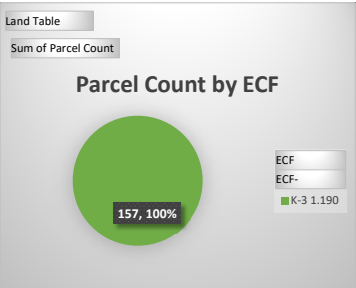


City of Bloomfield

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	157	# of Sales	30
ECF Nbhd	K-3	Sales Ratio	46.94%
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	31.69%
Max ECF	1.190	% Change	15.00%
Land Table LtoB	22.08%	Projected Land Table LtoB	25.39%
CVT LtoB	22.32%	Sales Sample Size	19.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,364	\$74,225	\$64,819
MINIMUM	\$45,276	\$59,623	\$52,067
MAXIMUM	\$62,160	\$81,858	\$71,484

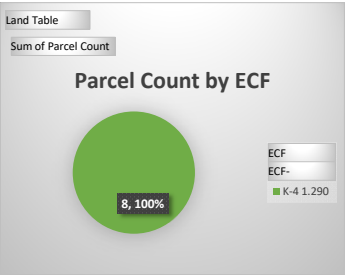
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-426-042	114 E HICKORY GROVE RD	06/08/22	\$300,000	\$208,264	\$137,012	\$45,276	0.22	\$622,782		Land Table K-3	21.74%
12-19-10-426-027	154 E HICKORY GROVE RD	10/23/23	\$224,500	\$177,379	\$92,397	\$45,276	0.22	\$419,986		Land Table K-3	25.53%
12-19-10-426-023	136 E HICKORY GROVE RD	05/19/22	\$320,900	\$263,388	\$102,788	\$45,276	0.22	\$467,218		Land Table K-3	17.19%
12-19-10-426-036	126 E HICKORY GROVE RD	09/29/23	\$274,000	\$226,547	\$92,729	\$45,276	0.22	\$421,495		Land Table K-3	19.99%
12-19-14-127-063	1761 HUNTINGWOOD LN	10/05/23	\$270,000	\$226,114	\$100,250	\$56,364	0.21	\$477,381		Land Table K-3	24.93%
12-19-10-426-026	152 E HICKORY GROVE RD	10/20/23	\$210,000	\$177,379	\$77,897	\$45,276	0.22	\$354,077		Land Table K-3	25.53%
12-19-14-151-018	1725 TIVERTON RD	06/30/23	\$279,900	\$239,345	\$85,831	\$45,276	0.23	\$373,178		Land Table K-3	18.92%
12-19-10-426-018	146 E HICKORY GROVE RD	04/26/22	\$345,009	\$295,532	\$94,753	\$45,276	0.22	\$430,695		Land Table K-3	15.32%
12-19-14-127-054	1725 HUNTINGWOOD LN	09/11/23	\$256,000	\$225,386	\$86,978	\$56,364	0.21	\$414,181		Land Table K-3	25.01%
12-19-14-127-069	1791 HUNTINGWOOD LN	05/18/23	\$225,000	\$199,879	\$81,485	\$56,364	0.21	\$388,024		Land Table K-3	28.20%
12-19-14-127-020	1750 TIVERTON RD	08/31/23	\$295,000	\$263,197	\$93,963	\$62,160	0.23	\$408,535		Land Table K-3	23.62%
12-19-14-151-020	1735 TIVERTON RD	05/31/23	\$310,000	\$282,399	\$72,877	\$45,276	0.23	\$316,857		Land Table K-3	16.03%
12-19-10-426-047	104 E HICKORY GROVE RD	03/17/22	\$260,000	\$240,441	\$64,835	\$45,276	0.22	\$294,705		Land Table K-3	18.83%
12-19-14-151-038	40750 WOODWARD AVE	11/15/22	\$280,000	\$259,198	\$66,078	\$45,276	0.23	\$287,296		Land Table K-3	17.47%
12-19-14-151-028	1745 TIVERTON RD	05/19/22	\$258,000	\$240,367	\$62,909	\$45,276	0.23	\$273,517		Land Table K-3	18.84%
12-19-14-151-037	40750 WOODWARD AVE	10/17/22	\$319,900	\$301,697	\$63,479	\$45,276	0.23	\$275,996		Land Table K-3	15.01%
12-19-10-426-044	110 E HICKORY GROVE RD	06/23/23	\$220,000	\$208,781	\$56,495	\$45,276	0.22	\$256,795		Land Table K-3	21.69%
12-19-14-177-015	150 E LONG LAKE RD	06/23/22	\$270,000	\$257,527	\$74,633	\$62,160	0.22	\$339,241		Land Table K-3	24.14%
12-19-14-127-009	1720 TIVERTON RD	07/22/22	\$285,000	\$272,617	\$74,543	\$62,160	0.23	\$324,100		Land Table K-3	22.80%
12-19-14-151-030	1745 TIVERTON RD	03/25/22	\$285,000	\$272,752	\$57,524	\$45,276	0.23	\$250,104		Land Table K-3	16.60%
12-19-14-127-056	1733 HUNTINGWOOD LN	09/09/22	\$210,000	\$202,385	\$63,979	\$56,364	0.21	\$304,662		Land Table K-3	27.85%
12-19-14-127-057	1733 HUNTINGWOOD LN	07/14/22	\$210,000	\$203,055	\$63,309	\$56,364	0.21	\$301,471		Land Table K-3	27.76%
12-19-14-151-050	40740 WOODWARD AVE	03/04/22	\$240,000	\$239,265	\$46,011	\$45,276	0.23	\$200,048		Land Table K-3	18.92%
12-19-14-127-055	1725 HUNTINGWOOD LN	01/18/22	\$224,000	\$225,386	\$54,978	\$56,364	0.21	\$261,800		Land Table K-3	25.01%
12-19-14-151-053	40760 WOODWARD AVE	03/23/23	\$235,500	\$240,908	\$39,868	\$45,276	0.23	\$173,339		Land Table K-3	18.79%
12-19-14-151-031	1745 TIVERTON RD	04/15/22	\$210,000	\$239,179	\$16,097	\$45,276	0.23	\$69,987		Land Table K-3	18.93%
12-19-14-151-015	1725 TIVERTON RD	05/25/22	\$240,000	\$275,142	\$10,134	\$45,276	0.23	\$44,061		Land Table K-3	16.46%
12-19-10-426-048	102 E HICKORY GROVE RD	07/14/23	\$217,500	\$254,823	\$7,953	\$45,276	0.22	\$36,150		Land Table K-3	17.77%
12-19-14-151-029	1745 TIVERTON RD	03/10/22	\$200,000	\$240,810	\$4,466	\$45,276	0.23	\$19,417		Land Table K-3	18.80%
12-19-10-426-040	118 E HICKORY GROVE RD	02/01/23	\$175,000	\$223,517	(\$3,241)	\$45,276	0.22	(\$14,732)		Land Table K-3	20.26%

City of Bloomfield

Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	2
ECF Nbhd	K-4	Sales Ratio	42.79%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	86.07%
Max ECF	1.290	% Change	30.00%
Land Table LtoB	20.39%	Projected Land Table LtoB	26.51%
CVT LtoB	22.32%	Sales Sample Size	25.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,387	\$112,364	\$78,503
MINIMUM	\$60,387	\$112,364	\$78,503
MAXIMUM	\$60,387	\$112,364	\$78,503

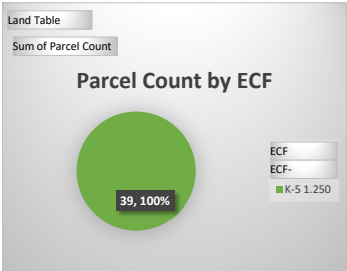
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-426-052	41350 WOODWARD AVE	11/22/22	\$350,000	\$307,460	\$102,927	\$60,387	0.27	\$381,211		Land Table K-4	19.64%
12-19-10-426-059	41350 WOODWARD AVE	10/11/23	\$370,500	\$309,086	\$121,801	\$60,387	0.27	\$451,115		Land Table K-4	19.54%

City of Bloomfield

Land Table K-5

BSA DATABASE		SALES DATA	
Parcel Count	39	# of Sales	1
ECF Nbhd	K-5	Sales Ratio	45.15%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	46.62%
Max ECF	1.250	% Change	10.00%
Land Table LtoB	25.00%	Projected Land Table LtoB	27.51%
CVT LtoB	22.32%	Sales Sample Size	2.56%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,940	\$127,475	\$95,055
MINIMUM	\$81,144	\$118,977	\$92,736
MAXIMUM	\$92,736	\$135,974	\$97,373

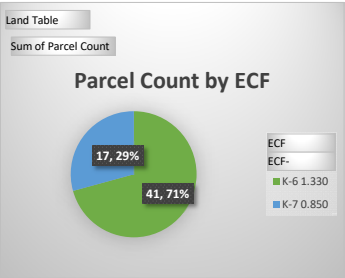
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-15-427-011	18 BARBOUR LN	12/05/22	\$390,000	\$352,167	\$118,977	\$81,144	0.26	\$457,604		Land Table K-5	23.04%

City of Bloomfield

Land Table K-6

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	10
ECF Nbhd	K-6, K-7	Sales Ratio	49.79%
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	2.53%
Max ECF	1.330	% Change	10.00%
Land Table LtoB	17.88%	Projected Land Table LtoB	19.67%
CVT LtoB	22.32%	Sales Sample Size	17.24%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,500	\$99,967	\$106,660
MINIMUM	\$82,046	\$84,122	\$97,500
MAXIMUM	\$117,000	\$119,961	\$117,000

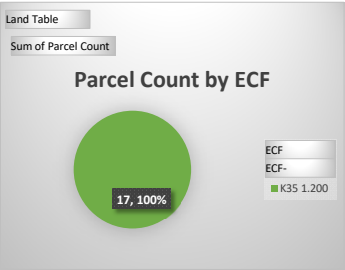
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-426-081	2489 HICKORY GLEN DR	02/17/22	\$650,000	\$657,111	\$90,389	\$97,500	0.31	\$291,577		Land Table K-6	14.84%
12-19-10-426-089	2468 HICKORY GLEN DR	05/25/22	\$650,000	\$618,537	\$128,963	\$97,500	0.31	\$416,010		Land Table K-6	15.76%
12-19-10-426-103	2429 HICKORY GLEN DR	07/18/23	\$560,000	\$639,320	\$37,680	\$117,000	0.31	\$121,548		Land Table K-6	18.30%
12-19-10-426-111	2383 HICKORY GLEN DR	06/06/22	\$625,000	\$618,434	\$104,066	\$97,500	0.31	\$335,697		Land Table K-6	15.77%
12-19-10-426-112	2377 HICKORY GLEN DR	09/29/23	\$650,000	\$587,584	\$159,916	\$97,500	0.31	\$515,858		Land Table K-6	16.59%
12-19-10-426-114	2414 HICKORY GLEN DR	07/21/23	\$575,000	\$609,358	\$63,142	\$97,500	0.31	\$203,684		Land Table K-6	16.00%
12-19-10-426-123	2360 HICKORY GLEN DR	11/15/22	\$425,000	\$549,761	(\$27,261)	\$97,500	0.31	(\$87,939)		Land Table K-6	17.73%
12-19-15-427-035	101 BARDEN CT	11/20/23	\$510,250	\$424,762	\$167,534	\$82,046	0.20	\$837,670		Land Table K-6	19.32%
12-19-15-427-039	63 BARDEN CT	06/28/22	\$510,000	\$505,610	\$86,436	\$82,046	0.20	\$432,180		Land Table K-6	16.23%
12-19-15-427-040	69 BARDEN CT	06/03/22	\$499,000	\$419,779	\$161,267	\$82,046	0.20	\$806,335		Land Table K-6	19.55%

City of Bloomfield

Land Table K35

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	4
ECF Nbhd	K35	Sales Ratio	55.35%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	-52.25%
Max ECF	1.200	% Change	-10.00%
Land Table LtoB	17.85%	Projected Land Table LtoB	16.07%
CVT LtoB	22.32%	Sales Sample Size	23.53%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$151,200	\$72,192	\$136,080
MINIMUM	\$151,200	\$72,192	\$136,080
MAXIMUM	\$151,200	\$72,192	\$136,080

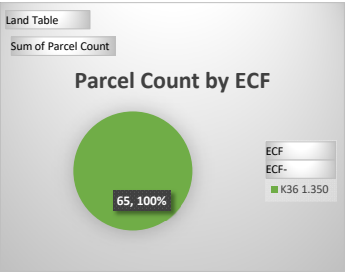
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-303-015	35 VAUGHAN RIDGE RD	11/29/23	\$730,000	\$915,764	(\$34,564)	\$151,200	0.52	(\$66,469)		Land Table K35	16.51%
12-19-14-303-026	72 VAUGHAN RIDGE RD	04/03/23	\$745,000	\$780,063	\$116,137	\$151,200	0.52	\$223,340		Land Table K35	19.38%
12-19-14-303-028	56 VAUGHAN RIDGE RD	02/18/22	\$855,000	\$767,428	\$238,772	\$151,200	0.52	\$459,177		Land Table K35	19.70%
12-19-14-303-034	25 VAUGHAN RIDGE RD	12/19/22	\$625,000	\$807,779	(\$31,579)	\$151,200	0.52	(\$60,729)		Land Table K35	18.72%

City of Bloomfield

Land Table K36

BSA DATABASE		SALES DATA	
Parcel Count	65	# of Sales	6
ECF Nbhd	K36	Sales Ratio	49.48%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	5.85%
Max ECF	1.350	% Change	20.00%
Land Table LtoB	18.68%	Projected Land Table LtoB	22.41%
CVT LtoB	22.32%	Sales Sample Size	9.23%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,000	\$60,335	\$68,400
MINIMUM	\$57,000	\$60,335	\$68,400
MAXIMUM	\$57,000	\$60,335	\$68,400

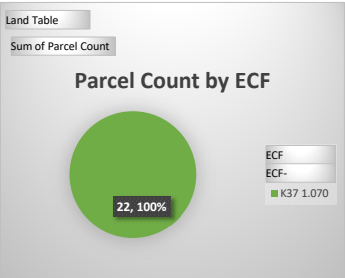
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-326-011	1073 STRATFORD LN	09/16/22	\$307,500	\$276,078	\$88,422	\$57,000	0.23	\$384,443		Land Table K36	20.65%
12-19-14-326-031	1005 STRATFORD LN	05/31/23	\$385,000	\$378,632	\$63,368	\$57,000	0.23	\$275,513		Land Table K36	43.37%
12-19-14-326-033	1017 STRATFORD LN	03/15/23	\$281,000	\$351,511	(\$13,511)	\$57,000	0.23	(\$58,743)		Land Table K36	37.66%
12-19-14-326-040	1074 STRATFORD LN	03/26/23	\$207,000	\$235,641	\$28,359	\$57,000	0.23	\$123,300		Land Table K36	35.54%
12-19-14-326-044	1064 STRATFORD LN	06/16/23	\$320,000	\$275,071	\$101,929	\$57,000	0.23	\$443,170		Land Table K36	39.28%
12-19-14-326-071	1018 STRATFORD LN	08/15/22	\$420,000	\$383,556	\$93,444	\$57,000	0.23	\$406,278		Land Table K36	39.08%

City of Bloomfield

Land Table K37

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	3
ECF Nbhd	K37	Sales Ratio	52.84%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	-22.78%
Max ECF	1.070	% Change	0.00%
Land Table LtoB	22.93%	Projected Land Table LtoB	22.93%
CVT LtoB	22.32%	Sales Sample Size	13.64%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,000	\$84,942	\$110,000
MINIMUM	\$110,000	\$84,942	\$110,000
MAXIMUM	\$110,000	\$84,942	\$110,000

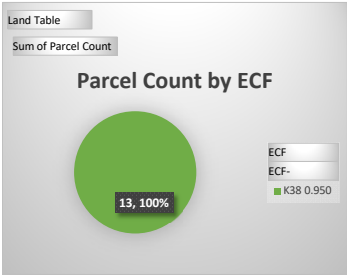
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-326-077	1052 STRATFORD PL	12/15/22	\$500,000	\$469,143	\$140,857	\$110,000	0.34	\$414,285		Land Table K37	23.45%
12-19-14-326-090	1016 STRATFORD PL	03/21/22	\$370,000	\$465,091	\$14,909	\$110,000	0.34	\$43,850		Land Table K37	23.65%
12-19-14-326-109	1029 STRATFORD PL	05/30/23	\$455,000	\$465,940	\$99,060	\$110,000	0.34	\$291,353		Land Table K37	23.61%

City of Bloomfield

Land Table K38

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	2
ECF Nbhd	K38	Sales Ratio	41.71%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	111.99%
Max ECF	0.950	% Change	0.00%
Land Table LtoB	18.46%	Projected Land Table LtoB	18.46%
CVT LtoB	22.32%	Sales Sample Size	15.38%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,500	\$200,327	\$94,500
MINIMUM	\$94,500	\$200,327	\$94,500
MAXIMUM	\$94,500	\$200,327	\$94,500

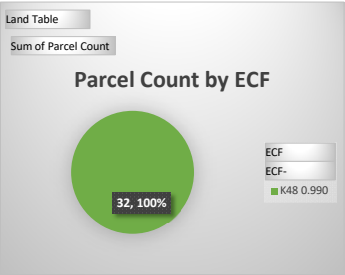
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-326-085	1034 STRATFORD PL	07/17/23	\$837,500	\$584,935	\$347,065	\$94,500	0.34	\$1,020,779		Land Table K38	16.16%
12-19-14-326-100	992 STRATFORD PL	02/15/23	\$439,000	\$479,911	\$53,589	\$94,500	0.34	\$157,615		Land Table K38	19.69%

City of Bloomfield

Land Table K48

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	4
ECF Nbhd	K48	Sales Ratio	44.48%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	67.88%
Max ECF	0.990	% Change	0.00%
Land Table LtoB	18.94%	Projected Land Table LtoB	18.94%
CVT LtoB	22.32%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$166,618	\$279,720	\$166,618
MINIMUM	\$166,618	\$279,720	\$166,618
MAXIMUM	\$166,618	\$279,720	\$166,618

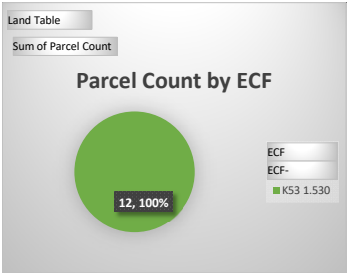
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-228-045	759 WINDEMERE CT	05/19/23	\$875,000	\$839,360	\$202,258	\$166,618	0.41	\$493,312		Land Table K48	19.85%
12-19-23-228-048	780 WINDEMERE CT	06/14/23	\$1,075,000	\$1,029,929	\$211,689	\$166,618	0.41	\$516,315		Land Table K48	16.18%
12-19-23-228-057	174 KIRKWOOD CT	03/23/23	\$1,455,000	\$1,011,926	\$609,692	\$166,618	0.41	\$1,487,054		Land Table K48	16.47%
12-19-23-251-043	77 BOULDER LN	04/12/23	\$695,000	\$766,377	\$95,241	\$166,618	0.01	\$9,524,100		Land Table K48	21.74%

City of Bloomfield

Land Table K53

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	K53	Sales Ratio	#DIV/0!
Min ECF	1.530	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.530	% Change	0.00%
Land Table LtoB	28.25%	Projected Land Table LtoB	28.25%
CVT LtoB	22.32%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$175,000	#DIV/0!	\$175,000
MINIMUM	\$175,000	#DIV/0!	\$175,000
MAXIMUM	\$175,000	#DIV/0!	\$175,000

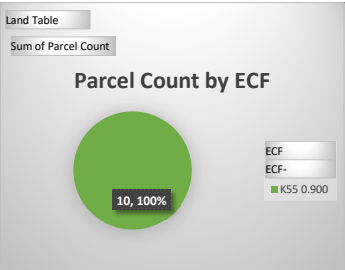
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Bloomfield

Land Table K55

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	K55	Sales Ratio	42.96%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	70.31%
Max ECF	0.900	% Change	0.00%
Land Table LtoB	22.69%	Projected Land Table LtoB	22.69%
CVT LtoB	22.32%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$179,400	\$305,544	\$179,400
MINIMUM	\$179,400	\$305,544	\$179,400
MAXIMUM	\$179,400	\$305,544	\$179,400

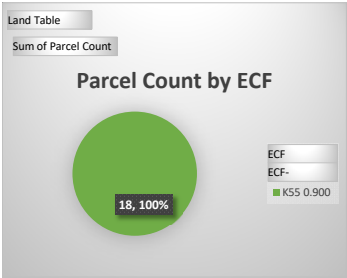
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-15-226-004	953 BLOOMFIELD WOODS	04/17/23	\$896,000	\$769,856	\$305,544	\$179,400	0.62	\$492,813		Land Table K55	23.30%

City of Bloomfield

Land Table K56

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	2
ECF Nbhd	K55	Sales Ratio	42.10%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	111.14%
Max ECF	0.900	% Change	5.00%
Land Table LtoB	22.55%	Projected Land Table LtoB	23.68%
CVT LtoB	22.32%	Sales Sample Size	11.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$354,000	\$747,452	\$354,000
MINIMUM	\$177,600	\$374,993	\$213,120
MAXIMUM	\$529,200	\$1,117,378	\$555,660

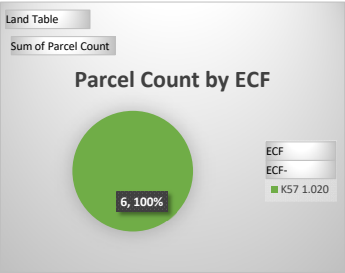
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-15-229-009	25 SCENIC OAKS DR	10/25/23	\$1,600,000	\$1,263,398	\$535,202	\$198,600	0.41	\$1,305,371		Land Table K56	15.72%
12-19-15-229-015	13 SCENIC OAKS DR	10/28/22	\$1,195,000	\$1,090,135	\$303,465	\$198,600	0.44	\$689,693		Land Table K56	18.22%

City of Bloomfield

Land Table K57

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K57	Sales Ratio	#DIV/0!
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.020	% Change	0.00%
Land Table LtoB	19.60%	Projected Land Table LtoB	19.60%
CVT LtoB	22.32%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,098	#DIV/0!	\$113,098
MINIMUM	\$113,098	#DIV/0!	\$113,098
MAXIMUM	\$113,098	#DIV/0!	\$113,098

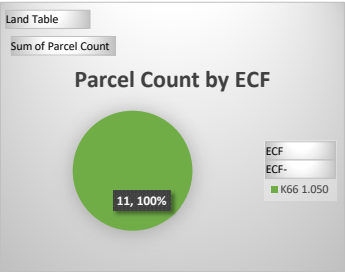
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Bloomfield

Land Table K66

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	K66	Sales Ratio	#DIV/0!
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.050	% Change	0.00%
Land Table LtoB	17.59%	Projected Land Table LtoB	17.59%
CVT LtoB	22.32%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$176,000	#DIV/0!	\$176,000
MINIMUM	\$160,000	#DIV/0!	\$160,000
MAXIMUM	\$192,000	#DIV/0!	\$192,000

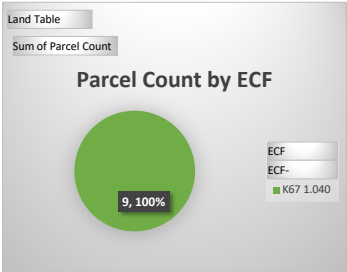
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Bloomfield

Land Table K67

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	K67	Sales Ratio	#DIV/0!
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.040	% Change	10.00%
Land Table LtoB	15.90%	Projected Land Table LtoB	17.49%
CVT LtoB	22.32%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



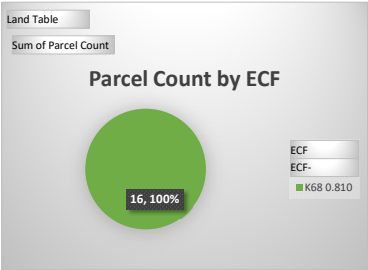
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$480,000	#DIV/0!	\$528,000
MINIMUM	\$480,000	#DIV/0!	\$528,000
MAXIMUM	\$480,000	#DIV/0!	\$528,000

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 Bloomfield
Land Table K68

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	1
ECF Nbhd	K68	Sales Ratio	51.65%
Min ECF	0.810	(Land Resid.-Est. Land Value)/Est. LV	-25.35%
Max ECF	0.810	% Change	15.00%
Land Table LtoB	12.05%	Projected Land Table LtoB	13.86%
CVT LtoB	22.32%	Sales Sample Size	6.25%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$453,500	\$338,527	\$521,525
MINIMUM	\$275,500	\$205,654	\$316,825
MAXIMUM	\$657,000	\$490,435	\$755,550

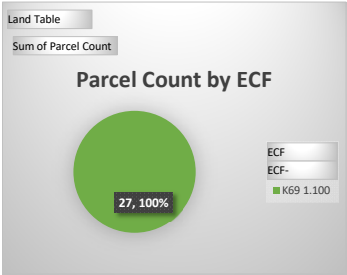
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-328-004	528 BARRINGTON CT	02/28/22	\$1,797,500	\$1,856,869	\$174,806	\$234,175	0.85	\$205,654		Land Table K68	12.61%

City of Bloomfield

Land Table K69

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	4
ECF Nbhd	K69	Sales Ratio	51.23%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	-12.25%
Max ECF	1.100	% Change	10.00%
Land Table LtoB	20.08%	Projected Land Table LtoB	22.09%
CVT LtoB	22.32%	Sales Sample Size	14.81%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$500,000	\$438,728	\$550,000
MINIMUM	\$500,000	\$438,728	\$550,000
MAXIMUM	\$500,000	\$438,728	\$550,000

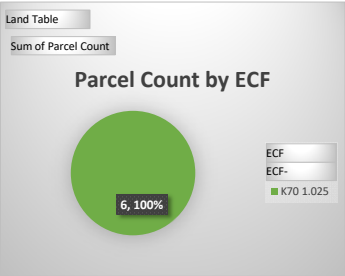
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-11-376-015	563 CHASE LN	06/16/22	\$715,000				1.85	\$386,486		Land Table K69	#DIV/0!
12-19-11-376-016	561 CHASE LN	09/07/22	\$900,000				1.25	\$720,000		Land Table K69	#DIV/0!
12-19-11-403-023	575 CHASE LN	10/18/22	\$995,000				1.09	\$912,844		Land Table K69	#DIV/0!
12-19-11-404-007	616 CHASE LN	01/06/22	\$2,500,000	\$2,561,272	\$438,728	\$500,000	1.27	\$345,455		Land Table K69	19.52%

City of Bloomfield

Land Table K70

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	1
ECF Nbhd	K70	Sales Ratio	39.91%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	132.81%
Max ECF	1.025	% Change	0.00%
Land Table LtoB	21.56%	Projected Land Table LtoB	21.56%
CVT LtoB	22.32%	Sales Sample Size	16.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$227,500	\$529,651	\$227,500
MINIMUM	\$227,500	\$529,651	\$227,500
MAXIMUM	\$227,500	\$529,651	\$227,500

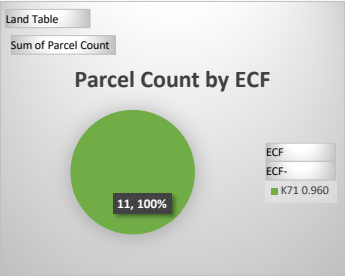
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-351-031	20 CRANBROOK LN	07/25/22	\$1,496,700	\$1,194,549	\$529,651	\$227,500	0.09	\$6,231,188		Land Table K70	19.04%

City of Bloomfield

Land Table K71

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	2
ECF Nbhd	K71	Sales Ratio	#DIV/0!
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.960	% Change	10.00%
Land Table LtoB	17.48%	Projected Land Table LtoB	19.22%
CVT LtoB	22.32%	Sales Sample Size	18.18%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$570,739	#DIV/0!	\$627,813
MINIMUM	\$399,881	#DIV/0!	\$439,869
MAXIMUM	\$727,056	#DIV/0!	\$799,762

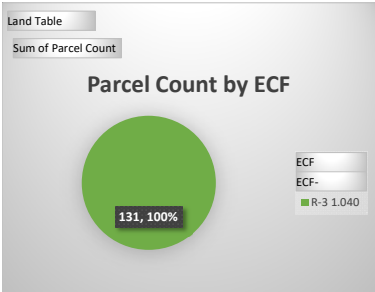
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-11-477-004	170 BRIDGEVIEW DR	08/02/23	\$765,000				1.01	\$757,426		Land Table K71 Barton F	#DIV/0!
12-19-11-477-009	135 BRIDGEVIEW DR	07/29/22	\$585,000				2.47	\$236,842		Land Table K71 Barton F	#DIV/0!

City of Bloomfield

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	131	# of Sales	7
ECF Nbhd	R-3	Sales Ratio	43.16%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	103.93%
Max ECF	1.040	% Change	25.00%
Land Table LtoB	15.15%	Projected Land Table LtoB	18.94%
CVT LtoB	22.32%	Sales Sample Size	5.34%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$183,500	\$374,205	\$229,375
MINIMUM	\$98,500	\$200,868	\$123,125
MAXIMUM	\$481,000	\$980,887	\$601,250

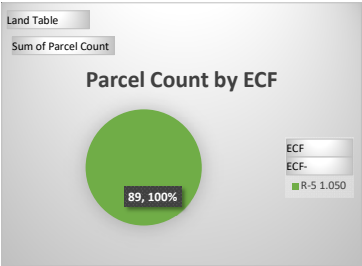
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-301-011	2565 LAHSEY RD	06/07/23	\$870,000	\$890,185	\$95,665	\$115,850	0.76	\$125,875		Land Table R-3	13.01%
12-19-10-302-006	256 CHESTNUT CIR	11/21/22	\$930,000	\$893,657	\$201,843	\$165,500	0.75	\$269,124		Land Table R-3	18.52%
12-19-10-303-003	275 CHESTNUT CIR	06/13/22	\$1,060,000	\$1,033,463	\$192,037	\$165,500	0.79	\$243,085		Land Table R-3	16.01%
12-19-10-303-008	245 CHESTNUT CIR	07/31/23	\$930,000	\$860,834	\$234,666	\$165,500	0.75	\$312,888		Land Table R-3	19.23%
12-19-10-376-017	151 MANORWOOD DR	09/01/23	\$1,625,000	\$1,163,620	\$656,960	\$195,580	1.02	\$644,078		Land Table R-3	16.81%
12-19-10-378-005	22 MANORWOOD DR	04/14/22	\$1,700,000	\$1,281,745	\$629,851	\$211,596	1.12	\$560,366		Land Table R-3	16.51%
12-19-15-151-005	3645 LAHSEY RD	06/29/23	\$2,555,000	\$2,222,860	\$586,240	\$254,100	1.40	\$418,743		Land Table R-3	11.43%

City of Bloomfield

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	89	# of Sales	6
ECF Nbhd	R-5	Sales Ratio	49.63%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	3.43%
Max ECF	1.050	% Change	20.00%
Land Table LtoB	23.21%	Projected Land Table LtoB	27.85%
CVT LtoB	22.32%	Sales Sample Size	6.74%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$150,250	\$155,407	\$180,300
MINIMUM	\$14,500	\$14,998	\$17,400
MAXIMUM	\$874,000	\$903,997	\$1,048,800

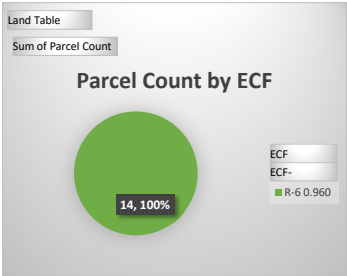
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-426-078	240 E HICKORY GROVE RD	12/12/22	\$1,425,000	\$1,495,629	\$67,628	\$138,257	1.03	\$65,658		Land Table R-5	9.24%
12-19-14-401-002	1355 TROWBRIDGE RD	03/27/23	\$850,000				4.40	\$193,182		Land Table R-5	#DIV/0!
12-19-23-228-007	841 CANTERBURY CRES	08/25/23	\$1,367,000	\$1,142,190	\$524,840	\$300,030	1.99	\$263,739		Land Table R-5	26.27%
12-19-23-228-029	120 CANTERBURY RD	06/29/22	\$879,500	\$751,149	\$468,351	\$340,000	2.50	\$187,340		Land Table R-5	45.26%
12-19-23-228-030	140 CANTERBURY RD	06/15/23	\$1,100,000	\$1,231,368	\$220,232	\$351,600	2.70	\$81,567		Land Table R-5	28.55%
12-19-23-228-065	873 CANTERBURY CRES	02/04/22	\$1,900,000	\$2,002,053	\$198,947	\$301,000	2.00	\$99,474		Land Table R-5	15.03%

City of Bloomfield

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	R-6	Sales Ratio	#DIV/0!
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.960	% Change	20.00%
Land Table LtoB	15.36%	Projected Land Table LtoB	18.43%
CVT LtoB	22.32%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$124,287	#DIV/0!	\$149,144
MINIMUM	\$55,344	#DIV/0!	\$66,413
MAXIMUM	\$253,633	#DIV/0!	\$304,360

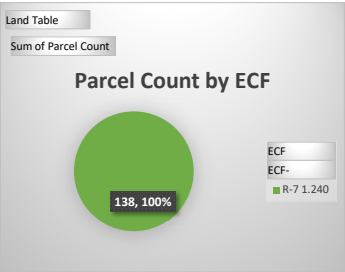
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Bloomfield

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	138	# of Sales	13
ECF Nbhd	R-7	Sales Ratio	49.15%
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	7.87%
Max ECF	1.240	% Change	10.00%
Land Table LtoB	22.79%	Projected Land Table LtoB	25.07%
CVT LtoB	22.32%	Sales Sample Size	9.42%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$258,583	\$278,945	\$284,441
MINIMUM	\$172,388	\$185,963	\$189,627
MAXIMUM	\$402,239	\$433,914	\$442,463

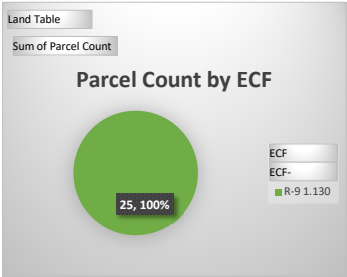
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-11-402-001	620 KINGSLEY TRL	05/13/22	\$666,500	\$576,523	\$220,992	\$131,015	0.76	\$290,779		Land Table R-7	22.73%
12-19-11-403-016	2159 RANDALL LN	02/18/22	\$579,000	\$520,022	\$181,373	\$122,395	0.71	\$255,455		Land Table R-7	23.54%
12-19-11-326-005	543 KINGSLEY TRL	12/22/23	\$710,000	\$641,469	\$215,061	\$146,530	0.85	\$253,013		Land Table R-7	22.84%
12-19-11-402-013	2242 HUNT CLUB DR	04/14/22	\$925,000	\$840,454	\$224,180	\$139,634	0.81	\$276,765		Land Table R-7	16.61%
12-19-11-327-010	503 WHITEHALL RD	05/31/23	\$625,000	\$568,172	\$202,582	\$145,754	0.89	\$227,620		Land Table R-7	25.65%
12-19-11-403-011	2353 HUNT CLUB DR	12/08/23	\$496,000	\$459,623	\$155,325	\$118,948	0.69	\$225,109		Land Table R-7	25.88%
12-19-11-326-009	567 KINGSLEY CT	09/02/22	\$725,000	\$730,603	\$130,584	\$136,187	0.79	\$165,296		Land Table R-7	18.64%
12-19-11-402-006	2360 HUNT CLUB DR	08/22/22	\$583,000	\$587,774	\$127,965	\$132,739	0.77	\$166,188		Land Table R-7	22.58%
12-19-11-452-006	587 E LONG LAKE RD	02/28/22	\$635,000	\$670,756	\$91,984	\$127,740	0.78	\$117,928		Land Table R-7	19.04%
12-19-11-402-018	638 KINGSLEY TRL	04/28/23	\$525,000	\$554,821	\$99,470	\$129,291	0.75	\$132,627		Land Table R-7	23.30%
12-19-11-401-011	661 KINGSLEY TRL	05/12/23	\$550,000	\$604,866	\$64,082	\$118,948	0.69	\$92,872		Land Table R-7	19.67%
12-19-11-426-001	705 WESTVIEW RD	02/22/23	\$499,000	\$552,586	\$100,356	\$153,942	0.94	\$106,762		Land Table R-7	27.86%
12-19-11-327-001	504 KINGSLEY TRL	02/16/23	\$612,000	\$685,372	\$69,107	\$142,479	0.87	\$79,433		Land Table R-7	20.79%

City of Bloomfield

Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	4
ECF Nbhd	R-9	Sales Ratio	43.20%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	67.71%
Max ECF	1.130	% Change	10.00%
Land Table LtoB	27.14%	Projected Land Table LtoB	29.86%
CVT LtoB	22.32%	Sales Sample Size	16.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$913,000	\$1,531,229	\$1,004,300
MINIMUM	\$370,000	\$620,542	\$407,000
MAXIMUM	\$1,480,500	\$2,483,006	\$1,628,550

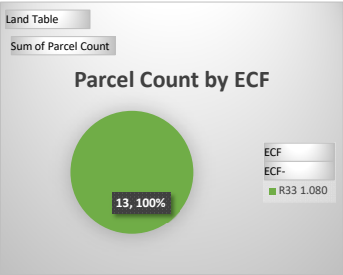
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-226-023	1935 HILLWOOD DR	11/29/23	\$1,095,700	\$936,160	\$613,303	\$453,763	2.21	\$277,513		Land Table R-9	48.47%
12-19-14-226-008	1780 KENSINGTON RD	07/27/23	\$1,700,000	\$1,864,278	\$261,814	\$426,092	1.42	\$130,256	12-19-14-226-012	Land Table R-9	22.86%
12-19-11-476-008	570 E LONG LAKE RD	05/26/22	\$4,100,000	\$3,161,959	\$1,408,937	\$470,896	1.73	\$814,414		Land Table R-9	14.89%
12-19-14-226-002	500 E LONG LAKE RD	05/26/23	\$1,589,500	\$1,368,236	\$575,576	\$354,312	1.46	\$394,230		Land Table R-9	25.90%

City of Bloomfield

Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	2
ECF Nbhd	R33	Sales Ratio	51.51%
Min ECF	1.080	(Land Resid.-Est. Land Value)/Est. LV	-9.95%
Max ECF	1.080	% Change	-4.29%
Land Table LtoB	22.70%	Projected Land Table LtoB	21.73%
CVT LtoB	22.32%	Sales Sample Size	15.38%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$326,000	\$293,572	\$293,400
MINIMUM	\$170,000	\$153,090	\$170,000
MAXIMUM	\$531,500	\$478,630	\$478,350

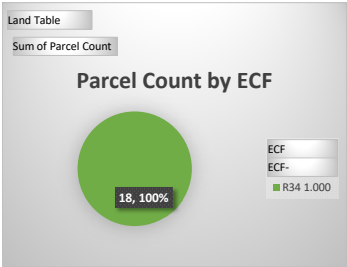
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-11-301-005	461 WISHBONE DR	09/29/22	\$505,000	\$463,216	\$250,484	\$208,700	1.62	\$154,620		Land Table R33	45.05%
12-19-11-302-002	431 WISHBONE DR	06/23/22	\$844,000	\$926,507	\$118,181	\$200,688	1.65	\$71,625		Land Table R33	21.66%

City of Bloomfield

Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	0
ECF Nbhd	R34	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	0.00%
Land Table LtoB	18.53%	Projected Land Table LtoB	18.53%
CVT LtoB	22.32%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$255,750	#DIV/0!	\$255,750
MINIMUM	\$159,500	#DIV/0!	\$159,500
MAXIMUM	\$359,150	#DIV/0!	\$359,150

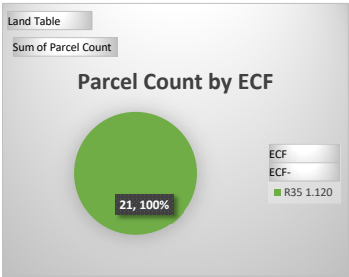
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Bloomfield

Land Table R35

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	1
ECF Nbhd	R35	Sales Ratio	47.41%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	19.05%
Max ECF	1.120	% Change	0.00%
Land Table LtoB	20.29%	Projected Land Table LtoB	20.29%
CVT LtoB	22.32%	Sales Sample Size	4.76%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$143,127	\$170,391	\$143,127
MINIMUM	\$52,316	\$62,282	\$52,316
MAXIMUM	\$567,571	\$675,686	\$567,571

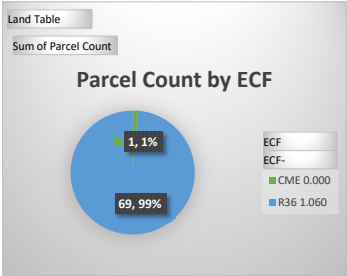
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-127-080	1835 HUNTINGWOOD LN	04/19/22	\$592,000	\$561,314	\$191,778	\$161,092	1.12	\$171,230		Land Table R35	28.70%

City of Bloomfield

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	3
ECF Nbhd	R36, CME	Sales Ratio	56.58%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	-46.28%
Max ECF	1.060	% Change	-4.42%
Land Table LtoB	21.48%	Projected Land Table LtoB	20.53%
CVT LtoB	22.32%	Sales Sample Size	4.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$226,650	\$121,762	\$192,500
MINIMUM	\$129,640	\$69,646	\$123,158
MAXIMUM	\$1,226,500	\$658,909	\$981,200

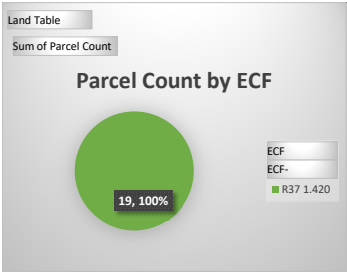
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-276-003	1970 HILLWOOD CT	10/02/23	\$800,000	\$829,256	\$156,444	\$185,700	0.84	\$186,243		Land Table R36	22.39%
12-19-14-276-011	1750 HILLWOOD DR	04/01/22	\$1,072,000	\$1,274,538	\$91,262	\$293,800	2.19	\$41,672		Land Table R36	23.05%
12-19-14-276-021	1511 SURRIA CT	01/21/22	\$650,000	\$750,070	\$137,550	\$237,620	1.32	\$104,205		Land Table R36	31.68%

City of Bloomfield

Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	3
ECF Nbhd	R37	Sales Ratio	46.76%
Min ECF	1.420	(Land Resid.-Est. Land Value)/Est. LV	30.49%
Max ECF	1.420	% Change	9.71%
Land Table LtoB	26.87%	Projected Land Table LtoB	29.48%
CVT LtoB	22.32%	Sales Sample Size	15.79%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$260,000	\$339,278	\$280,800
MINIMUM	\$183,000	\$238,800	\$201,300
MAXIMUM	\$298,000	\$388,865	\$327,800

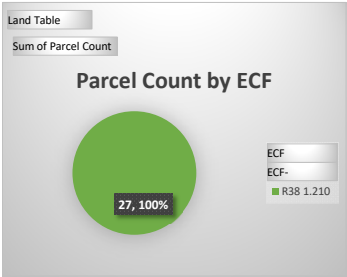
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-302-003	130 GUILFORD RD	08/02/22	\$959,000	\$985,747	\$258,253	\$285,000	0.83	\$311,148		Land Table R37	28.91%
12-19-15-428-001	241 BARDEN RD	09/12/22	\$1,050,000	\$825,815	\$407,185	\$183,000	0.40	\$1,017,963		Land Table R37	22.16%
12-19-15-428-003	111 DENBAR RD	07/14/22	\$1,050,000	\$1,048,937	\$184,063	\$183,000	0.39	\$471,956		Land Table R37	17.45%

City of Bloomfield

Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	4
ECF Nbhd	R38	Sales Ratio	46.08%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	35.85%
Max ECF	1.210	% Change	0.00%
Land Table LtoB	27.24%	Projected Land Table LtoB	27.24%
CVT LtoB	22.32%	Sales Sample Size	14.81%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$523,582	\$711,301	\$523,582
MINIMUM	\$463,498	\$629,676	\$463,498
MAXIMUM	\$944,163	\$1,282,673	\$944,163

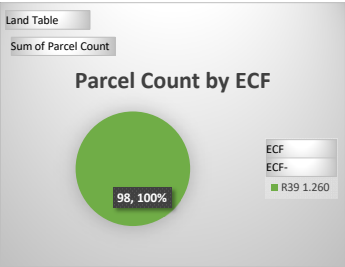
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-303-013	86 WHYSALL LN	06/08/23	\$1,575,000	\$1,592,888	\$318,578	\$336,466	1.50	\$212,385		Land Table R38	21.12%
12-19-14-351-001	97 WHYSALL LN	05/25/23	\$1,050,000	\$1,140,112	\$393,300	\$483,412	1.58	\$248,924		Land Table R38	42.40%
12-19-15-426-001	1450 VAUGHAN RD	02/25/22	\$4,800,000	\$4,245,388	\$1,379,467	\$824,855	3.61	\$382,124		Land Table R38	19.43%
12-19-15-426-005	232 GUILFORD RD	06/03/22	\$2,500,000	\$2,169,207	\$854,374	\$523,581	1.60	\$533,984		Land Table R38	24.14%

City of Bloomfield

Land Table R39

BSA DATABASE		SALES DATA	
Parcel Count	98	# of Sales	2
ECF Nbhd	R39	Sales Ratio	39.04%
Min ECF	1.260	(Land Resid.-Est. Land Value)/Est. LV	142.08%
Max ECF	1.260	% Change	-0.22%
Land Table LtoB	20.98%	Projected Land Table LtoB	20.93%
CVT LtoB	22.32%	Sales Sample Size	2.04%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$718,594	\$1,739,574	\$747,338
MINIMUM	\$291,323	\$705,235	\$320,455
MAXIMUM	\$2,621,895	\$6,347,090	\$2,045,078

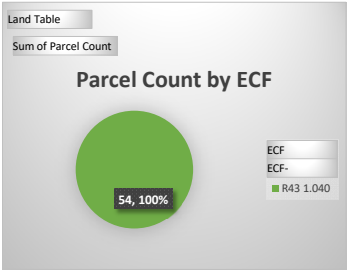
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-22-102-003	765 VAUGHAN RD	02/09/22	\$2,350,000	\$1,972,229	\$931,286	\$553,515	2.00	\$465,643		Land Table R39	28.07%
12-19-22-127-003	780 VAUGHAN RD	05/16/22	\$6,125,000	\$4,645,687	\$2,232,865	\$753,552	3.36	\$664,543		Land Table R39	16.22%

City of Bloomfield

Land Table R43

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	3
ECF Nbhd	R43	Sales Ratio	41.00%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	103.76%
Max ECF	1.040	% Change	-0.04%
Land Table LtoB	26.08%	Projected Land Table LtoB	26.07%
CVT LtoB	22.32%	Sales Sample Size	5.56%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$357,775	\$728,995	\$404,869
MINIMUM	\$45,199	\$92,097	\$45,199
MAXIMUM	\$1,657,150	\$3,376,576	\$1,557,721

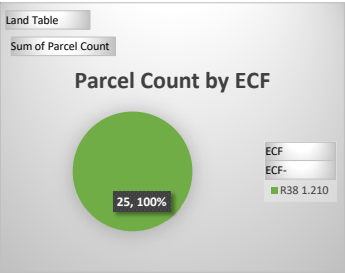
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-376-006	2060 W VALLEY RD	03/07/22	\$1,685,000	\$1,045,758	\$1,012,197	\$372,955	1.45	\$698,067		Land Table R43	35.66%
12-19-15-127-001	1910 RATHMOR RD	12/22/22	\$2,050,000				2.50	\$759,259	12-19-10-377-001	Land Table R43	#DIV/0!
12-19-15-276-018	1620 RATHMOR RD	06/22/22	\$2,275,000	\$2,201,693	\$387,093	\$313,786	1.40	\$276,495		Land Table R43	14.25%

City of Bloomfield

Land Table R44

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	2
ECF Nbhd	R38	Sales Ratio	47.37%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	15.24%
Max ECF	1.210	% Change	0.00%
Land Table LtoB	32.69%	Projected Land Table LtoB	32.69%
CVT LtoB	22.32%	Sales Sample Size	8.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$823,997	\$949,559	\$823,997
MINIMUM	\$523,581	\$603,365	\$523,581
MAXIMUM	\$995,663	\$1,147,384	\$995,663

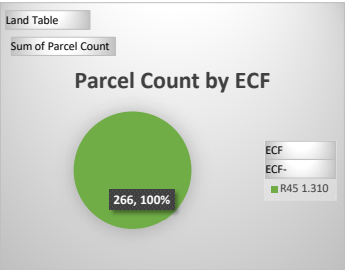
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-15-403-006	219 GUILFORD RD	05/18/22	\$1,680,000	\$1,406,319	\$843,612	\$569,931	1.10	\$766,920		Land Table R44	40.53%
12-19-15-403-010	340 KESWICK RD	02/21/23	\$1,490,000	\$1,597,050	\$416,531	\$523,581	1.00	\$416,531		Land Table R44	32.78%

City of Bloomfield

Land Table R45

BSA DATABASE		SALES DATA	
Parcel Count	266	# of Sales	24
ECF Nbh	R45	Sales Ratio	46.53%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	37.19%
Max ECF	1.310	% Change	20.33%
Land Table LtoB	23.24%	Projected Land Table LtoB	27.96%
CVT LtoB	22.32%	Sales Sample Size	9.02%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$386,255	\$529,910	\$401,537
MINIMUM	\$166,100	\$227,875	\$207,625
MAXIMUM	\$560,833	\$769,416	\$897,333

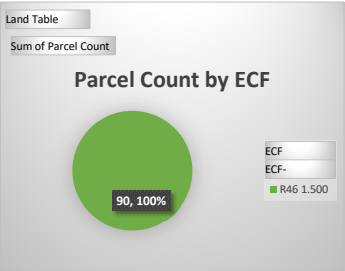
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-22-327-002	651 BENNINGTON DR	01/30/23	\$3,625,000	\$3,351,340	\$788,629	\$514,969	2.46	\$320,581		Land Table R45	15.37%
12-19-23-353-011	51 CRANBROOK RD	10/25/23	\$4,200,000	\$3,634,408	\$951,009	\$385,417	2.45	\$388,167		Land Table R45	10.60%
12-19-22-477-013	343 DONINGHAM LN	07/12/22	\$1,450,000	\$1,371,575	\$530,331	\$451,906	1.77	\$299,622		Land Table R45	32.95%
12-19-22-401-056	590 HAVERHILL RD	01/27/22	\$2,000,000	\$2,306,970	\$132,723	\$439,693	1.56	\$85,079		Land Table R45	19.06%
12-19-22-302-016	755 KENNEBEC CT	05/06/22	\$1,825,000	\$2,049,238	\$209,473	\$433,711	1.47	\$142,499		Land Table R45	21.16%
12-19-23-352-008	55 ORCHARD LN	02/24/22	\$828,000	\$682,880	\$828,000	\$432,880	1.46	\$567,123		Land Table R45	63.39%
12-19-23-353-010	101 CRANBROOK RD	02/28/22	\$985,000				1.45	\$679,310		Land Table R45	#DIV/0!
12-19-22-401-009	465 LONE PINE CT	12/11/23	\$1,300,000	\$1,037,782	\$666,350	\$404,132	1.37	\$486,387		Land Table R45	38.94%
12-19-23-176-033	100 LINDA LN	03/16/23	\$815,000	\$958,350	\$267,928	\$411,278	1.20	\$223,273		Land Table R45	42.92%
12-19-23-352-014	95 QUARTON LN	02/17/23	\$950,000	\$1,192,782	\$166,834	\$409,616	1.18	\$141,385		Land Table R45	34.34%
12-19-22-452-016	555 YARBORO DR	06/27/22	\$3,650,000	\$3,020,641	\$1,038,144	\$408,785	1.17	\$887,303		Land Table R45	13.53%
12-19-22-401-035	580 HAVERHILL RD	06/10/22	\$1,400,000	\$1,662,577	\$145,377	\$407,954	1.16	\$125,325		Land Table R45	24.54%
12-19-22-327-008	570 RUDGATE RD	01/09/23	\$2,625,000	\$2,098,255	\$933,868	\$407,123	1.15	\$812,059		Land Table R45	19.40%
12-19-22-302-020	730 FALMOUTH DR	10/03/23	\$1,230,000	\$1,266,143	\$365,164	\$401,307	1.08	\$338,115		Land Table R45	31.70%
12-19-22-401-038	540 HAVERHILL RD	11/07/23	\$1,799,000	\$1,419,326	\$776,827	\$397,153	1.03	\$754,201		Land Table R45	27.98%
12-19-22-401-051	550 HAVERHILL RD	06/17/22	\$2,227,770	\$2,442,716	\$182,207	\$397,153	1.03	\$176,900		Land Table R45	16.26%
12-19-22-401-055	626 YARBORO DR	04/21/22	\$2,375,000	\$2,730,265	\$41,888	\$397,153	1.03	\$40,668		Land Table R45	14.55%
12-19-23-451-009	250 CHESTERFIELD RD	09/28/23	\$970,000	\$995,751	\$371,402	\$397,153	1.03	\$360,584		Land Table R45	39.88%
12-19-22-477-006	477 DUNSTON RD	03/31/22	\$3,100,000	\$2,013,986	\$1,481,505	\$395,491	1.01	\$1,466,837		Land Table R45	19.64%
12-19-22-452-021	597 YARBORO DR	10/31/22	\$2,660,000	\$3,156,162	(\$101,502)	\$394,660	1.00	(\$101,502)		Land Table R45	12.50%
12-19-23-251-021	115 LINDA KNL	08/29/23	\$2,400,000	\$1,590,430	\$1,204,230	\$394,660	1.00	\$1,204,230		Land Table R45	24.81%
12-19-22-302-018	711 KENNEBEC CT	05/02/22	\$950,000	\$957,135	\$339,915	\$347,050	0.87	\$390,707		Land Table R45	36.26%
12-19-22-301-002	415 THETFORD LN	02/21/23	\$1,765,000	\$1,152,094	\$855,841	\$242,935	0.83	\$1,031,134		Land Table R45	21.09%
12-19-22-326-001	692 BENNINGTON DR	03/20/23	\$1,300,000	\$1,203,003	\$369,220	\$272,223	0.69	\$535,101		Land Table R45	22.63%

City of Bloomfield

Land Table R46

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	6
ECF Nbhd	R46	Sales Ratio	48.73%
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	11.81%
Max ECF	1.500	% Change	1.82%
Land Table LtoB	23.68%	Projected Land Table LtoB	24.12%
CVT LtoB	22.32%	Sales Sample Size	6.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$542,053	\$606,083	\$542,053
MINIMUM	\$469,315	\$524,753	\$469,315
MAXIMUM	\$2,866,490	\$3,205,093	\$2,264,527

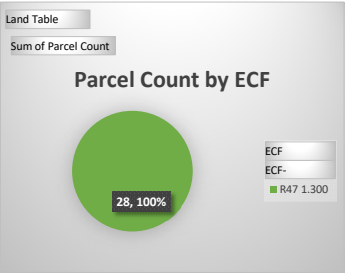
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-22-401-053	491 MARTELL DR	08/11/22	\$2,950,000	\$3,171,722	\$342,646	\$564,368	1.11	\$308,690		Land Table R46	17.79%
12-19-22-426-012	320 MARTELL CT	10/28/22	\$1,940,000	\$1,928,536	\$537,704	\$526,240	0.95	\$566,004		Land Table R46	27.29%
12-19-22-426-026	420 DUNSTON RD	12/09/22	\$3,500,000	\$2,877,583	\$1,265,493	\$643,076	1.56	\$811,213		Land Table R46	22.35%
12-19-22-426-027	42 BERESFORD CT	04/24/23	\$1,000,000				2.02	\$495,050		Land Table R46	#DIV/0!
12-19-23-304-003	355 CRANBROOK RD	07/19/22	\$1,450,000				1.25	\$1,160,000		Land Table R46	#DIV/0!
12-19-23-326-058	348 CRANBROOK CT	03/11/22	\$2,200,000	\$2,342,741	\$404,372	\$547,113	1.00	\$404,372		Land Table R46	23.35%

City of Bloomfield

Land Table R47

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	2
ECF Nbhd	R47	Sales Ratio	37.74%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	115.91%
Max ECF	1.300	% Change	2.00%
Land Table LtoB	30.36%	Projected Land Table LtoB	30.96%
CVT LtoB	22.32%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,116,500	\$2,410,654	\$1,100,663
MINIMUM	\$498,500	\$1,076,320	\$523,425
MAXIMUM	\$2,596,500	\$5,606,146	\$2,181,060

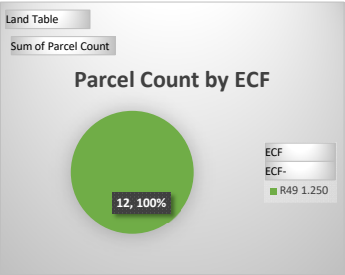
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-176-051	649 EDMERE CT	07/20/23	\$6,100,000	\$3,844,762	\$3,022,798	\$767,560	1.66	\$1,820,963		Land Table R47	19.96%
12-19-23-251-012	110 LONE PINE RD	03/14/23	\$2,100,000	\$2,344,675	\$722,330	\$967,005	2.30	\$314,057		Land Table R47	41.24%

City of Bloomfield

Land Table R49

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	R49	Sales Ratio	34.37%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	326.00%
Max ECF	1.250	% Change	0.00%
Land Table LtoB	19.97%	Projected Land Table LtoB	19.97%
CVT LtoB	22.32%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,250	\$337,605	\$79,250
MINIMUM	\$15,500	\$66,030	\$15,500
MAXIMUM	\$695,000	\$2,960,702	\$695,000

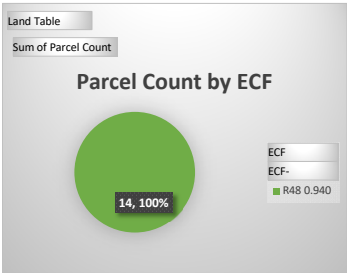
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-326-031	300 LOWELL CT	07/26/23	\$6,100,000	\$4,193,713	\$2,491,037	\$584,750	1.23	\$1,407,366	12-19-23-401-004	Land Table R49	13.94%

City of Bloomfield

Land Table R53

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	R48	Sales Ratio	46.66%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	32.87%
Max ECF	0.940	% Change	6.20%
Land Table LtoB	19.05%	Projected Land Table LtoB	20.23%
CVT LtoB	22.32%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$298,592	\$396,731	\$316,508
MINIMUM	\$152,010	\$201,971	\$174,812
MAXIMUM	\$434,315	\$577,062	\$434,315

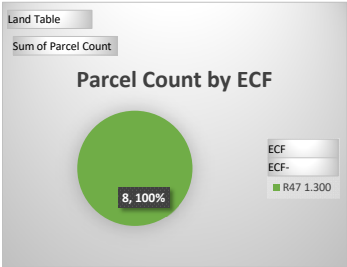
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-228-040	126 BARBARA LN	12/09/22	\$950,000	\$886,549	\$256,504	\$193,053	1.27	\$201,972		Land Table R53	21.78%

City of Bloomfield

Land Table R54

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	1
ECF Nbhd	R47	Sales Ratio	60.90%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	-149.31%
Max ECF	1.300	% Change	0.00%
Land Table LtoB	16.99%	Projected Land Table LtoB	16.99%
CVT LtoB	22.32%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$434,125	-\$214,068	\$434,125
MINIMUM	\$217,350	-\$273,043	\$217,350
MAXIMUM	\$553,725	-\$107,176	\$553,725

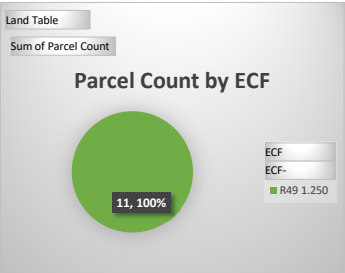
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-176-050	11 BRADY LN	01/10/23	\$2,200,000	\$2,679,623	(\$158,397)	\$321,226	1.74	(\$91,033)		Land Table R54	11.99%

City of Bloomfield

Land Table R55

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	R49	Sales Ratio	#DIV/0!
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.250	% Change	10.00%
Land Table LtoB	21.73%	Projected Land Table LtoB	23.91%
CVT LtoB	22.32%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$405,750	#DIV/0!	\$446,325
MINIMUM	\$243,500	#DIV/0!	\$267,850
MAXIMUM	\$1,004,000	#DIV/0!	\$1,104,400

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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