213,055	0.11	\$1,960,145		Land Table 31U N 14 Mile, E	27.23%
08-20-31-306-016	1412 BENNAVILLE AVE	02/21/22	\$825,000	\$824,117	\$213,938	\$213,055	0.11	\$1,944,891		Land Table 31U N 14 Mile, E	25.85%
08-20-31-104-035	1633 BOWERS AVE	02/24/23	\$414,000	\$414,643	\$223,993	\$224,636	0.17	\$1,341,275		Land Table 31U N 14 Mile, E	54.18%
08-20-31-104-014	1684 HAZEL AVE	01/18/22	\$360,000	\$361,705	\$222,931	\$224,636	0.18	\$1,224,896		Land Table 31U N 14 Mile, E	62.10%
08-20-31-178-036	1669 WEBSTER AVE	01/10/22	\$1,085,000	\$1,093,506	\$230,581	\$239,087	0.16	\$1,459,373		Land Table 31U N 14 Mile, E	21.86%
08-20-31-405-006	1551 CHELTENHAM RD	10/10/23	\$332,000	\$334,676	\$210,379	\$213,055	0.14	\$1,558,363		Land Table 31U N 14 Mile, E	63.66%
08-20-31-327-001	1815 E LINCOLN AVE	05/09/23	\$375,000	\$378,106	\$246,180	\$249,286	0.16	\$1,501,098		Land Table 31U N 14 Mile, E	65.93%
08-20-31-329-007	1904 W MELTON RD	10/14/22	\$435,000	\$439,747	\$247,420	\$252,167	0.25	\$1,009,878		Land Table 31U N 14 Mile, E	57.34%
08-20-31-304-026	1572 HUMPHREY AVE	03/14/23	\$860,000	\$873,327	\$199,728	\$213,055	0.11	\$1,815,709		Land Table 31U N 14 Mile, E	24.40%
08-20-31-302-021	1408 RUFFNER AVE	06/10/22	\$849,000	\$862,372	\$199,683	\$213,055	0.11	\$1,815,300		Land Table 31U N 14 Mile, E	24.71%
08-20-31-377-001	1508 PENISTONE RD	08/04/23	\$382,000	\$390,201	\$230,886	\$239,087	0.22	\$1,073,888		Land Table 31U N 14 Mile, E	61.27%
08-20-31-153-009	1264 HOLLAND AVE	04/07/23	\$300,000	\$308,236	\$204,819	\$213,055	0.11	\$1,932,255		Land Table 31U N 14 Mile, E	69.12%
08-20-31-154-039	1287 COLE AVE	07/15/22	\$775,000	\$799,459	\$188,596	\$213,055	0.11	\$1,714,509		Land Table 31U N 14 Mile, E	26.65%
08-20-31-304-034	1363 BENNAVILLE AVE	11/22/22	\$290,000	\$299,774	\$203,281	\$213,055	0.11	\$1,848,009		Land Table 31U N 14 Mile, E	71.07%
08-20-31-379-005	1653 TAUNTON RD	01/13/22	\$375,000	\$388,230	\$225,857	\$239,087	0.17	\$1,336,432		Land Table 31U N 14 Mile, E	61.58%
08-20-31-306-025	1552 BENNAVILLE AVE	11/09/22	\$320,000	\$332,667	\$200,388	\$213,055	0.11	\$1,821,709		Land Table 31U N 14 Mile, E	64.04%
08-20-31-453-036	1694 E MELTON RD	04/13/22	\$300,000	\$312,929	\$200,126	\$213,055	0.14	\$1,471,515		Land Table 31U N 14 Mile, E	68.08%
08-20-31-301-009	1274 E LINCOLN AVE	03/30/22	\$585,000	\$613,143	\$142,301	\$170,444	0.10	\$1,368,279		Land Table 31U N 14 Mile, E	27.80%
08-20-31-376-013	1573 PENISTONE RD	03/01/23	\$360,000	\$378,982	\$205,654	\$224,636	0.16	\$1,269,469		Land Table 31U N 14 Mile, E	59.27%
08-20-31-153-044	1307 WEBSTER AVE	03/13/23	\$775,000	\$816,776	\$171,279	\$213,055	0.11	\$1,615,840		Land Table 31U N 14 Mile, E	26.08%
08-20-31-151-026	1211 HOLLAND AVE	02/02/22	\$440,000	\$464,200	\$188,855	\$213,055	0.10	\$1,815,913		Land Table 31U N 14 Mile, E	45.90%
08-20-31-302-054	1539 HUMPHREY AVE	06/24/22	\$405,000	\$429,777	\$188,278	\$213,055	0.11	\$1,711,618		Land Table 31U N 14 Mile, E	49.57%
08-20-31-329-015	1873 HUMPHREY AVE	11/17/22	\$330,000	\$352,169	\$202,467	\$224,636	0.17	\$1,227,073		Land Table 31U N 14 Mile, E	63.79%
08-20-31-179-045	1835 COLE AVE	08/09/22	\$825,000	\$881,043	\$157,012	\$213,055	0.11	\$1,427,382		Land Table 31U N 14 Mile, E	24.18%
08-20-31-380-003	1752 SHEFFIELD RD	04/22/22	\$362,000	\$387,327	\$199,309	\$224,636	0.18	\$1,089,120		Land Table 31U N 14 Mile, E	58.00%
08-20-31-332-007	1730 BANBURY RD	12/30/22	\$935,000	\$1,011,300	\$136,755	\$213,055	0.15	\$943,138		Land Table 31U N 14 Mile, E	21.07%
08-20-31-155-009	1292 COLE AVE	01/28/22	\$875,000	\$946,900	\$141,155	\$213,055	0.11	\$1,283,227		Land Table 31U N 14 Mile, E	22.50%
08-20-31-129-014	1807 HAZEL AVE	11/17/22	\$950,000	\$1,047,166	\$115,889	\$213,055	0.15	\$752,526		Land Table 31U N 14 Mile, E	20.35%
08-20-31-352-013	1476 CHAPIN AVE	02/24/23	\$295,000	\$327,778	\$180,277	\$213,055	0.11	\$1,638,882		Land Table 31U N 14 Mile, E	65.00%
08-20-31-176-011	1964 BOWERS AVE	07/15/22	\$800,000	\$896,084	\$116,971	\$213,055	0.14	\$817,979		Land Table 31U N 14 Mile, E	23.78%
08-20-31-383-002	1544 SHEFFIELD RD	02/25/22	\$318,000	\$356,634	\$186,002	\$224,636	0.13	\$1,398,511		Land Table 31U N 14 Mile, E	62.99%
08-20-31-101-004	1292 E MAPLE RD	09/23/22	\$300,000	\$338,746	\$131,699	\$170,445	0.32	\$410,277		Land Table 31U N 14 Mile, E	50.32%
08-20-31-383-005	1594 SHEFFIELD RD	06/01/23	\$320,000	\$363,606	\$181,030	\$224,636	0.18	\$1,005,722		Land Table 31U N 14 Mile, E	61.78%
08-20-31-155-021	1480 COLE AVE	12/08/22	\$282,000	\$323,220	\$171,835	\$213,055	0.11	\$1,562,136		Land Table 31U N 14 Mile, E	65.92%
08-20-31-177-016	1866 HAYNES AVE	09/20/22	\$275,000	\$317,555	\$170,500	\$213,055	0.12	\$1,444,915		Land Table 31U N 14 Mile, E	67.09%
08-20-31-331-022	1857 BANBURY RD	01/14/22	\$452,000	\$533,861	\$261,557	\$331,164	0.17	\$990,746	08-20-31-331-023	ible 31U N 14 Mile, E	40100.00%
08-20-31-177-022	1948 HAYNES AVE	08/01/22	\$300,000	\$361,590	\$151,465	\$213,055	0.12	\$1,283,602		Land Table 31U N 14 Mile, E	58.92%
08-20-31-383-009	1750 BRADFORD RD	01/18/23	\$317,000	\$382,213	\$159,423	\$224,636	0.15	\$1,091,938		Land Table 31U N 14 Mile, E	58.77%
08-20-31-304-041	1471 BENNAVILLE AVE	10/12/22	\$260,000	\$314,946	\$158,109	\$213,055	0.11	\$1,437,355		Land Table 31U N 14 Mile, E	67.65%
08-20-31-329-013	1845 HUMPHREY AVE	03/27/23	\$260,000	\$321,432	\$163,204	\$224,636	0.16	\$1,026,440		Land Table 31U N 14 Mile, E	69.89%
08-20-31-102-045	1415 VILLA RD	06/03/22	\$336,000	\$429,236	\$336,000	\$224,636	0.15	\$2,240,000		Land Table 31U N 14 Mile, E	52.33%
08-20-31-304-032	1335 BENNAVILLE AVE	04/14/23	\$280,000	\$362,105	\$130,950	\$213,055	0.11	\$1,190,455		Land Table 31U N 14 Mile, E	58.84%
08-20-31-330-012	1790 HUMPHREY AVE	02/11/22	\$335,000	\$438,727	\$135,360	\$239,087	0.21	\$657,087		Land Table 31U N 14 Mile, E	54.50%
08-20-31-179-039	1759 COLE AVE	02/08/22	\$240,000	\$317,224	\$135,831	\$213,055	0.11	\$1,234,827		Land Table 31U N 14 Mile, E	67.16%

City of Birmingham

Land Table 35A

BSA DATABASE		SALES DATA	
Parcel Count	403	# of Sales	27
ECF Nhd	35A, MEX	Sales Ratio	47.10%
Min ECF	0.580	(Land Resid.-Est. Land Value)/Est. LV	14.64%
Max ECF	1.495	% Change	15.00%
Land Table LtoB	46.03%	Projected Land Table LtoB	52.94%
CVT LtoB	45.18%	Sales Sample Size	6.70%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$5,297	\$6,073	\$6,092
MINIMUM	\$4,970	\$5,698	\$5,716
MAXIMUM	\$5,624	\$6,447	\$6,468

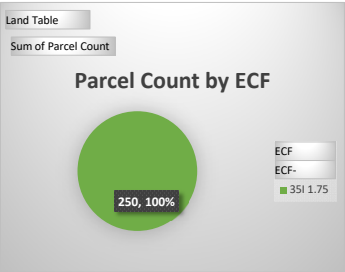
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-35-179-042	732 LARCHLEA DR	05/05/23	\$555,000				0.30	\$1,246,513		Land Table 35A N Linc. / S I	72.19%
08-19-35-129-032	314 LARCHLEA DR	05/02/23	\$1,030,000	\$639,726	\$722,042	\$331,768	0.20	\$3,610,210		Land Table 35A N Linc. / S I	51.86%
08-19-35-179-033	950 LARCHLEA DR	04/21/23	\$921,450	\$743,660	\$647,795	\$470,005	0.30	\$2,159,317		Land Table 35A N Linc. / S I	63.20%
08-19-35-152-014	2260 CARROLLWOOD CT	11/17/23	\$585,000	\$489,426	\$407,217	\$311,643	0.22	\$1,885,264		Land Table 35A N Linc. / S I	63.68%
08-19-35-127-019	340 S GLENHURST DR	06/05/23	\$894,000	\$749,538	\$496,580	\$352,118	0.19	\$2,572,953		Land Table 35A N Linc. / S I	46.98%
08-19-35-129-014	415 WESTCHESTER WAY	03/27/23	\$705,000	\$598,154	\$436,997	\$330,151	0.20	\$2,207,056		Land Table 35A N Linc. / S I	55.19%
08-19-35-128-029	400 WESTCHESTER WAY	02/08/23	\$1,400,000	\$1,202,813	\$524,154	\$326,967	0.18	\$2,928,235		Land Table 35A N Linc. / S I	27.18%
08-19-35-127-012	495 GOLFVIEW BLVD	07/31/23	\$1,675,000	\$1,442,167	\$574,104	\$341,271	0.20	\$2,842,099		Land Table 35A N Linc. / S I	23.66%
08-19-35-129-016	459 WESTCHESTER WAY	04/29/22	\$706,500	\$609,971	\$427,048	\$330,519	0.20	\$2,156,808		Land Table 35A N Linc. / S I	54.19%
08-19-35-127-016	585 GOLFVIEW BLVD	04/26/23	\$1,115,000	\$977,185	\$512,382	\$374,567	0.22	\$2,350,376		Land Table 35A N Linc. / S I	38.33%
08-19-35-105-021	2130 AVON LN	12/20/22	\$1,130,000	\$993,766	\$576,382	\$440,148	0.26	\$2,199,931		Land Table 35A N Linc. / S I	44.29%
08-19-35-179-040	665 WESTCHESTER WAY	05/12/22	\$800,000	\$727,751	\$543,242	\$470,993	0.30	\$1,804,791		Land Table 35A N Linc. / S I	64.72%
08-19-35-104-002	361 WELLESLEY DR	08/05/22	\$955,000	\$889,535	\$417,583	\$352,118	0.19	\$2,163,642		Land Table 35A N Linc. / S I	39.58%
08-19-35-177-026	998 S GLENHURST DR	04/14/23	\$2,300,000	\$2,221,888	\$480,533	\$402,421	0.22	\$2,184,241		Land Table 35A N Linc. / S I	18.11%
08-19-35-105-007	2247 W MAPLE RD	08/15/22	\$452,000	\$439,395	\$238,967	\$226,362	0.21	\$1,154,430		Land Table 35A N Linc. / S I	51.52%
08-19-35-128-010	377 S GLENHURST DR	12/19/22	\$1,385,000	\$1,351,212	\$446,269	\$412,481	0.23	\$1,974,642		Land Table 35A N Linc. / S I	30.53%
08-19-35-107-005	293 BERWYN RD	03/23/23	\$940,000	\$920,070	\$422,351	\$402,421	0.22	\$1,919,777		Land Table 35A N Linc. / S I	43.74%
08-19-35-103-015	525 BRYN MAWR RD	07/05/22	\$901,000	\$899,553	\$447,489	\$446,042	0.34	\$1,331,813		Land Table 35A N Linc. / S I	49.58%
08-19-35-178-004	725 S GLENHURST DR	05/06/22	\$1,150,000	\$1,163,323	\$363,946	\$377,269	0.21	\$1,758,193		Land Table 35A N Linc. / S I	32.43%
08-19-35-129-015	431 WESTCHESTER WAY	02/24/23	\$710,000	\$732,651	\$307,684	\$330,335	0.20	\$1,553,960		Land Table 35A N Linc. / S I	45.09%
08-19-35-105-012	130 ARGYLE BLVD	01/05/23	\$572,000	\$597,464	\$297,559	\$323,023	0.22	\$1,346,421		Land Table 35A N Linc. / S I	54.07%
08-19-35-178-028	938 WESTCHESTER WAY	10/13/22	\$650,000	\$691,575	\$411,148	\$452,723	0.28	\$1,495,084		Land Table 35A N Linc. / S I	65.46%
08-19-35-101-009	2452 DEVON LN	02/24/22	\$680,000	\$732,197	\$401,034	\$453,231	0.28	\$1,437,398		Land Table 35A N Linc. / S I	61.90%
08-19-35-128-025	272 WESTCHESTER WAY	05/19/23	\$1,515,000	\$1,663,785	\$365,710	\$514,495	0.28	\$1,296,844		Land Table 35A N Linc. / S I	30.92%
08-19-35-103-009	425 BRYN MAWR RD	11/30/22	\$675,000	\$754,921	\$360,227	\$440,148	0.26	\$1,374,912		Land Table 35A N Linc. / S I	58.30%
08-19-35-102-023	351 S CRANBROOK RD	10/10/22	\$720,000	\$809,921	\$376,541	\$466,462	0.37	\$1,025,997		Land Table 35A N Linc. / S I	57.59%
08-19-35-105-008	2235 W MAPLE RD	02/24/22	\$462,500	\$534,000	\$177,498	\$248,998	0.23	\$758,538		Land Table 35A N Linc. / S I	46.63%

City of Birmingham

Land Table 35I

BSA DATABASE		SALES DATA	
Parcel Count	250	# of Sales	10
ECF Nbhd	35I	Sales Ratio	40.72%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	55.19%
Max ECF	1.750	% Change	13.75%
Land Table LtoB	47.77%	Projected Land Table LtoB	54.34%
CVT LtoB	45.18%	Sales Sample Size	4.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



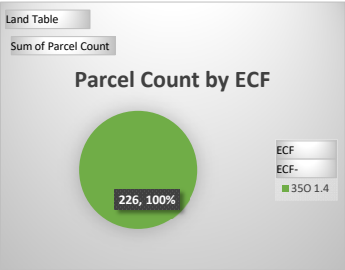
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$8,507	\$13,202	\$9,677
MINIMUM	\$6,609	\$10,256	\$7,518
MAXIMUM	\$10,534	\$16,347	\$11,982

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-35-227-025	380 LINDEN RD	03/11/22	\$790,000				0.25			Land Table 35I	#DIV/0!
08-19-35-202-024	999 PLEASANT AVE	12/11/23	\$1,425,000				1.01	\$1,405,325		Land Table 35I	100.00%
08-19-35-277-002	789 SHIRLEY DR	05/20/22	\$2,615,282				0.48	(\$3,570)		Land Table 35I	29.25%
08-19-35-202-005	381 PLEASANT AVE	11/15/22	\$3,225,000	\$1,944,573	\$1,962,314	\$681,887	0.93	\$2,107,749		Land Table 35I	35.07%
08-19-35-277-016	345 HAWTHORNE RD	09/01/23	\$4,073,125	\$2,570,668	\$2,356,925	\$854,468	0.37	\$6,370,068		Land Table 35I	33.24%
08-19-35-229-021	270 ASPEN RD	06/28/23	\$2,500,000	\$2,394,892	\$793,046	\$687,938	0.24	\$3,250,189		Land Table 35I	28.73%
08-19-35-201-058	943 DONMAR CT	10/12/22	\$500,000	\$479,069	\$265,348	\$244,417	0.22	\$1,217,193		Land Table 35I	51.02%
08-19-35-202-027	1580 W LINCOLN AVE	11/18/22	\$1,200,000	\$1,311,691	\$446,704	\$558,395	0.31	\$1,440,981		Land Table 35I	42.57%
08-19-35-276-001	503 ARLINGTON RD	08/08/23	\$925,000	\$1,059,747	\$634,747	\$769,494	0.61	\$1,043,992		Land Table 35I	72.61%
08-19-35-229-027	494 ASPEN RD	04/14/22	\$1,006,000	\$1,177,162	\$546,647	\$717,809	0.27	\$2,055,064		Land Table 35I	60.98%

City of Birmingham
Land Table 350

BSA DATABASE		SALES DATA	
Parcel Count	226	# of Sales	18
ECF Nbnhd	350	Sales Ratio	46.82%
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	21.39%
Max ECF	1.400	% Change	16.00%
Land Table LtoB	46.19%	Projected Land Table LtoB	53.58%
CVT LtoB	45.18%	Sales Sample Size	7.96%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



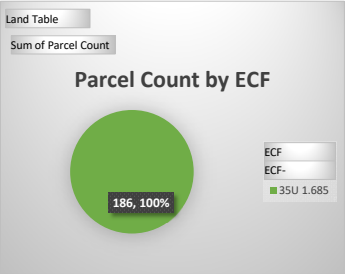
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$440,399	\$534,588	\$510,863
MINIMUM	\$303,722	\$368,680	\$352,318
MAXIMUM	\$582,135	\$706,638	\$675,277

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-35-327-047	2190 NORTHLAWN BLVD	09/08/22	\$885,000				0.50	\$1,766,467		Land Table 350	81.63%
08-19-35-401-021	1480 FAIRWAY DR	10/16/23	\$475,000				0.22	\$1,536,009		Land Table 350	70.68%
08-19-35-305-009	2428 NORTHLAWN BLVD	03/25/22	\$489,000				0.51	\$527,173		Land Table 350	68.82%
08-19-35-327-032	1663 FAIRWAY DR	07/07/23	\$1,515,000	\$1,146,618	\$732,849	\$364,467	0.26	\$2,851,553		Land Table 350	31.79%
08-19-35-327-014	1988 NORTHLAWN BLVD	03/09/22	\$1,090,000	\$871,664	\$582,803	\$364,467	0.28	\$2,088,900		Land Table 350	41.81%
08-19-35-307-011	2244 NORTHLAWN BLVD	09/08/23	\$2,790,000	\$2,386,832	\$767,635	\$364,467	0.34	\$2,257,750		Land Table 350	15.27%
08-19-35-402-021	1350 FAIRWAY DR	10/06/23	\$647,000	\$556,358	\$394,364	\$303,722	0.19	\$2,120,237		Land Table 350	54.59%
08-19-35-327-065	2010 NORTHLAWN BLVD	04/19/22	\$1,250,000	\$1,089,465	\$464,257	\$303,722	0.27	\$1,745,327		Land Table 350	27.88%
08-19-35-401-028	1481 W LINCOLN AVE	11/03/23	\$585,000	\$538,392	\$362,478	\$315,870	0.29	\$1,271,853		Land Table 350	58.67%
08-19-35-301-010	2445 POLO PL	07/25/23	\$742,200	\$690,418	\$294,760	\$242,978	0.43	\$685,488		Land Table 350	35.19%
08-19-35-302-002	2440 FAIRWAY DR	08/23/23	\$1,790,000	\$1,750,468	\$525,487	\$485,955	0.35	\$1,510,020		Land Table 350	27.76%
08-19-35-303-015	2344 FAIRWAY DR	03/16/22	\$603,000	\$596,954	\$370,513	\$364,467	0.34	\$1,089,744		Land Table 350	61.05%
08-19-35-301-007	1276 HILLSIDE DR	05/13/22	\$631,000	\$630,778	\$464,917	\$464,695	0.66	\$709,797		Land Table 350	73.67%
08-19-35-401-015	1576 FAIRWAY DR	07/29/22	\$479,000	\$504,966	\$338,501	\$364,467	0.24	\$1,404,568		Land Table 350	72.18%
08-19-35-305-003	2429 FAIRWAY DR	07/20/23	\$715,000	\$765,130	\$344,708	\$394,838	0.32	\$1,080,589		Land Table 350	51.60%
08-19-35-327-041	1640 NORTHLAWN BLVD	01/24/22	\$1,174,000	\$1,259,297	\$279,170	\$364,467	0.26	\$1,082,054		Land Table 350	28.94%
08-19-35-307-001	1275 GOLFVIEW BLVD	03/01/22	\$825,000	\$890,165	\$299,302	\$364,467	0.34	\$880,300		Land Table 350	40.94%
08-19-35-402-018	1492 NORTHLAWN BLVD	07/28/23	\$1,050,000	\$1,047,894	\$366,573	\$364,467	0.37	\$993,423		Land Table 350	34.78%

City of Birmingham
Land Table 35U

BSA DATABASE		SALES DATA	
Parcel Count	186	# of Sales	12
ECF Nbhd	35U	Sales Ratio	47.82%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	12.16%
Max ECF	1.685	% Change	12.00%
Land Table LtoB	44.16%	Projected Land Table LtoB	49.46%
CVT LtoB	45.18%	Sales Sample Size	6.45%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$4,016	\$4,504	\$4,497
MINIMUM	\$2,677	\$3,002	\$2,998
MAXIMUM	\$5,354	\$6,005	\$5,996

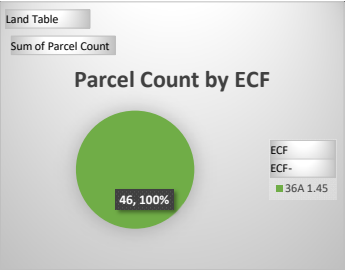
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-35-427-018	1268 SOUTHFIELD RD	04/06/22	\$740,000				0.47			Land Table 35U	#DIV/0!
08-19-35-429-015	1266 NORFOLK DR	07/14/22	\$895,000	\$708,525	\$500,701	\$314,226	0.33	\$1,540,618		Land Table 35U	44.35%
08-19-35-479-014	1058 WAKEFIELD DR	04/21/22	\$675,000	\$593,765	\$456,015	\$374,780	0.23	\$1,982,674		Land Table 35U	63.12%
08-19-35-480-017	1875 NORFOLK DR	12/22/23	\$2,011,600	\$1,801,492	\$477,808	\$267,700	0.14	\$3,364,845		Land Table 35U	14.86%
08-19-35-480-008	1898 LATHAM RD	07/15/22	\$675,000	\$627,185	\$315,515	\$267,700	0.14	\$2,206,399		Land Table 35U	42.68%
08-19-35-430-002	1155 NORTHLAWN BLVD	06/01/22	\$980,000	\$958,429	\$396,351	\$374,780	0.35	\$1,125,997		Land Table 35U	39.10%
08-19-35-428-025	1053 CANTERBURY DR	08/25/22	\$1,775,000	\$1,737,315	\$305,385	\$267,700	0.17	\$1,796,382		Land Table 35U	15.41%
08-19-35-428-026	1041 CANTERBURY DR	07/08/22	\$1,775,000	\$1,785,993	\$256,707	\$267,700	0.16	\$1,604,419		Land Table 35U	14.99%
08-19-35-481-009	997 WAKEFIELD DR	03/25/22	\$550,000	\$561,795	\$331,771	\$343,566	0.20	\$1,692,709		Land Table 35U	61.16%
08-19-35-479-011	1130 WAKEFIELD DR	12/15/23	\$539,000	\$582,430	\$334,321	\$377,751	0.23	\$1,434,854		Land Table 35U	64.86%
08-19-35-477-010	1094 WORTHINGTON AVE	12/28/23	\$411,000	\$481,933	\$209,670	\$280,603	0.15	\$1,397,800		Land Table 35U	58.22%
08-19-35-480-013	1212 SAXON DR	07/26/22	\$395,000				0.20	\$1,033,856		Land Table 35U	61.56%

City of Birmingham

Land Table 36A

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	5
ECF Nbhd	36A	Sales Ratio	43.36%
Min ECF	0.985	(Land Resid.-Est. Land Value)/Est. LV	34.45%
Max ECF	1.450	% Change	13.50%
Land Table LtoB	48.49%	Projected Land Table LtoB	55.03%
CVT LtoB	45.18%	Sales Sample Size	10.87%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$643,294	\$864,890	\$752,654
MINIMUM	\$343,721	\$462,123	\$402,154
MAXIMUM	\$2,215,880	\$2,979,186	\$2,404,230

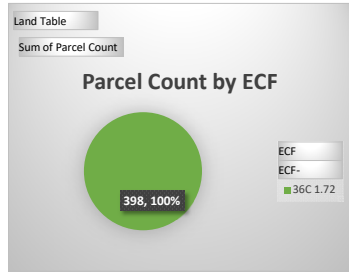
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-103-005	211 VALLEY VIEW LN	06/27/22	\$2,500,000	\$1,911,517	\$961,359	\$372,876	0.24	\$4,090,889		Land Table 36A	19.51%
08-19-36-103-036	684 SOUTHFIELD RD	08/09/23	\$990,000	\$780,391	\$656,917	\$447,308	0.24	\$2,714,533		Land Table 36A	57.32%
08-19-36-103-029	536 SOUTHFIELD RD	11/22/22	\$575,000	\$571,180	\$410,831	\$407,011	0.21	\$1,919,771		Land Table 36A	71.26%
08-19-36-103-048	872 GORDON LN	09/15/22	\$1,132,500	\$1,130,134	\$573,592	\$571,226	0.30	\$1,905,621		Land Table 36A	50.54%
08-19-35-277-039	1010 W LINCOLN AVE	10/24/23	\$750,000	\$764,930	\$478,128	\$493,058	0.36	\$1,317,157		Land Table 36A	64.46%

City of Birmingham

Land Table 36C

BSA DATABASE		SALES DATA	
Parcel Count	398	# of Sales	27
ECF Nbdh	36C	Sales Ratio	46.00%
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	24.78%
Max ECF	1.720	% Change	18.60%
Land Table LtoB	44.41%	Projected Land Table LtoB	52.67%
CVT LtoB	45.18%	Sales Sample Size	6.78%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$587,197	\$732,720	\$696,416
MINIMUM	\$381,296	\$475,791	\$452,217
MAXIMUM	\$793,097	\$989,648	\$940,613

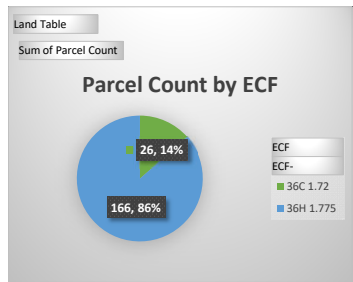
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-152-010	631 WATKINS ST	08/14/23	\$875,000				0.27	\$3,016,731		Land Table 36C	91.34%
08-19-36-179-005	535 HENRIETTA ST	06/01/23	\$510,000				0.10	\$4,297,680		Land Table 36C	84.99%
08-19-36-151-004	583 SOUTHFIELD RD	04/19/23	\$589,000				0.54	\$1,088,725		Land Table 36C	100.00%
08-19-36-180-009	466 HANNA ST	09/30/22	\$2,175,000				0.25	(\$397,143)	08-19-36-180-008	Land Table 36C	40100.00%
08-19-36-178-018	636 HENRIETTA ST	11/17/23	\$2,200,000	\$1,500,323	\$1,309,752	\$610,075	0.14	\$9,289,021		Land Table 36C	40.66%
08-19-36-152-003	545 W BROWN ST	12/14/22	\$2,025,000	\$1,413,410	\$1,175,909	\$564,319	0.14	\$8,281,049		Land Table 36C	39.93%
08-19-36-178-014	550 HENRIETTA ST	06/16/23	\$1,779,388	\$1,455,876	\$750,564	\$427,052	0.13	\$6,004,512		Land Table 36C	29.33%
08-19-36-154-003	565 W FRANK ST	11/02/22	\$1,475,000	\$1,261,224	\$686,584	\$472,808	0.15	\$4,639,081		Land Table 36C	37.49%
08-19-36-156-011	850 STANLEY BLVD	08/10/22	\$3,025,000	\$2,612,027	\$931,536	\$518,563	0.23	\$4,050,157		Land Table 36C	19.85%
08-19-36-182-009	907 STANLEY BLVD	06/22/23	\$800,000	\$690,953	\$490,343	\$381,296	0.09	\$5,329,815		Land Table 36C	55.18%
08-19-36-154-001	591 W FRANK ST	07/11/22	\$1,492,500	\$1,339,072	\$626,236	\$472,808	0.14	\$4,379,273		Land Table 36C	35.31%
08-19-36-157-012	691 WALLACE ST	05/31/23	\$835,000	\$765,963	\$450,333	\$381,296	0.11	\$4,248,425		Land Table 36C	49.78%
08-19-36-155-014	685 HANNA ST	01/21/22	\$1,850,000	\$1,713,871	\$608,937	\$472,808	0.15	\$4,170,801		Land Table 36C	27.59%
08-19-36-152-013	588 CHERRY CT	12/08/23	\$3,080,000	\$2,879,396	\$726,794	\$526,190	0.19	\$3,907,495		Land Table 36C	18.27%
08-19-36-182-029	428 W LINCOLN AVE	07/14/23	\$500,000	\$469,005	\$372,637	\$341,642	0.10	\$3,617,835		Land Table 36C	72.84%
08-19-36-157-019	611 WALLACE ST	01/20/23	\$1,088,800	\$1,044,834	\$516,774	\$472,808	0.15	\$3,491,716		Land Table 36C	45.25%
08-19-36-157-006	789 WALLACE ST	04/14/22	\$1,454,000	\$1,396,530	\$530,278	\$472,808	0.15	\$3,488,671		Land Table 36C	33.86%
08-19-36-155-012	701 HANNA ST	10/25/22	\$2,149,000	\$2,100,407	\$521,401	\$472,808	0.15	\$3,571,240		Land Table 36C	22.51%
08-19-36-152-034	556 W FRANK ST	06/15/23	\$2,360,000	\$2,322,942	\$830,155	\$793,097	0.30	\$2,730,773		Land Table 36C	34.14%
08-19-36-182-027	468 W LINCOLN AVE	07/14/22	\$550,000	\$549,404	\$378,842	\$378,246	0.11	\$3,573,981		Land Table 36C	68.85%
08-19-36-182-023	1010 S CHESTER ST	04/05/23	\$925,000	\$947,202	\$404,850	\$427,052	0.12	\$3,318,443		Land Table 36C	45.09%
08-19-36-183-006	883 S CHESTER ST	02/20/23	\$1,231,250	\$1,268,303	\$389,999	\$427,052	0.12	\$3,223,132		Land Table 36C	33.67%
08-19-36-151-017	640 W FRANK ST	05/08/23	\$1,500,000	\$1,548,358	\$424,450	\$472,808	0.15	\$2,792,434		Land Table 36C	30.54%
08-19-36-157-024	808 W LINCOLN AVE	08/30/22	\$523,000	\$574,220	\$327,026	\$378,246	0.15	\$2,123,545		Land Table 36C	65.87%
08-19-36-177-009	635 S CHESTER ST	02/25/22	\$900,000	\$1,094,835	\$277,973	\$472,808	0.14	\$2,029,000		Land Table 36C	43.19%
08-19-36-155-008	967 SOUTHFIELD RD	07/21/23	\$850,000	\$1,034,440	\$411,909	\$596,349	0.25	\$1,634,560		Land Table 36C	57.65%
08-19-36-152-033	636 CHERRY CT	12/19/22	\$699,000				0.15	\$1,575,110		Land Table 36C	54.32%

City of Birmingham

Land Table 36H

BSA DATABASE		SALES DATA	
Parcel Count	192	# of Sales	17
ECF Nbhd	36C, 36H	Sales Ratio	45.53%
Min ECF	0.720	(Land Resid.-Est. Land Value)/Est. LV	34.47%
Max ECF	1.775	% Change	0.00%
Land Table LtoB	39.95%	Projected Land Table LtoB	39.95%
CVT LtoB	45.18%	Sales Sample Size	8.85%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

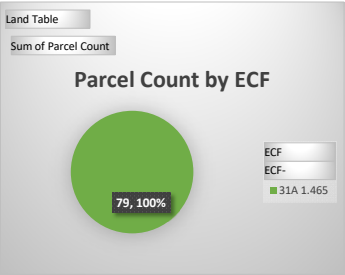


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$481,786	\$647,847	\$481,786
MINIMUM	\$337,676	\$454,066	\$337,676
MAXIMUM	\$627,113	\$843,266	\$627,113

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-278-007	907 ANN ST	09/27/23	\$600,000				0.13	\$3,891,076		Land Table 36H	81.66%
08-19-36-255-018	1094 LINCOLN CT	12/15/23	\$487,500				0.12	\$3,215,435		Land Table 36H	77.35%
08-19-36-254-019	172 GEORGE ST	09/11/23	\$550,000				0.12	\$4,435,484		Land Table 36H	#DIV/0!
08-19-36-185-032	964 PIERCE ST	11/13/23	\$1,900,000	\$1,459,301	\$802,495	\$361,796	0.17	\$4,665,669		Land Table 36H	24.79%
08-19-36-253-008	679 ANN ST	08/01/22	\$1,750,000	\$1,423,776	\$728,220	\$401,996	0.14	\$5,276,957		Land Table 36H	28.23%
08-19-36-185-024	788 PIERCE ST	07/22/22	\$795,000	\$652,843	\$532,897	\$390,740	0.17	\$3,191,000		Land Table 36H	59.85%
08-19-36-179-024	684 PIERCE ST	11/29/23	\$2,800,000	\$2,390,278	\$828,739	\$419,017	0.16	\$5,212,195		Land Table 36H	17.53%
08-19-36-257-019	504 LONDON ST	09/01/22	\$665,000	\$583,127	\$419,549	\$337,676	0.09	\$4,560,315		Land Table 36H	57.91%
08-19-36-255-011	1027 CLARK ST	05/03/22	\$750,000	\$678,015	\$441,821	\$369,836	0.13	\$3,398,623		Land Table 36H	54.55%
08-19-36-254-018	150 GEORGE ST	07/25/23	\$850,000	\$773,739	\$446,097	\$369,836	0.12	\$3,597,556		Land Table 36H	47.80%
08-19-36-251-023	888 PURDY ST	06/02/22	\$1,850,000	\$1,688,991	\$563,005	\$401,996	0.15	\$3,778,557		Land Table 36H	23.80%
08-19-36-255-004	264 GEORGE ST	07/22/22	\$1,242,500	\$1,171,633	\$408,543	\$337,676	0.10	\$4,211,784		Land Table 36H	28.82%
08-19-36-203-008	675 PIERCE ST	06/24/22	\$2,570,000	\$2,423,798	\$565,219	\$419,017	0.27	\$2,062,843		Land Table 36H	17.29%
08-19-36-255-016	283 E LINCOLN AVE	02/27/23	\$1,885,000	\$1,853,040	\$353,557	\$321,597	0.16	\$2,155,835		Land Table 36H	17.36%
08-19-36-256-002	540 GEORGE ST	02/24/23	\$465,000	\$471,059	\$395,937	\$401,996	0.11	\$3,735,255		Land Table 36H	85.34%
08-19-36-254-005	1011 PIERCE ST	01/31/23	\$1,750,000	\$1,836,311	\$275,485	\$361,796	0.16	\$1,700,525		Land Table 36H	19.70%
08-19-36-257-009	1037 FLOYD ST	09/29/23	\$916,000	\$979,000	\$274,676	\$337,676	0.11	\$2,430,761		Land Table 36H	34.49%

BSA DATABASE		SALES DATA	
Parcel Count	79	# of Sales	4
ECF Nbhd	31A	Sales Ratio	45.08%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	30.27%
Max ECF	1.465	% Change	15.00%
Land Table LtoB	46.13%	Projected Land Table LtoB	53.05%
CVT LtoB	45.18%	Sales Sample Size	5.06%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$378,283	\$492,771	\$435,025
MINIMUM	\$289,619	\$377,273	\$333,062
MAXIMUM	\$476,808	\$621,115	\$548,329

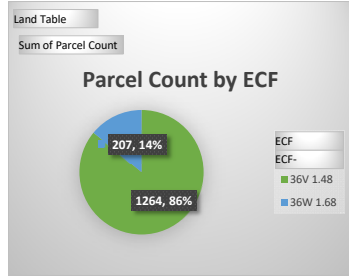
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-229-001	343 ELM ST	08/04/23	\$775,000	\$643,404	\$483,966	\$352,370	0.15	\$3,183,987		Land Table 36I	54.77%
08-19-36-231-017	893 HAZEL AVE	06/15/23	\$1,300,000	\$1,122,653	\$501,772	\$324,425	0.14	\$3,636,029		Land Table 36I	28.90%
08-19-36-229-018	949 CHESTNUT ST	06/08/22	\$1,290,000	\$1,215,350	\$399,075	\$324,425	0.14	\$2,891,848		Land Table 36I	26.69%
08-19-36-231-010	1028 CHESTNUT ST	04/26/22	\$715,000	\$697,383	\$342,042	\$324,425	0.14	\$2,478,565		Land Table 36I	46.52%

City of Birmingham

Land Table 36V

BSA DATABASE		SALES DATA	
Parcel Count	1471	# of Sales	183
ECF Nbdh	36W, 36V	Sales Ratio	47.42%
Min ECF	0.400	(Land Resid.-Est. Land Value)/Est. LV	15.02%
Max ECF	1.680	% Change	15.00%
Land Table LtoB	42.75%	Projected Land Table LtoB	49.16%
CVT LtoB	45.18%	Sales Sample Size	12.44%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$4,006	\$4,607	\$4,607
MINIMUM	\$2,337	\$2,688	\$2,688
MAXIMUM	\$6,676	\$7,678	\$7,677

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-305-008	1494 SHIPMAN BLVD	11/09/23	\$677,500				0.22	\$2,799,696		Land Table 36V	88.80%
08-19-36-301-013	1310 SHIPMAN BLVD	12/22/22	\$600,000				0.30	\$2,013,423		Land Table 36V	96.05%
08-19-36-379-016	1961 HENRIETTA ST	07/03/23	\$355,000				0.16	\$2,204,969		Land Table 36V	100.00%
08-19-36-354-021	1782 STANLEY BLVD	11/17/23	\$460,000				0.15	\$2,067,796		Land Table 36V	66.54%
08-19-36-430-058	748 BENNAVILLE AVE	07/29/22	\$270,000				0.11	\$2,200,745		Land Table 36V	90.53%
08-19-36-305-005	1404 SHIPMAN BLVD	06/08/23	\$630,000				0.30	\$1,420,758		Land Table 36V	70.18%
08-19-36-326-027	1322 WASHINGTON BLVD	04/13/22	\$371,000				0.14	\$1,732,307		Land Table 36V	70.17%
08-19-36-308-015	1643 MARYLAND BLVD	08/24/23	\$390,000				0.15	\$1,645,879		Land Table 36V	68.35%
08-19-36-428-012	828 RUFFNER AVE	07/14/23	\$320,000				0.11	\$1,754,718		Land Table 36V	#DIV/0!
08-20-31-355-036	1347 SMITH AVE	03/24/22	\$390,000				0.17			Land Table 36V	#DIV/0!
08-19-36-308-020	1428 STANLEY BLVD	10/06/22	\$400,000				0.15			Land Table 36V	#DIV/0!
08-19-36-326-002	1137 STANLEY BLVD	01/20/22	\$385,000				0.14			Land Table 36V	#DIV/0!
08-19-36-306-002	1439 SHIPMAN BLVD	10/06/23	\$640,000	\$449,959	\$589,549	\$399,508	0.22	\$2,631,915		Land Table 36V	88.79%
08-19-36-377-003	1743 WASHINGTON BLVD	06/15/23	\$1,303,000	\$926,356	\$675,428	\$298,784	0.14	\$4,930,131		Land Table 36V	32.25%
08-19-36-404-005	472 BENNAVILLE AVE	03/18/22	\$570,000	\$406,071	\$430,527	\$266,598	0.11	\$3,949,789		Land Table 36V	65.65%
08-19-36-404-003	440 BENNAVILLE AVE	10/03/23	\$675,000	\$508,784	\$433,907	\$267,691	0.11	\$3,944,609		Land Table 36V	52.61%
08-19-36-430-020	968 BENNAVILLE AVE	03/20/23	\$1,350,000	\$1,030,952	\$586,088	\$267,040	0.11	\$5,328,073		Land Table 36V	25.90%
08-19-36-308-026	1526 STANLEY BLVD	08/18/23	\$730,000	\$572,881	\$468,917	\$311,798	0.15	\$3,168,358		Land Table 36V	54.43%
08-19-36-304-011	1252 STANLEY BLVD	09/01/23	\$2,175,000	\$1,711,925	\$950,386	\$487,311	0.30	\$3,167,953		Land Table 36V	28.47%
08-19-36-455-010	550 SMITH AVE	03/24/23	\$769,900	\$609,636	\$427,304	\$267,040	0.11	\$3,884,582		Land Table 36V	43.80%
08-19-36-378-008	1829 S BATES ST	03/30/23	\$1,485,000	\$1,185,107	\$600,253	\$300,360	0.14	\$4,349,659		Land Table 36V	25.34%
08-19-36-308-031	1604 STANLEY BLVD	05/19/22	\$1,200,000	\$958,795	\$552,556	\$311,351	0.15	\$3,733,486		Land Table 36V	32.47%
08-19-36-432-002	646 CHAPIN AVE	04/12/22	\$1,425,000	\$1,138,796	\$609,973	\$323,769	0.16	\$3,885,178		Land Table 36V	28.43%
08-19-36-308-018	1699 MARYLAND BLVD	10/20/23	\$990,000	\$791,734	\$510,943	\$312,677	0.15	\$3,429,148		Land Table 36V	39.49%
08-20-31-358-055	1473 E 14 MILE RD	05/13/22	\$701,000	\$566,297	\$415,143	\$280,440	0.22	\$1,887,014		Land Table 36V	49.52%
08-19-36-401-020	1453 PIERCE ST	08/28/23	\$2,060,000	\$1,664,678	\$791,889	\$396,567	0.23	\$3,519,507		Land Table 36V	23.82%
08-20-31-358-024	1183 E 14 MILE RD	05/15/23	\$273,500	\$222,178	\$238,282	\$186,960	0.11	\$2,166,200		Land Table 36V	84.15%
08-19-36-454-024	573 SMITH AVE	10/13/23	\$978,000	\$809,066	\$452,659	\$283,725	0.12	\$3,650,476		Land Table 36V	35.07%
08-19-36-377-024	1786 S BATES ST	10/11/22	\$1,300,000	\$1,075,243	\$543,165	\$318,408	0.16	\$3,481,827		Land Table 36V	29.61%
08-19-36-331-007	1501 WASHINGTON BLVD	05/24/22	\$625,000	\$517,100	\$410,157	\$302,257	0.14	\$2,929,693		Land Table 36V	58.45%
08-19-36-307-023	1574 MARYLAND BLVD	07/13/22	\$715,000	\$593,590	\$434,087	\$312,677	0.15	\$2,913,336		Land Table 36V	52.68%
08-19-36-480-043	993 BIRD AVE	05/19/22	\$618,500	\$515,206	\$370,334	\$267,040	0.11	\$3,366,673		Land Table 36V	51.83%
08-19-36-331-008	1521 WASHINGTON BLVD	06/15/23	\$572,500	\$478,692	\$397,801	\$303,993	0.14	\$2,801,415		Land Table 36V	63.50%
08-19-36-451-018	195 E SOUTHLAWN BLVD	08/07/23	\$768,000	\$643,852	\$407,873	\$283,725	0.12	\$3,289,298		Land Table 36V	44.07%
08-19-36-308-002	1433 MARYLAND BLVD	08/29/22	\$980,000	\$827,364	\$465,313	\$312,677	0.15	\$3,122,906		Land Table 36V	37.79%
08-19-36-327-011	1347 WASHINGTON BLVD	04/28/23	\$1,525,000	\$1,291,267	\$581,142	\$347,409	0.18	\$3,246,603		Land Table 36V	26.90%
08-19-36-426-026	789 RUFFNER AVE	05/06/22	\$500,000	\$424,511	\$342,529	\$267,040	0.11	\$3,113,900		Land Table 36V	62.91%
08-19-36-428-013	844 RUFFNER AVE	03/03/23	\$618,900	\$525,424	\$360,516	\$267,040	0.11	\$3,277,418		Land Table 36V	50.82%
08-19-36-354-019	1748 STANLEY BLVD	06/15/23	\$1,615,000	\$1,374,736	\$550,732	\$310,468	0.15	\$3,746,476		Land Table 36V	22.58%
08-19-36-482-041	973 E 14 MILE RD	12/15/23	\$255,200	\$217,295	\$224,865	\$186,960	0.11	\$2,044,227		Land Table 36V	86.04%

City of Birmingham

Land Table 36V

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-377-019	1708 S BATES ST	06/13/23	\$1,899,000	\$1,619,456	\$600,071	\$320,527	0.16	\$3,797,918		Land Table 36V	19.79%
08-19-36-402-005	1245 CEDAR DR	03/25/22	\$597,500	\$509,772	\$385,052	\$297,324	0.14	\$2,831,265		Land Table 36V	58.32%
08-19-36-331-001	1405 WASHINGTON BLVD	08/03/23	\$1,115,000	\$954,860	\$532,974	\$372,834	0.20	\$2,651,612		Land Table 36V	39.05%
08-19-36-426-013	848 E LINCOLN AVE	04/11/22	\$875,000	\$758,261	\$305,767	\$189,028	0.11	\$2,705,903		Land Table 36V	24.93%
08-19-36-376-010	1859 STANLEY BLVD	05/13/22	\$1,600,000	\$1,390,663	\$522,014	\$312,677	0.15	\$3,503,450		Land Table 36V	22.48%
08-19-36-307-019	1508 MARYLAND BLVD	06/23/23	\$850,000	\$739,517	\$423,160	\$312,677	0.15	\$2,840,000		Land Table 36V	42.28%
08-19-36-401-048	1255 PIERCE ST	07/11/23	\$950,000	\$826,761	\$447,719	\$324,480	0.16	\$2,780,863		Land Table 36V	39.25%
08-19-36-455-014	423 BIRD AVE	12/22/23	\$1,355,000	\$1,183,527	\$455,198	\$283,725	0.12	\$3,670,952		Land Table 36V	23.97%
08-19-36-377-037	1990 S BATES ST	08/10/23	\$390,000	\$340,827	\$274,357	\$225,184	0.16	\$1,725,516		Land Table 36V	66.07%
08-19-36-330-038	1692 WASHINGTON BLVD	02/06/23	\$1,700,000	\$1,489,293	\$521,647	\$310,940	0.15	\$3,524,642		Land Table 36V	20.88%
08-19-36-432-054	883 EMMONS AVE	02/24/23	\$745,000	\$653,262	\$358,778	\$267,040	0.11	\$3,261,618		Land Table 36V	40.88%
08-19-36-430-047	1031 CHAPIN AVE	04/15/22	\$352,000	\$308,843	\$310,197	\$267,040	0.11	\$2,819,973		Land Table 36V	86.46%
08-20-31-351-007	1171 EMMONS AVE	12/15/22	\$350,000	\$309,102	\$307,938	\$267,040	0.11	\$2,799,436		Land Table 36V	86.39%
08-19-36-430-022	1010 BENNAVILLE AVE	09/01/23	\$806,000	\$714,121	\$358,919	\$267,040	0.11	\$3,262,900		Land Table 36V	37.39%
08-20-31-358-028	1205 E 14 MILE RD	06/10/22	\$246,000	\$218,413	\$214,547	\$186,960	0.11	\$1,950,427		Land Table 36V	85.60%
08-19-36-481-007	1124 SMITH AVE	02/28/22	\$1,185,000	\$1,052,542	\$399,498	\$267,040	0.11	\$3,631,800		Land Table 36V	25.37%
08-19-36-330-006	1479 STANLEY BLVD	09/07/22	\$1,750,000	\$1,554,580	\$508,097	\$312,677	0.15	\$3,410,047		Land Table 36V	20.11%
08-19-36-451-026	369 E SOUTHLAWN BLVD	01/04/23	\$499,000	\$444,352	\$338,373	\$283,725	0.12	\$2,728,815		Land Table 36V	63.85%
08-20-31-355-041	1295 SMITH AVE	04/26/22	\$619,000	\$551,580	\$334,460	\$267,040	0.11	\$3,040,545		Land Table 36V	48.41%
08-19-36-428-059	787 HUMPHREY AVE	04/01/22	\$835,000	\$744,050	\$357,990	\$267,040	0.11	\$3,254,455		Land Table 36V	35.89%
08-19-36-452-015	457 E SOUTHLAWN BLVD	05/16/22	\$1,400,000	\$1,247,870	\$435,855	\$283,725	0.12	\$3,514,960		Land Table 36V	22.74%
08-19-36-477-003	1144 EMMONS AVE	04/29/22	\$755,000	\$680,740	\$341,300	\$267,040	0.11	\$3,102,727		Land Table 36V	39.23%
08-19-36-402-026	1248 EDGEWOOD AVE	07/20/22	\$500,000	\$450,989	\$346,420	\$297,409	0.14	\$2,528,613		Land Table 36V	65.95%
08-19-36-401-053	1468 CEDAR DR	09/07/23	\$1,551,110	\$1,405,231	\$469,651	\$323,772	0.16	\$2,935,319		Land Table 36V	23.04%
08-19-36-452-023	591 E SOUTHLAWN BLVD	06/23/23	\$1,275,000	\$1,155,333	\$404,927	\$285,260	0.13	\$3,239,416		Land Table 36V	24.69%
08-19-36-428-029	751 HUMPHREY AVE	09/07/23	\$500,000	\$454,005	\$313,035	\$267,040	0.11	\$2,845,773		Land Table 36V	58.82%
08-19-36-478-047	620 DAVIS AVE	04/07/23	\$750,000	\$681,289	\$369,121	\$300,410	0.14	\$2,674,790		Land Table 36V	44.09%
08-19-36-429-014	876 HUMPHREY AVE	05/13/22	\$765,000	\$695,358	\$336,682	\$267,040	0.11	\$3,060,745		Land Table 36V	38.40%
08-20-31-355-040	1275 SMITH AVE	05/10/22	\$515,000	\$470,870	\$311,170	\$267,040	0.11	\$2,828,818		Land Table 36V	56.71%
08-19-36-331-032	1570 S BATES ST	04/25/23	\$785,000	\$717,948	\$393,788	\$326,736	0.16	\$2,401,146		Land Table 36V	45.51%
08-19-36-402-043	347 CATALPA DR	08/05/22	\$1,628,334	\$1,491,583	\$456,048	\$319,297	0.16	\$2,923,385		Land Table 36V	21.41%
08-19-36-452-004	478 CATALPA DR	01/25/22	\$1,060,000	\$972,489	\$410,830	\$323,319	0.16	\$2,567,688		Land Table 36V	33.25%
08-19-36-326-017	1130 WASHINGTON BLVD	04/07/22	\$1,265,000	\$1,165,591	\$398,193	\$298,784	0.14	\$2,906,518		Land Table 36V	25.63%
08-19-36-426-029	843 RUFFNER AVE	05/03/22	\$505,000	\$466,773	\$305,267	\$267,040	0.11	\$2,775,155		Land Table 36V	57.21%
08-19-36-480-049	654 SMITH AVE	03/25/22	\$1,280,000	\$1,185,770	\$428,010	\$333,780	0.17	\$2,594,000		Land Table 36V	28.15%
08-19-36-306-007	1575 SHIPMAN BLVD	06/29/23	\$1,990,000	\$1,844,226	\$545,282	\$399,508	0.22	\$2,434,295		Land Table 36V	21.66%
08-19-36-428-008	748 RUFFNER AVE	08/29/23	\$515,000	\$477,635	\$304,405	\$267,040	0.11	\$2,767,318		Land Table 36V	55.91%
08-19-36-478-035	863 SMITH AVE	09/26/23	\$825,000	\$765,173	\$326,867	\$267,040	0.11	\$2,971,518		Land Table 36V	34.90%
08-19-36-476-019	651 DAVIS AVE	04/28/23	\$950,000	\$882,044	\$334,996	\$267,040	0.11	\$3,045,418		Land Table 36V	30.28%
08-19-36-404-018	527 CATALPA DR	08/19/22	\$1,150,000	\$1,068,237	\$405,082	\$323,319	0.16	\$2,531,763		Land Table 36V	30.27%
08-19-36-306-010	1647 SHIPMAN BLVD	02/15/23	\$1,959,000	\$1,822,256	\$536,252	\$399,508	0.22	\$2,393,982		Land Table 36V	21.92%
08-19-36-401-031	1326 CEDAR DR	05/12/23	\$1,443,000	\$1,342,752	\$416,904	\$316,656	0.15	\$2,724,863		Land Table 36V	23.58%
08-19-36-377-026	1812 S BATES ST	05/05/22	\$730,000	\$681,224	\$367,063	\$318,287	0.16	\$2,352,968		Land Table 36V	46.72%
08-19-36-379-008	1807 HENRIETTA ST	02/27/23	\$560,000	\$522,668	\$325,768	\$288,436	0.13	\$2,525,333		Land Table 36V	55.19%
08-19-36-377-007	1801 WASHINGTON BLVD	11/16/23	\$431,000	\$402,727	\$323,583	\$295,310	0.13	\$2,414,799		Land Table 36V	73.33%
08-19-36-401-052	1456 CEDAR DR	03/03/22	\$960,000	\$897,375	\$386,328	\$323,703	0.16	\$2,414,550		Land Table 36V	36.07%
08-19-36-352-018	1732 BIRMINGHAM BLVD	05/18/22	\$529,900	\$496,381	\$346,196	\$312,677	0.15	\$2,323,463		Land Table 36V	62.99%
08-20-31-358-012	1324 BIRD AVE	08/25/22	\$880,000	\$827,440	\$319,600	\$267,040	0.11	\$2,905,455		Land Table 36V	32.27%
08-19-36-428-034	855 HUMPHREY AVE	08/17/23	\$825,000	\$778,388	\$313,652	\$267,040	0.11	\$2,851,382		Land Table 36V	34.31%
08-19-36-426-015	888 E LINCOLN AVE	11/07/23	\$725,000	\$684,981	\$228,700	\$188,681	0.11	\$2,041,964		Land Table 36V	27.55%
08-19-36-451-013	286 CATALPA DR	05/23/22	\$890,000	\$846,952	\$363,889	\$320,841	0.16	\$2,317,764		Land Table 36V	37.88%
08-19-36-480-013	832 SMITH AVE	06/08/22	\$787,000	\$748,932	\$305,108	\$267,040	0.11	\$2,773,709		Land Table 36V	35.66%
08-19-36-428-010	788 RUFFNER AVE	10/03/23	\$980,000	\$934,968	\$312,072	\$267,040	0.11	\$2,837,018		Land Table 36V	28.56%
08-19-36-378-017	1712 HENRIETTA ST	03/23/22	\$705,000	\$672,845	\$306,886	\$274,731	0.12	\$2,622,957		Land Table 36V	40.83%
08-19-36-330-007	1497 STANLEY BLVD	06/21/23	\$1,425,000	\$1,362,830	\$374,847	\$312,677	0.15	\$2,515,752		Land Table 36V	22.94%
08-19-36-331-017	1659 WASHINGTON BLVD	03/23/22	\$520,000	\$497,757	\$321,027	\$298,784	0.14	\$2,343,263		Land Table 36V	60.03%
08-19-36-333-016	1659 HENRIETTA ST	11/01/22	\$675,000	\$648,487	\$350,993	\$324,480	0.16	\$2,180,081		Land Table 36V	50.04%
08-19-36-429-025	609 BENNAVILLE AVE	08/18/22	\$861,500	\$828,780	\$303,264	\$270,544	0.11	\$2,683,752		Land Table 36V	32.64%
08-19-36-351-025	1896 SHIPMAN BLVD	03/31/22	\$1,325,000	\$1,275,419	\$367,468	\$317,887	0.15	\$2,386,156		Land Table 36V	24.92%
08-19-36-326-021	1228 WASHINGTON BLVD	09/13/23	\$1,250,000	\$1,211,166	\$341,091	\$302,257	0.14	\$2,436,364		Land Table 36V	24.96%
08-19-36-404-002	424 BENNAVILLE AVE	09/12/22	\$475,000	\$461,852	\$281,377	\$268,229	0.11	\$2,534,928		Land Table 36V	58.08%
08-19-36-326-024	1272 WASHINGTON BLVD	06/10/22	\$1,760,000	\$1,714,437	\$347,820	\$302,257	0.14	\$2,484,429		Land Table 36V	17.63%
08-19-36-351-026	1904 SHIPMAN BLVD	09/22/23	\$1,510,000	\$1,472,457	\$355,430	\$317,887	0.15	\$2,307,987		Land Table 36V	21.59%
08-20-31-358-018	1408 BIRD AVE	07/25/23	\$300,000	\$294,390	\$272,650	\$267,040	0.11	\$2,478,636		Land Table 36V	90.71%
08-19-36-330-011	1563 STANLEY BLVD	11/29/22	\$1,700,000	\$1,672,611	\$340,066	\$312,677	0.15	\$2,282,322		Land Table 36V	18.69%
08-19-36-451-010	212 CATALPA DR	06/10/22	\$675,000	\$665,609	\$329,945	\$320,554	0.16	\$2,101,561		Land Table 36V	48.16%
08-19-36-401-044	195 CATALPA DR	01/07/22	\$487,500	\$483,073	\$320,994	\$316,567	0.15	\$2,084,377		Land Table 36V	65.53%
08-19-36-377-020	1726 S BATES ST	07/14/23	\$460,500	\$457,198	\$321,860	\$318,558	0.16	\$2,050,064		Land Table 36V	69.68%

City of Birmingham

Land Table 36V

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-330-023	1460 WASHINGTON BLVD	02/28/23	\$850,000	\$846,652	\$316,025	\$312,677	0.15	\$2,120,973		Land Table 36V	36.93%
08-19-36-482-044	1031 E 14 MILE RD	06/16/23	\$466,500	\$465,028	\$188,432	\$186,960	0.11	\$1,713,018		Land Table 36V	40.20%
08-19-36-376-012	1897 STANLEY BLVD	02/17/22	\$785,000	\$782,843	\$311,360	\$309,203	0.15	\$2,132,603		Land Table 36V	39.50%
08-19-36-404-013	425 CATALPA DR	05/31/23	\$1,425,000	\$1,420,972	\$417,134	\$413,106	0.24	\$1,745,331		Land Table 36V	29.07%
08-19-36-332-040	1698 HENRIETTA ST	05/19/22	\$515,000	\$514,527	\$299,629	\$299,156	0.14	\$2,187,073		Land Table 36V	58.14%
08-20-31-355-004	1208 DAVIS AVE	06/05/23	\$835,000	\$836,431	\$265,609	\$267,040	0.11	\$2,414,627		Land Table 36V	31.93%
08-19-36-480-048	624 SMITH AVE	10/26/22	\$750,000	\$753,095	\$373,145	\$376,240	0.20	\$1,865,725		Land Table 36V	49.96%
08-20-31-353-018	1263 DAVIS AVE	09/29/23	\$780,000	\$783,662	\$263,378	\$267,040	0.11	\$2,394,345		Land Table 36V	34.08%
08-20-31-357-018	1400 SMITH AVE	08/17/22	\$787,000	\$792,851	\$261,189	\$267,040	0.11	\$2,374,445		Land Table 36V	33.68%
08-20-31-358-008	1264 BIRD AVE	05/30/23	\$1,150,000	\$1,159,118	\$257,922	\$267,040	0.11	\$2,344,745		Land Table 36V	23.04%
08-19-36-331-022	1432 S BATES ST	06/21/22	\$696,000	\$702,382	\$332,403	\$338,785	0.18	\$1,888,653		Land Table 36V	48.23%
08-19-36-307-009	1615 BIRMINGHAM BLVD	05/31/22	\$680,000	\$687,473	\$392,035	\$399,508	0.22	\$1,750,156		Land Table 36V	58.11%
08-19-36-379-013	1885 HENRIETTA ST	01/31/22	\$1,300,000	\$1,315,263	\$309,217	\$324,480	0.16	\$1,920,602		Land Table 36V	24.67%
08-19-36-401-054	1486 CEDAR DR	01/05/23	\$1,360,275	\$1,378,017	\$294,786	\$312,528	0.15	\$1,965,240		Land Table 36V	22.68%
08-19-36-480-046	1063 BIRD AVE	07/25/23	\$609,000	\$621,427	\$254,613	\$267,040	0.11	\$2,314,664		Land Table 36V	42.97%
08-19-36-402-004	1231 CEDAR DR	07/07/23	\$1,449,000	\$1,478,725	\$330,799	\$360,524	0.19	\$1,713,984		Land Table 36V	24.38%
08-19-36-306-021	1618 BIRMINGHAM BLVD	08/10/22	\$615,950	\$628,824	\$386,634	\$399,508	0.22	\$1,726,045		Land Table 36V	63.53%
08-19-36-327-021	1284 S BATES ST	04/05/22	\$1,682,000	\$1,719,015	\$309,901	\$346,916	0.18	\$1,684,245		Land Table 36V	20.18%
08-19-36-454-018	471 SMITH AVE	01/04/22	\$455,000	\$465,368	\$256,672	\$267,040	0.11	\$2,333,382		Land Table 36V	57.38%
08-19-36-480-020	966 SMITH AVE	02/16/23	\$700,000	\$716,464	\$250,576	\$267,040	0.11	\$2,277,964		Land Table 36V	37.27%
08-19-36-456-002	212 BIRD AVE	04/21/22	\$950,000	\$974,156	\$253,788	\$277,944	0.12	\$2,132,672		Land Table 36V	28.53%
08-19-36-432-015	908 CHAPIN AVE	03/15/23	\$410,000	\$423,280	\$253,760	\$267,040	0.11	\$2,306,909		Land Table 36V	63.09%
08-19-36-306-005	1519 SHIPMAN BLVD	02/25/22	\$1,470,000	\$1,517,851	\$351,657	\$399,508	0.22	\$1,569,897		Land Table 36V	26.32%
08-19-36-333-015	1637 HENRIETTA ST	02/17/22	\$605,000	\$624,939	\$304,541	\$324,480	0.16	\$1,891,559		Land Table 36V	51.92%
08-19-36-429-037	855 BENNAVILLE AVE	05/31/23	\$842,500	\$870,402	\$239,138	\$267,040	0.11	\$2,173,982		Land Table 36V	30.68%
08-19-36-480-062	925 BIRD AVE	08/02/22	\$668,000	\$690,919	\$244,121	\$267,040	0.11	\$2,219,282		Land Table 36V	38.65%
08-19-36-426-022	707 RUFFNER AVE	06/12/23	\$734,000	\$761,347	\$239,693	\$267,040	0.11	\$2,179,027		Land Table 36V	35.07%
08-19-36-432-040	937 EMMONS AVE	06/21/22	\$755,000	\$783,015	\$239,025	\$267,040	0.11	\$2,172,955		Land Table 36V	34.10%
08-19-36-479-009	1130 DAVIS AVE	01/31/23	\$420,000	\$437,394	\$249,646	\$267,040	0.11	\$2,269,509		Land Table 36V	61.05%
08-19-36-428-016	916 RUFFNER AVE	01/14/23	\$625,000	\$651,610	\$240,430	\$267,040	0.11	\$2,185,727		Land Table 36V	40.98%
08-19-36-328-014	280 NORTHLAWN BLVD	03/17/22	\$856,000	\$892,507	\$264,904	\$301,411	0.14	\$1,905,784		Land Table 36V	33.77%
08-19-36-332-039	1684 HENRIETTA ST	03/31/23	\$1,350,000	\$1,412,760	\$236,396	\$299,156	0.14	\$1,725,518		Land Table 36V	21.18%
08-19-36-429-040	909 BENNAVILLE AVE	03/24/23	\$740,000	\$774,868	\$232,172	\$267,040	0.11	\$2,110,655		Land Table 36V	34.46%
08-19-36-455-017	479 BIRD AVE	06/21/23	\$356,000	\$372,922	\$250,118	\$267,040	0.11	\$2,273,800		Land Table 36V	71.61%
08-19-36-306-020	1586 BIRMINGHAM BLVD	08/31/22	\$662,000	\$693,637	\$367,871	\$399,508	0.22	\$1,642,281		Land Table 36V	57.60%
08-19-36-429-038	877 BENNAVILLE AVE	02/17/23	\$819,800	\$860,451	\$226,389	\$267,040	0.11	\$2,058,082		Land Table 36V	31.03%
08-20-31-358-004	1208 BIRD AVE	02/28/22	\$975,000	\$1,028,641	\$213,399	\$267,040	0.11	\$1,939,991		Land Table 36V	25.96%
08-19-36-354-027	1896 STANLEY BLVD	07/28/22	\$675,000	\$712,492	\$272,249	\$309,741	0.15	\$1,864,719		Land Table 36V	43.47%
08-19-36-454-017	455 SMITH AVE	03/31/23	\$410,000	\$433,533	\$243,507	\$267,040	0.11	\$2,213,700		Land Table 36V	61.60%
08-19-36-454-010	560 E SOUTHLAWN BLVD	08/18/22	\$407,500	\$430,941	\$256,947	\$280,388	0.12	\$2,123,529		Land Table 36V	65.06%
08-19-36-377-021	1740 S BATES ST	07/17/23	\$590,000	\$624,415	\$284,113	\$318,528	0.16	\$1,809,637		Land Table 36V	51.01%
08-19-36-332-025	1452 HENRIETTA ST	01/18/22	\$504,400	\$535,081	\$268,764	\$299,445	0.14	\$1,961,781		Land Table 36V	55.96%
08-19-36-455-022	551 BIRD AVE	02/16/23	\$353,100	\$379,286	\$257,539	\$283,725	0.12	\$2,076,927		Land Table 36V	74.81%
08-20-31-353-013	1181 DAVIS AVE	02/04/22	\$620,000	\$666,592	\$220,448	\$267,040	0.11	\$2,004,073		Land Table 36V	40.06%
08-19-36-378-004	1751 S BATES ST	01/14/22	\$730,000	\$785,929	\$244,631	\$300,560	0.14	\$1,772,688		Land Table 36V	38.24%
08-19-36-429-049	1087 BENNAVILLE AVE	07/12/22	\$675,000	\$728,167	\$213,873	\$267,040	0.11	\$1,944,300		Land Table 36V	36.67%
08-19-36-352-023	1838 BIRMINGHAM BLVD	04/10/23	\$430,580	\$465,622	\$277,635	\$312,677	0.15	\$1,863,322		Land Table 36V	67.15%
08-19-36-478-031	789 SMITH AVE	08/22/23	\$710,000	\$770,734	\$206,306	\$267,040	0.11	\$1,875,509		Land Table 36V	34.65%
08-19-36-426-017	611 RUFFNER AVE	12/07/23	\$345,000	\$375,981	\$239,563	\$270,544	0.11	\$2,120,027		Land Table 36V	71.96%
08-19-36-476-010	780 EMMONS AVE	04/13/22	\$530,000	\$577,653	\$219,387	\$267,040	0.11	\$1,994,427		Land Table 36V	46.23%
08-19-36-478-060	960 DAVIS AVE	04/18/22	\$749,900	\$820,196	\$196,744	\$267,040	0.11	\$1,788,582		Land Table 36V	32.56%
08-19-36-431-002	1112 BENNAVILLE AVE	03/24/23	\$779,500	\$857,415	\$189,125	\$267,040	0.11	\$1,719,318		Land Table 36V	31.14%
08-19-36-432-053	767 EMMONS AVE	10/28/22	\$404,000	\$444,856	\$226,184	\$267,040	0.11	\$2,056,218		Land Table 36V	60.03%
08-19-36-330-033	1608 WASHINGTON BLVD	10/31/22	\$1,260,000	\$1,387,439	\$171,345	\$298,784	0.14	\$1,250,693		Land Table 36V	21.53%
08-19-36-428-042	1013 HUMPHREY AVE	01/31/23	\$742,500	\$820,406	\$189,134	\$267,040	0.11	\$1,719,400		Land Table 36V	32.55%
08-19-36-351-030	1992 SHIPMAN BLVD	07/21/23	\$790,000	\$875,188	\$137,890	\$223,078	0.15	\$895,390		Land Table 36V	25.49%
08-19-36-430-025	1064 BENNAVILLE AVE	08/02/23	\$875,000	\$969,435	\$172,605	\$267,040	0.11	\$1,569,136		Land Table 36V	27.55%
08-19-36-430-033	731 CHAPIN AVE	06/10/22	\$440,000	\$492,066	\$214,974	\$267,040	0.11	\$1,954,309		Land Table 36V	54.27%
08-19-36-352-032	1990 BIRMINGHAM BLVD	04/28/22	\$360,000	\$402,823	\$206,330	\$249,153	0.19	\$1,109,301		Land Table 36V	61.85%
08-19-36-455-013	407 BIRD AVE	10/16/23	\$340,000	\$380,835	\$242,890	\$283,725	0.12	\$1,958,790		Land Table 36V	74.50%
08-20-31-358-035	1335 E 14 MILE RD	01/21/22	\$200,000	\$225,009	\$161,951	\$186,960	0.11	\$1,472,282		Land Table 36V	83.09%
08-19-36-376-030	1912 WASHINGTON BLVD	03/10/22	\$1,325,000	\$1,499,492	\$134,711	\$309,203	0.15	\$922,678		Land Table 36V	20.62%
08-19-36-429-031	735 BENNAVILLE AVE	11/03/23	\$712,500	\$809,119	\$170,421	\$267,040	0.11	\$1,549,282		Land Table 36V	33.00%
08-19-36-482-008	740 BIRD AVE	03/09/22	\$650,000	\$738,493	\$178,547	\$267,040	0.11	\$1,623,155		Land Table 36V	36.16%
08-19-36-307-005	1509 BIRMINGHAM BLVD	06/01/23	\$500,000	\$575,014	\$324,494	\$399,508	0.22	\$1,448,634		Land Table 36V	69.48%
08-20-31-355-017	1171 SMITH AVE	07/21/23	\$300,000	\$346,668	\$220,372	\$267,040	0.11	\$2,003,382		Land Table 36V	77.03%
08-19-36-455-023	571 BIRD AVE	03/30/22	\$334,000	\$390,643	\$227,082	\$283,725	0.12	\$1,831,306		Land Table 36V	72.63%
08-19-36-432-009	792 CHAPIN AVE	06/05/23	\$250,000	\$293,256	\$223,784	\$267,040	0.11	\$2,034,400		Land Table 36V	91.06%

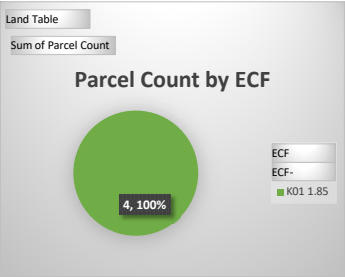
City of Birmingham

Land Table 36V

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-455-007	510 SMITH AVE	01/12/23	\$329,000	\$388,417	\$207,623	\$267,040	0.11	\$1,887,482		Land Table 36V	68.75%
08-20-31-355-005	1222 DAVIS AVE	01/13/23	\$811,700	\$959,935	\$118,805	\$267,040	0.11	\$1,080,045		Land Table 36V	27.82%
08-19-36-379-012	1859 HENRIETTA ST	01/06/22	\$1,125,000	\$1,351,153	\$98,327	\$324,480	0.16	\$610,727		Land Table 36V	24.02%
08-20-31-353-001	1156 EMMONS AVE	12/20/23	\$290,000	\$353,000	\$204,040	\$267,040	0.11	\$1,854,909		Land Table 36V	75.65%
08-20-31-358-005	1220 BIRD AVE	02/27/23	\$315,000	\$390,839	\$191,201	\$267,040	0.11	\$1,738,191		Land Table 36V	68.32%
08-19-36-330-026	1498 WASHINGTON BLVD	10/17/22	\$330,000				0.15	\$1,318,597		Land Table 36V	70.07%
08-19-36-330-014	1605 STANLEY BLVD	07/27/22	\$390,000				0.14	\$2,846,715		Land Table 36V	56.08%

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	K01	Sales Ratio	#DIV/0!
Min ECF	1.850	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.850	% Change	13.40%
Land Table LtoB	53.16%	Projected Land Table LtoB	60.28%
CVT LtoB	45.18%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

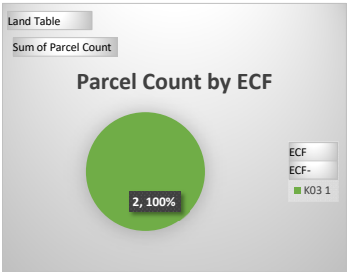


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$233,687	#DIV/0!	\$265,000
MINIMUM	\$233,687	#DIV/0!	\$265,000
MAXIMUM	\$233,687	#DIV/0!	\$265,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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BSA DATABASE		SALES DATA	
Parcel Count	2	# of Sales	0
ECF Nbhd	K03	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	20.00%
Land Table LtoB	32.53%	Projected Land Table LtoB	39.03%
CVT LtoB	45.18%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

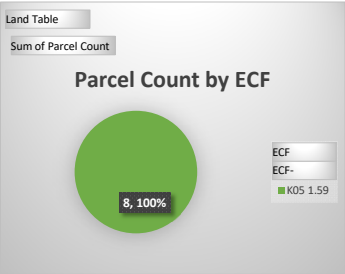


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$301,893	#DIV/0!	\$362,272
MINIMUM	\$301,893	#DIV/0!	\$362,272
MAXIMUM	\$301,893	#DIV/0!	\$362,272

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	K05	Sales Ratio	#DIV/0!
Min ECF	1.590	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.590	% Change	14.00%
Land Table LtoB	42.57%	Projected Land Table LtoB	48.53%
CVT LtoB	45.18%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$120,258	#DIV/0!	\$137,094
MINIMUM	\$107,990	#DIV/0!	\$123,109
MAXIMUM	\$132,525	#DIV/0!	\$151,079

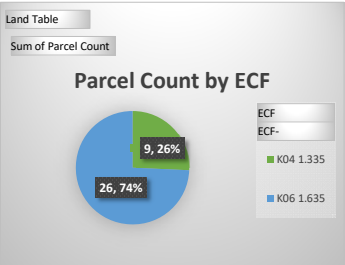
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Birmingham

Land Table K06

BSA DATABASE		SALES DATA	
Parcel Count	35	# of Sales	5
ECF Nbhd	K04, K06	Sales Ratio	42.99%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	45.52%
Max ECF	1.635	% Change	36.67%
Land Table LtoB	38.29%	Projected Land Table LtoB	52.33%
CVT LtoB	45.18%	Sales Sample Size	14.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,143	\$122,446	\$115,000
MINIMUM	\$84,143	\$122,446	\$115,000
MAXIMUM	\$84,143	\$122,446	\$115,000

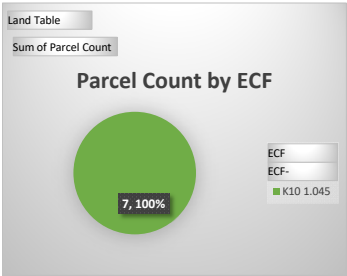
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-25-281-016	1055 WIMBLETON DR	11/29/23	\$302,500	\$228,706	\$157,937	\$84,143	0.07	\$2,256,243		Land Table K06	36.79%
08-19-25-281-017	1065 WIMBLETON DR	08/16/23	\$289,000	\$246,005	\$127,138	\$84,143	0.07	\$1,816,257		Land Table K06	34.20%
08-19-25-281-030	1064 ABBEY RD	03/15/22	\$280,000	\$240,014	\$124,129	\$84,143	0.07	\$1,773,271		Land Table K06	35.06%
08-19-25-281-025	951 N ADAMS RD	11/08/23	\$280,000	\$241,262	\$122,881	\$84,143	0.07	\$1,755,443		Land Table K06	34.88%
08-19-25-281-018	1075 WIMBLETON DR	10/31/23	\$215,000	\$218,999	\$80,144	\$84,143	0.07	\$1,144,914		Land Table K06	38.42%

City of Birmingham

Land Table K10

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	2
ECF Nbhd	K10	Sales Ratio	55.29%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	-20.66%
Max ECF	1.045	% Change	-21.00%
Land Table LtoB	49.01%	Projected Land Table LtoB	38.72%
CVT LtoB	45.18%	Sales Sample Size	28.57%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



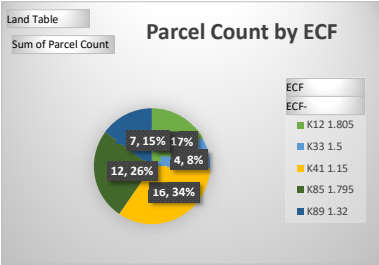
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$177,990	\$141,221	\$140,612
MINIMUM	\$177,990	\$141,221	\$140,612
MAXIMUM	\$177,990	\$141,221	\$140,612

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-25-282-022	1060 WIMBLETON DR	03/13/23	\$350,000	\$374,750	\$153,240	\$177,990	0.06	\$2,554,000		Land Table K10	47.50%
08-19-25-282-020	1070 WIMBLETON DR	09/02/22	\$345,000	\$393,788	\$129,202	\$177,990	0.06	\$2,153,367		Land Table K10	45.20%

City of Birmingham
Land Table K13

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	3
ECF Nbhd	K12, K41, K89, K85, K33	Sales Ratio	49.09%
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	4.40%
Max ECF	1.805	% Change	4.40%
Land Table LtoB	44.00%	Projected Land Table LtoB	45.94%
CVT LtoB	45.18%	Sales Sample Size	6.38%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

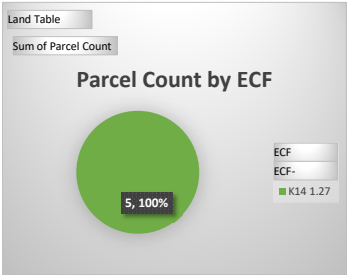


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$157,500	\$164,428	\$164,430
MINIMUM	\$140,000	\$146,158	\$146,160
MAXIMUM	\$175,000	\$182,698	\$182,700

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-25-326-017	755 N OLD WOODWARD AVE	06/17/22	\$380,000	\$360,124	\$194,876	\$175,000	0.08	\$2,435,950		Land Table K13	48.59%
08-19-25-326-030	885 N OLD WOODWARD AVE	02/03/23	\$295,000	\$291,343	\$143,657	\$140,000	1.00	\$143,657		Land Table K13	48.05%
08-19-25-327-072	645 N OLD WOODWARD AVE	09/23/22	\$505,000	\$506,979	\$173,021	\$175,000	0.10	\$1,730,210		Land Table K13	34.52%

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	K14	Sales Ratio	#DIV/0!
Min ECF	1.270	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.270	% Change	2.94%
Land Table LtoB	47.37%	Projected Land Table LtoB	48.77%
CVT LtoB	45.18%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



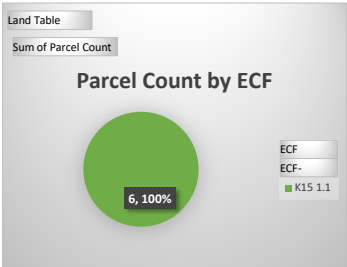
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$922,855	#DIV/0!	\$950,000
MINIMUM	\$922,855	#DIV/0!	\$950,000
MAXIMUM	\$922,855	#DIV/0!	\$950,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Birmingham
Land Table K15

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K15	Sales Ratio	#DIV/0!
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.100	% Change	50.00%
Land Table LtoB	43.97%	Projected Land Table LtoB	65.95%
CVT LtoB	45.18%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

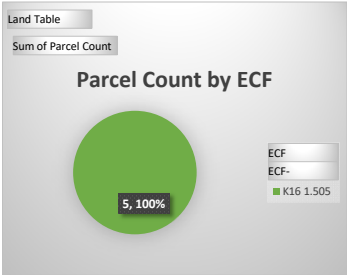


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$749,589	#DIV/0!	\$1,124,383
MINIMUM	\$499,726	#DIV/0!	\$749,589
MAXIMUM	\$999,451	#DIV/0!	\$1,499,177

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	K16	Sales Ratio	#DIV/0!
Min ECF	1.505	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.505	% Change	31.00%
Land Table LtoB	42.84%	Projected Land Table LtoB	56.12%
CVT LtoB	45.18%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

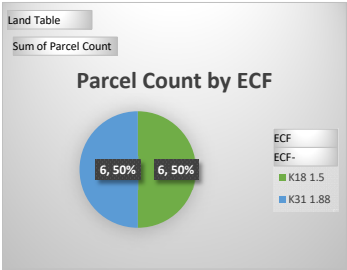


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$344,258	#DIV/0!	\$450,978
MINIMUM	\$344,258	#DIV/0!	\$450,978
MAXIMUM	\$344,258	#DIV/0!	\$450,978

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	K18, K31	Sales Ratio	49.29%
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	3.89%
Max ECF	1.880	% Change	19.25%
Land Table LtoB	44.04%	Projected Land Table LtoB	52.52%
CVT LtoB	45.18%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$420,000	\$436,339	\$500,850
MINIMUM	\$420,000	\$436,339	\$500,850
MAXIMUM	\$420,000	\$436,339	\$500,850

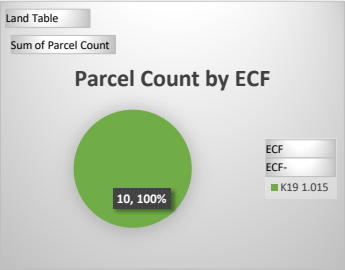
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-177-022	543 S CHESTER ST	10/25/22	\$1,150,000	\$1,133,661	\$436,339	\$420,000	0.08	\$5,454,238		Land Table K18	50.37%

City of Birmingham

Land Table K19

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	K19	Sales Ratio	42.14%
Min ECF	1.015	(Land Resid.-Est. Land Value)/Est. LV	51.43%
Max ECF	1.015	% Change	25.70%
Land Table LtoB	48.05%	Projected Land Table LtoB	60.40%
CVT LtoB	45.18%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



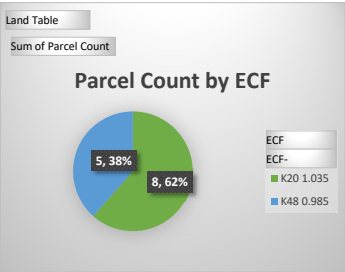
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$585,425	\$886,517	\$735,879
MINIMUM	\$585,425	\$886,517	\$735,879
MAXIMUM	\$585,425	\$886,517	\$735,879

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-26-226-039	1510 ASHFORD LN	09/26/22	\$1,915,000	\$1,613,908	\$886,517	\$585,425	0.52	\$1,704,840		Land Table K19	50.37%

City of Birmingham
Land Table K20

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	1
ECF Nbhd	K20, K48	Sales Ratio	55.25%
Min ECF	0.985	(Land Resid.-Est. Land Value)/Est. LV	-31.54%
Max ECF	1.035	% Change	0.00%
Land Table LtoB	35.98%	Projected Land Table LtoB	35.98%
CVT LtoB	45.18%	Sales Sample Size	7.69%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

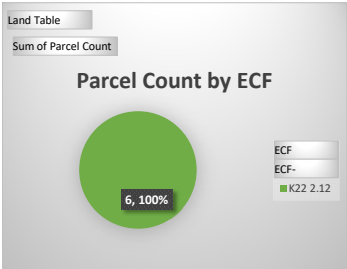


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$382,522	\$261,863	\$382,522
MINIMUM	\$382,522	\$261,863	\$382,522
MAXIMUM	\$382,522	\$261,863	\$382,522

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-103-127	598 RIVERSTONE DR	08/04/22	\$1,150,000	\$1,270,659	\$261,863	\$382,522	0.30	\$872,877		Land Table K20	50.37%

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K22	Sales Ratio	#DIV/0!
Min ECF	2.120	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	2.120	% Change	5.00%
Land Table LtoB	64.35%	Projected Land Table LtoB	67.57%
CVT LtoB	45.18%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

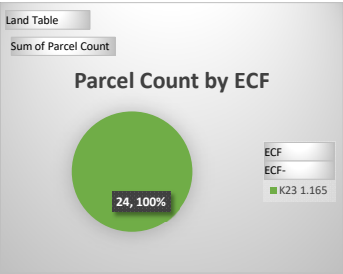


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$405,000	#DIV/0!	\$425,250
MINIMUM	\$405,000	#DIV/0!	\$425,250
MAXIMUM	\$405,000	#DIV/0!	\$425,250

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	3
ECF Nbhd	K23	Sales Ratio	50.40%
Min ECF	1.165	(Land Resid.-Est. Land Value)/Est. LV	-2.11%
Max ECF	1.165	% Change	0.00%
Land Table LtoB	38.01%	Projected Land Table LtoB	38.01%
CVT LtoB	45.18%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

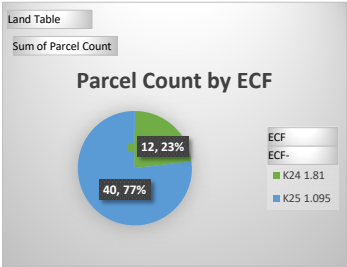


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	\$58,737	\$60,000
MINIMUM	\$60,000	\$58,737	\$60,000
MAXIMUM	\$60,000	\$58,737	\$60,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-20-31-105-016	475 S ADAMS RD	01/27/22	\$174,900	\$160,710	\$74,190	\$60,000	1.00	\$74,190		Land Table K23	37.33%
08-20-31-105-002	475 S ADAMS RD	03/06/23	\$147,500	\$148,396	\$59,104	\$60,000	1.00	\$59,104		Land Table K23	40.43%
08-20-31-105-003	475 S ADAMS RD	01/24/22	\$157,000	\$174,084	\$42,916	\$60,000	1.00	\$42,916		Land Table K23	34.47%

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	1
ECF Nbhd	K24, K25	Sales Ratio	53.05%
Min ECF	1.095	(Land Resid.-Est. Land Value)/Est. LV	-9.44%
Max ECF	1.810	% Change	9.13%
Land Table LtoB	64.35%	Projected Land Table LtoB	70.22%
CVT LtoB	45.18%	Sales Sample Size	1.92%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



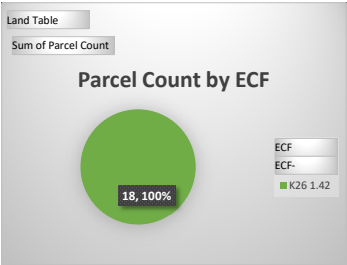
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$252,000	\$228,208	\$275,000
MINIMUM	\$252,000	\$228,208	\$275,000
MAXIMUM	\$252,000	\$228,208	\$275,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-135-062	600 W BROWN ST	01/07/22	\$390,000	\$413,792	\$228,208	\$252,000	0.03	\$7,606,933		Land Table K24	60.90%

City of Birmingham
Land Table K26

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	5
ECF Nbhd	K26	Sales Ratio	49.06%
Min ECF	1.420	(Land Resid.-Est. Land Value)/Est. LV	3.42%
Max ECF	1.420	% Change	20.18%
Land Table LtoB	57.07%	Projected Land Table LtoB	68.59%
CVT LtoB	45.18%	Sales Sample Size	27.78%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$220,500	\$228,033	\$265,000
MINIMUM	\$220,500	\$228,033	\$265,000
MAXIMUM	\$220,500	\$228,033	\$265,000

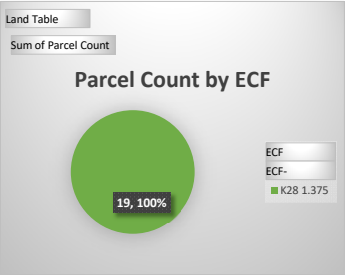
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-25-327-038	547 N OLD WOODWARD AVE	06/29/22	\$482,500	\$431,932	\$271,068	\$220,500	0.07	\$3,872,400		Land Table K26	51.05%
08-19-25-327-042	557 N OLD WOODWARD AVE	07/27/23	\$420,000	\$410,962	\$229,538	\$220,500	0.07	\$3,279,114		Land Table K26	53.65%
08-19-25-327-040	551 N OLD WOODWARD AVE	04/14/23	\$400,000	\$399,730	\$220,770	\$220,500	0.07	\$3,153,857		Land Table K26	55.16%
08-19-25-327-033	535 N OLD WOODWARD AVE	08/31/23	\$361,000	\$366,459	\$215,041	\$220,500	0.07	\$3,072,014		Land Table K26	60.17%
08-19-25-327-049	593 N OLD WOODWARD AVE	02/21/23	\$330,000	\$346,754	\$203,746	\$220,500	0.07	\$2,910,657		Land Table K26	63.59%

City of Birmingham

Land Table K28

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	K28	Sales Ratio	49.65%
Min ECF	1.375	(Land Resid.-Est. Land Value)/Est. LV	2.01%
Max ECF	1.375	% Change	10.00%
Land Table LtoB	33.66%	Projected Land Table LtoB	37.03%
CVT LtoB	45.18%	Sales Sample Size	5.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

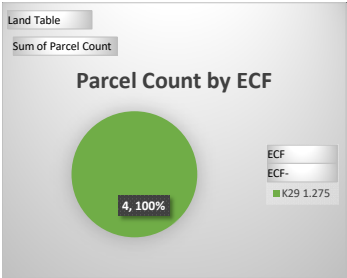


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$364,825	\$372,150	\$401,308
MINIMUM	\$308,146	\$314,333	\$338,961
MAXIMUM	\$533,268	\$543,975	\$586,595

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-103-094	882 HIDDEN RAVINES CT	04/04/22	\$975,000	\$968,236	\$343,648	\$336,884	0.01	\$34,364,800		Land Table K28	50.37%

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	K29	Sales Ratio	#DIV/0!
Min ECF	1.275	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.275	% Change	15.00%
Land Table LtoB	43.81%	Projected Land Table LtoB	50.38%
CVT LtoB	45.18%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

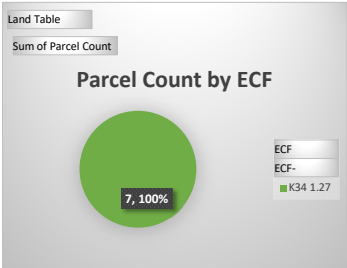


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$330,000	#DIV/0!	\$379,500
MINIMUM	\$330,000	#DIV/0!	\$379,500
MAXIMUM	\$330,000	#DIV/0!	\$379,500

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	0
ECF Nbhd	K34	Sales Ratio	#DIV/0!
Min ECF	1.270	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.270	% Change	15.00%
Land Table LtoB	32.19%	Projected Land Table LtoB	37.02%
CVT LtoB	45.18%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$928,967	#DIV/0!	\$1,068,312
MINIMUM	\$928,967	#DIV/0!	\$1,068,312
MAXIMUM	\$928,967	#DIV/0!	\$1,068,312

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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