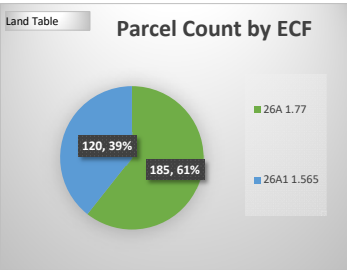


City of Ferndale
Land Table 26A

BSA DATABASE		SALES DATA	
Parcel Count	305	# of Sales	36
ECF Nbrhd	26A1, 26A	Sales Ratio	46.79%
Min ECF	1.565	(Land Resid.-Est. Land Value)/Est. LV	20.43%
Max ECF	1.770	% Change	16.50%
Land Table LtoB	34.15%	Projected Land Table LtoB	39.78%
CVT LtoB	33.38%	Sales Sample Size	11.80%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,549	\$1,865	\$1,805
MINIMUM	\$1,549	\$1,865	\$1,805
MAXIMUM	\$1,549	\$1,865	\$1,805

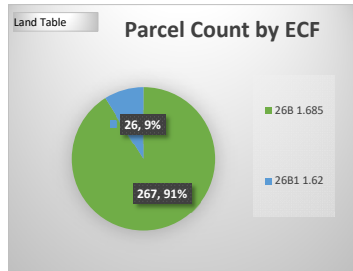
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-26-153-021	1786 BROWNING ST	06/30/23	\$215,000	\$148,289	\$125,437	\$58,726	0.10	\$1,279,969		Land Table 26A	39.60%
24-25-26-155-015	1636 ANNABELLE ST	08/18/23	\$219,900	\$168,940	\$109,638	\$58,678	0.10	\$1,118,755		Land Table 26A	34.73%
24-25-26-154-029	1880 MOORHOUSE ST	06/10/22	\$270,000	\$208,901	\$134,535	\$73,436	0.12	\$1,093,780		Land Table 26A	35.15%
24-25-26-107-003	3230 MCDOWELL ST	11/21/23	\$218,000	\$174,045	\$105,915	\$61,960	0.12	\$921,000		Land Table 26A	35.60%
24-25-26-303-002	3356 HARRIS ST	09/21/22	\$80,000				0.11	\$707,965		Land Table 26A	#DIV/0!
24-25-26-102-006	3330 MCDOWELL ST	05/11/23	\$205,000	\$166,735	\$100,225	\$61,960	0.12	\$871,522		Land Table 26A	37.16%
24-25-26-153-051	1831 MOORHOUSE ST	05/20/22	\$175,000	\$149,284	\$91,783	\$66,067	0.11	\$826,874		Land Table 26A	44.26%
24-25-26-155-018	1686 ANNABELLE ST	06/15/22	\$208,000	\$178,379	\$88,299	\$58,678	0.10	\$901,010		Land Table 26A	32.90%
24-25-26-153-017	1720 BROWNING ST	08/17/23	\$175,000	\$152,022	\$81,704	\$58,726	0.10	\$833,714		Land Table 26A	38.63%
24-25-26-152-053	1811 BROWNING ST	11/01/23	\$203,000	\$178,100	\$83,674	\$58,774	0.10	\$845,192		Land Table 26A	33.00%
24-25-26-152-055	1845 BROWNING ST	09/07/23	\$191,000	\$168,642	\$81,132	\$58,774	0.10	\$819,515		Land Table 26A	34.85%
24-25-26-154-054	1830 MOORHOUSE ST	10/04/23	\$212,427	\$189,182	\$111,262	\$88,017	0.18	\$604,685		Land Table 26A	46.53%
24-25-26-106-012	3221 MCDOWELL ST	05/04/22	\$342,000	\$304,634	\$99,326	\$61,960	0.12	\$863,704		Land Table 26A	20.34%
24-25-26-153-012	1620 BROWNING ST	02/23/22	\$185,000	\$167,130	\$83,937	\$66,067	0.11	\$756,189		Land Table 26A	39.53%
24-25-26-106-015	3191 MCDOWELL ST	06/06/22	\$227,000	\$205,475	\$83,485	\$61,960	0.12	\$725,957		Land Table 26A	30.15%
24-25-26-107-013	3213 HARRIS ST	04/22/22	\$151,000	\$136,793	\$76,167	\$61,960	0.12	\$662,322		Land Table 26A	45.29%
24-25-26-152-034	1469 BROWNING ST	07/31/23	\$175,000	\$158,553	\$60,528	\$44,081	0.07	\$817,946		Land Table 26A	27.80%
24-25-26-155-019	1698 ANNABELLE ST	08/18/22	\$179,000	\$162,242	\$75,436	\$58,678	0.10	\$769,755		Land Table 26A	36.17%
24-25-26-152-059	1550 GARFIELD ST	10/13/22	\$215,000	\$198,441	\$104,720	\$88,161	0.15	\$707,568		Land Table 26A	44.43%
24-25-26-153-047	1761 MOORHOUSE ST	12/13/23	\$172,000	\$160,226	\$77,841	\$66,067	0.11	\$701,270		Land Table 26A	41.23%
24-25-26-154-020	1710 MOORHOUSE ST	04/16/22	\$160,000	\$149,207	\$76,806	\$66,013	0.11	\$691,946		Land Table 26A	44.24%
24-25-26-154-056	1540 MOORHOUSE ST	12/19/23	\$175,000	\$165,522	\$97,495	\$88,017	0.15	\$663,231		Land Table 26A	53.18%
24-25-26-106-016	3183 MCDOWELL ST	10/18/22	\$164,000	\$155,567	\$70,393	\$61,960	0.12	\$612,113		Land Table 26A	39.83%
24-25-26-111-025	1860 SHEVLIN ST	12/29/23	\$180,000	\$172,401	\$69,646	\$62,047	0.12	\$605,617		Land Table 26A	35.99%
24-25-26-111-010	1592 SHEVLIN ST	05/10/22	\$141,700	\$140,997	\$62,750	\$62,047	0.12	\$545,652		Land Table 26A	44.01%
24-25-26-107-011	3227 HARRIS ST	02/28/22	\$261,000	\$263,252	\$59,708	\$61,960	0.12	\$519,200		Land Table 26A	23.54%
24-25-26-108-001	3246 HARRIS ST	09/01/22	\$165,000	\$167,647	\$59,069	\$61,716	0.11	\$522,735		Land Table 26A	36.81%
24-25-26-154-005	1456 MOORHOUSE ST	04/28/23	\$175,000	\$178,762	\$57,366	\$61,128	0.10	\$562,412		Land Table 26A	34.20%
24-25-26-152-036	1493 BROWNING ST	08/23/22	\$185,000	\$190,952	\$38,129	\$44,081	0.07	\$515,257		Land Table 26A	23.08%
24-25-26-102-018	3339 HARRIS ST	07/06/23	\$165,000	\$173,048	\$53,912	\$61,960	0.12	\$468,800		Land Table 26A	35.81%
24-25-26-102-011	3280 MCDOWELL ST	03/03/23	\$240,000	\$253,666	\$48,294	\$61,960	0.12	\$419,948		Land Table 26A	24.43%
24-25-26-154-019	1690 MOORHOUSE ST	03/27/23	\$277,600	\$295,733	\$69,884	\$88,017	0.15	\$475,401		Land Table 26A	29.76%
24-25-26-155-066	1888 ANNABELLE ST	06/29/23	\$250,000	\$270,251	\$46,202	\$66,453	0.11	\$416,234		Land Table 26A	24.59%
24-25-26-153-045	1725 MOORHOUSE ST	02/18/22	\$140,000	\$151,518	\$54,549	\$66,067	0.11	\$491,432		Land Table 26A	43.60%
24-25-26-153-066	1456 BROWNING ST	03/14/22	\$385,000	\$418,187	\$31,281	\$64,468	0.10	\$303,699		Land Table 26A	15.42%
24-25-26-102-014	3371 HARRIS ST	08/17/23	\$200,000	\$217,631	\$54,398	\$72,029	0.13	\$409,008		Land Table 26A	33.10%

City of Ferndale

Land Table 26B

BSA DATABASE		SALES DATA	
Parcel Count	293	# of Sales	31
ECF Nbdh	26B, 26B1	Sales Ratio	48.59%
Min ECF	1.620	(Land Resid.-Est. Land Value)/Est. LV	9.68%
Max ECF	1.685	% Change	8.00%
Land Table LtoB	33.52%	Projected Land Table LtoB	36.21%
CVT LtoB	33.38%	Sales Sample Size	10.58%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,549	\$1,699	\$1,673
MINIMUM	\$1,549	\$1,699	\$1,673
MAXIMUM	\$1,549	\$1,699	\$1,673

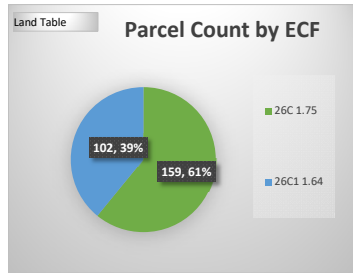
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-26-135-001	2308 SHEVLIN ST	02/28/22	\$320,000	\$259,406	\$128,923	\$68,329	0.11	\$1,204,888		Land Table 26B	26.34%
24-25-26-133-021	2441 COY ST	05/03/22	\$270,000	\$220,404	\$125,517	\$75,921	0.12	\$1,054,765		Land Table 26B	34.45%
24-25-26-104-019	3339 EDGEWORTH ST	05/23/22	\$206,250	\$174,297	\$93,913	\$61,960	0.10	\$929,832		Land Table 26B	35.55%
24-25-26-110-014	3205 CHESTER ST	11/17/22	\$235,500	\$200,721	\$106,639	\$71,860	0.12	\$859,992		Land Table 26B	35.80%
24-25-26-128-006	2204 BRICKLEY ST	06/27/22	\$269,000	\$231,895	\$105,434	\$68,329	0.11	\$985,364		Land Table 26B	29.47%
24-25-26-135-006	2388 SHEVLIN ST	08/10/22	\$222,500	\$194,529	\$103,892	\$75,921	0.12	\$873,042		Land Table 26B	39.03%
24-25-26-129-011	2121 SHEVLIN ST	06/10/23	\$290,000	\$255,058	\$100,325	\$65,383	0.10	\$974,029		Land Table 26B	25.63%
24-25-26-108-017	3231 KENWOOD ST	06/07/23	\$197,000	\$175,346	\$83,614	\$61,960	0.10	\$827,861		Land Table 26B	35.34%
24-25-26-109-013	3221 EDGEWORTH ST	08/25/23	\$188,000	\$169,903	\$80,057	\$61,960	0.10	\$792,644		Land Table 26B	36.47%
24-25-26-108-027	3181 KENWOOD ST	06/05/23	\$179,000	\$165,246	\$75,714	\$61,960	0.10	\$749,644		Land Table 26B	37.50%
24-25-26-135-008	2422 SHEVLIN ST	06/10/22	\$245,000	\$231,096	\$89,825	\$75,921	0.12	\$754,832		Land Table 26B	32.85%
24-25-26-104-004	3346 KENWOOD ST	03/10/23	\$262,000	\$249,377	\$74,583	\$61,960	0.10	\$738,446		Land Table 26B	24.85%
24-25-26-129-004	2160 COY ST	05/24/23	\$198,000	\$190,356	\$75,973	\$68,329	0.11	\$710,028		Land Table 26B	35.90%
24-25-26-104-002	3364 KENWOOD ST	10/05/23	\$227,000	\$218,225	\$73,833	\$65,058	0.11	\$696,538		Land Table 26B	29.81%
24-25-26-104-012	3270 KENWOOD ST	12/12/22	\$245,000	\$236,331	\$70,629	\$61,960	0.10	\$699,297		Land Table 26B	26.22%
24-25-26-132-006	2386 MAHAN ST	06/30/22	\$225,000	\$217,861	\$83,060	\$75,921	0.12	\$697,983		Land Table 26B	34.85%
24-25-26-133-011	2470 BRICKLEY ST	05/05/23	\$215,000	\$212,639	\$70,690	\$68,329	0.11	\$660,654		Land Table 26B	32.13%
24-25-26-132-021	2441 BRICKLEY ST	09/18/23	\$272,000	\$271,971	\$75,950	\$75,921	0.12	\$638,235		Land Table 26B	27.92%
24-25-26-132-016	2355 BRICKLEY ST	01/14/22	\$247,500	\$247,594	\$75,827	\$75,921	0.12	\$637,202		Land Table 26B	30.66%
24-25-26-128-010	2280 BRICKLEY ST	10/06/23	\$196,000	\$196,365	\$67,964	\$68,329	0.11	\$635,178		Land Table 26B	34.80%
24-25-26-127-001	2104 MAHAN ST	08/05/22	\$227,500	\$230,900	\$66,311	\$69,711	0.11	\$602,827		Land Table 26B	30.19%
24-25-26-127-006	2204 MAHAN ST	03/15/23	\$305,000	\$312,383	\$60,946	\$68,329	0.11	\$569,589		Land Table 26B	21.87%
24-25-26-133-016	2355 COY ST	12/29/22	\$234,000	\$241,410	\$68,511	\$75,921	0.12	\$575,723		Land Table 26B	31.45%
24-25-26-129-002	2120 COY ST	11/15/22	\$262,500	\$271,630	\$59,199	\$68,329	0.11	\$553,262		Land Table 26B	25.16%
24-25-26-126-009	2282 E 10 MILE RD	06/27/23	\$185,000	\$192,333	\$67,510	\$74,843	0.10	\$675,100		Land Table 26B	38.91%
24-25-26-132-020	2423 BRICKLEY ST	04/01/22	\$205,000	\$215,845	\$65,076	\$75,921	0.12	\$546,857		Land Table 26B	35.17%
24-25-26-126-007	2242 E 10 MILE RD	10/04/22	\$167,500	\$177,823	\$64,690	\$75,013	0.10	\$628,058		Land Table 26B	42.18%
24-25-26-103-030	3330 HARRIS ST	03/24/23	\$179,900	\$190,979	\$53,461	\$64,540	0.11	\$473,106		Land Table 26B	33.79%
24-25-26-105-027	3336 EDGEWORTH ST	04/28/23	\$345,000	\$379,477	\$27,265	\$61,742	0.10	\$272,650		Land Table 26B	16.27%
24-25-26-130-011	2262 SHEVLIN ST	09/19/22	\$200,000	\$224,996	\$43,333	\$68,329	0.11	\$404,981		Land Table 26B	30.37%
24-25-26-135-002	2322 SHEVLIN ST	10/11/22	\$335,000	\$391,655	\$19,266	\$75,921	0.12	\$161,899		Land Table 26B	19.38%

City of Ferndale

Land Table 26C

BSA DATABASE		SALES DATA	
Parcel Count	261	# of Sales	34
ECF Nbrd	26C, 26C1	Sales Ratio	48.67%
Min ECF	1.640	(Land Resid.-Est. Land Value)/Est. LV	8.16%
Max ECF	1.750	% Change	8.00%
Land Table LtoB	35.37%	Projected Land Table LtoB	38.20%
CVT LtoB	33.38%	Sales Sample Size	13.03%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,549	\$1,675	\$1,673
MINIMUM	\$1,549	\$1,675	\$1,673
MAXIMUM	\$1,549	\$1,675	\$1,673

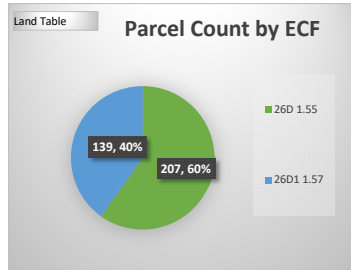
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-26-177-019	1959 BROWNING ST	11/22/23	\$199,900	\$151,604	\$112,538	\$64,242	0.10	\$1,136,747		Land Table 26C	42.37%
24-25-26-177-003	2030 GARFIELD ST	04/22/22	\$215,000	\$169,683	\$109,559	\$64,242	0.10	\$1,106,657		Land Table 26C	37.86%
24-25-26-179-007	1984 MOORHOUSE ST	07/14/23	\$185,000	\$146,416	\$102,676	\$64,092	0.10	\$1,047,714		Land Table 26C	43.77%
24-25-26-177-005	2060 GARFIELD ST	03/25/22	\$227,500	\$195,688	\$96,054	\$64,242	0.10	\$970,242		Land Table 26C	32.83%
24-25-26-178-030	2097 MOORHOUSE ST	03/04/22	\$207,000	\$179,459	\$97,700	\$70,159	0.11	\$888,182		Land Table 26C	39.09%
24-25-26-178-020	1959 MOORHOUSE ST	08/05/22	\$180,000	\$157,449	\$88,047	\$65,496	0.10	\$854,825		Land Table 26C	41.60%
24-25-26-182-011	2340 GARFIELD ST	10/18/22	\$299,900	\$263,793	\$100,349	\$64,242	0.10	\$1,013,626		Land Table 26C	24.35%
24-25-26-181-028	2371 GARFIELD ST	12/08/23	\$203,000	\$179,004	\$98,163	\$74,167	0.11	\$861,079		Land Table 26C	41.43%
24-25-26-178-001	1902 BROWNING ST	05/17/22	\$152,000	\$139,856	\$78,819	\$66,675	0.11	\$743,575		Land Table 26C	47.67%
24-25-26-178-007	1984 BROWNING ST	07/25/23	\$180,000	\$166,340	\$80,597	\$66,937	0.11	\$753,243		Land Table 26C	40.24%
24-25-26-180-007	1984 ANNABELLE ST	09/08/23	\$317,000	\$295,210	\$87,069	\$65,279	0.10	\$853,618		Land Table 26C	22.11%
24-25-26-180-017	1921 WOODWARD HTS	12/14/22	\$214,900	\$200,521	\$74,451	\$60,072	0.09	\$865,709		Land Table 26C	29.96%
24-25-26-183-027	2257 MOORHOUSE ST	08/23/23	\$255,000	\$240,482	\$80,618	\$66,100	0.11	\$767,790		Land Table 26C	27.49%
24-25-26-180-024	2015 WOODWARD HTS	05/17/23	\$178,000	\$168,414	\$69,658	\$60,072	0.09	\$809,977		Land Table 26C	35.67%
24-25-26-183-011	2242 BROWNING ST	06/08/23	\$214,000	\$204,215	\$77,599	\$67,814	0.11	\$705,445		Land Table 26C	33.21%
24-25-26-177-024	2029 BROWNING ST	03/23/22	\$145,000	\$141,335	\$67,907	\$64,242	0.10	\$685,929		Land Table 26C	45.45%
24-25-26-183-025	2225 MOORHOUSE ST	11/18/22	\$210,000	\$204,792	\$71,227	\$66,019	0.10	\$684,875		Land Table 26C	32.24%
24-25-26-135-020	2321 MAPLEDALE ST	08/30/23	\$268,000	\$261,555	\$83,965	\$77,520	0.12	\$730,130		Land Table 26C	29.64%
24-25-26-130-019	2097 MAPLEDALE ST	05/24/22	\$205,000	\$203,606	\$69,427	\$68,033	0.10	\$708,439		Land Table 26C	33.41%
24-25-26-180-003	1930 ANNABELLE ST	03/14/23	\$174,000	\$173,737	\$65,542	\$65,279	0.10	\$642,569		Land Table 26C	37.57%
24-25-26-184-002	2274 MOORHOUSE ST	11/02/22	\$247,000	\$248,549	\$86,577	\$88,126	0.14	\$641,311		Land Table 26C	35.46%
24-25-26-176-014	2174 MAPLEDALE ST	01/18/23	\$187,500	\$189,681	\$62,061	\$64,242	0.10	\$626,879		Land Table 26C	33.87%
24-25-26-179-012	2054 MOORHOUSE ST	09/01/23	\$240,000	\$244,692	\$59,400	\$64,092	0.10	\$606,122		Land Table 26C	26.19%
24-25-26-180-030	2097 WOODWARD HTS	12/09/22	\$170,000	\$173,947	\$60,481	\$64,428	0.09	\$650,333		Land Table 26C	37.04%
24-25-26-178-011	2042 BROWNING ST	12/20/22	\$165,000	\$169,781	\$62,331	\$67,112	0.11	\$577,139		Land Table 26C	39.53%
24-25-26-180-002	1918 ANNABELLE ST	03/07/23	\$187,000	\$193,008	\$59,271	\$65,279	0.10	\$581,088		Land Table 26C	33.82%
24-25-26-130-024	2171 MAPLEDALE ST	02/23/22	\$175,000	\$185,353	\$58,210	\$68,563	0.10	\$582,100		Land Table 26C	36.99%
24-25-26-183-023	2201 MOORHOUSE ST	09/05/23	\$200,000	\$215,595	\$50,342	\$65,937	0.10	\$484,058		Land Table 26C	30.58%
24-25-26-183-016	2111 MOORHOUSE ST	02/24/23	\$240,000	\$261,463	\$44,194	\$65,657	0.10	\$429,068		Land Table 26C	25.11%
24-25-26-182-036	2259 BROWNING ST	08/24/23	\$350,000	\$385,124	\$29,278	\$64,402	0.10	\$295,737		Land Table 26C	16.72%
24-25-26-176-026	2141 GARFIELD ST	05/19/22	\$170,000	\$189,390	\$44,852	\$64,242	0.10	\$453,051		Land Table 26C	33.92%
24-25-26-182-010	2326 GARFIELD ST	11/23/22	\$124,000	\$143,855	\$44,387	\$64,242	0.10	\$448,354		Land Table 26C	44.66%
24-25-26-176-020	2061 GARFIELD ST	11/30/22	\$155,000	\$180,727	\$38,515	\$64,242	0.10	\$389,040		Land Table 26C	35.55%
24-25-26-178-010	2030 BROWNING ST	12/20/22	\$125,000	\$156,657	\$35,412	\$67,069	0.11	\$327,889		Land Table 26C	42.81%

City of Ferndale

Land Table 26D

BSA DATABASE		SALES DATA	
Parcel Count	346	# of Sales	50
ECF Nbrhd	26D1, 26D	Sales Ratio	47.90%
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	12.11%
Max ECF	1.570	% Change	8.00%
Land Table LtoB	39.07%	Projected Land Table LtoB	42.19%
CVT LtoB	33.38%	Sales Sample Size	14.45%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,549	\$1,737	\$1,673
MINIMUM	\$1,549	\$1,737	\$1,673
MAXIMUM	\$1,549	\$1,737	\$1,673

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
24-25-26-301-017	2511 MCDOWELL ST	12/15/23	\$215,000	\$157,724	\$121,879	\$64,603	0.10	\$1,231,101		Land Table 26D	50.90%
24-25-26-302-007	2628 MCDOWELL ST	09/06/23	\$229,000	\$174,734	\$118,869	\$64,603	0.10	\$1,200,697		Land Table 26D	50.51%
24-25-26-352-028	1201 E BRECKENRIDGE ST	10/16/23	\$182,675	\$143,134	\$102,673	\$63,132	0.10	\$1,058,485		Land Table 26D	50.50%
24-25-26-352-013	1130 E CAMBOURNE ST	12/08/22	\$286,000	\$225,153	\$127,925	\$67,078	0.10	\$1,241,990		Land Table 26D	50.40%
24-25-26-301-019	1500 WOODWARD HTS	06/17/22	\$630,000	\$498,361	\$218,301	\$86,662	0.13	\$1,641,361		Land Table 26D	50.23%
24-25-26-302-023	2529 HARRIS ST	06/07/22	\$270,000	\$214,198	\$118,829	\$63,027	0.10	\$1,237,802		Land Table 26D	50.08%
24-25-26-359-006	1326 ROSEWOOD ST	05/27/22	\$240,000	\$194,385	\$132,422	\$86,807	0.13	\$995,654		Land Table 26D	50.04%
24-25-26-301-018	2505 MCDOWELL ST	06/19/23	\$230,000	\$187,113	\$99,611	\$56,724	0.09	\$1,144,954		Land Table 26D	49.43%
24-25-26-301-014	2535 MCDOWELL ST	07/08/22	\$175,000	\$147,541	\$92,062	\$64,603	0.10	\$929,919		Land Table 26D	49.41%
24-25-26-354-022	1041 VESTER ST	10/27/23	\$258,000	\$219,018	\$117,897	\$78,915	0.12	\$974,355		Land Table 26D	49.36%
24-25-26-354-026	1939 BONNER ST	05/22/23	\$195,000	\$167,434	\$83,596	\$56,030	0.09	\$972,047		Land Table 26D	49.34%
24-25-26-358-005	1324 E BRECKENRIDGE ST	07/24/23	\$192,000	\$165,261	\$102,497	\$75,758	0.12	\$883,595		Land Table 26D	49.00%
24-25-26-356-005	2104 BONNER ST	08/22/23	\$171,000	\$147,958	\$86,857	\$63,815	0.10	\$886,296		Land Table 26D	48.98%
24-25-26-302-011	2536 MCDOWELL ST	10/07/22	\$217,000	\$190,982	\$90,621	\$64,603	0.10	\$915,364		Land Table 26D	48.84%
24-25-26-355-010	1030 VESTER ST	02/07/23	\$219,500	\$199,133	\$86,656	\$66,289	0.10	\$849,569		Land Table 26D	48.65%
24-25-26-308-006	2404 MCDOWELL ST	08/30/22	\$133,000	\$121,401	\$69,687	\$58,088	0.09	\$810,314		Land Table 26D	47.85%
24-25-26-309-019	2403 BONNER ST	09/19/22	\$150,000	\$138,270	\$73,690	\$61,960	0.09	\$800,978		Land Table 26D	47.85%
24-25-26-308-023	2331 HARRIS ST	03/03/22	\$169,000	\$155,950	\$71,138	\$58,088	0.09	\$827,186		Land Table 26D	47.78%
24-25-26-356-011	1514 ORCHARD ST	01/28/22	\$183,000	\$169,342	\$76,790	\$63,132	0.10	\$791,649		Land Table 26D	47.76%
24-25-26-357-007	1340 E CAMBOURNE ST	08/31/23	\$170,000	\$158,458	\$81,247	\$69,705	0.10	\$788,806		Land Table 26D	47.67%
24-25-26-352-031	2039 BONNER ST	07/26/22	\$167,000	\$155,733	\$75,082	\$63,815	0.10	\$766,143		Land Table 26D	47.62%
24-25-26-356-007	1436 ORCHARD ST	07/31/23	\$210,000	\$196,381	\$76,751	\$63,132	0.10	\$791,247		Land Table 26D	47.59%
24-25-26-357-004	2006 BONNER ST	12/04/23	\$263,000	\$246,888	\$103,562	\$87,450	0.13	\$772,851		Land Table 26D	47.11%
24-25-26-302-003	1540 WOODWARD HTS	06/30/23	\$202,000	\$190,569	\$74,458	\$63,027	0.10	\$775,604		Land Table 26D	46.99%
24-25-26-351-045	1250 ORCHARD ST	01/14/22	\$245,000	\$233,306	\$90,609	\$78,915	0.12	\$748,835		Land Table 26D	46.94%
24-25-26-301-015	2529 MCDOWELL ST	09/01/23	\$205,000	\$197,244	\$72,359	\$64,603	0.10	\$730,899		Land Table 26D	46.81%
24-25-26-307-013	2421 MCDOWELL ST	04/27/23	\$213,922	\$207,308	\$85,398	\$78,784	0.12	\$705,769		Land Table 26D	46.80%
24-25-26-357-015	1341 E BRECKENRIDGE ST	01/20/22	\$185,000	\$179,768	\$74,937	\$69,705	0.10	\$727,544		Land Table 26D	46.76%
24-25-26-304-008	2530 BONNER ST	11/28/22	\$249,900	\$244,089	\$76,717	\$70,906	0.11	\$710,343		Land Table 26D	46.53%
24-25-26-351-043	1220 ORCHARD ST	05/10/22	\$215,000	\$210,168	\$103,476	\$98,644	0.15	\$685,272		Land Table 26D	46.49%
24-25-26-356-006	1426 ORCHARD ST	12/13/22	\$235,000	\$230,143	\$83,772	\$78,915	0.12	\$692,331		Land Table 26D	46.05%
24-25-26-355-012	1100 VESTER ST	09/13/22	\$191,000	\$187,809	\$82,106	\$78,915	0.12	\$678,562		Land Table 26D	46.03%
24-25-26-308-026	2301 HARRIS ST	05/16/23	\$279,000	\$278,504	\$77,946	\$77,450	0.12	\$677,791		Land Table 26D	45.99%
24-25-26-308-015	2449 HARRIS ST	04/21/23	\$185,000	\$185,471	\$76,979	\$77,450	0.12	\$669,383		Land Table 26D	45.94%
24-25-26-309-018	2411 BONNER ST	12/20/22	\$135,000	\$138,500	\$58,460	\$61,960	0.09	\$635,435		Land Table 26D	45.84%
24-25-26-354-014	1206 ROSEWOOD ST	04/26/23	\$175,000	\$181,577	\$72,338	\$78,915	0.12	\$597,835		Land Table 26D	45.65%
24-25-26-304-001	1710 WOODWARD HTS	01/17/23	\$215,500	\$223,680	\$78,482	\$86,662	0.13	\$590,090		Land Table 26D	45.58%
24-25-26-353-017	1101 ROSEWOOD ST	02/09/23	\$180,000	\$186,873	\$56,259	\$63,132	0.10	\$579,990		Land Table 26D	45.58%
24-25-26-303-013	2506 HARRIS ST	02/13/23	\$194,900	\$203,691	\$57,388	\$66,179	0.10	\$568,198		Land Table 26D	45.45%
24-25-26-309-006	2400 HARRIS ST	03/07/23	\$195,000	\$208,399	\$64,051	\$77,450	0.12	\$556,965		Land Table 26D	45.39%
24-25-26-351-041	1140 ORCHARD ST	01/06/23	\$260,000	\$281,012	\$97,361	\$118,373	0.18	\$534,951		Land Table 26D	45.31%

City of Ferndale

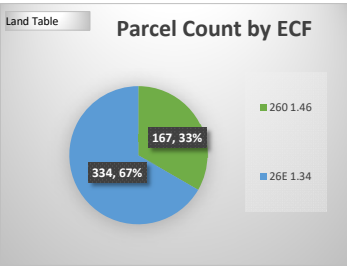
Land Table 26D

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
24-25-26-310-022	2436 BONNER ST	03/31/22	\$235,500	\$256,732	\$57,552	\$78,784	0.12	\$475,636		Land Table 26D	45.29%
24-25-26-307-021	2303 MCDOWELL ST	09/21/23	\$160,000	\$176,137	\$62,647	\$78,784	0.12	\$517,744		Land Table 26D	45.19%
24-25-26-351-024	1109 E CAMBOURNE ST	04/14/22	\$225,000	\$248,423	\$79,167	\$102,590	0.16	\$504,248		Land Table 26D	45.08%
24-25-26-355-004	926 VESTER ST	04/08/22	\$189,900	\$212,413	\$86,390	\$108,903	0.17	\$517,305		Land Table 26D	45.02%
24-25-26-353-019	1121 ROSEWOOD ST	05/02/23	\$447,000	\$508,704	\$17,211	\$78,915	0.12	\$142,240		Land Table 26D	44.99%
24-25-26-353-013	1214 E BRECKENRIDGE ST	12/01/23	\$180,000	\$205,001	\$61,806	\$86,807	0.13	\$464,707		Land Table 26D	44.81%
24-25-26-314-001	2238 BONNER ST	08/31/23	\$134,900	\$163,796	\$38,070	\$66,966	0.10	\$373,235		Land Table 26D	44.74%
24-25-26-304-004	2640 BONNER ST	08/08/22	\$170,000	\$220,284	\$52,135	\$102,419	0.16	\$332,070		Land Table 26D	44.73%
24-25-26-310-005	2416 BONNER ST	05/15/23	\$207,500	\$276,614	\$49,062	\$118,176	0.09	\$271,061	24-25-26-310-006	Land Table 26D	44.66%

City of Ferndale
Land Table 26E

BSA DATABASE		SALES DATA	
Parcel Count	501	# of Sales	48
ECF Nbrd	26E, 260	Sales Ratio	47.17%
Min ECF	1.340	(Land Resid.-Est. Land Value)/Est. LV	18.59%
Max ECF	1.460	% Change	8.00%
Land Table LtoB	36.08%	Projected Land Table LtoB	38.97%
CVT LtoB	33.38%	Sales Sample Size	9.58%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,549	\$1,837	\$1,673
MINIMUM	\$1,549	\$1,837	\$1,673
MAXIMUM	\$1,549	\$1,837	\$1,673

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
24-25-26-376-013	2147 SYMES ST	10/21/22	\$200,000	\$143,329	\$118,884	\$62,213	0.10	\$1,165,529		Land Table 26E	50.90%
24-25-26-381-005	1954 FARROW ST	09/12/23	\$215,000	\$157,729	\$119,484	\$62,213	0.10	\$1,171,412		Land Table 26E	50.51%
24-25-26-378-015	2129 LEITCH RD	03/23/22	\$226,000	\$166,030	\$122,183	\$62,213	0.10	\$1,197,873		Land Table 26E	50.50%
24-25-26-457-023	1915 PILGRIM ST	09/22/23	\$229,300	\$176,354	\$115,639	\$62,693	0.10	\$1,111,913		Land Table 26E	50.40%
24-25-26-409-007	2222 SONOMA ST	07/15/22	\$208,222	\$161,456	\$108,329	\$61,563	0.10	\$1,094,232		Land Table 26E	50.23%
24-25-26-382-007	1938 SYMES ST	05/27/22	\$255,000	\$199,958	\$117,255	\$62,213	0.10	\$1,149,559		Land Table 26E	50.08%
24-25-26-379-025	2017 WRENSON ST	05/03/23	\$220,000	\$172,805	\$109,408	\$62,213	0.10	\$1,072,627		Land Table 26E	50.04%
24-25-26-405-004	2420 WOODWARD HTS	12/22/23	\$250,000	\$196,856	\$114,707	\$61,563	0.10	\$1,158,657		Land Table 26E	49.43%
24-25-26-380-015	2147 MARTIN RD	09/07/23	\$210,000	\$167,479	\$104,734	\$62,213	0.10	\$1,026,804		Land Table 26E	49.41%
24-25-26-383-020	1921 LEITCH RD	05/05/23	\$205,000	\$165,613	\$101,600	\$62,213	0.10	\$996,078		Land Table 26E	49.36%
24-25-26-405-011	2261 HAMATA ST	08/24/22	\$175,000	\$142,793	\$84,536	\$52,329	0.08	\$1,006,381		Land Table 26E	49.34%
24-25-26-383-014	1979 LEITCH RD	05/25/22	\$226,500	\$185,349	\$114,252	\$73,101	0.12	\$952,100		Land Table 26E	49.00%
24-25-26-456-007	1938 MARTIN RD	11/30/23	\$169,500	\$141,341	\$90,372	\$62,213	0.10	\$886,000		Land Table 26E	48.98%
24-25-26-383-013	1991 LEITCH RD	04/15/22	\$255,000	\$213,471	\$115,330	\$73,801	0.12	\$953,140		Land Table 26E	48.84%
24-25-26-381-008	1930 FARROW ST	02/04/22	\$219,900	\$189,484	\$92,629	\$62,213	0.10	\$908,127		Land Table 26E	48.65%
24-25-26-379-008	2048 LEITCH RD	03/18/22	\$190,000	\$164,336	\$87,877	\$62,213	0.10	\$861,539		Land Table 26E	47.85%
24-25-26-382-036	1969 ROMEO ST	05/10/23	\$475,000	\$415,630	\$121,583	\$62,213	0.10	\$1,191,990		Land Table 26E	47.85%
24-25-26-384-017	1971 WRENSON ST	09/30/22	\$164,000	\$144,272	\$81,941	\$62,213	0.10	\$803,343		Land Table 26E	47.78%
24-25-26-457-022	1921 PILGRIM ST	07/28/22	\$135,000	\$120,345	\$77,402	\$62,747	0.11	\$737,162		Land Table 26E	47.76%
24-25-26-377-015	2139 ROMEO ST	02/04/22	\$172,500	\$154,493	\$80,220	\$62,213	0.10	\$786,471		Land Table 26E	47.67%
24-25-26-385-017	1971 MARTIN RD	07/11/23	\$198,000	\$178,942	\$81,271	\$62,213	0.10	\$796,775		Land Table 26E	47.62%
24-25-26-376-001	2156 FARROW ST	11/08/22	\$192,400	\$174,207	\$94,871	\$76,678	0.13	\$752,944		Land Table 26E	47.59%
24-25-26-376-012	2157 SYMES ST	07/29/22	\$195,000	\$176,708	\$93,508	\$75,216	0.12	\$754,097		Land Table 26E	47.11%
24-25-26-377-018	2105 ROMEO ST	08/23/22	\$202,000	\$187,057	\$77,156	\$62,213	0.10	\$756,431		Land Table 26E	46.99%
24-25-26-385-013	1842 WRENSON ST	12/05/22	\$220,000	\$203,786	\$100,902	\$84,688	0.14	\$725,914		Land Table 26E	46.94%
24-25-26-379-004	2128 LEITCH RD	03/02/23	\$170,000	\$158,210	\$74,003	\$62,213	0.10	\$725,520		Land Table 26E	46.81%
24-25-26-381-010	1914 FARROW ST	10/06/23	\$149,000	\$142,108	\$69,105	\$62,213	0.10	\$677,500		Land Table 26E	46.80%
24-25-26-381-013	1842 FARROW ST	01/20/23	\$231,500	\$224,664	\$69,049	\$62,213	0.10	\$676,951		Land Table 26E	46.76%
24-25-26-379-010	2032 LEITCH RD	07/26/22	\$165,000	\$162,223	\$64,990	\$62,213	0.10	\$637,157		Land Table 26E	46.53%
24-25-26-381-021	1939 SYMES ST	11/27/23	\$144,000	\$141,659	\$64,554	\$62,213	0.10	\$632,882		Land Table 26E	46.49%
24-25-26-452-020	2053 PILGRIM ST	09/23/22	\$135,000	\$133,129	\$65,449	\$63,578	0.11	\$600,450		Land Table 26E	46.05%
24-25-26-406-008	2270 HAMATA ST	09/28/23	\$344,900	\$341,833	\$64,630	\$61,563	0.10	\$652,828		Land Table 26E	46.03%
24-25-26-409-005	2190 SONOMA ST	06/15/22	\$145,000	\$149,413	\$57,150	\$61,563	0.10	\$577,273		Land Table 26E	45.99%
24-25-26-405-002	2390 WOODWARD HTS	05/24/22	\$237,000	\$244,384	\$97,274	\$104,658	0.17	\$575,586		Land Table 26E	45.94%
24-25-26-456-008	1930 MARTIN RD	03/22/23	\$130,000	\$135,146	\$57,067	\$62,213	0.10	\$559,480		Land Table 26E	45.84%
24-25-26-381-011	1904 FARROW ST	08/04/22	\$175,000	\$182,320	\$54,893	\$62,213	0.10	\$538,167		Land Table 26E	45.65%
24-25-26-451-005	2122 MARTIN RD	05/27/22	\$455,000	\$474,823	\$42,390	\$62,213	0.10	\$415,588		Land Table 26E	45.58%
24-25-26-451-014	2157 ALMONT ST	01/21/22	\$152,000	\$159,592	\$61,154	\$68,746	0.11	\$541,186		Land Table 26E	45.58%
24-25-26-452-012	2006 ALMONT ST	05/24/23	\$162,500	\$172,836	\$64,320	\$74,656	0.12	\$522,927		Land Table 26E	45.45%
24-25-26-406-011	2300 HAMATA ST	07/06/22	\$360,000	\$384,294	\$37,269	\$61,563	0.10	\$376,455		Land Table 26E	45.39%
24-25-26-457-019	1947 PILGRIM ST	05/30/23	\$145,000	\$156,546	\$51,363	\$62,909	0.11	\$489,171		Land Table 26E	45.31%

City of Ferndale

Land Table 26E

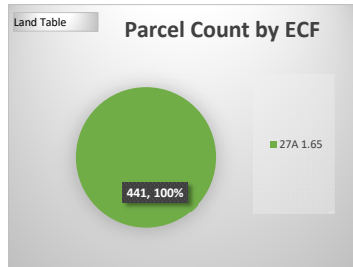
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-26-407-026	2145 MANATEE ST	05/22/23	\$365,000	\$400,904	\$33,863	\$69,767	0.11	\$302,348		Land Table 26E	45.29%
24-25-26-406-023	2301 CHESTNUT ST	11/22/22	\$352,000	\$401,808	\$11,755	\$61,563	0.10	\$118,737		Land Table 26E	45.19%
24-25-26-456-015	1987 ALMONT ST	03/22/23	\$154,000	\$177,947	\$60,741	\$84,688	0.14	\$436,986		Land Table 26E	45.08%
24-25-26-377-023	2017 ROMEO ST	10/13/23	\$130,000	\$151,620	\$45,259	\$66,879	0.11	\$411,445		Land Table 26E	45.02%
24-25-26-385-038	1945 MARTIN RD	02/17/22	\$417,000	\$491,505	(\$12,292)	\$62,213	0.10	(\$120,510)		Land Table 26E	44.99%
24-25-26-452-017	2123 PILGRIM ST	12/30/22	\$110,000	\$131,019	\$42,717	\$63,736	0.11	\$388,336		Land Table 26E	44.81%
24-25-26-408-021	2281 SONOMA ST	02/24/23	\$125,000	\$157,251	\$42,625	\$74,876	0.12	\$352,273		Land Table 26E	44.74%

City of Ferndale

Land Table 27A

BSA DATABASE		SALES DATA	
Parcel Count	441	# of Sales	34
ECF Nbrd	27A	Sales Ratio	48.49%
Min ECF	1.650	(Land Resid.-Est. Land Value)/Est. LV	9.53%
Max ECF	1.650	% Change	8.00%
Land Table LtoB	35.48%	Projected Land Table LtoB	38.32%
CVT LtoB	33.38%	Sales Sample Size	7.71%

Color Key
Vacant Sales
Demo Sales or New Build after sale



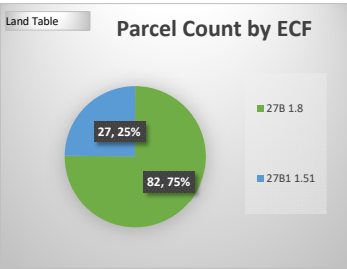
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,549	\$1,697	\$1,673
MINIMUM	\$1,549	\$1,697	\$1,673
MAXIMUM	\$1,549	\$1,697	\$1,673

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
24-25-27-202-033	3291 MINERVA ST	06/24/22	\$305,000	\$205,466	\$175,378	\$75,844	0.15	\$1,209,503		Land Table 27A	36.91%
24-25-27-203-022	3222 MINERVA ST	06/29/23	\$240,000	\$187,335	\$128,509	\$75,844	0.15	\$886,269		Land Table 27A	40.49%
24-25-27-254-017	2951 HORTON ST	04/04/22	\$245,000	\$191,889	\$128,955	\$75,844	0.15	\$889,345		Land Table 27A	39.52%
24-25-27-226-004	1030 E 10 MILE RD	03/21/23	\$231,150	\$186,088	\$98,223	\$53,161	0.08	\$1,169,321		Land Table 27A	28.57%
24-25-27-284-004	2824 GRAYSON ST	08/29/22	\$179,900	\$148,626	\$106,183	\$74,909	0.12	\$923,330		Land Table 27A	50.40%
24-25-27-276-026	2944 PAXTON ST	06/03/22	\$290,000	\$240,706	\$130,288	\$80,994	0.14	\$911,105		Land Table 27A	33.65%
24-25-27-279-016	3001 GOODRICH ST	05/12/22	\$245,000	\$203,496	\$117,703	\$76,199	0.12	\$972,752		Land Table 27A	37.44%
24-25-27-255-045	2831 INMAN ST	04/22/22	\$260,000	\$235,120	\$100,724	\$75,844	0.15	\$694,648		Land Table 27A	32.26%
24-25-27-255-019	2832 HORTON ST	06/28/22	\$330,000	\$303,196	\$102,648	\$75,844	0.15	\$707,917		Land Table 27A	25.01%
24-25-27-277-007	2952 WOLCOTT ST	06/08/22	\$216,000	\$202,017	\$88,892	\$74,909	0.12	\$772,974		Land Table 27A	37.08%
24-25-27-202-045	3141 MINERVA ST	10/28/22	\$182,500	\$171,036	\$67,083	\$55,619	0.11	\$632,858		Land Table 27A	32.52%
24-25-27-255-022	2804 HORTON ST	06/02/22	\$249,900	\$237,980	\$87,764	\$75,844	0.15	\$605,269		Land Table 27A	31.87%
24-25-27-255-007	3008 HORTON ST	08/08/22	\$249,000	\$237,836	\$87,008	\$75,844	0.15	\$600,055		Land Table 27A	31.89%
24-25-27-280-001	3050 GOODRICH ST	12/13/23	\$250,000	\$239,858	\$107,507	\$97,365	0.15	\$721,523		Land Table 27A	40.59%
24-25-27-202-041	3215 MINERVA ST	10/18/23	\$175,000	\$168,474	\$82,370	\$75,844	0.15	\$568,069		Land Table 27A	45.02%
24-25-27-285-001	2864 GOODRICH ST	03/04/22	\$204,900	\$200,845	\$49,000	\$44,945	0.07	\$710,145		Land Table 27A	22.38%
24-25-27-203-011	3336 MINERVA ST	07/26/23	\$255,000	\$250,688	\$80,156	\$75,844	0.15	\$552,800		Land Table 27A	30.25%
24-25-27-256-007	3014 INMAN ST	11/22/23	\$252,000	\$248,317	\$102,280	\$98,597	0.13	\$544,043	24-25-27-256-008	Land Table 27A	39.71%
24-25-27-255-028	3055 INMAN ST	09/23/22	\$185,000	\$182,506	\$78,338	\$75,844	0.15	\$540,262		Land Table 27A	41.56%
24-25-27-256-009	2956 INMAN ST	08/15/23	\$300,000	\$295,941	\$109,229	\$105,170	0.25	\$435,175		Land Table 27A	35.54%
24-25-27-282-022	2811 BURDETTE ST	04/12/22	\$235,000	\$236,446	\$66,721	\$68,167	0.10	\$641,548		Land Table 27A	28.83%
24-25-27-226-006	1320 E 10 MILE RD	10/25/22	\$177,900	\$180,550	\$55,779	\$58,429	0.09	\$619,767		Land Table 27A	32.36%
24-25-27-226-016	3280 INMAN ST	06/30/23	\$184,000	\$187,947	\$71,897	\$75,844	0.15	\$495,841		Land Table 27A	40.35%
24-25-27-226-025	3208 INMAN ST	04/29/22	\$153,000	\$157,671	\$60,218	\$64,889	0.12	\$485,629		Land Table 27A	41.15%
24-25-27-277-019	2953 BURDETTE ST	10/14/22	\$235,000	\$245,455	\$64,454	\$74,909	0.12	\$560,470		Land Table 27A	30.52%
24-25-27-204-043	3147 INMAN ST	07/07/23	\$225,000	\$236,797	\$64,047	\$75,844	0.15	\$441,703		Land Table 27A	32.03%
24-25-27-203-057	3114 MINERVA ST	09/08/23	\$408,000	\$431,391	\$52,453	\$75,844	0.15	\$361,745		Land Table 27A	17.58%
24-25-27-276-028	3002 PAXTON ST	07/22/22	\$519,000	\$553,418	\$46,576	\$80,994	0.14	\$325,706		Land Table 27A	14.64%
24-25-27-255-035	2955 INMAN ST	12/06/22	\$225,000	\$240,306	\$60,538	\$75,844	0.15	\$417,503		Land Table 27A	31.56%
24-25-27-255-039	2921 INMAN ST	01/27/23	\$209,000	\$230,550	\$54,294	\$75,844	0.15	\$374,441		Land Table 27A	32.90%
24-25-27-282-019	2731 BURDETTE ST	08/12/22	\$192,000	\$215,448	\$51,461	\$74,909	0.12	\$447,487		Land Table 27A	34.77%
24-25-27-278-001	3050 BURDETTE ST	12/15/22	\$169,420	\$195,717	\$56,029	\$82,326	0.13	\$444,675		Land Table 27A	42.06%
24-25-27-276-011	2900 PAXTON ST	11/14/22	\$185,000	\$225,372	\$40,622	\$80,994	0.14	\$284,070		Land Table 27A	35.94%
24-25-27-281-015	2841 WOLCOTT ST	03/25/22	\$132,500	\$176,098	\$37,396	\$80,994	0.14	\$261,510		Land Table 27A	45.99%

City of Ferndale
Land Table 27B

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	15
ECF Nbhd	27B, 27B1	Sales Ratio	46.13%
Min ECF	1.510	(Land Resid.-Est. Land Value)/Est. LV	30.60%
Max ECF	1.800	% Change	22.50%
Land Table LtoB	32.20%	Projected Land Table LtoB	39.44%
CVT LtoB	33.38%	Sales Sample Size	13.76%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,549	\$2,023	\$1,898
MINIMUM	\$1,549	\$2,023	\$1,898
MAXIMUM	\$1,549	\$2,023	\$1,898

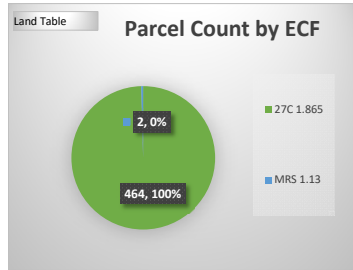
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-27-227-049	3197 GOODRICH ST	06/20/23	\$280,000	\$196,865	\$145,874	\$62,739	0.11	\$1,389,276		Land Table 27B	50.90%
24-25-27-227-045	3231 GOODRICH ST	11/17/23	\$209,900	\$154,961	\$120,815	\$65,876	0.11	\$1,098,318		Land Table 27B	50.51%
24-25-27-228-005	3342 GOODRICH ST	05/08/23	\$270,000	\$215,770	\$116,969	\$62,739	0.11	\$1,113,990		Land Table 27B	50.50%
24-25-27-227-028	3140 GRAYSON ST	06/03/22	\$289,900	\$232,065	\$120,574	\$62,739	0.11	\$1,148,324		Land Table 27B	50.40%
24-25-27-227-055	3147 GOODRICH ST	08/26/22	\$220,000	\$182,233	\$100,506	\$62,739	0.11	\$957,200		Land Table 27B	50.23%
24-25-27-227-036	3317 GOODRICH ST	01/14/22	\$211,000	\$189,515	\$90,498	\$69,013	0.12	\$786,939		Land Table 27B	50.08%
24-25-27-227-002	1410 E 10 MILE RD	08/10/23	\$237,500	\$226,851	\$71,331	\$60,682	0.11	\$679,343		Land Table 27B	50.04%
24-25-27-226-054	3161 GRAYSON ST	08/17/22	\$310,000	\$304,693	\$68,672	\$63,365	0.11	\$635,852		Land Table 27B	49.43%
24-25-27-228-027	3156 GOODRICH ST	02/25/22	\$215,000	\$212,826	\$66,787	\$64,613	0.11	\$585,851		Land Table 27B	49.41%
24-25-27-227-056	3141 GOODRICH ST	06/03/22	\$220,000	\$219,760	\$62,979	\$62,739	0.11	\$599,800		Land Table 27B	49.36%
24-25-27-226-055	3155 GRAYSON ST	12/30/22	\$205,000	\$205,551	\$62,758	\$63,309	0.11	\$586,523		Land Table 27B	49.34%
24-25-27-228-018	3228 GOODRICH ST	10/27/22	\$200,000	\$204,314	\$58,425	\$62,739	0.11	\$556,429		Land Table 27B	49.00%
24-25-27-227-009	3334 GRAYSON ST	10/03/22	\$265,000	\$274,133	\$53,606	\$62,739	0.11	\$510,533		Land Table 27B	48.98%
24-25-27-227-062	3180 GRAYSON ST	07/15/22	\$419,000	\$434,025	\$47,714	\$62,739	0.11	\$454,419		Land Table 27B	48.84%
24-25-27-228-013	3268 GOODRICH ST	02/23/23	\$206,000	\$213,590	\$55,149	\$62,739	0.11	\$525,229		Land Table 27B	48.65%

City of Ferndale

Land Table 27C

BSA DATABASE		SALES DATA	
Parcel Count	466	# of Sales	45
ECF Nbdh	27C, MRS	Sales Ratio	47.72%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	15.48%
Max ECF	1.865	% Change	15.48%
Land Table LtoB	32.37%	Projected Land Table LtoB	37.38%
CVT LtoB	33.38%	Sales Sample Size	9.66%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,000	\$2,310	\$2,310
MINIMUM	\$2,000	\$2,310	\$2,310
MAXIMUM	\$2,000	\$2,310	\$2,310

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
24-25-27-328-055	333 E MAPLEHURST ST	05/16/22	\$393,000	\$302,106	\$172,945	\$82,051	0.12	\$1,465,636		Land Table 27C	27.16%
24-25-27-404-015	516 E MAPLEHURST ST	06/28/22	\$341,700	\$267,465	\$160,388	\$86,153	0.12	\$1,293,452		Land Table 27C	32.21%
24-25-27-328-050	271 E MAPLEHURST ST	10/24/23	\$318,500	\$255,564	\$144,987	\$82,051	0.12	\$1,228,703		Land Table 27C	32.11%
24-25-27-327-064	365 E WOODLAND ST	06/13/23	\$298,000	\$245,500	\$134,551	\$82,051	0.12	\$1,140,263		Land Table 27C	33.42%
24-25-27-328-017	208 E WOODLAND ST	10/23/23	\$283,000	\$233,399	\$131,652	\$82,051	0.12	\$1,115,695		Land Table 27C	35.15%
24-25-27-379-026	370 E LEWISTON AVE	11/11/22	\$360,000	\$298,851	\$166,824	\$105,675	0.16	\$1,036,174		Land Table 27C	35.36%
24-25-27-326-019	310 E OAKRIDGE ST	11/21/23	\$295,000	\$245,237	\$131,814	\$82,051	0.12	\$1,117,068		Land Table 27C	33.46%
24-25-27-403-004	424 E WOODLAND ST	03/04/22	\$295,000	\$250,102	\$114,898	\$70,000	0.10	\$1,196,854		Land Table 27C	27.99%
24-25-27-404-022	570 E MAPLEHURST ST	06/29/22	\$250,000	\$214,653	\$105,347	\$70,000	0.10	\$1,097,365		Land Table 27C	32.61%
24-25-27-257-018	573 E OAKRIDGE ST	07/23/23	\$275,000	\$236,589	\$109,909	\$71,498	0.10	\$1,077,539		Land Table 27C	30.22%
24-25-27-451-016	500 E LEWISTON AVE	12/27/23	\$275,000	\$238,161	\$98,355	\$61,516	0.09	\$1,105,112		Land Table 27C	25.83%
24-25-27-403-036	489 E MAPLEHURST ST	07/19/22	\$215,000	\$186,382	\$100,412	\$71,794	0.10	\$965,500		Land Table 27C	38.52%
24-25-27-379-012	212 E LEWISTON AVE	08/21/23	\$375,000	\$334,951	\$135,157	\$95,108	0.15	\$932,117		Land Table 27C	28.39%
24-25-27-401-024	551 E DRAYTON ST	03/04/22	\$251,000	\$226,129	\$96,665	\$71,794	0.10	\$929,471		Land Table 27C	31.75%
24-25-27-401-037	519 E DRAYTON ST	10/20/23	\$299,000	\$271,538	\$97,462	\$70,000	0.10	\$1,015,229		Land Table 27C	25.78%
24-25-27-328-060	371 E MAPLEHURST ST	10/25/22	\$260,000	\$238,074	\$103,977	\$82,051	0.12	\$881,161		Land Table 27C	34.46%
24-25-27-401-030	595 E DRAYTON ST	06/10/22	\$230,000	\$213,430	\$88,364	\$71,794	0.10	\$849,654		Land Table 27C	33.64%
24-25-27-404-011	472 E MAPLEHURST ST	02/21/23	\$265,000	\$248,635	\$88,159	\$71,794	0.10	\$847,683		Land Table 27C	28.88%
24-25-27-326-017	272 E OAKRIDGE ST	09/20/23	\$310,000	\$291,825	\$100,226	\$82,051	0.12	\$849,373		Land Table 27C	28.12%
24-25-27-403-023	562 E WOODLAND ST	09/08/23	\$238,000	\$227,545	\$82,249	\$71,794	0.10	\$790,856		Land Table 27C	31.55%
24-25-27-404-049	575 E LEWISTON AVE	02/24/22	\$285,000	\$275,085	\$79,915	\$70,000	0.10	\$832,448		Land Table 27C	25.45%
24-25-27-403-022	556 E WOODLAND ST	06/19/23	\$180,000	\$175,380	\$76,414	\$71,794	0.10	\$734,750		Land Table 27C	40.94%
24-25-27-403-045	551 E MAPLEHURST ST	01/07/22	\$205,000	\$200,781	\$76,013	\$71,794	0.10	\$730,894		Land Table 27C	35.76%
24-25-27-451-001	408 E LEWISTON AVE	05/16/22	\$175,000	\$172,483	\$72,643	\$70,126	0.10	\$705,272		Land Table 27C	40.66%
24-25-27-404-029	411 E LEWISTON AVE	08/18/23	\$216,900	\$214,116	\$72,784	\$70,000	0.10	\$758,167		Land Table 27C	32.69%
24-25-27-379-022	330 E LEWISTON AVE	08/16/23	\$412,000	\$407,556	\$110,119	\$105,675	0.16	\$683,969		Land Table 27C	25.93%
24-25-27-326-022	334 E OAKRIDGE ST	01/14/22	\$385,285	\$381,319	\$86,017	\$82,051	0.12	\$728,958		Land Table 27C	21.52%
24-25-27-328-047	249 E MAPLEHURST ST	02/10/23	\$377,000	\$374,218	\$84,833	\$82,051	0.12	\$718,924		Land Table 27C	21.93%
24-25-27-404-023	576 E MAPLEHURST ST	07/27/22	\$195,000	\$193,871	\$71,129	\$70,000	0.10	\$740,927		Land Table 27C	36.11%
24-25-27-328-034	364 E WOODLAND ST	01/25/22	\$212,000	\$214,512	\$79,539	\$82,051	0.12	\$674,059		Land Table 27C	38.25%
24-25-27-402-008	552 E DRAYTON ST	08/30/23	\$205,000	\$207,487	\$75,461	\$77,948	0.11	\$667,796		Land Table 27C	37.57%
24-25-27-328-028	318 E WOODLAND ST	07/07/22	\$305,000	\$309,971	\$77,080	\$82,051	0.12	\$653,220		Land Table 27C	26.47%
24-25-27-402-039	559 E WOODLAND ST	08/18/23	\$173,000	\$178,216	\$64,784	\$70,000	0.10	\$674,833		Land Table 27C	39.28%
24-25-27-455-003	564 E LEWISTON AVE	01/27/23	\$287,500	\$296,718	\$73,340	\$82,558	0.12	\$606,116		Land Table 27C	27.82%
24-25-27-455-004	574 E LEWISTON AVE	04/28/22	\$196,000	\$202,982	\$75,567	\$82,549	0.12	\$624,521		Land Table 27C	40.67%
24-25-27-403-028	425 E MAPLEHURST ST	02/08/23	\$215,000	\$223,027	\$61,973	\$70,000	0.10	\$645,552		Land Table 27C	31.39%
24-25-27-257-020	593 E OAKRIDGE ST	06/29/23	\$240,000	\$251,788	\$89,025	\$100,813	0.14	\$631,383		Land Table 27C	40.04%
24-25-27-329-031	221 E LEWISTON AVE	09/07/22	\$220,000	\$234,217	\$67,834	\$82,051	0.12	\$574,864		Land Table 27C	35.03%
24-25-27-327-019	302 E DRAYTON ST	02/28/22	\$265,000	\$282,342	\$64,709	\$82,051	0.12	\$548,381		Land Table 27C	29.06%
24-25-27-329-029	203 E LEWISTON AVE	02/13/23	\$228,000	\$243,359	\$66,692	\$82,051	0.12	\$565,186		Land Table 27C	33.72%
24-25-27-328-041	201 E MAPLEHURST ST	01/04/22	\$225,000	\$240,929	\$66,122	\$82,051	0.12	\$560,356		Land Table 27C	34.06%

City of Ferndale

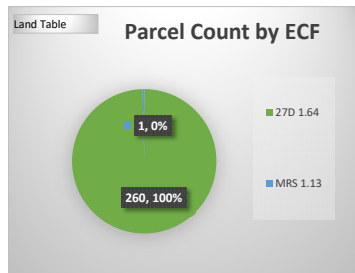
Land Table 27C

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
24-25-27-328-044	223 E MAPLEHURST ST	04/28/23	\$306,000	\$330,184	\$57,867	\$82,051	0.12	\$490,398		Land Table 27C	24.85%
24-25-27-379-020	310 E LEWISTON AVE	06/22/22	\$271,000	\$316,528	\$60,147	\$105,675	0.16	\$373,584		Land Table 27C	33.39%
24-25-27-402-010	578 E DRAYTON ST	03/17/22	\$150,000	\$183,975	\$37,819	\$71,794	0.10	\$363,644		Land Table 27C	39.02%
24-25-27-451-012	474 E LEWISTON AVE	02/04/22	\$285,000	\$354,481	(\$7,835)	\$61,646	0.09	(\$88,034)		Land Table 27C	17.39%

City of Ferndale
Land Table 27D

BSA DATABASE		SALES DATA	
Parcel Count	261	# of Sales	17
ECF Nbhd	27D, MRS	Sales Ratio	45.66%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	27.11%
Max ECF	1.640	% Change	10.00%
Land Table LtoB	36.88%	Projected Land Table LtoB	40.57%
CVT LtoB	33.38%	Sales Sample Size	6.51%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,160	\$2,746	\$2,376
MINIMUM	\$2,160	\$2,746	\$2,376
MAXIMUM	\$2,160	\$2,746	\$2,376

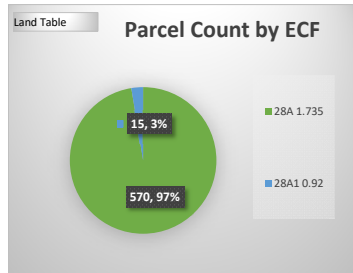
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-27-453-019	416 E BRECKENRIDGE ST	06/09/23	\$270,500	\$192,364	\$143,197	\$65,061	0.09	\$1,573,593		Land Table 27D	33.82%
24-25-27-456-013	500 E CAMBOURNE ST	06/10/22	\$324,000	\$241,221	\$165,189	\$82,410	0.12	\$1,436,426		Land Table 27D	34.16%
24-25-27-453-034	275 VESTER ST	04/21/23	\$341,250	\$259,698	\$146,613	\$65,061	0.09	\$1,611,132		Land Table 27D	25.05%
24-25-27-454-010	266 VESTER ST	10/17/22	\$270,100	\$220,453	\$114,708	\$65,061	0.09	\$1,260,527		Land Table 27D	29.51%
24-25-27-457-012	345 VESTER ST	12/15/23	\$250,000	\$205,229	\$133,552	\$88,781	0.13	\$1,035,287		Land Table 27D	43.26%
24-25-27-454-004	226 VESTER ST	06/02/23	\$322,500	\$267,999	\$119,562	\$65,061	0.09	\$1,313,868		Land Table 27D	24.28%
24-25-27-487-016	427 VESTER ST	01/31/23	\$310,000	\$263,149	\$157,094	\$110,243	0.13	\$1,181,158		Land Table 27D	41.89%
24-25-27-379-031	169 E CAMBOURNE ST	11/29/23	\$319,000	\$279,035	\$150,941	\$110,976	0.16	\$937,522		Land Table 27D	39.77%
24-25-27-452-010	370 E CAMBOURNE ST	12/29/23	\$199,900	\$177,135	\$87,826	\$65,061	0.09	\$965,121		Land Table 27D	36.73%
24-25-27-455-022	481 E CAMBOURNE ST	08/05/22	\$370,000	\$336,004	\$158,289	\$124,293	0.18	\$874,525		Land Table 27D	36.99%
24-25-27-484-009	566 E BRECKENRIDGE ST	01/17/23	\$213,500	\$205,511	\$88,166	\$80,177	0.10	\$918,396		Land Table 27D	39.01%
24-25-27-451-030	361 E CAMBOURNE ST	08/26/22	\$245,000	\$241,570	\$90,178	\$86,748	0.12	\$745,273		Land Table 27D	35.91%
24-25-27-379-034	211 E CAMBOURNE ST	01/27/23	\$285,000	\$287,110	\$108,866	\$110,976	0.16	\$676,186		Land Table 27D	38.65%
24-25-27-453-003	314 E BRECKENRIDGE ST	10/06/22	\$180,000	\$199,040	\$46,021	\$65,061	0.09	\$505,725		Land Table 27D	32.69%
24-25-27-455-012	441 E CAMBOURNE ST	12/08/23	\$315,000	\$349,476	\$52,272	\$86,748	0.12	\$432,000		Land Table 27D	24.82%
24-25-27-458-003	350 VESTER ST	01/13/23	\$213,000	\$237,248	\$62,500	\$86,748	0.12	\$516,529		Land Table 27D	36.56%
24-25-27-452-013	392 E CAMBOURNE ST	09/07/22	\$225,000	\$287,937	\$67,184	\$130,121	0.18	\$371,182		Land Table 27D	45.19%

City of Ferndale

Land Table 28A

BSA DATABASE		SALES DATA	
Parcel Count	585	# of Sales	34
ECF Nbdh	28A, 28A1	Sales Ratio	48.79%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	8.50%
Max ECF	1.735	% Change	6.60%
Land Table LtoB	31.92%	Projected Land Table LtoB	34.03%
CVT LtoB	33.38%	Sales Sample Size	5.81%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,017	\$2,188	\$2,150
MINIMUM	\$2,017	\$2,188	\$2,150
MAXIMUM	\$2,017	\$2,188	\$2,150

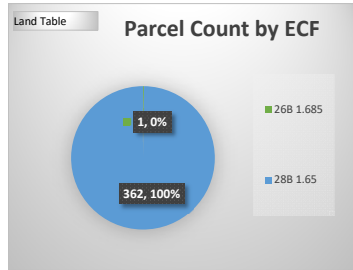
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-28-383-023	1855 CENTRAL ST	06/09/22	\$330,000	\$234,351	\$175,617	\$79,968	0.11	\$1,641,280		Land Table 28A	34.12%
24-25-28-451-013	911 W LEWISTON AVE	06/17/22	\$339,000	\$267,278	\$182,857	\$111,135	0.22	\$827,407		Land Table 28A	41.58%
24-25-28-476-013	703 W LEWISTON AVE	05/23/22	\$372,500	\$315,668	\$138,000	\$81,168	0.11	\$1,232,143		Land Table 28A	25.71%
24-25-28-383-012	1840 HYLAND ST	05/09/22	\$314,400	\$268,032	\$126,336	\$79,968	0.11	\$1,180,710		Land Table 28A	29.84%
24-25-28-478-033	824 WITHINGTON ST	04/19/22	\$385,000	\$330,534	\$150,869	\$96,403	0.15	\$979,669		Land Table 28A	29.17%
24-25-28-478-039	754 WITHINGTON ST	05/19/22	\$365,000	\$314,561	\$135,845	\$85,406	0.14	\$998,860		Land Table 28A	27.15%
24-25-28-383-003	1940 HYLAND ST	05/09/22	\$265,000	\$233,505	\$111,463	\$79,968	0.11	\$1,041,710		Land Table 28A	34.25%
24-25-28-476-039	660 W CAMBOURNE ST	08/26/22	\$340,000	\$299,913	\$121,740	\$81,653	0.11	\$1,067,895		Land Table 28A	27.23%
24-25-28-476-030	748 W CAMBOURNE ST	11/30/22	\$428,000	\$380,951	\$142,421	\$95,372	0.12	\$1,167,385		Land Table 28A	25.04%
24-25-28-382-019	1909 HYLAND ST	01/07/22	\$265,000	\$239,392	\$105,576	\$79,968	0.11	\$986,692		Land Table 28A	33.40%
24-25-28-479-008	825 WITHINGTON ST	06/14/22	\$300,000	\$274,776	\$119,589	\$94,365	0.14	\$830,479		Land Table 28A	34.34%
24-25-28-403-017	833 W DRAYTON ST	06/16/23	\$410,000	\$381,965	\$128,293	\$100,258	0.14	\$950,319		Land Table 28A	26.25%
24-25-28-430-028	728 W LEWISTON AVE	01/12/23	\$359,500	\$343,461	\$98,297	\$82,258	0.12	\$847,388		Land Table 28A	23.95%
24-25-28-404-042	858 W LEWISTON AVE	09/11/23	\$350,000	\$339,857	\$121,278	\$111,135	0.22	\$548,769		Land Table 28A	32.70%
24-25-28-404-054	918 W LEWISTON AVE	07/27/23	\$422,000	\$410,780	\$122,355	\$111,135	0.22	\$553,643		Land Table 28A	27.05%
24-25-28-453-026	1046 WITHINGTON ST	06/01/23	\$285,000	\$278,350	\$133,727	\$127,077	0.20	\$662,015		Land Table 28A	45.65%
24-25-28-478-053	850 WITHINGTON ST	09/26/22	\$365,000	\$357,372	\$123,750	\$116,122	0.19	\$668,919		Land Table 28A	32.49%
24-25-28-479-018	715 WITHINGTON ST	07/26/23	\$298,500	\$292,959	\$115,095	\$109,554	0.17	\$661,466		Land Table 28A	37.40%
24-25-28-478-014	781 W BRECKENRIDGE ST	05/22/23	\$401,000	\$393,600	\$101,612	\$94,212	0.15	\$677,413		Land Table 28A	23.94%
24-25-28-332-021	2415 HYLAND ST	07/24/23	\$381,000	\$375,406	\$133,791	\$128,197	0.20	\$686,108		Land Table 28A	34.15%
24-25-28-404-041	872 W LEWISTON AVE	05/31/23	\$679,000	\$669,745	\$120,390	\$111,135	0.22	\$544,751		Land Table 28A	16.59%
24-25-28-476-028	549 W LEWISTON AVE	05/19/23	\$310,000	\$306,649	\$85,061	\$81,710	0.11	\$746,149		Land Table 28A	26.65%
24-25-28-476-005	2112 PINECREST DR	03/03/23	\$420,000	\$429,800	\$68,635	\$78,435	0.11	\$641,449		Land Table 28A	18.25%
24-25-28-404-032	980 W LEWISTON AVE	09/21/23	\$284,900	\$292,179	\$103,856	\$111,135	0.22	\$469,937		Land Table 28A	38.04%
24-25-28-382-018	1915 HYLAND ST	02/04/22	\$253,798	\$261,831	\$71,935	\$79,968	0.11	\$672,290		Land Table 28A	30.54%
24-25-28-332-023	2331 HYLAND ST	05/30/23	\$316,000	\$327,134	\$106,379	\$117,513	0.18	\$594,296		Land Table 28A	35.92%
24-25-27-304-038	380 W LEWISTON AVE	04/28/22	\$450,000	\$466,241	\$90,348	\$106,589	0.16	\$561,168		Land Table 28A	22.86%
24-25-28-454-024	1059 WITHINGTON ST	08/08/22	\$395,000	\$416,439	\$92,008	\$113,447	0.18	\$514,011		Land Table 28A	27.24%
24-25-28-476-006	2104 PINECREST DR	02/14/23	\$350,000	\$369,468	\$58,967	\$78,435	0.11	\$551,093		Land Table 28A	21.23%
24-25-28-332-032	2139 HYLAND ST	10/28/22	\$210,000	\$224,613	\$73,166	\$87,779	0.13	\$466,015		Land Table 28A	39.08%
24-25-28-453-023	1072 WITHINGTON ST	03/14/22	\$323,000	\$364,748	\$67,801	\$109,549	0.17	\$389,661		Land Table 28A	30.03%
24-25-28-477-021	615 W CAMBOURNE ST	07/21/22	\$320,000	\$367,515	\$36,994	\$84,509	0.13	\$293,603		Land Table 28A	22.99%
24-25-28-477-031	848 W BRECKENRIDGE ST	02/08/23	\$275,000	\$339,237	\$49,407	\$113,644	0.18	\$274,483		Land Table 28A	33.50%
24-25-28-453-007	1135 EARL BLVD	04/04/22	\$327,000	\$433,690	\$57,633	\$164,323	0.26	\$219,973		Land Table 28A	37.89%

City of Ferndale

Land Table 28B

BSA DATABASE		SALES DATA	
Parcel Count	363	# of Sales	39
ECF Nbnhd	28B, 26B	Sales Ratio	48.75%
Min ECF	1.650	(Land Resid.-Est. Land Value)/Est. LV	8.35%
Max ECF	1.685	% Change	8.70%
Land Table LtoB	29.67%	Projected Land Table LtoB	32.25%
CVT LtoB	33.38%	Sales Sample Size	10.74%

Color Key
Vacant Sales
Demo Sales or New Build after sale



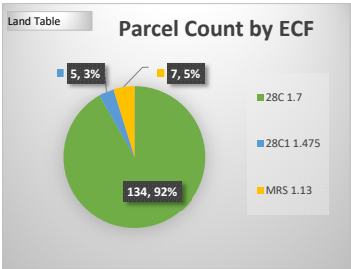
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,300	\$2,492	\$2,500
MINIMUM	\$2,300	\$2,492	\$2,500
MAXIMUM	\$2,300	\$2,492	\$2,500

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
24-25-27-302-014	261 W DRAYTON ST	10/23/23	\$392,500	\$320,183	\$187,317	\$115,000	0.14	\$1,319,134		Land Table 28B	35.92%
24-25-28-430-007	575 W MAPLEHURST ST	07/13/22	\$522,500	\$431,152	\$221,383	\$130,035	0.14	\$1,537,382		Land Table 28B	30.16%
24-25-28-429-017	443 W WOODLAND ST	07/26/22	\$405,000	\$335,806	\$184,194	\$115,000	0.14	\$1,297,141		Land Table 28B	34.25%
24-25-28-402-010	877 W OAKRIDGE ST	08/23/22	\$455,000	\$386,849	\$159,162	\$91,011	0.11	\$1,446,927		Land Table 28B	23.53%
24-25-28-428-030	552 W WOODLAND ST	10/29/22	\$477,900	\$408,562	\$207,338	\$138,000	0.17	\$1,212,503		Land Table 28B	33.78%
24-25-28-429-039	436 W MAPLEHURST ST	11/28/22	\$350,000	\$302,681	\$162,319	\$115,000	0.14	\$1,143,092		Land Table 28B	37.99%
24-25-28-402-006	919 W OAKRIDGE ST	10/31/22	\$425,000	\$369,751	\$146,223	\$90,974	0.11	\$1,329,300		Land Table 28B	24.60%
24-25-27-303-024	380 W MAPLEHURST ST	08/12/22	\$400,000	\$349,892	\$165,108	\$115,000	0.14	\$1,162,732		Land Table 28B	32.87%
24-25-27-301-023	340 W DRAYTON ST	08/04/22	\$430,000	\$376,830	\$168,170	\$115,000	0.14	\$1,184,296		Land Table 28B	30.52%
24-25-27-303-018	225 W WOODLAND ST	08/31/22	\$450,000	\$394,507	\$170,493	\$115,000	0.14	\$1,200,655		Land Table 28B	29.15%
24-25-28-430-006	603 W MAPLEHURST ST	10/16/23	\$442,500	\$392,054	\$180,629	\$130,183	0.15	\$1,245,717		Land Table 28B	33.21%
24-25-27-302-029	312 W WOODLAND ST	06/20/22	\$425,000	\$379,189	\$160,811	\$115,000	0.14	\$1,132,472		Land Table 28B	30.33%
24-25-27-303-023	390 W MAPLEHURST ST	09/20/22	\$580,000	\$536,785	\$181,215	\$138,000	0.17	\$1,059,737		Land Table 28B	25.71%
24-25-27-301-015	239 W OAKRIDGE ST	08/04/23	\$415,000	\$396,714	\$133,286	\$115,000	0.14	\$938,634		Land Table 28B	28.99%
24-25-27-303-037	250 W MAPLEHURST ST	02/11/22	\$410,000	\$394,256	\$130,744	\$115,000	0.14	\$920,732		Land Table 28B	29.17%
24-25-27-303-008	323 W WOODLAND ST	04/06/23	\$425,000	\$411,167	\$128,833	\$115,000	0.14	\$907,275		Land Table 28B	27.97%
24-25-28-401-001	966 W OAKRIDGE ST	09/22/23	\$440,000	\$426,194	\$164,902	\$151,096	0.19	\$863,361		Land Table 28B	35.45%
24-25-28-429-019	425 W WOODLAND ST	06/16/23	\$445,000	\$432,902	\$127,098	\$115,000	0.14	\$895,056		Land Table 28B	26.56%
24-25-28-430-011	531 W MAPLEHURST ST	04/27/22	\$395,000	\$384,482	\$139,964	\$129,446	0.14	\$985,662		Land Table 28B	33.67%
24-25-28-429-026	618 W MAPLEHURST ST	02/18/22	\$440,000	\$430,651	\$147,349	\$138,000	0.17	\$861,690		Land Table 28B	32.04%
24-25-27-303-039	234 W MAPLEHURST ST	08/12/22	\$360,000	\$356,412	\$118,588	\$115,000	0.14	\$835,127		Land Table 28B	32.27%
24-25-27-302-013	271 W DRAYTON ST	08/01/22	\$375,000	\$373,142	\$116,858	\$115,000	0.14	\$822,944		Land Table 28B	30.82%
24-25-28-429-018	435 W WOODLAND ST	08/22/22	\$480,000	\$479,502	\$115,498	\$115,000	0.14	\$813,366		Land Table 28B	23.98%
24-25-27-301-020	370 W DRAYTON ST	07/14/23	\$467,000	\$475,868	\$106,132	\$115,000	0.14	\$747,408		Land Table 28B	24.17%
24-25-28-427-005	621 W OAKRIDGE ST	03/11/22	\$310,000	\$318,388	\$129,612	\$138,000	0.17	\$757,965		Land Table 28B	43.34%
24-25-27-301-014	249 W OAKRIDGE ST	01/06/23	\$340,000	\$352,867	\$102,133	\$115,000	0.14	\$719,246		Land Table 28B	32.59%
24-25-28-428-023	656 W WOODLAND ST	05/01/23	\$435,000	\$456,593	\$129,287	\$150,880	0.19	\$691,374		Land Table 28B	33.04%
24-25-27-154-013	360 W OAKRIDGE ST	05/03/23	\$476,000	\$501,958	\$118,491	\$144,449	0.20	\$586,589		Land Table 28B	28.78%
24-25-28-430-017	445 W MAPLEHURST ST	01/13/22	\$320,000	\$339,316	\$87,838	\$107,154	0.12	\$757,224		Land Table 28B	31.58%
24-25-28-401-007	910 W OAKRIDGE ST	11/15/22	\$336,000	\$360,324	\$66,293	\$90,617	0.11	\$608,193		Land Table 28B	25.15%
24-25-27-303-021	161 W WOODLAND ST	01/30/23	\$380,000	\$407,499	\$87,501	\$115,000	0.14	\$616,204		Land Table 28B	28.22%
24-25-28-427-006	607 W OAKRIDGE ST	10/03/22	\$375,000	\$405,081	\$107,919	\$138,000	0.17	\$631,105		Land Table 28B	34.07%
24-25-27-301-035	220 W DRAYTON ST	09/08/23	\$260,000	\$281,079	\$125,316	\$146,395	0.18	\$692,354		Land Table 28B	52.08%
24-25-28-427-025	618 W DRAYTON ST	10/12/23	\$340,000	\$369,629	\$108,371	\$138,000	0.17	\$633,749		Land Table 28B	37.33%
24-25-28-428-036	466 W WOODLAND ST	08/26/22	\$499,000	\$553,238	\$83,762	\$138,000	0.17	\$489,836		Land Table 28B	24.94%
24-25-28-428-014	477 W DRAYTON ST	02/14/23	\$350,000	\$391,537	\$96,463	\$138,000	0.17	\$564,111		Land Table 28B	35.25%
24-25-28-402-009	885 W OAKRIDGE ST	07/24/23	\$325,000	\$364,315	\$51,699	\$91,014	0.11	\$469,991		Land Table 28B	24.98%
24-25-27-154-012	382 W OAKRIDGE ST	08/26/22	\$465,000	\$523,533	\$79,275	\$137,808	0.16	\$501,741		Land Table 28B	26.32%
24-25-28-430-016	455 W MAPLEHURST ST	09/08/23	\$309,000	\$359,288	\$56,970	\$107,258	0.12	\$486,923		Land Table 28B	29.85%

City of Ferndale
Land Table 28C

BSA DATABASE		SALES DATA	
Parcel Count	146	# of Sales	8
ECF Nbhd	28C, MRS, 28C1	Sales Ratio	49.04%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	6.83%
Max ECF	1.700	% Change	7.50%
Land Table LtoB	30.42%	Projected Land Table LtoB	32.70%
CVT LtoB	33.38%	Sales Sample Size	5.48%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,000	\$2,137	\$2,150
MINIMUM	\$2,000	\$2,137	\$2,150
MAXIMUM	\$2,000	\$2,137	\$2,150

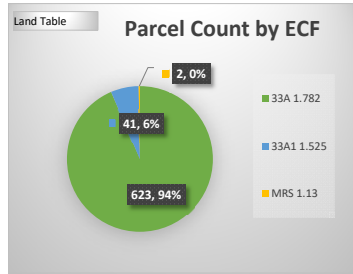
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-27-376-008	175 W CAMBOURNE ST	06/21/22	\$325,000	\$255,921	\$170,932	\$101,853	0.16	\$1,088,739		Land Table 28C	50.90%
24-25-27-377-021	276 WITHINGTON ST	04/28/22	\$350,000	\$304,647	\$150,978	\$105,625	0.17	\$867,690		Land Table 28C	50.51%
24-25-27-377-022	264 WITHINGTON ST	05/12/22	\$450,000	\$394,190	\$161,435	\$105,625	0.17	\$927,787		Land Table 28C	50.50%
24-25-27-353-026	540 W BRECKENRIDGE ST	07/15/22	\$375,000	\$346,938	\$133,687	\$105,625	0.17	\$768,316		Land Table 28C	50.40%
24-25-27-354-033	474 WITHINGTON ST	03/08/23	\$330,000	\$345,495	\$90,130	\$105,625	0.17	\$517,989		Land Table 28C	50.23%
24-25-27-354-039	414 WITHINGTON ST	09/30/22	\$260,000	\$273,385	\$90,007	\$103,392	0.16	\$548,823		Land Table 28C	50.08%
24-25-27-354-005	555 W BRECKENRIDGE ST	05/26/23	\$445,000	\$493,673	\$54,719	\$103,392	0.16	\$333,652		Land Table 28C	50.04%
24-25-27-353-015	357 W CAMBOURNE ST	08/26/22	\$416,900	\$480,763	\$37,990	\$101,853	0.16	\$241,975		Land Table 28C	49.43%

City of Ferndale

Land Table 33A

BSA DATABASE		SALES DATA	
Parcel Count	666	# of Sales	78
ECF Nbrhd	33A, 33A1, MRS	Sales Ratio	48.19%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	11.70%
Max ECF	1.782	% Change	11.70%
Land Table LtoB	34.62%	Projected Land Table LtoB	38.68%
CVT LtoB	33.38%	Sales Sample Size	11.71%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,700	\$1,899	\$1,899
MINIMUM	\$1,700	\$1,899	\$1,899
MAXIMUM	\$1,700	\$1,899	\$1,899

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
24-25-33-203-039	1260 ALBANY ST	04/18/22	\$375,000	\$256,811	\$203,189	\$85,000	0.14	\$1,420,902		Land Table 33A	33.10%
24-25-33-202-003	1435 W TROY AVE	05/25/22	\$415,400	\$292,064	\$208,336	\$85,000	0.14	\$1,456,895		Land Table 33A	29.10%
24-25-33-254-018	1177 W MARSHALL ST	08/02/22	\$343,000	\$266,072	\$153,131	\$76,203	0.11	\$1,458,390		Land Table 33A	28.64%
24-25-33-126-031	1636 W TROY AVE	08/31/22	\$235,000	\$185,011	\$134,989	\$85,000	0.14	\$943,979		Land Table 33A	45.94%
24-25-33-177-037	1618 W HAZELHURST ST	04/15/22	\$295,000	\$235,055	\$144,945	\$85,000	0.14	\$1,013,601		Land Table 33A	36.16%
24-25-33-204-019	1261 ALBANY ST	10/18/23	\$337,500	\$276,024	\$146,476	\$85,000	0.14	\$1,024,308		Land Table 33A	30.79%
24-25-33-128-051	1597 W SARATOGA AVE	09/11/23	\$260,000	\$212,922	\$132,078	\$85,000	0.14	\$923,622		Land Table 33A	39.92%
24-25-33-177-035	1638 W HAZELHURST ST	07/10/23	\$209,000	\$172,192	\$121,808	\$85,000	0.14	\$851,804		Land Table 33A	49.36%
24-25-33-251-038	1268 PEARSON ST	11/17/23	\$250,000	\$207,251	\$127,749	\$85,000	0.14	\$893,350		Land Table 33A	41.01%
24-25-33-202-025	1416 W SARATOGA AVE	03/01/22	\$324,000	\$270,259	\$138,741	\$85,000	0.14	\$970,217		Land Table 33A	31.45%
24-25-33-127-026	1724 W SARATOGA AVE	08/19/22	\$274,900	\$230,659	\$129,241	\$85,000	0.14	\$903,783		Land Table 33A	36.85%
24-25-33-251-029	1378 PEARSON ST	05/11/22	\$320,000	\$268,451	\$136,549	\$85,000	0.14	\$954,888		Land Table 33A	31.66%
24-25-33-201-014	1424 W TROY AVE	06/24/22	\$301,000	\$252,754	\$133,246	\$85,000	0.14	\$931,790		Land Table 33A	33.63%
24-25-33-254-004	1337 W MARSHALL ST	05/27/22	\$330,000	\$281,369	\$133,631	\$85,000	0.14	\$934,483		Land Table 33A	30.21%
24-25-33-177-012	1627 PEARSON ST	03/22/22	\$325,000	\$279,888	\$130,112	\$85,000	0.14	\$909,874		Land Table 33A	30.37%
24-25-33-177-004	1705 PEARSON ST	10/07/22	\$279,500	\$244,103	\$120,397	\$85,000	0.14	\$841,937		Land Table 33A	34.82%
24-25-33-178-031	1576 W MARSHALL ST	11/21/23	\$244,500	\$213,662	\$115,838	\$85,000	0.14	\$810,056		Land Table 33A	39.78%
24-25-33-254-008	1297 W MARSHALL ST	07/05/22	\$237,000	\$208,129	\$113,057	\$84,186	0.14	\$813,360		Land Table 33A	40.45%
24-25-33-177-047	1518 W HAZELHURST ST	01/17/23	\$375,000	\$334,911	\$125,089	\$85,000	0.14	\$874,748		Land Table 33A	25.38%
24-25-33-129-010	1647 ALBANY ST	10/04/23	\$360,000	\$323,161	\$121,839	\$85,000	0.14	\$852,021		Land Table 33A	26.30%
24-25-33-203-006	1405 W SARATOGA AVE	06/27/22	\$205,000	\$184,586	\$105,414	\$85,000	0.14	\$737,161		Land Table 33A	46.05%
24-25-33-129-032	1668 LEROY ST	06/07/22	\$270,420	\$244,453	\$110,967	\$85,000	0.14	\$775,993		Land Table 33A	34.77%
24-25-33-128-008	1661 W SARATOGA AVE	08/12/22	\$253,000	\$230,437	\$107,563	\$85,000	0.14	\$752,189		Land Table 33A	36.89%
24-25-33-179-024	1407 W MARSHALL ST	07/07/23	\$305,000	\$278,332	\$111,668	\$85,000	0.14	\$780,895		Land Table 33A	30.54%
24-25-33-177-022	1527 PEARSON ST	05/06/22	\$331,100	\$304,926	\$111,174	\$85,000	0.14	\$777,441		Land Table 33A	27.88%
24-25-33-179-017	1477 W MARSHALL ST	08/11/23	\$309,000	\$285,823	\$118,223	\$95,046	0.20	\$600,117		Land Table 33A	33.25%
24-25-33-128-049	1547 W SARATOGA AVE	02/22/22	\$335,000	\$312,807	\$149,693	\$127,500	0.22	\$696,247		Land Table 33A	40.76%
24-25-33-178-047	1416 W MARSHALL ST	05/20/22	\$330,000	\$309,612	\$105,388	\$85,000	0.14	\$736,979		Land Table 33A	27.45%
24-25-33-202-030	1364 W SARATOGA AVE	06/27/22	\$290,000	\$273,553	\$101,447	\$85,000	0.14	\$709,420		Land Table 33A	31.07%
24-25-33-126-017	1437 W 9 MILE RD	02/15/22	\$212,000	\$200,163	\$100,003	\$88,166	0.16	\$628,950		Land Table 33A	44.05%
24-25-33-253-008	1387 W HAZELHURST ST	12/09/22	\$320,000	\$302,282	\$102,718	\$85,000	0.14	\$718,308		Land Table 33A	28.12%
24-25-33-202-024	1426 W SARATOGA AVE	01/27/23	\$324,000	\$306,463	\$102,537	\$85,000	0.14	\$717,042		Land Table 33A	27.74%
24-25-33-129-019	1555 ALBANY ST	08/22/23	\$270,000	\$257,318	\$97,682	\$85,000	0.14	\$683,091		Land Table 33A	33.03%
24-25-33-129-008	1667 ALBANY ST	08/11/23	\$264,000	\$251,689	\$97,311	\$85,000	0.14	\$680,497		Land Table 33A	33.77%
24-25-33-128-007	1675 W SARATOGA AVE	06/06/23	\$285,000	\$272,634	\$97,366	\$85,000	0.14	\$680,881		Land Table 33A	31.18%
24-25-33-251-009	1377 LEROY ST	10/18/23	\$296,000	\$283,538	\$97,462	\$85,000	0.14	\$681,552		Land Table 33A	29.98%
24-25-33-254-005	1327 W MARSHALL ST	03/08/23	\$361,000	\$345,874	\$100,126	\$85,000	0.14	\$700,182		Land Table 33A	24.58%
24-25-33-179-012	1525 W MARSHALL ST	09/08/23	\$265,000	\$254,282	\$105,764	\$95,046	0.20	\$536,873		Land Table 33A	37.38%
24-25-33-128-017	1567 W SARATOGA AVE	08/04/23	\$249,900	\$239,871	\$95,029	\$85,000	0.14	\$664,538		Land Table 33A	35.44%
24-25-33-128-037	1606 ALBANY ST	06/12/23	\$286,000	\$276,006	\$94,994	\$85,000	0.14	\$664,294		Land Table 33A	30.80%
24-25-33-129-027	1714 LEROY ST	08/23/23	\$259,000	\$250,767	\$93,233	\$85,000	0.14	\$651,979		Land Table 33A	33.90%

City of Ferndale

Land Table 33A

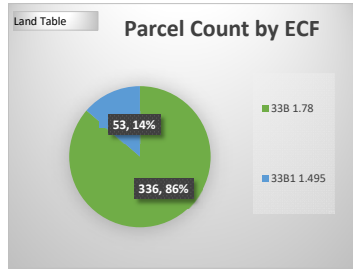
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-33-201-020	1366 W TROY AVE	06/27/23	\$207,000	\$200,926	\$91,074	\$85,000	0.14	\$636,881		Land Table 33A	42.30%
24-25-33-201-018	1388 W TROY AVE	01/23/23	\$335,000	\$325,798	\$94,202	\$85,000	0.14	\$658,755		Land Table 33A	26.09%
24-25-33-177-027	1716 W HAZELHURST ST	08/11/23	\$251,000	\$245,222	\$90,778	\$85,000	0.14	\$634,811		Land Table 33A	34.66%
24-25-33-204-037	1278 LEROY ST	02/14/22	\$285,000	\$280,323	\$89,677	\$85,000	0.14	\$627,112		Land Table 33A	30.32%
24-25-33-203-033	1336 ALBANY ST	07/20/23	\$267,500	\$264,177	\$88,323	\$85,000	0.14	\$617,643		Land Table 33A	32.18%
24-25-33-129-024	1507 ALBANY ST	09/29/23	\$265,000	\$261,931	\$88,069	\$85,000	0.14	\$615,867		Land Table 33A	32.45%
24-25-33-253-035	1216 W MARSHALL ST	01/31/22	\$236,000	\$233,874	\$87,126	\$85,000	0.14	\$609,273		Land Table 33A	36.34%
24-25-33-178-048	1406 W MARSHALL ST	08/11/23	\$292,000	\$294,159	\$82,841	\$85,000	0.14	\$579,308		Land Table 33A	28.90%
24-25-33-203-025	1416 ALBANY ST	03/06/23	\$385,000	\$391,454	\$78,546	\$85,000	0.14	\$549,273		Land Table 33A	21.71%
24-25-33-252-025	1406 W HAZELHURST ST	02/28/22	\$253,000	\$258,182	\$79,818	\$85,000	0.14	\$558,168		Land Table 33A	32.92%
24-25-33-129-006	1687 ALBANY ST	08/18/23	\$276,000	\$281,958	\$79,042	\$85,000	0.14	\$552,741		Land Table 33A	30.15%
24-25-33-127-017	1577 W TROY AVE	01/12/22	\$285,000	\$291,878	\$78,122	\$85,000	0.14	\$546,308		Land Table 33A	29.12%
24-25-33-202-007	1397 W TROY AVE	05/22/23	\$369,900	\$380,894	\$74,006	\$85,000	0.14	\$517,524		Land Table 33A	22.32%
24-25-33-253-039	1160 W MARSHALL ST	12/09/22	\$250,000	\$257,662	\$77,338	\$85,000	0.14	\$540,825		Land Table 33A	32.99%
24-25-33-202-008	1385 W TROY AVE	01/07/22	\$251,000	\$258,923	\$77,077	\$85,000	0.14	\$539,000		Land Table 33A	32.83%
24-25-33-128-045	1526 ALBANY ST	12/08/22	\$275,000	\$287,131	\$72,869	\$85,000	0.14	\$509,573		Land Table 33A	29.60%
24-25-33-178-042	1466 W MARSHALL ST	02/15/22	\$290,000	\$302,898	\$72,102	\$85,000	0.14	\$504,210		Land Table 33A	28.06%
24-25-33-177-024	1507 PEARSON ST	02/10/23	\$223,000	\$233,274	\$74,726	\$85,000	0.14	\$522,559		Land Table 33A	36.44%
24-25-33-129-012	1627 ALBANY ST	06/09/22	\$215,000	\$225,764	\$74,236	\$85,000	0.14	\$519,133		Land Table 33A	37.65%
24-25-33-203-046	1507 PINECREST DR	06/27/22	\$436,000	\$458,932	\$171,163	\$194,095	0.37	\$458,882		Land Table 33A	42.29%
24-25-33-177-040	1588 W HAZELHURST ST	03/27/23	\$230,000	\$242,270	\$72,730	\$85,000	0.14	\$508,601		Land Table 33A	35.08%
24-25-33-127-022	1527 W TROY AVE	05/19/23	\$225,750	\$238,516	\$72,234	\$85,000	0.14	\$505,133		Land Table 33A	35.64%
24-25-33-127-008	1665 W TROY AVE	06/01/22	\$313,000	\$331,137	\$66,863	\$85,000	0.14	\$467,573		Land Table 33A	25.67%
24-25-33-252-007	1397 PEARSON ST	12/30/22	\$268,000	\$287,674	\$65,326	\$85,000	0.14	\$456,825		Land Table 33A	29.55%
24-25-33-176-006	1687 LEROY ST	01/31/23	\$200,000	\$217,502	\$67,498	\$85,000	0.14	\$472,014		Land Table 33A	39.08%
24-25-33-252-040	1219 PINECREST DR	11/26/23	\$335,000	\$364,758	\$97,647	\$127,405	0.30	\$324,409		Land Table 33A	34.93%
24-25-33-178-017	1577 W HAZELHURST ST	02/01/22	\$236,000	\$262,355	\$58,645	\$85,000	0.14	\$410,105		Land Table 33A	32.40%
24-25-33-126-010	1545 W 9 MILE RD	04/29/22	\$365,000	\$406,930	\$51,517	\$93,447	0.19	\$274,027		Land Table 33A	22.96%
24-25-33-176-007	1677 LEROY ST	01/06/23	\$201,000	\$227,241	\$58,759	\$85,000	0.14	\$410,902		Land Table 33A	37.41%
24-25-33-176-023	1517 LEROY ST	09/19/22	\$190,000	\$215,055	\$59,945	\$85,000	0.14	\$419,196		Land Table 33A	39.52%
24-25-33-128-026	1714 ALBANY ST	08/30/22	\$220,000	\$250,058	\$54,942	\$85,000	0.14	\$384,210		Land Table 33A	33.99%
24-25-33-178-043	1456 W MARSHALL ST	10/02/23	\$72,000				0.14	\$503,497		Land Table 33A	0.00%
24-25-33-129-014	1605 ALBANY ST	02/17/22	\$432,500	\$519,222	(\$1,722)	\$85,000	0.14	(\$12,042)		Land Table 33A	16.37%
24-25-33-203-022	1446 ALBANY ST	04/04/22	\$350,000	\$422,197	\$12,803	\$85,000	0.14	\$89,531		Land Table 33A	20.13%
24-25-33-204-041	1445 PINECREST DR	03/16/22	\$225,000	\$290,903	\$61,502	\$127,405	0.30	\$204,326		Land Table 33A	43.80%
24-25-33-126-011	1535 W 9 MILE RD	05/11/23	\$226,000	\$301,676	\$17,314	\$92,990	0.19	\$93,589		Land Table 33A	30.82%
24-25-33-177-044	1548 W HAZELHURST ST	12/20/23	\$42,000				0.14	\$293,706		Land Table 33A	0.00%

City of Ferndale

Land Table 33B

BSA DATABASE		SALES DATA	
Parcel Count	389	# of Sales	38
ECF Nbrhd	33B, 33B1	Sales Ratio	48.76%
Min ECF	1.495	(Land Resid.-Est. Land Value)/Est. LV	7.32%
Max ECF	1.780	% Change	7.32%
Land Table LtoB	36.72%	Projected Land Table LtoB	39.41%
CVT LtoB	33.38%	Sales Sample Size	9.77%

Color Key
Vacant Sales
Demo Sales or New Build after sale



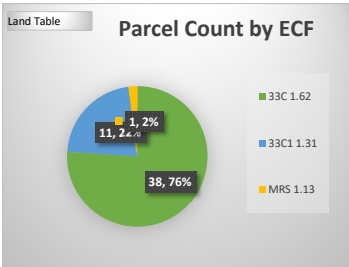
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,889	\$2,027	\$2,027
MINIMUM	\$1,889	\$2,027	\$2,027
MAXIMUM	\$1,889	\$2,027	\$2,027

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
24-25-33-226-038	1707 KENTON ST	10/03/22	\$347,000	\$260,351	\$178,370	\$91,721	0.13	\$1,404,488		Land Table 33B	35.23%
24-25-33-278-008	1125 PEARSON ST	08/31/22	\$275,000	\$219,614	\$139,257	\$83,871	0.12	\$1,170,227		Land Table 33B	38.19%
24-25-33-277-020	906 PEARSON ST	09/20/23	\$321,000	\$265,536	\$160,494	\$105,030	0.15	\$1,091,796		Land Table 33B	39.55%
24-25-33-428-017	1102 EMWILL ST	05/02/22	\$286,500	\$245,130	\$138,966	\$97,596	0.15	\$926,440		Land Table 33B	39.81%
24-25-33-231-015	836 LEROY ST	08/15/22	\$222,000	\$190,418	\$130,232	\$98,650	0.14	\$943,710		Land Table 33B	51.81%
24-25-33-281-008	915 W HAZELHURST ST	03/23/22	\$350,000	\$301,382	\$148,493	\$99,875	0.14	\$1,053,142		Land Table 33B	33.14%
24-25-33-276-019	1106 PEARSON ST	06/22/23	\$245,000	\$213,880	\$114,117	\$82,997	0.12	\$935,385		Land Table 33B	38.81%
24-25-33-229-028	1557 LIVERNOIS ST	08/11/23	\$245,000	\$218,386	\$120,290	\$93,676	0.13	\$932,481		Land Table 33B	42.89%
24-25-33-278-024	1060 W HAZELHURST ST	07/25/23	\$322,950	\$294,472	\$108,053	\$79,575	0.11	\$964,759		Land Table 33B	27.02%
24-25-33-228-041	1505 DOVER ST	08/02/22	\$420,000	\$383,384	\$105,705	\$69,089	0.10	\$1,112,684		Land Table 33B	18.02%
24-25-33-283-008	815 W MARSHALL ST	06/14/22	\$218,000	\$199,583	\$118,292	\$99,875	0.14	\$838,950		Land Table 33B	50.04%
24-25-33-278-025	1050 W HAZELHURST ST	02/28/22	\$230,000	\$211,368	\$98,207	\$79,575	0.11	\$876,848		Land Table 33B	37.65%
24-25-33-228-021	1530 BEAUFIELD ST	12/13/23	\$260,000	\$239,551	\$114,125	\$93,676	0.13	\$884,690		Land Table 33B	39.10%
24-25-33-228-028	1701 DOVER ST	09/27/23	\$370,000	\$341,363	\$106,697	\$78,060	0.11	\$987,935		Land Table 33B	22.87%
24-25-33-278-003	1210 PINECREST DR	08/29/22	\$247,500	\$228,697	\$90,847	\$72,044	0.09	\$987,467		Land Table 33B	31.50%
24-25-33-229-014	1610 DOVER ST	12/20/23	\$289,900	\$269,927	\$113,649	\$93,676	0.13	\$881,000		Land Table 33B	34.70%
24-25-33-282-008	935 W MARSHALL ST	06/15/22	\$265,000	\$246,783	\$119,022	\$100,805	0.14	\$826,542		Land Table 33B	40.85%
24-25-33-229-017	1538 DOVER ST	11/09/23	\$256,000	\$239,181	\$110,495	\$93,676	0.13	\$856,550		Land Table 33B	39.17%
24-25-33-230-011	1035 ALBANY ST	03/03/23	\$365,000	\$344,149	\$119,501	\$98,650	0.14	\$865,949		Land Table 33B	28.66%
24-25-33-226-011	1606 PINECREST DR	07/21/22	\$280,000	\$264,588	\$109,088	\$93,676	0.13	\$845,643		Land Table 33B	35.40%
24-25-33-428-001	854 PINECREST DR	05/12/23	\$307,000	\$295,983	\$88,269	\$77,252	0.12	\$754,436		Land Table 33B	26.10%
24-25-33-277-003	905 LEROY ST	06/05/23	\$395,000	\$383,411	\$114,153	\$102,564	0.15	\$766,128		Land Table 33B	26.75%
24-25-33-226-014	1534 PINECREST DR	10/27/22	\$345,000	\$338,948	\$99,728	\$93,676	0.13	\$773,085		Land Table 33B	27.64%
24-25-33-231-003	905 ALBANY ST	09/26/23	\$300,000	\$296,614	\$102,036	\$98,650	0.14	\$739,391		Land Table 33B	33.26%
24-25-33-229-009	1656 DOVER ST	09/01/22	\$250,000	\$249,513	\$78,547	\$78,060	0.11	\$727,287		Land Table 33B	31.28%
24-25-33-276-007	1125 LEROY ST	02/18/22	\$270,000	\$275,394	\$77,379	\$82,773	0.11	\$716,472		Land Table 33B	30.06%
24-25-33-277-007	825 LEROY ST	02/18/22	\$375,000	\$384,720	\$91,715	\$101,435	0.15	\$628,185		Land Table 33B	26.37%
24-25-33-277-019	914 PEARSON ST	02/09/23	\$256,000	\$275,650	\$59,814	\$79,464	0.11	\$534,054		Land Table 33B	28.83%
24-25-33-280-015	1014 W MARSHALL ST	05/24/23	\$253,000	\$272,835	\$81,371	\$101,206	0.15	\$561,179		Land Table 33B	37.09%
24-25-33-230-001	1440 PINECREST DR	04/14/23	\$220,000	\$237,300	\$88,582	\$105,882	0.17	\$536,861		Land Table 33B	44.62%
24-25-33-277-006	835 LEROY ST	09/13/22	\$427,500	\$466,664	\$62,554	\$101,718	0.15	\$428,452		Land Table 33B	21.80%
24-25-33-280-014	1005 W HAZELHURST ST	05/11/22	\$180,000	\$196,624	\$83,979	\$100,603	0.14	\$587,266		Land Table 33B	51.17%
24-25-33-428-012	1043 ALBERTA ST	02/17/23	\$301,000	\$304,679	\$112,137	\$151,816	0.23	\$481,275		Land Table 33B	44.56%
24-25-33-426-002	906 PINECREST DR	08/10/22	\$286,000	\$324,184	\$113,535	\$151,719	0.23	\$504,600		Land Table 33B	46.80%
24-25-33-226-037	1719 KENTON ST	01/27/23	\$350,000	\$399,062	\$91,446	\$140,508	0.19	\$471,371		Land Table 33B	35.21%
24-25-33-426-005	1042 ALBERTA ST	02/27/23	\$265,000	\$307,252	\$109,564	\$151,816	0.23	\$470,232		Land Table 33B	49.41%
24-25-33-283-005	845 W MARSHALL ST	05/12/22	\$210,000	\$244,537	\$65,582	\$100,119	0.14	\$461,845		Land Table 33B	40.94%
24-25-33-282-001	946 PINECREST DR	07/08/22	\$295,000	\$358,514	\$76,339	\$139,853	0.22	\$350,179		Land Table 33B	39.01%

City of Ferndale
Land Table 33C

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	4
ECF Nbhd	33C, 33C1, MRS	Sales Ratio	44.47%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	39.06%
Max ECF	1.620	% Change	20.00%
Land Table LtoB	34.29%	Projected Land Table LtoB	41.15%
CVT LtoB	33.38%	Sales Sample Size	8.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



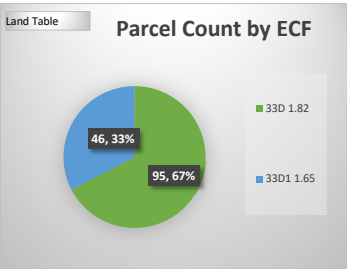
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,889	\$2,627	\$2,267
MINIMUM	\$1,889	\$2,627	\$2,267
MAXIMUM	\$1,889	\$2,627	\$2,267

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
24-25-33-432-016	1049 MARSHFIELD ST	09/08/23	\$325,000	\$274,490	\$126,997	\$76,487	0.11	\$1,209,495		Land Table 33C	27.87%
24-25-33-435-028	687 LIVERNOIS ST	09/20/22	\$255,000	\$221,629	\$108,931	\$75,560	0.10	\$1,078,525		Land Table 33C	34.09%
24-25-33-430-020	1062 MARSHFIELD ST	11/20/23	\$215,000	\$192,133	\$98,427	\$75,560	0.10	\$974,525		Land Table 33C	39.33%
24-25-33-431-018	860 MARSHFIELD ST	04/12/22	\$275,000	\$263,341	\$87,219	\$75,560	0.10	\$863,554		Land Table 33C	28.69%

City of Ferndale
Land Table 33D

BSA DATABASE		SALES DATA	
Parcel Count	141	# of Sales	10
ECF Nbhd	33D1, 33D	Sales Ratio	50.79%
Min ECF	1.650	(Land Resid.-Est. Land Value)/Est. LV	-4.49%
Max ECF	1.820	% Change	0.00%
Land Table LtoB	34.84%	Projected Land Table LtoB	34.84%
CVT LtoB	33.38%	Sales Sample Size	7.09%

Color Key
Vacant Sales
Demo Sales or New Build after sale



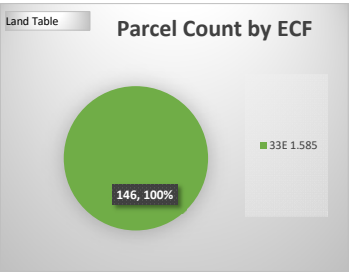
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,555	\$1,485	\$1,555
MINIMUM	\$1,555	\$1,485	\$1,555
MAXIMUM	\$1,555	\$1,485	\$1,555

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
24-25-33-476-006	446 PINECREST DR	05/16/22	\$200,000	\$174,235	\$81,043	\$55,278	0.09	\$880,902		Land Table 33D	31.73%
24-25-33-432-045	648 PINECREST DR	05/23/23	\$350,000	\$312,225	\$97,792	\$60,017	0.10	\$977,920		Land Table 33D	19.22%
24-25-33-435-009	644 STRATFORD RD	08/10/22	\$190,000	\$175,609	\$89,118	\$74,727	0.17	\$521,158		Land Table 33D	42.55%
24-25-33-435-018	550 STRATFORD RD	07/18/22	\$187,500	\$185,197	\$76,439	\$74,136	0.17	\$457,719		Land Table 33D	40.03%
24-25-33-434-006	644 KENSINGTON AVE	03/28/22	\$185,000	\$183,652	\$94,117	\$92,769	0.15	\$631,658		Land Table 33D	50.51%
24-25-33-432-009	624 PINECREST DR	05/17/23	\$60,000				0.10	\$600,000		Land Table 33D	#DIV/0!
24-25-33-476-015	1420 FIELDING ST	06/28/23	\$220,000	\$227,262	\$104,874	\$112,136	0.19	\$560,824		Land Table 33D	49.34%
24-25-33-434-034	607 STRATFORD RD	07/20/22	\$195,000	\$206,696	\$57,881	\$69,577	0.11	\$516,795		Land Table 33D	33.66%
24-25-33-432-040	629 KENSINGTON AVE	05/23/22	\$170,000	\$184,673	\$78,096	\$92,769	0.15	\$524,134		Land Table 33D	50.23%
24-25-33-435-044	570 STRATFORD RD	01/12/22	\$309,900	\$389,537	(\$5,286)	\$74,351	0.17	(\$31,464)		Land Table 33D	19.09%

City of Ferndale
Land Table 33E

BSA DATABASE		SALES DATA	
Parcel Count	146	# of Sales	16
ECF Nbhd	33E	Sales Ratio	50.12%
Min ECF	1.585	(Land Resid.-Est. Land Value)/Est. LV	-0.68%
Max ECF	1.585	% Change	0.00%
Land Table LtoB	37.57%	Projected Land Table LtoB	37.57%
CVT LtoB	33.38%	Sales Sample Size	10.96%

Color Key
Vacant Sales
Demo Sales or New Build after sale



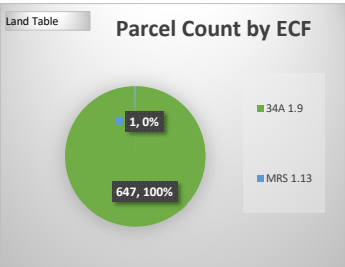
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,555	\$1,544	\$1,555
MINIMUM	\$1,555	\$1,544	\$1,555
MAXIMUM	\$1,555	\$1,544	\$1,555

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
24-25-33-478-027	305 KENSINGTON AVE	05/11/22	\$260,000	\$204,654	\$124,923	\$69,577	0.11	\$1,115,384		Land Table 33E	50.90%
24-25-33-479-025	1342 BERTHA ST	08/01/23	\$191,914	\$154,524	\$92,668	\$55,278	0.09	\$1,007,261		Land Table 33E	50.51%
24-25-33-477-012	1363 FIELDING ST	08/31/22	\$219,900	\$181,652	\$93,526	\$55,278	0.09	\$1,016,587		Land Table 33E	50.50%
24-25-33-481-007	336 KENSINGTON AVE	06/27/23	\$198,000	\$168,113	\$84,002	\$54,115	0.09	\$965,540		Land Table 33E	50.40%
24-25-33-477-003	410 PINECREST DR	09/26/22	\$215,000	\$185,709	\$92,466	\$63,175	0.11	\$872,321		Land Table 33E	50.23%
24-25-33-482-059	336 STRATFORD RD	02/11/22	\$204,000	\$182,919	\$86,003	\$64,922	0.11	\$754,412		Land Table 33E	50.08%
24-25-33-478-006	258 PINECREST DR	03/22/23	\$207,900	\$195,124	\$68,054	\$55,278	0.09	\$739,717		Land Table 33E	50.04%
24-25-33-481-019	156 KENSINGTON AVE	06/29/23	\$190,000	\$191,377	\$76,890	\$78,267	0.14	\$557,174		Land Table 33E	49.43%
24-25-33-481-050	259 STRATFORD RD	10/23/23	\$215,000	\$219,243	\$86,065	\$90,308	0.14	\$623,659		Land Table 33E	49.41%
24-25-33-481-010	314 KENSINGTON AVE	04/07/23	\$185,000	\$190,443	\$62,288	\$67,731	0.10	\$598,923		Land Table 33E	49.36%
24-25-33-482-068	410 STRATFORD RD	11/10/22	\$270,000	\$299,104	\$34,341	\$63,445	0.11	\$320,944		Land Table 33E	49.34%
24-25-33-481-046	229 STRATFORD RD	07/17/23	\$204,000	\$229,285	\$110,178	\$135,463	0.21	\$532,261		Land Table 33E	49.00%
24-25-33-481-054	245 STRATFORD RD	01/13/23	\$160,000	\$184,918	\$65,390	\$90,308	0.14	\$473,841		Land Table 33E	48.98%
24-25-33-478-008	1421 MARIE ST	09/29/22	\$138,000	\$160,433	\$36,004	\$58,437	0.10	\$367,388		Land Table 33E	48.84%
24-25-33-479-005	208 PINECREST DR	01/07/22	\$216,300	\$285,223	(\$5,748)	\$63,175	0.11	(\$54,226)		Land Table 33E	48.65%
24-25-33-482-021	154 STRATFORD RD	08/16/23	\$126,000	\$175,996	\$22,274	\$72,270	0.16	\$143,703		Land Table 33E	47.85%

City of Ferndale
Land Table 34A

BSA DATABASE		SALES DATA	
Parcel Count	648	# of Sales	75
ECF Nbh	34A, MRS	Sales Ratio	48.12%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	11.61%
Max ECF	1.900	% Change	11.61%
Land Table LtoB	35.91%	Projected Land Table LtoB	40.08%
CVT LtoB	33.38%	Sales Sample Size	11.57%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,214	\$2,471	\$2,471
MINIMUM	\$2,214	\$2,471	\$2,471
MAXIMUM	\$2,214	\$2,471	\$2,471

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
24-25-34-104-019	341 W TROY AVE	11/13/23	\$333,000	\$248,180	\$174,659	\$89,839	0.11	\$1,663,419		Land Table 34A	36.20%
24-25-34-132-010	315 LEROY ST	04/29/22	\$315,000	\$237,750	\$155,922	\$78,672	0.10	\$1,513,806		Land Table 34A	33.09%
24-25-34-105-013	731 W SARATOGA AVE	06/01/22	\$325,500	\$253,297	\$185,071	\$112,868	0.14	\$1,360,816		Land Table 34A	44.56%
24-25-34-102-026	512 W TROY AVE	04/28/23	\$375,000	\$297,303	\$183,258	\$105,561	0.12	\$1,477,887		Land Table 34A	35.51%
24-25-34-128-020	298 W SARATOGA AVE	03/25/22	\$400,000	\$317,823	\$198,104	\$115,927	0.14	\$1,375,722		Land Table 34A	36.48%
24-25-34-107-002	731 ALBANY ST	05/11/22	\$314,000	\$250,239	\$168,754	\$104,993	0.13	\$1,328,772		Land Table 34A	41.96%
24-25-34-110-032	652 PEARSON ST	07/21/22	\$330,000	\$270,539	\$175,560	\$116,099	0.14	\$1,236,338		Land Table 34A	42.91%
24-25-34-104-035	540 W SARATOGA AVE	05/16/22	\$375,650	\$310,249	\$168,774	\$103,373	0.13	\$1,350,192		Land Table 34A	33.32%
24-25-34-152-030	676 W HAZELHURST ST	11/27/23	\$399,900	\$332,503	\$175,295	\$107,898	0.13	\$1,327,992		Land Table 34A	32.45%
24-25-34-154-020	531 W HAZELHURST ST	11/09/23	\$280,000	\$234,320	\$137,535	\$91,855	0.11	\$1,227,991		Land Table 34A	39.20%
24-25-34-154-031	632 W MARSHALL ST	07/25/22	\$375,000	\$315,888	\$167,041	\$107,929	0.13	\$1,265,462		Land Table 34A	34.17%
24-25-34-108-027	610 LEROY ST	06/24/22	\$385,000	\$330,874	\$161,402	\$107,276	0.13	\$1,251,178		Land Table 34A	32.42%
24-25-34-154-002	735 W HAZELHURST ST	08/11/22	\$420,000	\$361,763	\$173,055	\$114,818	0.14	\$1,236,107		Land Table 34A	31.74%
24-25-34-106-039	502 ALBANY ST	05/06/22	\$290,000	\$250,611	\$130,687	\$91,298	0.11	\$1,188,064		Land Table 34A	36.43%
24-25-34-108-042	438 LEROY ST	09/07/23	\$335,000	\$290,369	\$135,929	\$91,298	0.11	\$1,235,718		Land Table 34A	31.44%
24-25-34-131-007	341 ALBANY ST	04/06/23	\$311,000	\$276,366	\$129,651	\$95,017	0.12	\$1,045,573		Land Table 34A	34.38%
24-25-34-132-055	284 PEARSON ST	10/28/22	\$236,000	\$210,470	\$105,123	\$79,593	0.10	\$1,040,822		Land Table 34A	37.82%
24-25-34-132-014	287 LEROY ST	03/24/22	\$257,000	\$229,418	\$111,022	\$83,440	0.11	\$1,018,550		Land Table 34A	36.37%
24-25-34-107-006	740 LEROY ST	03/25/22	\$330,000	\$295,952	\$139,041	\$104,993	0.13	\$1,094,811		Land Table 34A	35.48%
24-25-34-152-007	685 PEARSON ST	07/20/22	\$355,000	\$320,808	\$142,090	\$107,898	0.13	\$1,076,439		Land Table 34A	33.63%
24-25-34-132-017	263 LEROY ST	10/04/23	\$300,000	\$271,634	\$111,806	\$83,440	0.11	\$1,025,743		Land Table 34A	30.72%
24-25-34-178-002	373 W HAZELHURST ST	07/27/23	\$410,000	\$373,037	\$129,575	\$92,612	0.12	\$1,126,739		Land Table 34A	24.83%
24-25-34-154-008	675 W HAZELHURST ST	09/09/22	\$369,000	\$335,760	\$141,169	\$107,929	0.13	\$1,069,462		Land Table 34A	32.14%
24-25-34-108-050	596 LEROY ST	10/06/23	\$309,000	\$282,066	\$134,210	\$107,276	0.13	\$1,040,388		Land Table 34A	38.03%
24-25-34-105-007	732 ALBANY ST	08/11/22	\$240,000	\$219,440	\$125,553	\$104,993	0.13	\$988,606		Land Table 34A	47.85%
24-25-34-110-010	545 LEROY ST	02/08/22	\$275,000	\$253,106	\$130,963	\$109,069	0.13	\$984,684		Land Table 34A	43.09%
24-25-34-107-007	732 LEROY ST	04/18/22	\$341,500	\$316,098	\$130,395	\$104,993	0.13	\$1,026,732		Land Table 34A	33.22%
24-25-34-110-002	633 LEROY ST	05/16/22	\$280,000	\$260,065	\$134,720	\$114,785	0.14	\$962,286		Land Table 34A	44.14%
24-25-34-154-014	621 W HAZELHURST ST	05/16/22	\$370,000	\$344,284	\$129,718	\$104,002	0.13	\$1,021,402		Land Table 34A	30.21%
24-25-34-103-004	615 W TROY AVE	03/30/23	\$400,000	\$372,289	\$131,026	\$103,315	0.12	\$1,082,860		Land Table 34A	27.75%
24-25-34-107-008	720 LEROY ST	09/07/22	\$319,900	\$297,887	\$127,006	\$104,993	0.13	\$1,000,047		Land Table 34A	35.25%
24-25-34-154-041	546 W MARSHALL ST	08/07/23	\$255,000	\$237,505	\$109,350	\$91,855	0.11	\$976,339		Land Table 34A	38.67%
24-25-34-130-018	243 W SARATOGA AVE	10/07/22	\$390,000	\$368,750	\$140,022	\$118,772	0.15	\$909,234		Land Table 34A	32.21%
24-25-34-106-043	430 ALBANY ST	11/16/22	\$270,000	\$255,403	\$105,895	\$91,298	0.11	\$962,682		Land Table 34A	35.75%
24-25-34-132-054	290 PEARSON ST	04/21/23	\$315,000	\$299,478	\$92,774	\$77,252	0.10	\$946,673		Land Table 34A	25.80%
24-25-34-102-023	544 W TROY AVE	07/17/23	\$426,000	\$409,191	\$129,108	\$112,299	0.13	\$978,091		Land Table 34A	27.44%
24-25-34-151-007	830 W HAZELHURST ST	11/04/22	\$272,500	\$264,017	\$114,085	\$105,602	0.13	\$884,380		Land Table 34A	40.00%
24-25-34-176-002	483 PEARSON ST	08/22/22	\$262,000	\$254,430	\$91,365	\$83,795	0.09	\$1,062,384		Land Table 34A	32.93%
24-25-34-132-015	283 LEROY ST	06/30/23	\$240,000	\$234,761	\$94,639	\$89,400	0.12	\$808,880		Land Table 34A	38.08%
24-25-34-131-044	250 LEROY ST	03/01/23	\$428,000	\$419,362	\$103,655	\$95,017	0.12	\$835,927		Land Table 34A	22.66%
24-25-34-177-011	421 W HAZELHURST ST	07/07/23	\$350,000	\$343,455	\$122,310	\$115,765	0.14	\$855,315		Land Table 34A	33.71%

City of Ferndale

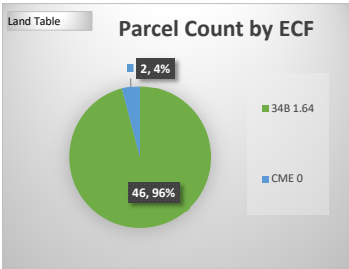
Land Table 34A

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
24-25-34-130-024	380 ALBANY ST	12/05/23	\$245,000	\$240,689	\$99,328	\$95,017	0.12	\$801,032		Land Table 34A	39.48%
24-25-34-109-010	806 PEARSON ST	05/22/23	\$372,500	\$368,120	\$108,835	\$104,455	0.13	\$856,969		Land Table 34A	28.38%
24-25-34-110-037	610 PEARSON ST	09/14/23	\$325,000	\$323,150	\$105,822	\$103,972	0.13	\$833,244		Land Table 34A	32.17%
24-25-34-157-004	563 W MARSHALL ST	09/15/22	\$262,000	\$261,716	\$109,515	\$109,231	0.18	\$595,190		Land Table 34A	41.74%
24-25-34-104-003	523 W TROY AVE	05/23/23	\$395,000	\$395,376	\$105,185	\$105,561	0.12	\$848,266		Land Table 34A	26.70%
24-25-34-154-006	693 W HAZELHURST ST	06/16/22	\$340,000	\$340,723	\$107,206	\$107,929	0.13	\$812,167		Land Table 34A	31.68%
24-25-34-152-034	640 W HAZELHURST ST	12/20/22	\$357,000	\$359,368	\$101,604	\$103,972	0.13	\$800,031		Land Table 34A	28.93%
24-25-34-104-006	497 W TROY AVE	11/08/22	\$445,000	\$448,234	\$102,327	\$105,561	0.12	\$825,218		Land Table 34A	23.55%
24-25-34-154-044	524 W MARSHALL ST	12/13/22	\$292,000	\$294,917	\$88,938	\$91,855	0.11	\$794,089		Land Table 34A	31.15%
24-25-34-108-020	431 ALBANY ST	03/31/23	\$238,500	\$242,116	\$87,682	\$91,298	0.11	\$797,109		Land Table 34A	37.71%
24-25-34-103-008	720 W SARATOGA AVE	07/07/23	\$335,000	\$342,115	\$97,878	\$104,993	0.13	\$770,693		Land Table 34A	30.69%
24-25-34-103-003	623 W TROY AVE	12/08/22	\$410,000	\$421,286	\$92,029	\$103,315	0.12	\$760,570		Land Table 34A	24.52%
24-25-34-105-010	704 ALBANY ST	05/25/22	\$349,900	\$361,071	\$92,681	\$103,852	0.13	\$741,448		Land Table 34A	28.76%
24-25-34-131-004	361 ALBANY ST	03/16/23	\$295,000	\$305,170	\$84,847	\$95,017	0.12	\$684,250		Land Table 34A	31.14%
24-25-34-176-047	320 W HAZELHURST ST	06/28/22	\$272,400	\$283,254	\$108,744	\$119,598	0.16	\$692,637		Land Table 34A	42.22%
24-25-34-177-006	457 W HAZELHURST ST	04/18/22	\$459,000	\$479,075	\$58,645	\$78,720	0.10	\$598,418		Land Table 34A	16.43%
24-25-34-177-005	461 W HAZELHURST ST	08/18/22	\$190,000	\$199,663	\$66,742	\$76,405	0.10	\$702,547		Land Table 34A	38.27%
24-25-34-128-013	352 W SARATOGA AVE	01/06/23	\$226,500	\$238,208	\$81,034	\$92,742	0.12	\$704,643		Land Table 34A	38.93%
24-25-34-178-010	301 W HAZELHURST ST	06/09/23	\$250,000	\$263,128	\$102,637	\$115,765	0.14	\$717,741		Land Table 34A	44.00%
24-25-34-132-035	466 PEARSON ST	05/11/22	\$295,000	\$310,627	\$78,012	\$93,639	0.12	\$661,119		Land Table 34A	30.15%
24-25-34-110-031	666 PEARSON ST	12/15/22	\$332,000	\$350,741	\$89,157	\$107,898	0.13	\$675,432		Land Table 34A	30.76%
24-25-34-102-043	320 W TROY AVE	08/12/22	\$420,000	\$444,968	\$107,703	\$132,671	0.20	\$535,836		Land Table 34A	29.82%
24-25-34-110-035	630 PEARSON ST	02/22/22	\$351,500	\$375,586	\$79,886	\$103,972	0.13	\$629,024		Land Table 34A	27.68%
24-25-34-107-004	711 ALBANY ST	10/28/22	\$250,000	\$270,738	\$84,255	\$104,993	0.13	\$663,425		Land Table 34A	38.78%
24-25-34-152-026	714 W HAZELHURST ST	07/08/22	\$375,000	\$409,546	\$73,352	\$107,898	0.13	\$555,697		Land Table 34A	26.35%
24-25-34-130-041	234 ALBANY ST	10/27/23	\$265,000	\$292,784	\$90,988	\$118,772	0.15	\$590,831		Land Table 34A	40.57%
24-25-34-106-012	537 W SARATOGA AVE	02/28/22	\$280,000	\$311,723	\$71,650	\$103,373	0.13	\$573,200		Land Table 34A	33.16%
24-25-34-157-001	589 W MARSHALL ST	05/08/23	\$230,000	\$258,264	\$82,387	\$110,651	0.18	\$455,177		Land Table 34A	42.84%
24-25-34-108-013	531 ALBANY ST	04/05/23	\$205,000	\$238,713	\$69,660	\$103,373	0.13	\$557,280		Land Table 34A	43.30%
24-25-34-180-008	319 W MARSHALL ST	06/29/23	\$245,000	\$293,119	\$67,646	\$115,765	0.14	\$473,049		Land Table 34A	39.49%
24-25-34-102-024	532 W TROY AVE	01/14/22	\$190,000	\$235,038	\$67,261	\$112,299	0.13	\$509,553		Land Table 34A	47.78%
24-25-34-178-017	225 W HAZELHURST ST	05/12/22	\$212,000	\$263,794	\$63,971	\$115,765	0.14	\$447,350		Land Table 34A	43.88%
24-25-34-106-044	426 ALBANY ST	11/28/22	\$202,500	\$259,880	\$33,918	\$91,298	0.11	\$308,345		Land Table 34A	35.13%
24-25-34-131-019	249 ALBANY ST	05/13/22	\$164,900	\$225,232	\$28,747	\$89,079	0.12	\$247,819		Land Table 34A	39.55%

City of Ferndale
Land Table 34B

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	2
ECF Nbhd	34B, CME	Sales Ratio	51.46%
Min ECF	1.640	(Land Resid.-Est. Land Value)/Est. LV	-6.60%
Max ECF	1.640	% Change	0.00%
Land Table LtoB	40.64%	Projected Land Table LtoB	40.64%
CVT LtoB	33.38%	Sales Sample Size	4.17%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,889	\$1,764	\$1,889
MINIMUM	\$1,889	\$1,764	\$1,889
MAXIMUM	\$1,889	\$1,764	\$1,889

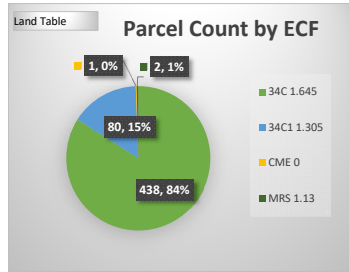
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-34-202-019	368 E TROY AVE	05/25/23	\$210,000	\$176,982	\$96,787	\$63,769	0.08	\$1,166,108		Land Table 34B	50.90%
24-25-34-202-031	462 E TROY AVE	07/11/23	\$150,000	\$193,543	\$52,120	\$95,663	0.13	\$416,960		Land Table 34B	50.51%

City of Ferndale

Land Table 34C

BSA DATABASE		SALES DATA	
Parcel Count	521	# of Sales	49
ECF Nbdh	34C, 34C1, MRS, CME	Sales Ratio	48.17%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	11.10%
Max ECF	1.645	% Change	15.00%
Land Table LtoB	34.77%	Projected Land Table LtoB	39.99%
CVT LtoB	33.38%	Sales Sample Size	9.40%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,778	\$1,975	\$2,045
MINIMUM	\$1,778	\$1,975	\$2,045
MAXIMUM	\$1,778	\$1,975	\$2,045

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
24-25-34-253-022	133 UNIVERSITY ST	12/12/23	\$200,000				0.15	\$1,333,333		Land Table 34C	#DIV/0!
24-25-34-253-019	358 COLLEGE ST	09/18/23	\$295,000	\$199,655	\$155,367	\$60,022	0.08	\$1,871,892		Land Table 34C	30.06%
24-25-34-230-035	461 ACADEMY AVE	12/29/23	\$249,900	\$176,391	\$133,531	\$60,022	0.08	\$1,608,807		Land Table 34C	34.03%
24-25-34-229-035	509 ARDMORE DR	08/24/22	\$275,000	\$210,148	\$136,886	\$72,034	0.10	\$1,368,860		Land Table 34C	34.28%
24-25-34-228-023	557 E SARATOGA AVE	10/03/23	\$239,000	\$184,816	\$115,413	\$61,229	0.09	\$1,357,800		Land Table 34C	33.13%
24-25-34-230-027	630 ARDMORE DR	01/12/22	\$170,000	\$131,694	\$98,328	\$60,022	0.08	\$1,184,675		Land Table 34C	45.58%
24-25-34-277-002	314 UNIVERSITY ST	07/29/22	\$265,000	\$207,913	\$126,914	\$69,827	0.12	\$1,084,735		Land Table 34C	33.58%
24-25-34-202-066	279 E SARATOGA AVE	09/08/23	\$265,000	\$210,931	\$144,093	\$90,024	0.13	\$1,152,744		Land Table 34C	42.68%
24-25-34-253-011	280 COLLEGE ST	07/20/22	\$285,501	\$228,987	\$146,556	\$90,042	0.13	\$1,172,448		Land Table 34C	39.32%
24-25-34-203-025	424 E SARATOGA AVE	08/12/22	\$226,000	\$188,728	\$97,294	\$60,022	0.08	\$1,172,217		Land Table 34C	31.80%
24-25-34-204-021	258 ARDMORE DR	10/20/23	\$290,000	\$242,261	\$107,779	\$60,040	0.08	\$1,298,542		Land Table 34C	24.78%
24-25-34-205-008	214 ACADEMY AVE	04/11/23	\$292,500	\$246,864	\$105,676	\$60,040	0.08	\$1,273,205		Land Table 34C	24.32%
24-25-34-204-039	201 ACADEMY AVE	06/17/22	\$296,000	\$258,008	\$128,034	\$90,042	0.13	\$1,024,272		Land Table 34C	34.90%
24-25-34-277-015	410 UNIVERSITY ST	07/13/23	\$242,000	\$212,496	\$98,816	\$69,312	0.12	\$859,270		Land Table 34C	32.62%
24-25-34-253-031	223 UNIVERSITY ST	10/04/23	\$229,000	\$201,268	\$99,766	\$72,034	0.10	\$997,660		Land Table 34C	35.79%
24-25-34-204-022	260 ARDMORE DR	11/18/22	\$295,000	\$267,205	\$87,817	\$60,022	0.08	\$1,058,036		Land Table 34C	22.46%
24-25-34-278-019	510 E HAZELHURST ST	06/14/23	\$270,000	\$244,701	\$120,432	\$95,133	0.15	\$824,877		Land Table 34C	38.88%
24-25-34-230-065	466 ARDMORE DR	11/17/23	\$490,000	\$444,872	\$117,162	\$72,034	0.10	\$1,171,620		Land Table 34C	16.19%
24-25-34-205-029	221 COLLEGE ST	05/25/23	\$251,000	\$228,064	\$82,364	\$59,428	0.08	\$992,337		Land Table 34C	26.06%
24-25-34-204-040	211 ACADEMY AVE	09/30/22	\$381,500	\$348,590	\$122,952	\$90,042	0.13	\$983,616		Land Table 34C	25.83%
24-25-34-202-064	455 E SARATOGA AVE	02/23/22	\$262,000	\$241,086	\$110,956	\$90,042	0.13	\$887,648		Land Table 34C	37.35%
24-25-34-205-016	276 ACADEMY AVE	07/15/22	\$220,000	\$202,591	\$107,451	\$90,042	0.13	\$859,608		Land Table 34C	44.45%
24-25-34-203-052	375 ARDMORE DR	09/06/23	\$443,450	\$421,039	\$112,453	\$90,042	0.13	\$899,624		Land Table 34C	21.39%
24-25-34-202-048	321 E SARATOGA AVE	11/22/22	\$162,000	\$153,984	\$68,038	\$60,022	0.08	\$819,735		Land Table 34C	38.98%
24-25-34-277-019	444 UNIVERSITY ST	08/05/22	\$217,000	\$209,442	\$76,685	\$69,127	0.11	\$672,675		Land Table 34C	33.01%
24-25-34-231-016	556 ACADEMY AVE	04/12/22	\$210,000	\$205,005	\$82,430	\$77,435	0.12	\$670,163		Land Table 34C	37.77%
24-25-34-231-011	510 ACADEMY AVE	05/08/23	\$263,550	\$259,254	\$80,159	\$75,863	0.12	\$691,026		Land Table 34C	29.26%
24-25-34-278-041	445 E MARSHALL ST	02/16/23	\$240,000	\$240,304	\$76,000	\$76,304	0.12	\$644,068		Land Table 34C	31.75%
24-25-34-278-050	521 E MARSHALL ST	08/02/22	\$230,000	\$231,427	\$74,642	\$76,069	0.12	\$637,966		Land Table 34C	32.87%
24-25-34-229-059	574 E SARATOGA AVE	06/09/23	\$211,000	\$213,432	\$87,610	\$90,042	0.13	\$700,880		Land Table 34C	42.19%
24-25-34-277-047	517 E HAZELHURST ST	01/14/22	\$230,000	\$233,707	\$69,313	\$73,020	0.12	\$592,419		Land Table 34C	31.24%
24-25-34-254-038	235 E HAZELHURST ST	02/01/22	\$184,000	\$187,574	\$92,483	\$96,057	0.15	\$616,553		Land Table 34C	51.21%
24-25-34-278-007	364 E HAZELHURST ST	01/25/22	\$260,000	\$265,031	\$90,609	\$95,640	0.15	\$608,114		Land Table 34C	36.09%
24-25-34-278-032	351 E MARSHALL ST	02/17/23	\$265,000	\$270,522	\$71,035	\$76,557	0.12	\$596,933		Land Table 34C	28.30%
24-25-34-277-048	531 E HAZELHURST ST	09/19/23	\$260,000	\$272,055	\$128,556	\$140,611	0.22	\$573,911		Land Table 34C	51.68%
24-25-34-254-033	157 E HAZELHURST ST	05/26/22	\$149,000	\$160,897	\$84,160	\$96,057	0.15	\$561,067		Land Table 34C	59.70%
24-25-34-254-040	255 E HAZELHURST ST	03/18/22	\$200,000	\$216,092	\$79,965	\$96,057	0.15	\$533,100		Land Table 34C	44.45%
24-25-34-279-030	442 E MARSHALL ST	12/06/22	\$235,000	\$254,254	\$57,291	\$76,545	0.12	\$481,437		Land Table 34C	30.11%
24-25-34-278-049	515 E MARSHALL ST	01/11/22	\$179,900	\$194,719	\$61,277	\$76,096	0.12	\$523,735		Land Table 34C	39.08%
24-25-34-204-037	139 ACADEMY AVE	05/06/22	\$223,000	\$246,679	\$66,363	\$90,042	0.13	\$530,904		Land Table 34C	36.50%
24-25-34-205-015	266 ACADEMY AVE	05/06/22	\$159,450	\$178,312	\$71,180	\$90,042	0.13	\$569,440		Land Table 34C	50.50%

City of Ferndale

Land Table 34C

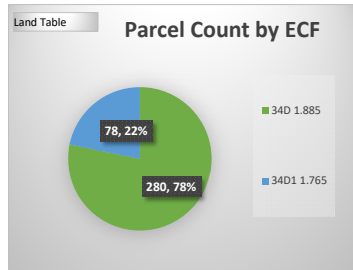
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-34-277-050	545 E HAZELHURST ST	06/14/23	\$222,500	\$253,184	\$102,976	\$133,660	0.21	\$502,322		Land Table 34C	52.79%
24-25-34-204-041	221 ACADEMY AVE	09/29/23	\$235,000	\$269,207	\$55,835	\$90,042	0.13	\$446,680		Land Table 34C	33.45%
24-25-34-228-021	543 E SARATOGA AVE	08/02/22	\$140,000	\$164,209	\$35,219	\$59,428	0.08	\$424,325		Land Table 34C	36.19%
24-25-34-205-025	372 ACADEMY AVE	01/28/22	\$175,000	\$206,256	\$58,786	\$90,042	0.13	\$470,288		Land Table 34C	43.66%
24-25-34-229-050	595 ARDMORE DR	01/12/22	\$274,900	\$327,192	\$37,750	\$90,042	0.13	\$302,000		Land Table 34C	27.52%
24-25-34-253-032	235 UNIVERSITY ST	07/01/22	\$189,900	\$238,492	\$59,458	\$108,050	0.15	\$396,387		Land Table 34C	45.31%
24-25-34-230-046	547 ACADEMY AVE	07/29/22	\$252,500	\$330,265	\$12,277	\$90,042	0.13	\$98,216		Land Table 34C	27.26%
24-25-34-203-053	215 ARDMORE DR	10/24/22	\$237,000	\$325,192	\$1,850	\$90,042	0.13	\$14,800		Land Table 34C	27.69%

City of Ferndale

Land Table 34D

BSA DATABASE		SALES DATA	
Parcel Count	358	# of Sales	33
ECF Nbdh	34D, 34D1	Sales Ratio	47.99%
Min ECF	1.765	(Land Resid.-Est. Land Value)/Est. LV	12.89%
Max ECF	1.885	% Change	10.00%
Land Table LtoB	32.98%	Projected Land Table LtoB	36.28%
CVT LtoB	33.38%	Sales Sample Size	9.22%

Color Key
Vacant Sales
Demo Sales or New Build after sale



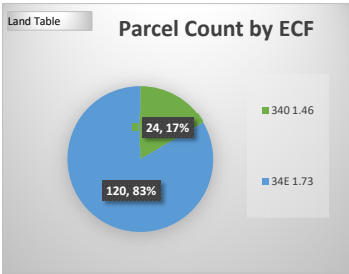
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,555	\$1,755	\$1,711
MINIMUM	\$1,555	\$1,755	\$1,711
MAXIMUM	\$1,555	\$1,755	\$1,711

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
24-25-34-304-055	623 MEADOWDALE ST	05/15/23	\$280,501	\$222,933	\$128,612	\$71,044	0.11	\$1,201,981		Land Table 34D	31.87%
24-25-34-302-012	730 FARMDALE ST	01/28/22	\$276,500	\$225,714	\$130,076	\$79,290	0.12	\$1,093,076		Land Table 34D	35.13%
24-25-34-304-050	679 MEADOWDALE ST	06/28/23	\$315,000	\$263,888	\$113,354	\$62,242	0.09	\$1,205,894		Land Table 34D	23.59%
24-25-34-302-042	767 FLOWERDALE ST	11/22/23	\$299,000	\$250,647	\$131,338	\$82,985	0.13	\$1,050,704		Land Table 34D	33.11%
24-25-34-326-077	760 ALLEN ST	05/24/22	\$300,501	\$252,265	\$139,026	\$90,790	0.24	\$576,871		Land Table 34D	35.99%
24-25-34-301-045	729 FARMDALE ST	08/08/22	\$225,000	\$190,352	\$104,623	\$69,975	0.10	\$1,015,757		Land Table 34D	36.76%
24-25-34-326-033	522 ALLEN ST	08/08/22	\$320,000	\$273,665	\$117,696	\$71,361	0.11	\$1,099,963		Land Table 34D	26.08%
24-25-34-305-023	608 MEADOWDALE ST	07/01/22	\$300,000	\$259,853	\$111,508	\$71,361	0.11	\$1,042,131		Land Table 34D	27.46%
24-25-34-305-066	505 ALLEN ST	06/21/23	\$224,000	\$194,929	\$100,432	\$71,361	0.11	\$938,617		Land Table 34D	36.61%
24-25-34-304-044	755 MEADOWDALE ST	02/08/22	\$255,000	\$222,063	\$104,298	\$71,361	0.11	\$974,748		Land Table 34D	32.14%
24-25-34-303-070	781 GARDENDALE ST	09/09/22	\$264,900	\$243,693	\$154,810	\$133,603	0.20	\$770,199		Land Table 34D	54.82%
24-25-34-302-004	816 FARMDALE ST	12/12/23	\$216,000	\$199,711	\$99,290	\$83,001	0.13	\$794,320		Land Table 34D	41.56%
24-25-34-326-078	750 ALLEN ST	07/21/22	\$270,000	\$257,334	\$103,456	\$90,790	0.24	\$429,278		Land Table 34D	35.28%
24-25-34-301-042	753 FARMDALE ST	03/01/23	\$270,000	\$258,036	\$81,939	\$69,975	0.10	\$795,524		Land Table 34D	27.12%
24-25-34-326-085	588 ALLEN ST	01/07/22	\$277,000	\$265,919	\$114,026	\$102,945	0.27	\$416,153		Land Table 34D	38.71%
24-25-34-303-021	626 FLOWERDALE ST	08/22/23	\$235,000	\$226,351	\$80,803	\$72,154	0.11	\$741,312		Land Table 34D	31.88%
24-25-34-301-027	923 FARMDALE ST	09/08/23	\$355,000	\$344,155	\$70,844	\$59,999	0.09	\$796,000		Land Table 34D	17.43%
24-25-34-326-074	820 ALLEN ST	04/27/23	\$287,000	\$284,556	\$95,252	\$92,808	0.25	\$387,203		Land Table 34D	32.62%
24-25-34-302-062	545 FLOWERDALE ST	02/14/22	\$229,000	\$227,157	\$73,204	\$71,361	0.11	\$684,150		Land Table 34D	31.41%
24-25-34-302-015	700 FARMDALE ST	07/19/23	\$210,000	\$209,119	\$80,171	\$79,290	0.12	\$673,706		Land Table 34D	37.92%
24-25-34-301-028	915 FARMDALE ST	01/06/23	\$267,000	\$268,468	\$60,732	\$62,200	0.09	\$660,130		Land Table 34D	23.17%
24-25-34-304-061	563 MEADOWDALE ST	03/24/23	\$218,200	\$219,986	\$69,575	\$71,361	0.11	\$650,234		Land Table 34D	32.44%
24-25-34-301-051	639 FARMDALE ST	07/27/22	\$224,000	\$231,250	\$70,500	\$77,750	0.12	\$613,043		Land Table 34D	33.62%
24-25-34-302-027	546 FARMDALE ST	04/04/23	\$216,000	\$223,081	\$75,904	\$82,985	0.13	\$607,232		Land Table 34D	37.20%
24-25-34-303-054	633 GARDENDALE ST	06/07/23	\$250,000	\$258,674	\$68,237	\$76,911	0.12	\$588,250		Land Table 34D	29.73%
24-25-34-156-012	910 FARMDALE ST	01/13/23	\$200,000	\$212,226	\$59,135	\$71,361	0.11	\$552,664		Land Table 34D	33.63%
24-25-34-305-026	578 MEADOWDALE ST	03/31/22	\$350,000	\$371,892	\$49,469	\$71,361	0.11	\$462,327		Land Table 34D	19.19%
24-25-34-302-025	570 FARMDALE ST	08/30/22	\$205,000	\$220,630	\$67,371	\$83,001	0.13	\$538,968		Land Table 34D	37.62%
24-25-34-304-003	840 GARDENDALE ST	02/13/23	\$178,000	\$192,132	\$49,300	\$63,432	0.10	\$513,542		Land Table 34D	33.01%
24-25-34-302-036	835 FLOWERDALE ST	06/08/23	\$187,000	\$204,745	\$44,497	\$62,242	0.09	\$473,372		Land Table 34D	30.40%
24-25-34-304-038	821 MEADOWDALE ST	02/27/23	\$203,000	\$225,007	\$60,994	\$83,001	0.13	\$487,952		Land Table 34D	36.89%
24-25-34-326-001	900 ALLEN ST	12/08/22	\$272,150	\$309,898	\$96,901	\$134,649	0.30	\$328,478		Land Table 34D	43.45%
24-25-34-302-043	757 FLOWERDALE ST	02/07/23	\$225,000	\$256,705	\$51,280	\$82,985	0.13	\$410,240		Land Table 34D	32.33%

City of Ferndale
Land Table 34E

BSA DATABASE		SALES DATA	
Parcel Count	144	# of Sales	7
ECF Nbhd	34E, 340	Sales Ratio	50.47%
Min ECF	1.460	(Land Resid.-Est. Land Value)/Est. LV	-2.46%
Max ECF	1.730	% Change	5.00%
Land Table LtoB	32.74%	Projected Land Table LtoB	34.38%
CVT LtoB	33.38%	Sales Sample Size	4.86%

Color Key
Vacant Sales
Demo Sales or New Build after sale



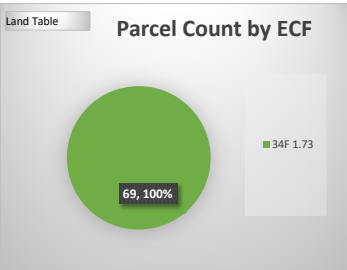
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,781	\$1,737	\$1,870
MINIMUM	\$1,781	\$1,737	\$1,870
MAXIMUM	\$1,781	\$1,737	\$1,870

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
24-25-34-328-014	734 LAPRAIRIE ST	06/23/23	\$285,000	\$249,445	\$108,762	\$73,207	0.22	\$485,545		Land Table 34E	50.90%
24-25-34-329-015	721 SAINT LOUIS ST	02/09/23	\$249,900	\$244,522	\$78,585	\$73,207	0.22	\$350,826		Land Table 34E	50.51%
24-25-34-330-001	643 HANCOCK CT	04/07/23	\$236,000	\$235,271	\$107,529	\$106,800	0.17	\$632,524		Land Table 34E	50.50%
24-25-34-331-006	556 SAINT LOUIS ST	04/19/23	\$283,000	\$292,798	\$102,933	\$112,731	0.29	\$351,307		Land Table 34E	50.40%
24-25-34-331-007	550 SAINT LOUIS ST	05/11/23	\$216,500	\$228,086	\$74,540	\$86,126	0.22	\$332,768		Land Table 34E	50.23%
24-25-34-328-040	512 LAPRAIRIE ST	07/17/23	\$160,000	\$178,149	\$55,442	\$73,591	0.23	\$246,409		Land Table 34E	50.08%
24-25-34-330-027	621 SAINT LOUIS ST	01/28/22	\$149,000	\$165,997	\$60,699	\$77,696	0.24	\$249,790		Land Table 34E	50.04%

City of Ferndale
Land Table 34F

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	15
ECF Nbhd	34F	Sales Ratio	48.46%
Min ECF	1.730	(Land Resid.-Est. Land Value)/Est. LV	9.49%
Max ECF	1.730	% Change	12.00%
Land Table LtoB	34.11%	Projected Land Table LtoB	38.21%
CVT LtoB	33.38%	Sales Sample Size	21.74%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,670	\$1,829	\$1,870
MINIMUM	\$1,670	\$1,829	\$1,870
MAXIMUM	\$1,670	\$1,829	\$1,870

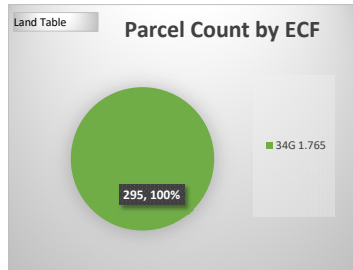
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-34-404-005	351 ADAMS CT	06/03/22	\$248,000	\$200,292	\$130,760	\$83,052	0.11	\$1,222,056		Land Table 34F	50.90%
24-25-34-404-008	321 ADAMS CT	01/19/22	\$270,000	\$224,278	\$110,413	\$64,691	0.08	\$1,314,440		Land Table 34F	50.51%
24-25-34-403-001	394 ADAMS CT	04/15/22	\$254,000	\$219,214	\$112,171	\$77,385	0.09	\$1,219,250		Land Table 34F	50.50%
24-25-34-404-036	260 FIELDING ST	08/25/22	\$247,000	\$218,470	\$91,866	\$63,336	0.10	\$909,564		Land Table 34F	50.40%
24-25-34-402-002	555 EDGEWOOD PL	09/26/22	\$254,000	\$230,008	\$96,285	\$72,293	0.12	\$837,261		Land Table 34F	50.23%
24-25-34-404-039	234 FIELDING ST	08/29/22	\$170,000	\$162,213	\$71,082	\$63,295	0.10	\$703,782		Land Table 34F	50.08%
24-25-34-403-003	374 ADAMS CT	08/17/22	\$275,000	\$264,580	\$87,980	\$77,560	0.09	\$946,022		Land Table 34F	50.04%
24-25-34-403-009	314 ADAMS CT	03/13/23	\$230,000	\$223,275	\$69,160	\$62,435	0.08	\$910,000		Land Table 34F	49.43%
24-25-34-404-028	324 FIELDING ST	10/06/23	\$260,000	\$255,266	\$68,182	\$63,448	0.10	\$668,451		Land Table 34F	49.41%
24-25-34-404-021	378 FIELDING ST	01/14/22	\$189,900	\$187,722	\$64,112	\$61,934	0.10	\$674,863		Land Table 34F	49.36%
24-25-34-404-038	242 FIELDING ST	02/14/22	\$210,000	\$210,629	\$62,680	\$63,309	0.10	\$620,594		Land Table 34F	49.34%
24-25-34-404-016	245 ADAMS CT	03/03/23	\$190,000	\$201,359	\$70,120	\$81,479	0.11	\$655,327		Land Table 34F	49.00%
24-25-34-404-015	255 ADAMS CT	12/22/23	\$194,750	\$210,408	\$65,729	\$81,387	0.11	\$614,290		Land Table 34F	48.98%
24-25-34-403-017	232 ADAMS CT	05/27/22	\$260,007	\$292,835	\$97,736	\$130,564	0.16	\$607,056		Land Table 34F	48.84%
24-25-34-404-023	364 FIELDING ST	12/30/22	\$270,000	\$313,765	\$51,510	\$95,275	0.15	\$336,667		Land Table 34F	48.65%

City of Ferndale

Land Table 34G

BSA DATABASE		SALES DATA	
Parcel Count	295	# of Sales	21
ECF Nbrhd	34G	Sales Ratio	48.14%
Min ECF	1.765	(Land Resid.-Est. Land Value)/Est. LV	13.21%
Max ECF	1.765	% Change	12.00%
Land Table LtoB	32.24%	Projected Land Table LtoB	36.11%
CVT LtoB	33.38%	Sales Sample Size	7.12%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,670	\$1,891	\$1,870
MINIMUM	\$1,670	\$1,891	\$1,870
MAXIMUM	\$1,670	\$1,891	\$1,870

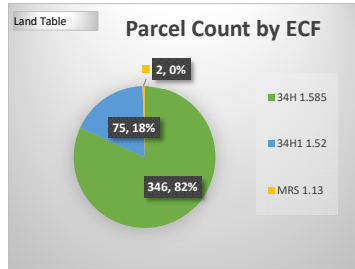
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-34-430-017	282 JEWELL ST	03/09/22	\$353,000	\$291,681	\$133,847	\$72,528	0.12	\$1,153,853		Land Table 34G	24.87%
24-25-34-426-003	151 WORDSWORTH ST	11/27/23	\$245,000	\$208,618	\$122,988	\$86,606	0.13	\$968,409		Land Table 34G	41.51%
24-25-34-427-032	448 WORDSWORTH ST	02/11/22	\$235,000	\$204,115	\$100,170	\$69,285	0.10	\$982,059		Land Table 34G	33.94%
24-25-34-476-043	307 E WEBSTER AVE	08/30/22	\$343,000	\$306,180	\$115,392	\$78,572	0.15	\$790,356		Land Table 34G	25.66%
24-25-34-428-021	370 CHANNING ST	09/30/22	\$272,000	\$245,218	\$96,395	\$69,613	0.10	\$935,874		Land Table 34G	28.39%
24-25-34-428-024	400 CHANNING ST	07/22/22	\$275,000	\$252,446	\$92,167	\$69,613	0.10	\$894,825		Land Table 34G	27.58%
24-25-34-427-007	204 WORDSWORTH ST	08/11/23	\$215,000	\$197,972	\$103,634	\$86,606	0.13	\$816,016		Land Table 34G	43.75%
24-25-34-476-017	244 SPENCER ST	02/02/22	\$204,500	\$189,240	\$88,921	\$73,661	0.14	\$649,058		Land Table 34G	38.92%
24-25-34-476-015	230 SPENCER ST	03/10/22	\$251,000	\$236,172	\$88,489	\$73,661	0.14	\$645,905		Land Table 34G	31.19%
24-25-34-429-044	243 JEWELL ST	06/17/22	\$230,000	\$219,313	\$83,215	\$72,528	0.12	\$717,371		Land Table 34G	33.07%
24-25-34-427-062	421 CHANNING ST	07/18/23	\$240,000	\$229,582	\$79,703	\$69,285	0.10	\$781,402		Land Table 34G	30.18%
24-25-34-429-011	284 SILMAN ST	06/21/23	\$315,000	\$305,294	\$100,367	\$90,661	0.15	\$692,186		Land Table 34G	29.70%
24-25-34-427-017	320 WORDSWORTH ST	06/03/22	\$241,000	\$234,136	\$76,149	\$69,285	0.10	\$746,559		Land Table 34G	29.59%
24-25-34-428-052	375 SILMAN ST	08/26/22	\$250,000	\$244,881	\$78,344	\$73,225	0.12	\$658,353		Land Table 34G	29.90%
24-25-34-427-055	357 CHANNING ST	06/15/23	\$270,000	\$267,036	\$72,249	\$69,285	0.10	\$708,324		Land Table 34G	25.95%
24-25-34-426-015	265 WORDSWORTH ST	03/16/22	\$240,000	\$239,709	\$86,897	\$86,606	0.13	\$684,228		Land Table 34G	36.13%
24-25-34-429-006	236 SILMAN ST	08/15/22	\$375,000	\$382,797	\$82,864	\$90,661	0.15	\$571,476		Land Table 34G	23.68%
24-25-34-427-004	170 WORDSWORTH ST	03/15/23	\$230,000	\$234,825	\$81,781	\$86,606	0.13	\$643,945		Land Table 34G	36.88%
24-25-34-430-011	234 JEWELL ST	12/19/22	\$406,000	\$430,073	\$48,455	\$72,528	0.12	\$417,716		Land Table 34G	16.86%
24-25-34-426-017	303 WORDSWORTH ST	11/10/22	\$245,000	\$259,926	\$71,680	\$86,606	0.13	\$564,409		Land Table 34G	33.32%
24-25-34-429-036	171 JEWELL ST	03/17/23	\$395,000	\$434,913	\$50,748	\$90,661	0.15	\$349,986		Land Table 34G	20.85%

City of Ferndale

Land Table 34H

BSA DATABASE		SALES DATA	
Parcel Count	423	# of Sales	38
ECF Nbd	34H, 34H1, MRS	Sales Ratio	48.11%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	11.79%
Max ECF	1.585	% Change	10.00%
Land Table LtoB	33.77%	Projected Land Table LtoB	37.15%
CVT LtoB	33.38%	Sales Sample Size	8.98%

Color Key
Vacant Sales
Demo Sales or New Build after sale



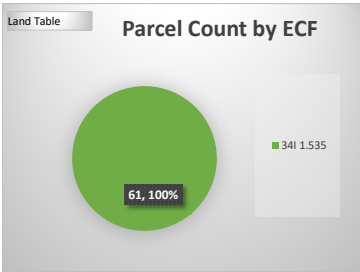
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,555	\$1,738	\$1,711
MINIMUM	\$1,555	\$1,738	\$1,711
MAXIMUM	\$1,555	\$1,738	\$1,711

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
24-25-34-451-010	331 EDGEWOOD PL	08/08/22	\$270,000	\$172,198	\$157,526	\$59,724	0.10	\$1,623,979		Land Table 34H	34.68%
24-25-34-454-019	369 W CHESTERFIELD AVE	04/01/22	\$285,000	\$197,156	\$147,958	\$60,114	0.10	\$1,509,776		Land Table 34H	30.49%
24-25-34-353-023	421 GARDENDALE ST	06/14/22	\$230,000	\$177,849	\$114,393	\$62,242	0.09	\$1,216,947		Land Table 34H	35.00%
24-25-34-454-008	447 W CHESTERFIELD AVE	09/29/23	\$208,000	\$162,922	\$105,192	\$60,114	0.10	\$1,073,388		Land Table 34H	36.90%
24-25-34-452-024	211 FIELDING ST	04/08/22	\$350,000	\$282,105	\$162,360	\$94,465	0.15	\$1,054,286		Land Table 34H	33.49%
24-25-34-453-046	396 W CHESTERFIELD AVE	06/15/22	\$236,250	\$192,699	\$101,406	\$57,855	0.09	\$1,114,352		Land Table 34H	30.02%
24-25-34-454-047	444 W BENNETT AVE	02/28/22	\$290,000	\$238,993	\$111,121	\$60,114	0.10	\$1,133,888		Land Table 34H	25.15%
24-25-34-453-043	416 W CHESTERFIELD AVE	06/30/23	\$194,000	\$160,633	\$91,222	\$57,855	0.09	\$1,002,440		Land Table 34H	36.02%
24-25-34-453-003	381 W WEBSTER AVE	08/25/23	\$280,000	\$238,886	\$98,969	\$57,855	0.09	\$1,087,571		Land Table 34H	24.22%
24-25-34-453-026	211 W WEBSTER AVE	11/02/22	\$205,750	\$176,253	\$89,611	\$60,114	0.10	\$914,398		Land Table 34H	34.11%
24-25-34-352-037	243 FLOWERDALE ST	03/11/22	\$215,000	\$189,496	\$87,746	\$62,242	0.09	\$933,468		Land Table 34H	32.85%
24-25-34-377-003	435 LAPRAIRIE ST	07/29/22	\$300,000	\$269,905	\$110,585	\$80,490	0.22	\$495,897		Land Table 34H	29.82%
24-25-34-378-012	320 LAPRAIRIE ST	07/03/23	\$427,000	\$388,933	\$143,600	\$105,533	0.29	\$490,102		Land Table 34H	27.13%
24-25-34-454-032	245 W CHESTERFIELD AVE	05/19/22	\$228,600	\$209,167	\$79,547	\$60,114	0.10	\$811,704		Land Table 34H	28.74%
24-25-34-378-022	437 SAINT LOUIS ST	08/04/23	\$406,000	\$375,246	\$125,610	\$94,856	0.22	\$560,759		Land Table 34H	25.28%
24-25-34-453-010	333 W WEBSTER AVE	11/04/22	\$215,000	\$199,464	\$106,450	\$90,914	0.14	\$744,406		Land Table 34H	45.58%
24-25-34-353-013	260 FLOWERDALE ST	04/04/23	\$174,000	\$163,419	\$74,013	\$63,432	0.10	\$770,969		Land Table 34H	38.82%
24-25-34-351-021	247 FARMDALE ST	11/15/22	\$189,900	\$178,855	\$72,079	\$61,034	0.09	\$800,878		Land Table 34H	34.12%
24-25-34-452-023	219 FIELDING ST	04/15/22	\$210,000	\$200,507	\$69,607	\$60,114	0.10	\$710,276		Land Table 34H	29.98%
24-25-34-378-037	231 SAINT LOUIS ST	03/11/22	\$305,000	\$291,441	\$144,669	\$131,110	0.31	\$468,184		Land Table 34H	44.99%
24-25-34-455-007	445 W BENNETT AVE	12/21/23	\$145,000	\$138,615	\$67,477	\$61,092	0.10	\$668,089		Land Table 34H	44.07%
24-25-34-453-014	295 W WEBSTER AVE	02/10/23	\$203,000	\$206,712	\$54,143	\$57,855	0.09	\$594,978		Land Table 34H	27.99%
24-25-34-452-027	394 W WEBSTER AVE	07/17/23	\$272,000	\$277,389	\$81,393	\$86,782	0.14	\$598,478		Land Table 34H	31.29%
24-25-34-453-038	460 W CHESTERFIELD AVE	06/10/22	\$215,000	\$223,337	\$49,518	\$57,855	0.09	\$544,154		Land Table 34H	25.90%
24-25-34-353-007	352 FLOWERDALE ST	02/10/22	\$170,000	\$176,636	\$76,365	\$83,001	0.13	\$610,920		Land Table 34H	46.99%
24-25-34-378-029	343 SAINT LOUIS ST	06/13/23	\$289,000	\$304,638	\$78,721	\$94,359	0.22	\$354,599		Land Table 34H	30.97%
24-25-34-377-006	415 LAPRAIRIE ST	03/29/23	\$185,000	\$195,333	\$70,176	\$80,509	0.22	\$314,691		Land Table 34H	41.22%
24-25-34-454-030	257 W CHESTERFIELD AVE	08/03/23	\$220,000	\$234,174	\$45,940	\$60,114	0.10	\$468,776		Land Table 34H	25.67%
24-25-34-453-073	267 W WEBSTER AVE	09/22/23	\$251,000	\$269,618	\$41,496	\$60,114	0.10	\$423,429		Land Table 34H	22.30%
24-25-34-452-046	250 W WEBSTER AVE	01/31/22	\$150,000	\$162,188	\$47,926	\$60,114	0.10	\$489,041		Land Table 34H	37.06%
24-25-34-452-048	236 W WEBSTER AVE	02/02/23	\$258,000	\$291,706	\$26,408	\$60,114	0.10	\$269,469		Land Table 34H	20.61%
24-25-34-379-011	320 SAINT LOUIS ST	07/28/22	\$214,000	\$242,432	\$98,208	\$126,640	0.30	\$328,455		Land Table 34H	52.24%
24-25-34-453-027	201 W WEBSTER AVE	08/25/22	\$159,900	\$184,981	\$35,033	\$60,114	0.10	\$357,480		Land Table 34H	32.50%
24-25-34-378-031	321 SAINT LOUIS ST	02/25/22	\$240,000	\$286,563	\$96,962	\$143,525	0.34	\$286,870		Land Table 34H	50.08%
24-25-34-353-043	207 GARDENDALE ST	11/06/23	\$212,000	\$254,139	\$82,346	\$124,485	0.19	\$440,353		Land Table 34H	48.98%
24-25-34-452-007	349 FIELDING ST	08/30/22	\$175,000	\$215,347	\$19,767	\$60,114	0.10	\$201,704		Land Table 34H	27.91%
24-25-34-452-005	365 FIELDING ST	08/31/22	\$169,500	\$225,842	\$18,042	\$74,384	0.12	\$154,205		Land Table 34H	32.94%
24-25-34-452-006	357 FIELDING ST	10/06/22	\$150,000	\$204,939	\$13,763	\$68,702	0.11	\$122,884		Land Table 34H	33.52%

City of Ferndale
Land Table 34I

BSA DATABASE		SALES DATA	
Parcel Count	61	# of Sales	5
ECF Nbhd	34I	Sales Ratio	52.41%
Min ECF	1.535	(Land Resid.-Est. Land Value)/Est. LV	-15.06%
Max ECF	1.535	% Change	0.00%
Land Table LtoB	33.59%	Projected Land Table LtoB	33.59%
CVT LtoB	33.38%	Sales Sample Size	8.20%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



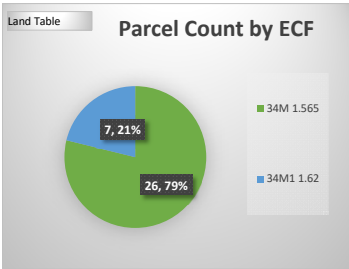
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,555	\$1,321	\$1,555
MINIMUM	\$1,555	\$1,321	\$1,555
MAXIMUM	\$1,555	\$1,321	\$1,555

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
24-25-34-477-014	300 E WEBSTER AVE	03/25/22	\$250,000	\$210,517	\$117,914	\$78,431	0.15	\$807,630		Land Table 34I	50.90%
24-25-34-478-029	235 E BENNETT AVE	11/11/22	\$167,000	\$158,383	\$55,267	\$46,650	0.07	\$800,971		Land Table 34I	50.51%
24-25-34-477-034	221 E CHESTERFIELD AVE	06/24/22	\$330,000	\$365,128	\$42,395	\$77,523	0.14	\$296,469		Land Table 34I	50.50%
24-25-34-478-023	157 E BENNETT AVE	03/18/22	\$231,000	\$266,096	\$58,204	\$93,300	0.14	\$421,768		Land Table 34I	50.40%
24-25-34-478-010	182 E CHESTERFIELD AVE	01/20/22	\$139,900	\$171,700	\$30,400	\$62,200	0.09	\$330,435		Land Table 34I	50.23%

City of Ferndale
Land Table 34M

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	3
ECF Nbhd	34M, 34M1	Sales Ratio	43.17%
Min ECF	1.565	(Land Resid.-Est. Land Value)/Est. LV	53.04%
Max ECF	1.620	% Change	20.00%
Land Table LtoB	34.43%	Projected Land Table LtoB	41.31%
CVT LtoB	33.38%	Sales Sample Size	9.09%

Color Key
Vacant Sales
Demo Sales or New Build after sale



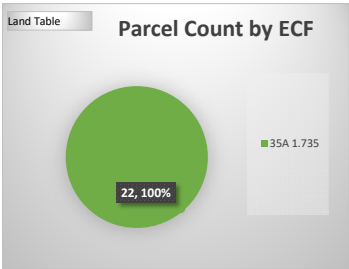
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,780	\$2,724	\$2,136
MINIMUM	\$1,780	\$2,724	\$2,136
MAXIMUM	\$1,780	\$2,724	\$2,136

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
24-25-34-279-008	240 E MARSHALL ST	08/31/23	\$340,000	\$282,668	\$130,322	\$72,990	0.12	\$1,059,528		Land Table 34M	25.82%
24-25-34-255-031	241 E MARSHALL ST	10/20/23	\$275,000	\$235,662	\$111,716	\$72,378	0.12	\$930,967		Land Table 34M	30.71%
24-25-34-255-032	251 E MARSHALL ST	11/21/22	\$230,000	\$211,183	\$91,195	\$72,378	0.12	\$759,958		Land Table 34M	34.27%

City of Ferndale
Land Table 35A

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	3
ECF Nbhd	35A	Sales Ratio	49.13%
Min ECF	1.735	(Land Resid.-Est. Land Value)/Est. LV	5.22%
Max ECF	1.735	% Change	10.00%
Land Table LtoB	32.99%	Projected Land Table LtoB	36.29%
CVT LtoB	33.38%	Sales Sample Size	13.64%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,287	\$1,354	\$1,416
MINIMUM	\$1,287	\$1,354	\$1,416
MAXIMUM	\$1,287	\$1,354	\$1,416

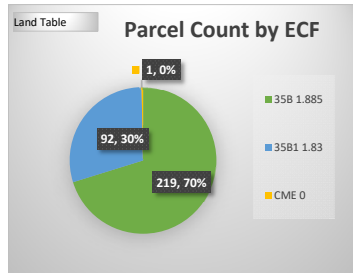
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-35-104-002	1120 E TROY AVE	07/22/22	\$170,000	\$128,763	\$80,512	\$39,275	0.07	\$1,118,222		Land Table 35A	50.90%
24-25-35-103-008	1030 E TROY AVE	04/12/23	\$159,000	\$155,871	\$49,702	\$46,573	0.09	\$564,795		Land Table 35A	50.51%
24-25-35-104-017	1184 E TROY AVE	09/13/22	\$340,000	\$372,784	\$103,175	\$135,959	0.25	\$406,201		Land Table 35A	50.50%

City of Ferndale

Land Table 35B

BSA DATABASE		SALES DATA	
Parcel Count	312	# of Sales	27
ECF Nbrhd	35B, 35B1, CME	Sales Ratio	49.01%
Min ECF	1.830	(Land Resid.-Est. Land Value)/Est. LV	7.74%
Max ECF	1.885	% Change	14.00%
Land Table LtoB	28.24%	Projected Land Table LtoB	32.19%
CVT LtoB	33.38%	Sales Sample Size	8.65%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,366	\$1,472	\$1,557
MINIMUM	\$1,366	\$1,472	\$1,557
MAXIMUM	\$1,366	\$1,472	\$1,557

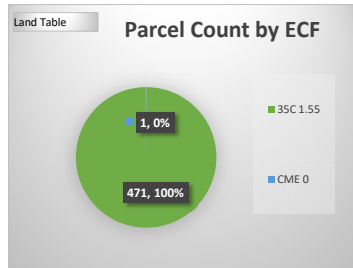
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
24-25-35-304-008	736 CHANNING ST	05/27/22	\$285,000	\$227,734	\$105,341	\$48,075	0.09	\$1,170,456		Land Table 35B	21.11%
24-25-35-304-012	786 CHANNING ST	07/13/23	\$250,000	\$203,715	\$94,360	\$48,075	0.09	\$1,048,444		Land Table 35B	23.60%
24-25-35-303-010	730 WORDSWORTH ST	04/28/23	\$210,000	\$171,629	\$86,219	\$47,848	0.09	\$968,753		Land Table 35B	27.88%
24-25-35-306-008	426 JEWELL ST	08/19/22	\$264,000	\$217,444	\$109,643	\$63,087	0.12	\$898,713		Land Table 35B	29.01%
24-25-35-306-015	568 JEWELL ST	05/19/22	\$204,000	\$180,346	\$72,722	\$49,068	0.10	\$765,495		Land Table 35B	27.21%
24-25-35-301-009	715 WORDSWORTH ST	02/25/22	\$249,900	\$221,065	\$75,438	\$46,603	0.08	\$919,976		Land Table 35B	21.08%
24-25-35-306-048	619 SPENCER ST	07/20/22	\$230,000	\$207,198	\$71,870	\$49,068	0.10	\$756,526		Land Table 35B	23.68%
24-25-35-152-010	750 E HAZELHURST ST	07/12/23	\$209,895	\$189,137	\$70,756	\$49,998	0.10	\$707,560		Land Table 35B	26.43%
24-25-35-304-046	861 SILMAN ST	10/07/22	\$205,000	\$193,473	\$58,549	\$47,022	0.08	\$697,012		Land Table 35B	24.30%
24-25-35-304-031	621 SILMAN ST	08/05/22	\$217,000	\$207,679	\$87,527	\$78,206	0.17	\$514,865		Land Table 35B	37.66%
24-25-35-303-048	860 WORDSWORTH ST	06/09/23	\$360,000	\$346,334	\$109,362	\$95,696	0.18	\$617,864		Land Table 35B	27.63%
24-25-35-304-020	882 CHANNING ST	06/15/22	\$220,000	\$212,843	\$55,232	\$48,075	0.09	\$613,689		Land Table 35B	22.59%
24-25-35-351-049	695 E WEBSTER AVE	05/31/23	\$250,000	\$243,671	\$54,220	\$47,891	0.09	\$609,213		Land Table 35B	19.65%
24-25-35-304-016	830 CHANNING ST	06/12/23	\$165,610	\$162,450	\$51,235	\$48,075	0.09	\$569,278		Land Table 35B	29.59%
24-25-35-304-045	851 SILMAN ST	05/02/22	\$190,000	\$189,720	\$47,302	\$47,022	0.08	\$563,119		Land Table 35B	24.78%
24-25-35-351-025	780 SPENCER ST	09/26/22	\$182,500	\$187,456	\$42,935	\$47,891	0.09	\$482,416		Land Table 35B	25.55%
24-25-35-151-032	639 E HAZELHURST ST	07/28/22	\$266,000	\$274,025	\$89,389	\$97,414	0.19	\$480,586		Land Table 35B	35.55%
24-25-35-303-039	827 CHANNING ST	01/18/23	\$195,000	\$201,049	\$41,799	\$47,848	0.09	\$469,652		Land Table 35B	23.80%
24-25-35-351-011	564 SPENCER ST	10/20/22	\$190,000	\$196,527	\$41,364	\$47,891	0.09	\$464,764		Land Table 35B	24.37%
24-25-35-306-067	801 SPENCER ST	07/21/23	\$210,000	\$219,443	\$81,682	\$91,125	0.18	\$461,480		Land Table 35B	41.53%
24-25-35-151-015	741 E HAZELHURST ST	12/30/22	\$159,000	\$169,085	\$38,622	\$48,707	0.09	\$415,290		Land Table 35B	28.81%
24-25-35-306-040	507 SPENCER ST	02/21/23	\$138,000	\$147,053	\$40,015	\$49,068	0.10	\$421,211		Land Table 35B	33.37%
24-25-35-351-029	840 SPENCER ST	08/25/22	\$205,000	\$220,073	\$50,605	\$65,678	0.12	\$414,795		Land Table 35B	29.84%
24-25-35-377-032	890 E BENNETT AVE	10/11/23	\$235,000	\$252,692	\$31,162	\$48,854	0.09	\$331,511		Land Table 35B	19.33%
24-25-35-377-015	823 E BENNETT AVE	02/21/23	\$261,000	\$300,019	\$8,408	\$47,427	0.09	\$97,767		Land Table 35B	15.81%
24-25-35-351-059	831 E WEBSTER AVE	11/01/23	\$176,750	\$203,838	\$20,803	\$47,891	0.09	\$233,742		Land Table 35B	23.49%
24-25-35-306-055	731 SPENCER ST	03/09/22	\$310,000	\$372,869	\$35,266	\$98,135	0.19	\$185,611		Land Table 35B	26.32%

City of Ferndale

Land Table 35C

BSA DATABASE		SALES DATA	
Parcel Count	472	# of Sales	66
ECF Nbdh	35C, CME	Sales Ratio	47.30%
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	19.89%
Max ECF	1.550	% Change	9.95%
Land Table LtoB	31.13%	Projected Land Table LtoB	34.23%
CVT LtoB	33.38%	Sales Sample Size	13.98%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,210	\$1,451	\$1,330
MINIMUM	\$1,210	\$1,451	\$1,330
MAXIMUM	\$1,210	\$1,451	\$1,330

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
24-25-35-255-014	1772 UNIVERSITY ST	10/20/23	\$224,900	\$146,035	\$121,416	\$42,551	0.09	\$1,349,067		Land Table 35C	29.14%
24-25-35-409-011	1544 JEWELL ST	08/21/23	\$258,000	\$174,778	\$130,034	\$46,812	0.09	\$1,413,413		Land Table 35C	26.78%
24-25-35-255-017	1810 UNIVERSITY ST	10/20/23	\$224,900	\$156,237	\$117,897	\$49,234	0.11	\$1,112,236		Land Table 35C	31.51%
24-25-35-407-002	1460 SILMAN ST	04/28/22	\$200,000	\$142,398	\$102,853	\$45,251	0.09	\$1,105,946		Land Table 35C	31.78%
24-25-35-407-009	1576 SILMAN ST	12/05/23	\$225,000	\$163,846	\$121,169	\$60,015	0.12	\$985,114		Land Table 35C	36.63%
24-25-35-209-032	1891 COLLEGE ST	06/14/22	\$245,000	\$184,235	\$112,580	\$51,815	0.11	\$1,032,844		Land Table 35C	28.12%
24-25-35-207-028	1845 ACADEMY AVE	10/31/23	\$230,000	\$174,935	\$97,749	\$42,684	0.09	\$1,086,100		Land Table 35C	24.40%
24-25-35-251-027	1741 JARVIS ST	02/14/23	\$294,900	\$227,477	\$109,974	\$42,551	0.09	\$1,221,933		Land Table 35C	18.71%
24-25-35-409-007	1488 JEWELL ST	06/30/23	\$230,000	\$178,360	\$104,304	\$52,664	0.10	\$1,012,660		Land Table 35C	29.53%
24-25-35-405-009	1688 CHANNING ST	07/08/22	\$205,000	\$161,780	\$91,232	\$48,012	0.10	\$921,535		Land Table 35C	29.68%
24-25-35-256-008	1772 E HAZELHURST ST	11/13/23	\$200,000	\$159,052	\$83,499	\$42,551	0.09	\$927,767		Land Table 35C	26.75%
24-25-35-451-028	1521 E WEBSTER AVE	04/12/22	\$247,000	\$196,489	\$105,815	\$55,304	0.12	\$889,202		Land Table 35C	28.15%
24-25-35-403-022	1687 CHANNING ST	05/19/22	\$190,000	\$152,772	\$73,237	\$36,009	0.07	\$989,689		Land Table 35C	23.57%
24-25-35-251-025	1701 JARVIS ST	02/18/22	\$184,000	\$149,076	\$77,475	\$42,551	0.09	\$860,833		Land Table 35C	28.54%
24-25-35-205-004	1852 E SARATOGA AVE	03/02/22	\$233,000	\$189,023	\$92,759	\$48,782	0.10	\$900,573		Land Table 35C	25.81%
24-25-35-256-007	1760 E HAZELHURST ST	04/11/23	\$215,000	\$175,475	\$82,076	\$42,551	0.09	\$911,956		Land Table 35C	24.25%
24-25-35-403-030	1803 CHANNING ST	11/22/22	\$180,000	\$149,046	\$66,063	\$35,109	0.07	\$957,435		Land Table 35C	23.56%
24-25-35-255-025	1655 E HAZELHURST ST	11/21/22	\$199,000	\$165,844	\$81,786	\$48,630	0.10	\$801,824		Land Table 35C	29.32%
24-25-35-407-017	1710 SILMAN ST	04/07/22	\$167,000	\$140,274	\$74,738	\$48,012	0.10	\$754,929		Land Table 35C	34.23%
24-25-35-203-013	1960 E TROY AVE	02/10/22	\$165,000	\$141,686	\$65,998	\$42,684	0.09	\$733,311		Land Table 35C	30.13%
24-25-35-256-020	1783 E MARSHALL ST	01/20/22	\$155,000	\$133,288	\$74,451	\$52,739	0.11	\$670,730		Land Table 35C	39.57%
24-25-35-255-003	1604 UNIVERSITY ST	04/03/23	\$180,000	\$157,339	\$71,291	\$48,630	0.10	\$698,931		Land Table 35C	30.91%
24-25-35-201-023	1931 E TROY AVE	12/07/22	\$175,000	\$154,015	\$62,651	\$41,666	0.08	\$745,845		Land Table 35C	27.05%
24-25-35-409-019	1381 SPENCER ST	01/04/22	\$180,000	\$161,251	\$53,858	\$35,109	0.07	\$780,551		Land Table 35C	21.77%
24-25-35-409-023	1457 SPENCER ST	10/03/22	\$200,000	\$180,582	\$77,933	\$58,515	0.12	\$677,678		Land Table 35C	32.40%
24-25-35-409-015	1630 JEWELL ST	06/24/22	\$177,200	\$161,484	\$68,380	\$52,664	0.10	\$663,883		Land Table 35C	32.61%
24-25-35-255-004	1624 UNIVERSITY ST	07/22/22	\$145,000	\$134,569	\$59,061	\$48,630	0.10	\$579,029		Land Table 35C	36.14%
24-25-35-407-023	1421 JEWELL ST	12/28/22	\$175,000	\$162,483	\$60,529	\$48,012	0.10	\$611,404		Land Table 35C	29.55%
24-25-35-407-015	1670 SILMAN ST	03/04/22	\$217,000	\$203,849	\$67,165	\$54,014	0.11	\$605,090		Land Table 35C	26.50%
24-25-35-451-034	1641 E WEBSTER AVE	09/15/23	\$255,000	\$241,402	\$87,336	\$73,738	0.16	\$552,759		Land Table 35C	30.55%
24-25-35-401-017	1825 WORDSWORTH ST	08/28/23	\$204,000	\$193,648	\$69,704	\$59,352	0.12	\$580,867		Land Table 35C	30.65%
24-25-35-251-035	1621 JARVIS ST	05/05/22	\$149,999	\$142,451	\$56,178	\$48,630	0.10	\$550,765		Land Table 35C	34.14%
24-25-35-255-033	1761 E HAZELHURST ST	04/19/23	\$231,000	\$219,459	\$58,955	\$47,414	0.10	\$589,550		Land Table 35C	21.60%
24-25-35-255-016	1800 UNIVERSITY ST	03/13/23	\$225,000	\$216,870	\$57,364	\$49,234	0.11	\$541,170		Land Table 35C	22.70%
24-25-35-205-008	1920 E SARATOGA AVE	12/21/23	\$224,500	\$218,973	\$90,896	\$85,369	0.18	\$502,188		Land Table 35C	38.99%
24-25-35-205-036	1892 E SARATOGA AVE	02/28/23	\$355,000	\$348,377	\$49,242	\$42,619	0.09	\$547,133		Land Table 35C	12.23%
24-25-35-201-038	1841 E TROY AVE	11/13/23	\$220,000	\$216,070	\$99,167	\$95,237	0.19	\$513,819		Land Table 35C	44.08%
24-25-35-256-016	1731 E MARSHALL ST	08/26/22	\$150,000	\$147,715	\$44,836	\$42,551	0.09	\$498,178		Land Table 35C	28.81%
24-25-35-205-037	1898 E SARATOGA AVE	03/07/23	\$355,000	\$349,759	\$47,860	\$42,619	0.09	\$531,778		Land Table 35C	12.19%
24-25-35-409-002	1390 JEWELL ST	04/10/23	\$246,000	\$243,046	\$73,172	\$70,218	0.14	\$530,232		Land Table 35C	28.89%
24-25-35-251-022	1669 JARVIS ST	12/06/22	\$154,900	\$153,993	\$49,537	\$48,630	0.10	\$485,657		Land Table 35C	31.58%

City of Ferndale

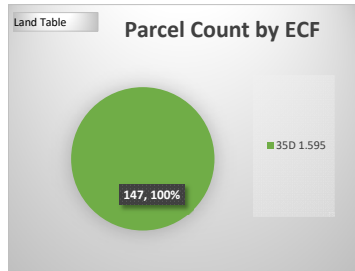
Land Table 35C

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
24-25-35-203-012	1942 E TROY AVE	04/04/22	\$190,000	\$189,724	\$42,960	\$42,684	0.09	\$477,333		Land Table 35C	22.50%
24-25-35-405-011	1712 CHANNING ST	05/04/23	\$340,000	\$343,569	\$44,443	\$48,012	0.10	\$448,919		Land Table 35C	13.97%
24-25-35-253-025	1669 UNIVERSITY ST	04/24/23	\$200,000	\$205,170	\$44,064	\$49,234	0.11	\$415,698		Land Table 35C	24.00%
24-25-35-209-028	1813 COLLEGE ST	04/08/22	\$402,000	\$412,632	\$31,919	\$42,551	0.09	\$354,656		Land Table 35C	10.31%
24-25-35-405-017	1820 CHANNING ST	06/01/23	\$215,000	\$222,327	\$70,669	\$77,996	0.16	\$441,681		Land Table 35C	35.08%
24-25-35-251-012	1860 COLLEGE ST	04/07/23	\$371,000	\$383,997	\$72,105	\$85,102	0.18	\$402,821		Land Table 35C	22.16%
24-25-35-407-025	1449 JEWELL ST	02/07/22	\$114,900	\$119,234	\$31,675	\$36,009	0.07	\$428,041		Land Table 35C	30.20%
24-25-35-256-025	1724 E MARSHALL ST	04/29/22	\$157,000	\$165,792	\$46,389	\$55,181	0.11	\$425,587		Land Table 35C	33.28%
24-25-35-251-010	1802 COLLEGE ST	05/25/23	\$180,000	\$190,859	\$74,243	\$85,102	0.18	\$414,765		Land Table 35C	44.59%
24-25-35-403-017	1607 CHANNING ST	03/17/23	\$117,000	\$125,254	\$45,760	\$54,014	0.11	\$412,252		Land Table 35C	43.12%
24-25-35-379-001	422 WANDA AVE	12/15/22	\$185,000	\$199,584	\$33,357	\$47,941	0.06	\$245,272	24-25-35-379-002	Land Table 35C	24.02%
24-25-35-451-017	1630 SPENCER ST	06/13/23	\$160,000	\$173,078	\$62,652	\$75,730	0.15	\$420,483		Land Table 35C	43.75%
24-25-35-207-031	1899 ACADEMY AVE	06/02/22	\$159,000	\$175,095	\$32,687	\$48,782	0.10	\$317,350		Land Table 35C	27.86%
24-25-35-253-028	1701 UNIVERSITY ST	06/02/23	\$103,000	\$115,303	\$30,776	\$43,079	0.09	\$330,925		Land Table 35C	37.36%
24-25-35-253-019	1565 UNIVERSITY ST	02/04/22	\$175,000	\$198,630	\$39,852	\$63,482	0.17	\$238,635		Land Table 35C	31.96%
24-25-35-255-038	1821 E HAZELHURST ST	06/11/22	\$120,000	\$138,435	\$36,274	\$54,709	0.12	\$315,426		Land Table 35C	39.52%
24-25-35-405-008	1668 CHANNING ST	08/15/22	\$166,000	\$191,942	\$46,076	\$72,018	0.15	\$311,324		Land Table 35C	37.52%
24-25-35-401-012	1749 WORDSWORTH ST	03/27/23	\$154,900	\$181,849	\$44,661	\$71,610	0.07	\$305,897	24-25-35-401-013	Land Table 35C	39.38%
24-25-35-407-014	1652 SILMAN ST	05/19/22	\$150,000	\$184,893	\$37,125	\$72,018	0.15	\$250,845		Land Table 35C	38.95%
24-25-35-207-040	1908 ARDMORE DR	05/17/23	\$39,000				0.10	\$378,641		Land Table 35C	#DIV/0!
24-25-35-209-004	1704 ACADEMY AVE	04/03/23	\$110,000	\$137,891	\$20,739	\$48,630	0.10	\$203,324		Land Table 35C	35.27%
24-25-35-403-033	1794 WORDSWORTH ST	11/15/22	\$230,000	\$292,997	\$5,972	\$68,969	0.13	\$45,588		Land Table 35C	23.54%
24-25-35-409-022	1421 SPENCER ST	03/22/22	\$142,469	\$185,775	\$26,912	\$70,218	0.14	\$195,014		Land Table 35C	37.80%
24-25-35-207-025	1799 ACADEMY AVE	09/21/22	\$120,000	\$162,315	\$369	\$42,684	0.09	\$4,100		Land Table 35C	26.30%
24-25-35-407-038	1629 JEWELL ST	04/28/22	\$217,000	\$294,735	\$72,279	\$150,014	0.31	\$234,672		Land Table 35C	50.90%

City of Ferndale
LAND TABLE 35D

BSA DATABASE		SALES DATA	
Parcel Count	147	# of Sales	14
ECF Nbhd	35D	Sales Ratio	45.75%
Min ECF	1.595	(Land Resid.-Est. Land Value)/Est. LV	30.13%
Max ECF	1.595	% Change	17.50%
Land Table LtoB	30.65%	Projected Land Table LtoB	36.02%
CVT LtoB	33.38%	Sales Sample Size	9.52%

Color Key
Vacant Sales
Demo Sales or New Build after sale



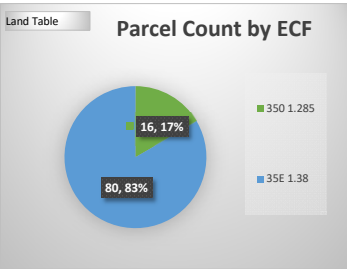
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,323	\$1,722	\$1,555
MINIMUM	\$1,323	\$1,722	\$1,555
MAXIMUM	\$1,323	\$1,722	\$1,555

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
24-25-35-354-017	638 E CHESTERFIELD AVE	08/11/23	\$315,000	\$204,399	\$175,230	\$64,629	0.12	\$1,448,182		LAND TABLE 35D	50.90%
24-25-35-352-055	721 CAMDEN AVE	02/25/22	\$221,000	\$165,220	\$102,196	\$46,416	0.09	\$1,148,270		LAND TABLE 35D	50.51%
24-25-35-352-039	443 CAMDEN AVE	07/19/22	\$242,000	\$201,070	\$87,346	\$46,416	0.09	\$981,416		LAND TABLE 35D	50.50%
24-25-35-352-032	810 E WEBSTER AVE	05/23/23	\$202,000	\$172,317	\$76,099	\$46,416	0.09	\$855,045		LAND TABLE 35D	50.40%
24-25-35-352-057	749 CAMDEN AVE	12/02/22	\$255,000	\$221,884	\$79,532	\$46,416	0.09	\$893,618		LAND TABLE 35D	50.23%
24-25-35-353-057	751 E CHESTERFIELD AVE	12/29/23	\$233,000	\$205,877	\$90,866	\$63,743	0.12	\$776,632		LAND TABLE 35D	50.08%
24-25-35-352-035	858 E WEBSTER AVE	09/26/23	\$233,000	\$211,392	\$68,024	\$46,416	0.09	\$764,315		LAND TABLE 35D	50.04%
24-25-35-352-031	800 E WEBSTER AVE	07/12/23	\$212,000	\$206,053	\$52,363	\$46,416	0.09	\$588,348		LAND TABLE 35D	49.43%
24-25-35-353-045	521 E CHESTERFIELD AVE	06/28/23	\$140,000	\$137,273	\$66,911	\$64,184	0.12	\$562,277		LAND TABLE 35D	49.41%
24-25-35-353-043	485 E CHESTERFIELD AVE	12/02/22	\$180,000	\$180,459	\$63,797	\$64,256	0.12	\$536,109		LAND TABLE 35D	49.36%
24-25-35-353-054	691 E CHESTERFIELD AVE	01/12/23	\$212,500	\$218,731	\$57,624	\$63,855	0.12	\$488,339		LAND TABLE 35D	49.34%
24-25-35-354-022	730 E CHESTERFIELD AVE	05/24/22	\$168,000	\$174,444	\$76,190	\$82,634	0.12	\$390,718	24-25-35-379-002	LAND TABLE 35D	49.00%
24-25-35-354-032	561 E BENNETT AVE	08/23/22	\$140,000	\$170,634	\$33,995	\$64,629	0.12	\$280,950		LAND TABLE 35D	48.98%
24-25-35-354-034	601 E BENNETT AVE	12/29/23	\$122,500	\$161,838	\$25,291	\$64,629	0.12	\$209,017		LAND TABLE 35D	48.84%

City of Ferndale
LAND TABLE 35E

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	8
ECF Nbhd	350, 35E	Sales Ratio	42.03%
Min ECF	1.285	(Land Resid.-Est. Land Value)/Est. LV	60.74%
Max ECF	1.380	% Change	15.70%
Land Table LtoB	31.17%	Projected Land Table LtoB	36.06%
CVT LtoB	33.38%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo Sales or New Build after sale

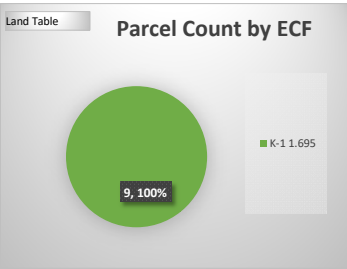


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,210	\$1,945	\$1,400
MINIMUM	\$1,210	\$1,945	\$1,400
MAXIMUM	\$1,210	\$1,945	\$1,400

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
24-25-35-453-008	1478 E WEBSTER AVE	04/05/23	\$134,100	\$138,337	\$49,591	\$53,828	0.11	\$446,766		LAND TABLE 35E	50.90%
24-25-35-453-020	1355 CAMDEN AVE	10/31/23	\$239,000	\$171,191	\$128,742	\$60,933	0.13	\$1,021,762		LAND TABLE 35E	50.51%
24-25-35-453-021	1371 CAMDEN AVE	06/22/22	\$190,000	\$172,580	\$71,248	\$53,828	0.11	\$641,874		LAND TABLE 35E	50.50%
24-25-35-453-034	1448 E WEBSTER AVE	09/26/22	\$189,900	\$139,658	\$92,108	\$41,866	0.09	\$1,071,023		LAND TABLE 35E	50.40%
24-25-35-455-028	1501 E CHESTERFIELD AVE	09/26/22	\$215,000	\$214,557	\$60,252	\$59,809	0.12	\$489,854		LAND TABLE 35E	50.23%
24-25-35-457-004	1304 E CHESTERFIELD AVE	06/16/22	\$210,000	\$150,373	\$113,455	\$53,828	0.11	\$1,022,117		LAND TABLE 35E	50.08%
24-25-35-457-011	1430 E CHESTERFIELD AVE	04/15/22	\$230,000	\$177,980	\$99,867	\$47,847	0.10	\$1,008,758		LAND TABLE 35E	50.04%
24-25-35-457-039	1331 E BENNETT AVE	02/10/23	\$215,000	\$199,723	\$69,105	\$53,828	0.11	\$622,568		LAND TABLE 35E	49.43%

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	K-1	Sales Ratio	#DIV/0!
Min ECF	1.695	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.695	% Change	0.00%
Land Table LtoB	25.55%	Projected Land Table LtoB	25.55%
CVT LtoB	33.38%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale

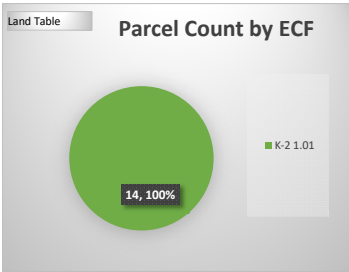


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,000	#DIV/0!	\$48,000
MINIMUM	\$48,000	#DIV/0!	\$48,000
MAXIMUM	\$48,000	#DIV/0!	\$48,000

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	K-2	Sales Ratio	51.05%
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	-8.70%
Max ECF	1.010	% Change	0.00%
Land Table LtoB	23.69%	Projected Land Table LtoB	23.69%
CVT LtoB	33.38%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New Build after sale



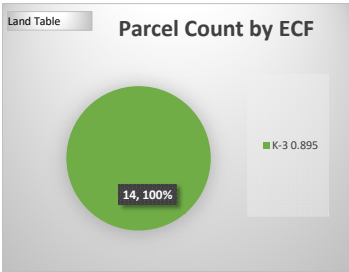
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,159	\$48,534	\$53,159
MINIMUM	\$53,159	\$48,534	\$53,159
MAXIMUM	\$53,159	\$48,534	\$53,159

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
24-25-26-112-003	3290 HILTON RD	10/19/23	\$220,000	\$224,625	\$48,534	\$53,159	1.00	\$48,534		Land Table HLN	50.90%

City of Ferndale
Land Table HLS

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	3
ECF Nbhd	K-3	Sales Ratio	50.83%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	-14.37%
Max ECF	0.895	% Change	0.00%
Land Table LtoB	11.69%	Projected Land Table LtoB	11.69%
CVT LtoB	33.38%	Sales Sample Size	21.43%

Color Key
Vacant Sales
Demo Sales or New Build after sale



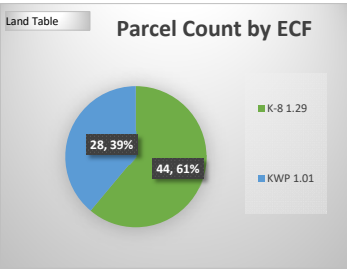
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,000	\$21,407	\$25,000
MINIMUM	\$25,000	\$21,407	\$25,000
MAXIMUM	\$25,000	\$21,407	\$25,000

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
24-25-35-356-007	420 HILTON RD	07/22/22	\$215,000	\$212,170	\$27,830	\$25,000	1.00	\$27,830		Land Table HLS	50.90%
24-25-35-356-001	394 HILTON RD	06/17/22	\$217,500	\$224,305	\$18,195	\$25,000	1.00	\$18,195		Land Table HLS	50.51%
24-25-35-356-013	454 HILTON RD	04/22/22	\$217,500	\$224,305	\$18,195	\$25,000	1.00	\$18,195		Land Table HLS	50.50%

City of Ferndale
Land Table K-8

BSA DATABASE		SALES DATA	
Parcel Count	72	# of Sales	18
ECF Nbh	K-8, KWP	Sales Ratio	47.66%
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	23.88%
Max ECF	1.290	% Change	6.67%
Land Table LtoB	20.44%	Projected Land Table LtoB	21.80%
CVT LtoB	33.38%	Sales Sample Size	25.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



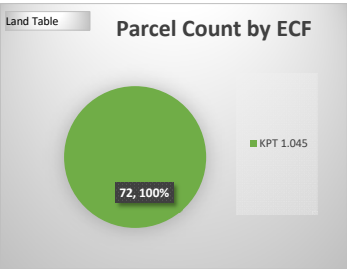
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,289	\$98,224	\$87,218
MINIMUM	\$77	\$95	\$85
MAXIMUM	\$100,000	\$123,881	\$100,000

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
24-25-34-280-002	488 WILSON ST	11/14/23	\$620,000	\$522,854	\$176,435	\$79,289	0.11	\$1,547,675		Land Table K-8	15.16%
24-25-27-459-012	211 E 9 MILE RD	06/06/23	\$290,000	\$246,407	\$105,886	\$62,293	0.02	\$5,572,947		Land Table K-8	25.28%
24-25-27-459-014	211 E 9 MILE RD	04/18/22	\$289,900	\$246,407	\$105,786	\$62,293	0.02	\$5,567,684		Land Table K-8	25.28%
24-25-27-459-037	211 E 9 MILE RD	07/05/22	\$190,000	\$163,798	\$67,628	\$41,426	0.01	\$5,635,667		Land Table K-8	25.29%
24-25-27-459-004	211 E 9 MILE RD	10/13/23	\$285,000	\$246,407	\$100,886	\$62,293	0.02	\$5,309,789		Land Table K-8	25.28%
24-25-27-459-015	211 E 9 MILE RD	04/08/22	\$270,000	\$236,252	\$93,269	\$59,521	0.02	\$5,181,611		Land Table K-8	25.19%
24-25-34-280-012	319 UNIVERSITY ST	08/07/23	\$540,000	\$482,635	\$136,654	\$79,289	0.13	\$1,051,185		Land Table K-8	16.43%
24-25-34-280-004	476 WILSON ST	06/13/23	\$620,000	\$557,766	\$141,523	\$79,289	0.11	\$1,241,430		Land Table K-8	14.22%
24-25-34-280-008	485 WILSON ST	11/14/23	\$530,000	\$490,535	\$118,754	\$79,289	0.11	\$1,041,702		Land Table K-8	16.16%
24-25-27-459-017	211 E 9 MILE RD	10/02/23	\$575,000	\$542,363	\$179,784	\$147,147	0.04	\$4,086,000		Land Table K-8	27.13%
24-25-34-280-022	425 COLLEGE ST	05/09/23	\$505,000	\$488,722	\$95,567	\$79,289	0.13	\$740,829		Land Table K-8	16.22%
24-25-34-280-016	414 COLLEGE ST	08/31/22	\$535,000	\$522,627	\$91,662	\$79,289	0.12	\$745,220		Land Table K-8	15.17%
24-25-34-280-009	491 WILSON ST	08/01/22	\$500,000	\$495,810	\$83,479	\$79,289	0.11	\$732,272		Land Table K-8	15.99%
24-25-27-459-021	211 E 9 MILE RD	05/03/22	\$425,100	\$430,057	\$109,619	\$114,576	0.03	\$3,224,088		Land Table K-8	26.64%
24-25-27-459-041	211 E 9 MILE RD	11/11/22	\$280,000	\$291,625	\$63,604	\$75,229	0.02	\$2,891,091		Land Table K-8	25.80%
24-25-27-459-018	211 E 9 MILE RD	12/16/22	\$410,000	\$430,057	\$94,519	\$114,576	0.03	\$2,779,971		Land Table K-8	26.64%
24-25-27-459-040	211 E 9 MILE RD	07/31/23	\$275,000	\$309,578	\$54,742	\$89,320	0.03	\$2,027,481		Land Table K-8	28.85%
24-25-27-459-028	211 E 9 MILE RD	10/03/22	\$355,000	\$433,290	\$36,286	\$114,576	0.03	\$1,067,235		Land Table K-8	26.44%

City of Ferndale
Land Table KPT

BSA DATABASE		SALES DATA	
Parcel Count	72	# of Sales	16
ECF Nbhd	KPT	Sales Ratio	46.78%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	24.25%
Max ECF	1.045	% Change	14.30%
Land Table LtoB	28.70%	Projected Land Table LtoB	32.80%
CVT LtoB	33.38%	Sales Sample Size	22.22%

Color Key
Vacant Sales
Demo Sales or New Build after sale



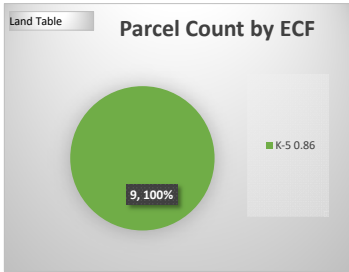
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$87,495	\$108,710	\$100,007
MINIMUM	\$87,495	\$108,710	\$100,007
MAXIMUM	\$87,495	\$108,710	\$100,007

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
24-25-34-355-007	405 GLENDALE LN	11/27/23	\$360,000	\$304,714	\$142,781	\$87,495	1.00	\$142,781		Land Table KPT	50.90%
24-25-34-355-041	541 PARKSIDE WAY	09/27/23	\$360,000	\$309,308	\$138,187	\$87,495	1.00	\$138,187		Land Table KPT	50.51%
24-25-34-355-010	375 GLENDALE LN	06/10/22	\$345,000	\$302,788	\$129,707	\$87,495	1.00	\$129,707		Land Table KPT	50.50%
24-25-34-355-062	364 HEATHERDALE LN	08/17/23	\$360,000	\$316,513	\$130,982	\$87,495	1.00	\$130,982		Land Table KPT	50.40%
24-25-34-355-065	394 HEATHERDALE LN	07/19/23	\$360,000	\$318,539	\$128,956	\$87,495	1.00	\$128,956		Land Table KPT	50.23%
24-25-34-355-008	395 GLENDALE LN	11/18/22	\$341,500	\$307,628	\$121,367	\$87,495	1.00	\$121,367		Land Table KPT	50.08%
24-25-34-355-056	521 PARKSIDE WAY	07/29/22	\$340,000	\$311,605	\$115,890	\$87,495	1.00	\$115,890		Land Table KPT	50.04%
24-25-34-355-067	414 HEATHERDALE LN	06/15/22	\$343,000	\$318,539	\$111,956	\$87,495	1.00	\$111,956		Land Table KPT	49.43%
24-25-34-355-019	581 PARKSIDE WAY	03/31/22	\$340,000	\$320,124	\$107,371	\$87,495	1.00	\$107,371		Land Table KPT	49.41%
24-25-34-355-070	520 PARKDALE LN	07/26/22	\$315,000	\$299,374	\$103,121	\$87,495	1.00	\$103,121		Land Table KPT	49.36%
24-25-34-355-039	555 PARKSIDE WAY	07/07/22	\$320,000	\$309,679	\$97,816	\$87,495	1.00	\$97,816		Land Table KPT	49.34%
24-25-34-355-052	341 HEATHERDALE LN	12/05/23	\$305,000	\$297,521	\$94,974	\$87,495	1.00	\$94,974		Land Table KPT	49.00%
24-25-34-355-053	331 HEATHERDALE LN	07/01/22	\$299,900	\$297,521	\$89,874	\$87,495	1.00	\$89,874		Land Table KPT	48.98%
24-25-34-355-005	590 PARKDALE LN	12/28/23	\$310,000	\$315,736	\$81,759	\$87,495	1.00	\$81,759		Land Table KPT	48.84%
24-25-34-355-023	368 GLENDALE LN	01/06/22	\$275,000	\$289,722	\$72,773	\$87,495	1.00	\$72,773		Land Table KPT	48.65%
24-25-34-355-001	550 PARKDALE LN	12/05/22	\$290,000	\$305,647	\$71,848	\$87,495	1.00	\$71,848		Land Table KPT	47.85%

City of Ferndale
Land Table LOK

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	1
ECF Nbhd	K-5	Sales Ratio	55.24%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	-41.93%
Max ECF	0.860	% Change	0.00%
Land Table LtoB	22.52%	Projected Land Table LtoB	22.52%
CVT LtoB	33.38%	Sales Sample Size	11.11%

Color Key
Vacant Sales
Demo Sales or New Build after sale

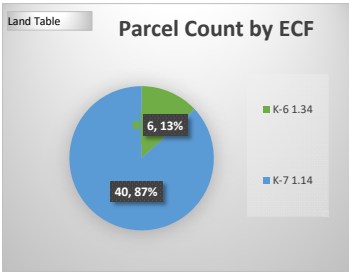


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,000	\$20,323	\$35,000
MINIMUM	\$35,000	\$20,323	\$35,000
MAXIMUM	\$35,000	\$20,323	\$35,000

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
24-25-34-351-033	420 LIVERNOIS ST	09/30/22	\$140,000	\$154,677	\$20,323	\$35,000	0.07	\$290,329		Land Table LOK	22.63%

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	0
ECF Nbhd	K-6, K-7	Sales Ratio	#DIV/0!
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.340	% Change	0.00%
Land Table LtoB	17.66%	Projected Land Table LtoB	17.66%
CVT LtoB	33.38%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



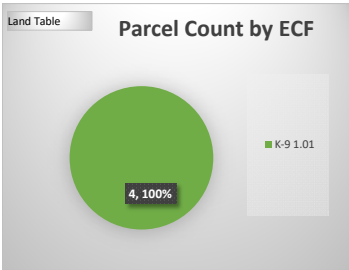
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,485	#DIV/0!	\$32,485
MINIMUM	\$18,480	#DIV/0!	\$18,480
MAXIMUM	\$46,489	#DIV/0!	\$46,489

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

City of Ferndale
Land Table PBK

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	3
ECF Nbhd	K-9	Sales Ratio	44.73%
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	48.01%
Max ECF	1.010	% Change	7.00%
Land Table LtoB	25.57%	Projected Land Table LtoB	27.36%
CVT LtoB	33.38%	Sales Sample Size	75.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

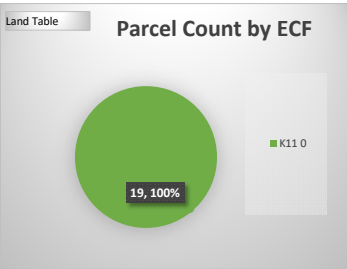


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,672	\$112,000	\$79,546
MINIMUM	\$55,344	\$81,913	\$63,092
MAXIMUM	\$96,000	\$142,087	\$96,000

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
24-25-27-452-037	2005 LELAND ST	08/22/23	\$220,000.00	\$179,512.00	\$80,738.00	\$40,250.00	1	\$80,738.00		Land Table LLK	51%
24-25-27-481-022	523 E BRECKENRIDGE ST	3/4/2022	\$233,000.00	\$214,549.00	\$73,795.00	\$55,344.00	1	\$73,795.00		Land Table PBK	26%
24-25-27-481-020	513 E BRECKENRIDGE ST	11/11/2022	\$235,000.00	\$221,478.00	\$68,866.00	\$55,344.00	1	\$68,866.00		Land Table PBK	25%

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	0
ECF Nbhd	K11	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	100.00%	Projected Land Table LtoB	100.00%
CVT LtoB	33.38%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale

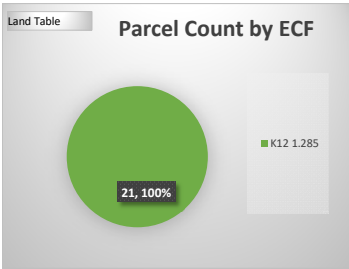


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,615	#DIV/0!	\$20,615
MINIMUM	\$20,615	#DIV/0!	\$20,615
MAXIMUM	\$20,615	#DIV/0!	\$20,615

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	0
ECF Nbhd	K12	Sales Ratio	#DIV/0!
Min ECF	1.285	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.285	% Change	0.00%
Land Table LtoB	25.15%	Projected Land Table LtoB	25.15%
CVT LtoB	33.38%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,250	#DIV/0!	\$61,250
MINIMUM	\$61,250	#DIV/0!	\$61,250
MAXIMUM	\$61,250	#DIV/0!	\$61,250

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------