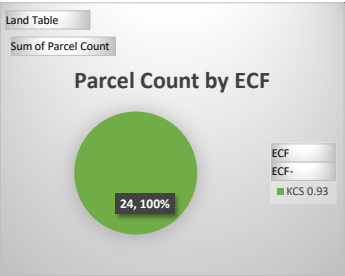


City of Madison Heights
Land Table KCS

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	4
ECF Nbhd	KCS	Sales Ratio	44.76%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	50.94%
Max ECF	0.930	% Change	50.00%
Land Table LtoB	13.13%	Projected Land Table LtoB	19.69%
CVT LtoB	23.46%	Sales Sample Size	16.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,000	\$22,641	\$22,500
MINIMUM	\$15,000	\$22,641	\$22,500
MAXIMUM	\$15,000	\$22,641	\$22,500

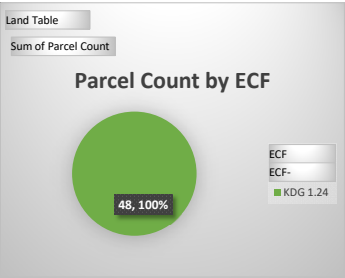
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-12-101-136	284 E 13 MILE RD	08/29/23	\$145,000				0.08	\$568,788		Land Table KCS	13.10%
44-25-12-101-127	280 E 13 MILE RD	06/16/22	\$124,900	\$113,992	\$25,908	\$15,000	0.08	\$323,850		Land Table KCS	13.16%
44-25-12-101-137	284 E 13 MILE RD	10/18/23	\$120,000	\$113,992	\$21,008	\$15,000	0.08	\$262,600		Land Table KCS	13.16%
44-25-12-101-139	284 E 13 MILE RD	10/18/23	\$120,000	\$113,992	\$21,008	\$15,000	0.08	\$262,600		Land Table KCS	13.16%

City of Madison Heights

Land Table KDG

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	6
ECF Nbhd	KDG	Sales Ratio	45.86%
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	55.68%
Max ECF	1.240	% Change	50.00%
Land Table LtoB	16.25%	Projected Land Table LtoB	24.37%
CVT LtoB	23.46%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,000	\$23,352	\$22,500
MINIMUM	\$15,000	\$23,352	\$22,500
MAXIMUM	\$15,000	\$23,352	\$22,500

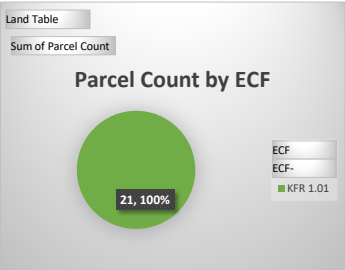
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-12-101-106	270 E 13 MILE RD	01/12/23	\$109,000	\$92,295	\$31,705	\$15,000	0.02	\$2,113,667		Land Table KDG	16.25%
44-25-12-101-112	276 E 13 MILE RD	05/26/23	\$105,000	\$92,295	\$27,705	\$15,000	0.02	\$1,847,000		Land Table KDG	16.25%
44-25-12-101-105	270 E 13 MILE RD	11/04/22	\$104,500	\$92,295	\$27,205	\$15,000	0.02	\$1,813,667		Land Table KDG	16.25%
44-25-12-101-093	266 E 13 MILE RD	07/21/23	\$99,000	\$92,295	\$21,705	\$15,000	0.02	\$1,447,000		Land Table KDG	16.25%
44-25-12-101-103	266 E 13 MILE RD	09/05/23	\$97,000	\$92,914	\$19,086	\$15,000	0.02	\$1,272,400		Land Table KDG	16.14%
44-25-12-101-079	256 E 13 MILE RD	07/21/23	\$90,000	\$92,295	\$12,705	\$15,000	0.02	\$847,000		Land Table KDG	16.25%

City of Madison Heights

Land Table KFR

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	2
ECF Nbhd	KFR	Sales Ratio	49.61%
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	9.18%
Max ECF	1.010	% Change	15.00%
Land Table LtoB	8.59%	Projected Land Table LtoB	9.88%
CVT LtoB	23.46%	Sales Sample Size	9.52%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,000	\$16,378	\$17,250
MINIMUM	\$15,000	\$16,378	\$17,250
MAXIMUM	\$15,000	\$16,378	\$17,250

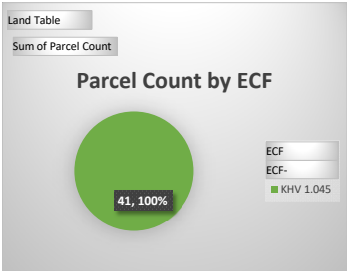
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-12-231-008	30885 LEE FRANK LN	12/27/22	\$175,000	\$175,304	\$14,696	\$15,000	0.09	\$168,920		Land Table KFR	8.56%
44-25-12-231-016	30831 LEE FRANK LN	10/24/22	\$177,000	\$173,941	\$18,059	\$15,000	0.09	\$207,575		Land Table KFR	8.62%

City of Madison Heights

Land Table KHV

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	6
ECF Nbhd	KHV	Sales Ratio	46.97%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	46.33%
Max ECF	1.045	% Change	24.00%
Land Table LtoB	14.54%	Projected Land Table LtoB	18.03%
CVT LtoB	23.46%	Sales Sample Size	14.63%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$851	\$1,245	\$1,055
MINIMUM	\$851	\$1,245	\$1,055
MAXIMUM	\$851	\$1,245	\$1,055

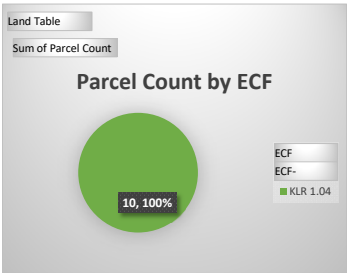
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-13-230-017	1603 HARVARD DR	03/04/22	\$280,000	\$284,091	\$38,459	\$42,550	0.13	\$305,230		Land Table KHV	14.98%
44-25-13-230-021	1663 HARVARD DR	08/22/22	\$380,000	\$367,624	\$67,988	\$55,612	0.17	\$390,736		Land Table KHV	15.13%
44-25-13-230-028	1640 HARVARD DR	09/30/22	\$347,000	\$335,510	\$48,558	\$37,068	0.11	\$433,554		Land Table KHV	11.05%
44-25-13-230-031	1618 HARVARD DR	12/08/23	\$280,000	\$232,684	\$89,855	\$42,539	0.13	\$713,135		Land Table KHV	18.28%
44-25-13-230-037	1556 HARVARD DR	09/08/23	\$370,000	\$331,355	\$81,195	\$42,550	0.13	\$644,405		Land Table KHV	12.84%
44-25-13-230-039	1538 HARVARD DR	03/14/22	\$350,000	\$333,958	\$58,592	\$42,550	0.13	\$465,016		Land Table KHV	12.74%

City of Madison Heights

Land Table KLR

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	KLR	Sales Ratio	49.88%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	1.55%
Max ECF	1.040	% Change	5.00%
Land Table LtoB	15.75%	Projected Land Table LtoB	16.54%
CVT LtoB	23.46%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,500	\$25,895	\$26,775
MINIMUM	\$25,500	\$25,895	\$26,775
MAXIMUM	\$25,500	\$25,895	\$26,775

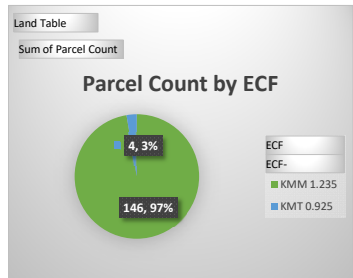
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-23-426-048	499 W LINCOLN AVE	02/25/22	\$169,000	\$168,605	\$25,895	\$25,500	0.06	\$411,032		Land Table KLR	15.12%

City of Madison Heights

Land Table KMM

BSA DATABASE		SALES DATA	
Parcel Count	150	# of Sales	18
ECF Nbhd	KMM, KMT	Sales Ratio	45.84%
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	65.35%
Max ECF	1.235	% Change	35.00%
Land Table LtoB	13.91%	Projected Land Table LtoB	18.77%
CVT LtoB	23.46%	Sales Sample Size	12.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



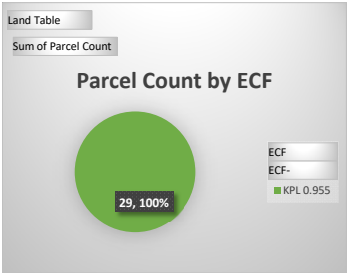
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,000	\$24,802	\$20,250
MINIMUM	\$15,000	\$24,802	\$20,250
MAXIMUM	\$15,000	\$24,802	\$20,250

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
44-25-12-478-158	29209 TESSMER CT	09/08/23	\$140,000	\$105,922	\$49,078	\$15,000	0.05	\$943,808		Land Table KMM	14.16%
44-25-12-478-062	29070 TESSMER CT	09/05/23	\$135,800	\$106,053	\$44,747	\$15,000	0.05	\$860,519		Land Table KMM	14.14%
44-25-12-478-137	29263 TESSMER CT	08/01/22	\$134,900	\$111,933	\$37,967	\$15,000	0.05	\$730,135		Land Table KMM	13.40%
44-25-12-478-049	29018 TESSMER CT	09/27/22	\$130,000	\$110,789	\$34,211	\$15,000	0.05	\$657,904		Land Table KMM	13.54%
44-25-12-478-160	29205 TESSMER CT	04/15/22	\$120,000	\$104,783	\$30,217	\$15,000	0.05	\$581,096		Land Table KMM	14.32%
44-25-12-478-092	29164 TESSMER CT	09/01/23	\$136,000	\$118,836	\$32,164	\$15,000	0.05	\$618,538		Land Table KMM	12.62%
44-25-12-478-149	29235 TESSMER CT	04/21/22	\$119,000	\$104,266	\$29,734	\$15,000	0.05	\$571,808		Land Table KMM	14.39%
44-25-12-478-104	29226 TESSMER CT	06/30/22	\$116,000	\$104,266	\$26,734	\$15,000	0.05	\$514,115		Land Table KMM	14.39%
44-25-12-478-139	29255 TESSMER CT	11/11/22	\$117,000	\$105,269	\$26,731	\$15,000	0.05	\$514,058		Land Table KMM	14.25%
44-25-12-478-144	29245 TESSMER CT	08/19/22	\$133,000	\$121,960	\$26,040	\$15,000	0.05	\$500,769		Land Table KMM	12.30%
44-25-12-478-190	1655 E 12 MILE RD	04/14/22	\$115,000	\$106,474	\$23,526	\$15,000	0.05	\$452,423		Land Table KMM	14.09%
44-25-12-478-146	29241 TESSMER CT	08/05/22	\$110,000	\$104,266	\$20,734	\$15,000	0.05	\$398,731		Land Table KMM	14.39%
44-25-12-478-085	29138 TESSMER CT	06/05/23	\$111,500	\$107,928	\$18,572	\$15,000	0.05	\$357,154		Land Table KMM	13.90%
44-25-12-478-134	29269 TESSMER CT	04/03/23	\$109,000	\$106,828	\$17,172	\$15,000	0.05	\$330,231		Land Table KMM	14.04%
44-25-12-478-122	29280 TESSMER CT	01/11/22	\$108,000	\$106,672	\$16,328	\$15,000	0.05	\$314,000		Land Table KMM	14.06%
44-25-12-478-141	29251 TESSMER CT	01/07/22	\$102,000	\$111,594	\$5,406	\$15,000	0.05	\$103,962		Land Table KMM	13.44%
44-25-12-478-117	29266 TESSMER CT	11/21/22	\$93,000	\$104,463	\$3,537	\$15,000	0.05	\$68,019		Land Table KMM	14.36%
44-25-12-478-143	29247 TESSMER CT	02/24/22	\$93,000	\$104,463	\$3,537	\$15,000	0.05	\$68,019		Land Table KMM	14.36%

City of Madison Heights
Land Table KPL

BSA DATABASE		SALES DATA	
Parcel Count	29	# of Sales	2
ECF Nbhd	KPL	Sales Ratio	47.02%
Min ECF	0.955	(Land Resid.-Est. Land Value)/Est. LV	49.09%
Max ECF	0.955	% Change	50.00%
Land Table LtoB	11.53%	Projected Land Table LtoB	17.30%
CVT LtoB	23.46%	Sales Sample Size	6.90%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,000	\$29,819	\$30,000
MINIMUM	\$20,000	\$29,819	\$30,000
MAXIMUM	\$20,000	\$29,819	\$30,000

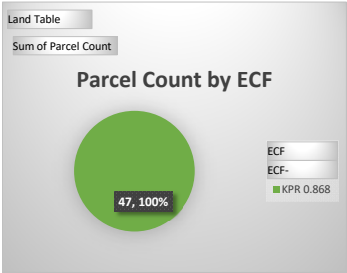
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-12-204-041	30807 PLUM LN	05/09/23	\$170,000	\$154,304	\$35,696	\$20,000	0.09	\$419,953		Land Table KPL	12.96%
44-25-12-204-042	30803 PLUM LN	01/03/22	\$160,000	\$156,059	\$23,941	\$20,000	0.09	\$281,659		Land Table KPL	12.82%

City of Madison Heights

Land Table KPR

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	1
ECF Nbhd	KPR	Sales Ratio	46.85%
Min ECF	0.868	(Land Resid.-Est. Land Value)/Est. LV	53.52%
Max ECF	0.868	% Change	0.00%
Land Table LtoB	12.37%	Projected Land Table LtoB	12.37%
CVT LtoB	23.46%	Sales Sample Size	2.13%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,500	\$80,600	\$52,500
MINIMUM	\$40,000	\$61,410	\$40,000
MAXIMUM	\$70,000	\$107,467	\$70,000

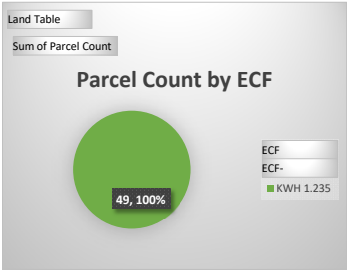
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-01-379-001	745 PINE RIDGE LN	08/08/23	\$378,000	\$354,206	\$68,249	\$44,455	0.21	\$323,455		Land Table KPR	12.55%

City of Madison Heights

Land Table KWH

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	3
ECF Nbhd	KWH	Sales Ratio	46.83%
Min ECF	1.235	(Land Resid.-Est. Land Value)/Est. LV	38.27%
Max ECF	1.235	% Change	40.00%
Land Table LtoB	16.31%	Projected Land Table LtoB	22.84%
CVT LtoB	23.46%	Sales Sample Size	6.12%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,000	\$34,568	\$35,000
MINIMUM	\$25,000	\$34,568	\$35,000
MAXIMUM	\$25,000	\$34,568	\$35,000

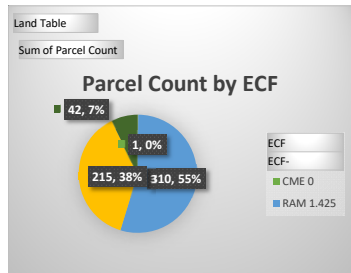
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-12-226-067	1836 E 13 MILE RD	03/20/23	\$141,000	\$139,630	\$26,370	\$25,000	0.09	\$283,548		Land Table KWH	17.90%
44-25-12-226-072	1816 E 13 MILE RD	07/28/23	\$166,500	\$138,949	\$52,551	\$25,000	0.09	\$559,053		Land Table KWH	17.99%
44-25-12-226-076	1800 E 13 MILE RD	07/18/23	\$145,000	\$145,216	\$24,784	\$25,000	0.09	\$269,391		Land Table KWH	17.22%

City of Madison Heights

Land Table RAM

BSA DATABASE		SALES DATA	
Parcel Count	568	# of Sales	32
ECF Nbh	RAM, RSC, RNE, CME	Sales Ratio	47.85%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	20.59%
Max ECF	1.425	% Change	15.00%
Land Table LtoB	22.78%	Projected Land Table LtoB	26.19%
CVT LtoB	23.46%	Sales Sample Size	5.63%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$687	\$552	\$790
MINIMUM	\$458	\$1	\$527
MAXIMUM	\$915	\$1,103	\$1,052

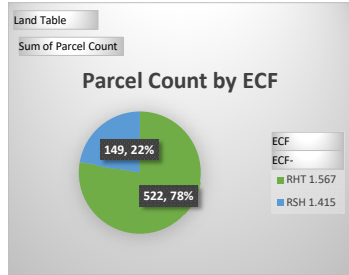
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-12-280-012	30080 MANOR DR	04/07/23	\$308,525	\$251,173	\$111,143	\$53,791	0.17	\$673,594		Land Table RAM	21.42%
44-25-12-227-002	1701 OAKLAND DR	11/20/23	\$310,000	\$253,272	\$110,519	\$53,791	0.17	\$669,812		Land Table RAM	21.24%
44-25-12-276-035	1800 GREENBRIER DR	09/13/22	\$265,000	\$217,941	\$99,925	\$52,866	0.16	\$624,531		Land Table RAM	24.26%
44-25-12-276-038	1830 GREENBRIER DR	08/22/22	\$280,000	\$235,692	\$100,524	\$56,216	0.18	\$558,467		Land Table RAM	23.85%
44-25-12-280-010	30100 MANOR DR	07/27/23	\$314,900	\$266,879	\$102,697	\$54,676	0.17	\$600,567		Land Table RAM	20.49%
44-25-12-179-015	946 TANGLEWOOD DR	07/29/22	\$265,000	\$225,803	\$92,988	\$53,791	0.17	\$563,564		Land Table RAM	23.82%
44-25-12-176-012	30209 WESTMORE DR	03/30/23	\$275,000	\$235,344	\$102,412	\$62,756	0.19	\$530,632		Land Table RAM	26.67%
44-25-12-176-020	30399 WESTMORE DR	11/30/23	\$260,500	\$226,511	\$91,759	\$57,770	0.17	\$536,602		Land Table RAM	25.50%
44-25-12-177-020	30416 WESTMORE DR	01/05/23	\$286,000	\$249,700	\$92,308	\$56,008	0.17	\$539,813		Land Table RAM	22.43%
44-25-12-128-022	30738 WOODMONT DR	07/26/22	\$269,500	\$245,266	\$78,025	\$53,791	0.17	\$472,879		Land Table RAM	21.93%
44-25-12-226-027	30820 AVONDALE DR	08/29/22	\$263,500	\$242,232	\$75,347	\$54,079	0.17	\$451,180		Land Table RAM	22.33%
44-25-12-276-036	1810 GREENBRIER DR	05/26/22	\$315,000	\$291,104	\$77,687	\$53,791	0.17	\$470,830		Land Table RAM	18.48%
44-25-12-176-032	30559 WESTMORE DR	08/05/22	\$280,000	\$260,891	\$82,276	\$63,167	0.21	\$391,790		Land Table RAM	24.21%
44-25-12-128-016	30806 WOODMONT DR	04/22/22	\$303,000	\$282,545	\$74,246	\$53,791	0.17	\$449,976		Land Table RAM	19.04%
44-25-12-227-031	1740 CASTLEWOOD DR	12/21/22	\$400,000	\$373,061	\$82,602	\$55,663	0.18	\$466,678		Land Table RAM	14.92%
44-25-12-278-001	30190 ELMHURST DR	09/16/22	\$300,000	\$288,727	\$69,103	\$57,830	0.19	\$363,700		Land Table RAM	20.03%
44-25-12-127-022	30793 WOODMONT DR	12/08/22	\$285,000	\$274,800	\$63,991	\$53,791	0.17	\$387,824		Land Table RAM	19.57%
44-25-12-226-025	30860 AVONDALE DR	09/23/22	\$280,000	\$271,007	\$63,817	\$54,824	0.17	\$375,394		Land Table RAM	20.23%
44-25-12-180-023	833 SHEFFIELD DR	10/14/22	\$290,000	\$282,228	\$61,563	\$53,791	0.17	\$373,109		Land Table RAM	19.06%
44-25-12-254-029	30096 WINTHROP DR	02/18/22	\$218,000	\$213,640	\$67,747	\$63,387	0.20	\$338,735		Land Table RAM	29.67%
44-25-12-254-010	30486 WINTHROP DR	07/25/22	\$225,000	\$220,530	\$58,261	\$53,791	0.17	\$353,097		Land Table RAM	24.39%
44-25-12-276-022	1780 WESTWOOD DR	12/28/23	\$250,000	\$249,506	\$59,999	\$59,505	0.20	\$299,995		Land Table RAM	23.85%
44-25-12-230-034	1785 CASTLEWOOD DR	07/07/22	\$370,000	\$371,873	\$55,035	\$56,908	0.19	\$297,486		Land Table RAM	15.30%
44-25-12-254-001	30724 WINTHROP DR	06/14/22	\$316,500	\$319,810	\$124,528	\$127,838	0.41	\$304,469		Land Table RAM	39.97%
44-25-12-254-004	30664 WINTHROP DR	09/06/22	\$258,750	\$271,290	\$41,251	\$53,791	0.17	\$250,006		Land Table RAM	19.83%
44-25-12-230-040	1725 CASTLEWOOD DR	03/27/23	\$321,900	\$342,005	\$36,803	\$56,908	0.19	\$198,935		Land Table RAM	16.64%
44-25-12-226-021	30940 AVONDALE DR	03/14/22	\$255,000	\$272,971	\$36,645	\$54,616	0.17	\$215,559		Land Table RAM	20.01%
44-25-12-279-012	30080 AVONDALE DR	09/27/22	\$200,000	\$219,436	\$34,355	\$53,791	0.17	\$208,212		Land Table RAM	24.51%
44-25-12-177-021	30426 WESTMORE DR	07/18/22	\$225,000	\$258,460	\$27,108	\$60,568	0.20	\$135,540		Land Table RAM	23.43%
44-25-12-203-018	30743 WINTHROP DR	04/14/23	\$300,000	\$348,279	\$10,646	\$58,925	0.20	\$53,768		Land Table RAM	16.92%
44-25-12-230-009	1760 BRIARWOOD DR	12/09/22	\$208,000	\$263,635	\$1,939	\$57,574	0.19	\$10,259		Land Table RAM	21.84%
44-25-12-280-023	30171 DEQUINDRE RD	09/12/23	\$12,000				0.26	\$46,875		Land Table RAM	#DIV/0!

City of Madison Heights

Land Table RHT

BSA DATABASE		SALES DATA	
Parcel Count	671	# of Sales	55
ECF Nbnhd	RHT, RSH	Sales Ratio	47.47%
Min ECF	1.415	(Land Resid.-Est. Land Value)/Est. LV	25.79%
Max ECF	1.567	% Change	15.00%
Land Table LtoB	21.40%	Projected Land Table LtoB	24.61%
CVT LtoB	23.46%	Sales Sample Size	8.20%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$585	\$736	\$673
MINIMUM	\$390	\$491	\$449
MAXIMUM	\$780	\$981	\$897

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
44-25-13-202-008	1221 RONALD AVE	11/28/22	\$209,900	\$203,897	\$52,076	\$46,073	0.13	\$400,585		Land Table RHT	22.60%
44-25-13-202-018	28821 PARK CT	08/26/22	\$170,000	\$159,427	\$46,271	\$35,698	0.11	\$420,645		Land Table RHT	22.39%
44-25-13-203-020	28620 PARK CT	10/03/22	\$194,900	\$175,024	\$58,160	\$38,284	0.12	\$476,721		Land Table RHT	21.87%
44-25-13-205-019	1311 MAUREEN AVE	04/11/22	\$223,000	\$207,294	\$52,891	\$37,185	0.12	\$459,922		Land Table RHT	17.94%
44-25-13-206-006	1360 MAUREEN AVE	03/25/22	\$218,500	\$199,050	\$56,635	\$37,185	0.12	\$492,478		Land Table RHT	18.68%
44-25-13-206-026	1345 DIANA AVE	12/26/23	\$259,000	\$195,457	\$100,728	\$37,185	0.12	\$875,896		Land Table RHT	19.02%
44-25-13-206-030	1385 DIANA AVE	06/23/23	\$250,000	\$243,155	\$44,030	\$37,185	0.12	\$382,870		Land Table RHT	15.29%
44-25-13-206-031	1395 DIANA AVE	07/14/23	\$265,000	\$241,500	\$60,685	\$37,185	0.12	\$527,696		Land Table RHT	15.40%
44-25-13-206-032	1405 DIANA AVE	04/14/23	\$260,000	\$247,869	\$59,137	\$47,006	0.17	\$347,865		Land Table RHT	18.96%
44-25-13-207-001	28708 HALES ST	02/21/23	\$207,500	\$194,167	\$57,955	\$44,622	0.14	\$419,964		Land Table RHT	22.98%
44-25-13-207-013	28725 DENISE ST	08/31/23	\$255,000	\$210,457	\$81,728	\$37,185	0.12	\$710,678		Land Table RHT	17.67%
44-25-13-208-005	28594 DENISE ST	01/14/22	\$189,900	\$211,992	\$15,093	\$37,185	0.12	\$131,243		Land Table RHT	17.54%
44-25-13-208-040	28439 PARK CT	04/29/22	\$237,600	\$215,416	\$59,369	\$37,185	0.12	\$516,252		Land Table RHT	17.26%
44-25-13-226-022	28787 ALDEN ST	02/24/22	\$230,000	\$235,480	\$39,141	\$44,621	0.15	\$260,940		Land Table RHT	18.95%
44-25-13-226-032	1603 WESTBROOK DR	04/13/23	\$160,000	\$210,761	(\$10,368)	\$40,393	0.14	(\$76,800)		Land Table RHT	19.17%
44-25-13-226-033	1613 WESTBROOK DR	12/21/23	\$265,000	\$205,208	\$100,185	\$40,393	0.14	\$742,111		Land Table RHT	19.68%
44-25-13-226-040	1677 WESTBROOK DR	04/24/23	\$236,000	\$236,293	\$62,837	\$63,130	0.23	\$273,204		Land Table RHT	26.72%
44-25-13-226-045	1721 WESTBROOK DR	01/04/23	\$260,000	\$262,706	\$49,434	\$52,140	0.18	\$280,875		Land Table RHT	19.85%
44-25-13-228-008	28407 ALDEN ST	03/22/22	\$210,000	\$180,805	\$77,420	\$48,225	0.18	\$439,886		Land Table RHT	26.67%
44-25-13-229-006	1560 NOTTINGHAM DR	06/30/23	\$252,000	\$218,794	\$73,770	\$40,564	0.14	\$538,467		Land Table RHT	18.54%
44-25-13-251-011	28121 COUZENS AVE	09/21/23	\$205,000	\$186,596	\$55,775	\$37,371	0.12	\$480,819		Land Table RHT	20.03%
44-25-13-252-003	28350 COUZENS AVE	10/13/23	\$210,000	\$202,742	\$46,123	\$38,865	0.12	\$381,182		Land Table RHT	19.17%
44-25-13-252-019	28469 HALES ST	07/29/22	\$206,000	\$209,925	\$35,628	\$39,553	0.12	\$296,900		Land Table RHT	18.84%
44-25-13-252-022	28439 HALES ST	08/22/22	\$215,000	\$190,451	\$67,541	\$42,992	0.13	\$519,546		Land Table RHT	22.57%
44-25-13-252-028	28305 HALES ST	09/15/23	\$278,000	\$192,319	\$122,866	\$37,185	0.12	\$1,068,400		Land Table RHT	19.34%
44-25-13-253-001	28474 HALES ST	01/07/22	\$286,000	\$256,742	\$72,750	\$43,492	0.13	\$555,344		Land Table RHT	16.94%
44-25-13-253-013	28464 HALES ST	12/21/22	\$260,000	\$266,782	\$45,490	\$52,272	0.16	\$284,313		Land Table RHT	19.59%
44-25-13-253-023	1255 JENIFER AVE	08/09/23	\$200,000	\$180,808	\$56,377	\$37,185	0.12	\$490,235		Land Table RHT	20.57%
44-25-13-253-024	1265 JENIFER AVE	09/16/22	\$163,000	\$174,957	\$25,228	\$37,185	0.12	\$219,374		Land Table RHT	21.25%
44-25-13-253-026	1285 JENIFER AVE	09/23/22	\$245,000	\$233,657	\$48,528	\$37,185	0.12	\$421,983		Land Table RHT	15.91%
44-25-13-254-012	1322 JENIFER AVE	11/29/22	\$213,000	\$188,283	\$63,389	\$38,672	0.12	\$532,681		Land Table RHT	20.54%
44-25-13-254-021	1269 JERRY AVE	05/25/22	\$178,500	\$219,419	(\$2,247)	\$38,672	0.12	(\$18,882)		Land Table RHT	17.62%
44-25-13-255-001	1204 JERRY AVE	03/30/22	\$235,000	\$221,835	\$65,224	\$52,059	0.16	\$405,118		Land Table RHT	23.47%
44-25-13-256-018	1127 CONNIE AVE	09/01/23	\$180,500	\$167,081	\$50,604	\$37,185	0.12	\$440,035		Land Table RHT	22.26%
44-25-13-257-014	1238 CONNIE AVE	10/13/23	\$230,000	\$195,191	\$76,049	\$41,240	0.14	\$539,355		Land Table RHT	21.13%
44-25-13-258-010	28194 PARK CT	06/13/22	\$206,000	\$182,356	\$61,747	\$38,103	0.12	\$510,306		Land Table RHT	20.89%
44-25-13-258-013	28164 PARK CT	04/15/22	\$225,000	\$221,271	\$41,832	\$38,103	0.12	\$345,719		Land Table RHT	17.22%
44-25-13-258-018	28122 PARK CT	08/16/22	\$179,000	\$168,873	\$64,377	\$54,250	0.20	\$321,885		Land Table RHT	32.12%
44-25-13-258-020	28104 PARK CT	08/25/23	\$231,000	\$217,282	\$69,046	\$55,328	0.20	\$354,082		Land Table RHT	25.46%
44-25-13-276-004	28326 ALDEN ST	03/07/22	\$237,000	\$230,128	\$62,140	\$55,268	0.18	\$337,717		Land Table RHT	24.02%
44-25-13-276-008	1566 MYRTLE AVE	08/04/22	\$205,000	\$208,716	\$42,561	\$46,277	0.16	\$262,722		Land Table RHT	22.17%

City of Madison Heights

Land Table RHT

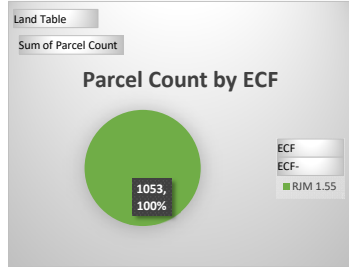
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-13-276-020	1595 JENIFER AVE	10/26/22	\$245,000	\$214,750	\$76,527	\$46,277	0.16	\$472,389		Land Table RHT	21.55%
44-25-13-276-022	1615 JENIFER AVE	09/12/23	\$260,000	\$247,433	\$58,844	\$46,277	0.16	\$363,235		Land Table RHT	18.70%
44-25-13-277-005	1554 JENIFER AVE	05/11/22	\$220,000	\$179,620	\$85,666	\$45,286	0.16	\$532,087		Land Table RHT	25.21%
44-25-13-277-015	1706 JENIFER AVE	09/26/22	\$262,500	\$253,867	\$53,919	\$45,286	0.16	\$334,901		Land Table RHT	17.84%
44-25-13-277-016	1716 JENIFER AVE	07/13/23	\$160,000	\$188,123	\$17,163	\$45,286	0.16	\$106,602		Land Table RHT	24.07%
44-25-13-277-033	1657 BEVERLY AVE	01/05/22	\$188,900	\$212,855	\$23,163	\$47,118	0.17	\$140,382		Land Table RHT	22.14%
44-25-13-278-007	1576 BEVERLY AVE	02/06/23	\$190,000	\$200,281	\$35,996	\$46,277	0.16	\$222,198		Land Table RHT	23.11%
44-25-13-278-013	1636 BEVERLY AVE	04/20/23	\$190,000	\$238,440	\$2,044	\$50,484	0.18	\$11,614		Land Table RHT	21.17%
44-25-13-278-017	1545 CONNIE AVE	05/05/22	\$215,000	\$204,645	\$56,632	\$46,277	0.16	\$349,580		Land Table RHT	22.61%
44-25-13-278-019	1565 CONNIE AVE	03/18/22	\$175,000	\$198,192	\$23,085	\$46,277	0.16	\$142,500		Land Table RHT	23.35%
44-25-13-278-025	1627 CONNIE AVE	12/28/22	\$221,800	\$211,717	\$56,360	\$46,277	0.16	\$347,901		Land Table RHT	21.86%
44-25-13-279-024	1574 CONNIE AVE	07/24/23	\$234,500	\$213,910	\$67,762	\$47,172	0.17	\$403,345		Land Table RHT	22.05%
44-25-13-279-026	1596 CONNIE AVE	07/31/23	\$226,200	\$207,190	\$66,677	\$47,667	0.17	\$396,887		Land Table RHT	23.01%
44-25-13-279-035	1686 CONNIE AVE	11/18/22	\$225,000	\$197,773	\$73,504	\$46,277	0.16	\$453,728		Land Table RHT	23.40%

City of Madison Heights

Land Table RJM

BSA DATABASE		SALES DATA	
Parcel Count	1053	# of Sales	74
ECF Nbrhd	RJM	Sales Ratio	46.97%
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	30.04%
Max ECF	1.550	% Change	15.00%
Land Table LtoB	23.20%	Projected Land Table LtoB	26.68%
CVT LtoB	23.46%	Sales Sample Size	7.03%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$638	\$829	\$734
MINIMUM	\$425	\$553	\$489
MAXIMUM	\$850	\$1,105	\$978

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-12-401-028	1373 MOULIN AVE	12/18/23	\$217,500	\$145,675	\$113,741	\$41,916	0.12	\$924,724		Land Table RJM	28.77%
44-25-12-426-006	1555 MOULIN AVE	11/22/23	\$200,000	\$144,578	\$97,142	\$41,720	0.12	\$796,246		Land Table RJM	28.86%
44-25-12-402-012	1342 MOULIN AVE	05/24/22	\$203,000	\$161,441	\$84,059	\$42,500	0.13	\$667,135		Land Table RJM	26.33%
44-25-12-326-050	29345 TAWAS ST	06/17/22	\$147,000	\$118,991	\$81,277	\$53,268	0.17	\$492,588		Land Table RJM	44.77%
44-25-12-405-026	1372 BEAUPRE AVE	06/15/23	\$258,500	\$209,582	\$91,994	\$43,076	0.13	\$707,646		Land Table RJM	20.55%
44-25-12-403-015	1366 DULONG AVE	09/26/23	\$225,000	\$183,027	\$84,085	\$42,112	0.12	\$678,105		Land Table RJM	23.01%
44-25-12-401-020	1293 MOULIN AVE	03/02/23	\$200,000	\$164,287	\$78,019	\$42,306	0.13	\$624,152		Land Table RJM	25.75%
44-25-12-428-008	1578 DULONG AVE	07/19/23	\$207,000	\$172,917	\$76,195	\$42,112	0.12	\$614,476		Land Table RJM	24.35%
44-25-12-329-044	29485 MOULTON AVE	08/05/22	\$230,000	\$193,118	\$80,713	\$43,831	0.13	\$602,336		Land Table RJM	22.70%
44-25-12-405-007	29384 MILTON AVE	06/20/22	\$205,000	\$176,262	\$72,193	\$43,455	0.13	\$546,917		Land Table RJM	24.65%
44-25-12-403-010	1316 DULONG AVE	08/14/23	\$215,000	\$185,549	\$71,563	\$42,112	0.12	\$577,121		Land Table RJM	22.70%
44-25-12-328-033	29605 HERBERT ST	06/16/23	\$283,000	\$244,355	\$82,100	\$43,455	0.13	\$621,970		Land Table RJM	17.78%
44-25-12-329-029	29328 HERBERT ST	10/20/22	\$216,000	\$186,554	\$64,958	\$35,512	0.11	\$590,527		Land Table RJM	19.04%
44-25-12-427-013	1624 MOULIN AVE	09/27/22	\$182,900	\$158,109	\$67,291	\$42,500	0.13	\$534,056		Land Table RJM	26.88%
44-25-12-477-034	29357 SHIRLEY AVE	08/31/23	\$206,000	\$178,317	\$71,138	\$43,455	0.13	\$538,924		Land Table RJM	24.37%
44-25-12-427-046	1715 DULONG AVE	06/09/22	\$180,000	\$155,906	\$64,843	\$40,749	0.11	\$589,482		Land Table RJM	26.14%
44-25-12-452-007	29148 MILTON AVE	08/04/23	\$257,000	\$222,797	\$75,128	\$40,925	0.12	\$642,120		Land Table RJM	18.37%
44-25-12-451-008	1282 ELLIOTT AVE	12/01/22	\$235,000	\$205,452	\$73,003	\$43,455	0.13	\$553,053		Land Table RJM	21.15%
44-25-12-478-002	29314 SHIRLEY AVE	11/16/22	\$208,000	\$182,695	\$68,381	\$43,076	0.13	\$526,008		Land Table RJM	23.58%
44-25-12-329-006	29584 HERBERT ST	04/14/23	\$240,000	\$211,360	\$72,095	\$43,455	0.13	\$546,174		Land Table RJM	20.56%
44-25-12-404-053	1361 BEAUPRE AVE	10/17/22	\$268,000	\$236,448	\$74,052	\$42,500	0.13	\$587,714		Land Table RJM	17.97%
44-25-12-404-054	1371 BEAUPRE AVE	05/19/22	\$242,100	\$214,353	\$70,247	\$42,500	0.13	\$557,516		Land Table RJM	19.83%
44-25-12-326-042	29405 TAWAS ST	09/08/23	\$220,000	\$195,273	\$68,182	\$43,455	0.13	\$516,530		Land Table RJM	22.25%
44-25-12-430-005	1544 BEAUPRE AVE	03/13/23	\$250,000	\$222,320	\$71,135	\$43,455	0.13	\$538,902		Land Table RJM	19.55%
44-25-12-327-040	29517 HOWARD AVE	08/17/22	\$245,000	\$218,336	\$71,605	\$44,941	0.14	\$507,837		Land Table RJM	20.58%
44-25-12-380-016	29099 MILTON AVE	05/31/23	\$230,000	\$205,027	\$60,337	\$35,364	0.11	\$553,550		Land Table RJM	17.25%
44-25-12-428-012	1618 DULONG AVE	09/02/22	\$185,000	\$165,284	\$61,828	\$42,112	0.12	\$498,613		Land Table RJM	25.48%
44-25-12-430-020	1694 BEAUPRE AVE	05/04/22	\$260,000	\$232,311	\$72,447	\$44,758	0.14	\$517,479		Land Table RJM	19.27%
44-25-12-427-059	1755 DULONG AVE	03/21/23	\$188,000	\$168,298	\$67,477	\$47,775	0.16	\$421,731		Land Table RJM	28.39%
44-25-12-329-015	29494 HERBERT ST	04/26/22	\$249,888	\$224,386	\$68,957	\$43,455	0.13	\$522,402		Land Table RJM	19.37%
44-25-12-429-022	1523 BEAUPRE AVE	08/18/23	\$229,900	\$207,358	\$65,042	\$42,500	0.13	\$516,206		Land Table RJM	20.50%
44-25-12-328-006	29584 HOWARD AVE	02/25/22	\$246,000	\$222,072	\$67,383	\$43,455	0.13	\$510,477		Land Table RJM	19.57%
44-25-12-404-009	29604 MILTON AVE	06/10/22	\$240,000	\$217,618	\$73,382	\$51,000	0.15	\$482,776		Land Table RJM	23.44%
44-25-12-426-018	1675 MOULIN AVE	01/24/23	\$192,000	\$174,260	\$59,263	\$41,523	0.12	\$489,777		Land Table RJM	23.83%
44-25-12-430-034	1545 ELLIOTT AVE	07/19/23	\$231,000	\$210,232	\$64,223	\$43,455	0.13	\$486,538		Land Table RJM	20.67%
44-25-12-451-012	1322 ELLIOTT AVE	09/28/22	\$227,000	\$206,679	\$63,776	\$43,455	0.13	\$483,152		Land Table RJM	21.03%
44-25-12-454-008	29050 SHIRLEY AVE	10/12/22	\$205,000	\$188,371	\$57,921	\$41,292	0.12	\$503,661		Land Table RJM	21.92%
44-25-12-377-044	29051 TAWAS ST	04/21/23	\$322,500	\$297,865	\$60,147	\$35,512	0.11	\$546,791		Land Table RJM	11.92%
44-25-12-403-026	1333 FONTAINE AVE	05/27/22	\$270,000	\$251,954	\$60,158	\$42,112	0.12	\$485,145		Land Table RJM	16.71%
44-25-12-326-033	29495 TAWAS ST	08/17/22	\$307,000	\$286,972	\$65,152	\$45,124	0.14	\$458,817		Land Table RJM	15.72%
44-25-12-326-013	801 MOULIN AVE	04/07/22	\$215,000	\$201,472	\$57,959	\$44,431	0.13	\$445,838		Land Table RJM	22.05%

City of Madison Heights

Land Table RJM

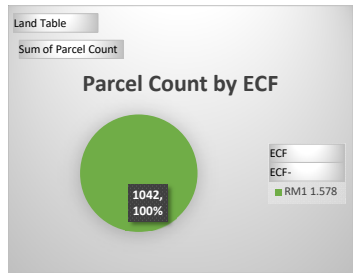
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-12-430-036	1565 ELLIOTT AVE	11/30/22	\$203,000	\$191,641	\$54,814	\$43,455	0.13	\$415,258		Land Table RJM	22.68%
44-25-12-326-029	29705 MILTON AVE	11/09/22	\$230,000	\$217,796	\$60,831	\$48,627	0.14	\$440,804		Land Table RJM	22.33%
44-25-12-402-005	1272 MOULIN AVE	03/17/22	\$207,900	\$197,060	\$53,340	\$42,500	0.13	\$423,333		Land Table RJM	21.57%
44-25-12-427-036	1619 DULONG AVE	09/01/22	\$154,000	\$146,640	\$49,860	\$42,500	0.13	\$395,714		Land Table RJM	28.98%
44-25-12-476-015	1659 CYNTHIA AVE	08/12/22	\$217,000	\$206,652	\$57,111	\$46,763	0.15	\$380,740		Land Table RJM	22.63%
44-25-12-405-040	1239 ELLIOTT AVE	07/21/22	\$255,000	\$242,934	\$66,063	\$53,997	0.15	\$440,420		Land Table RJM	22.23%
44-25-12-430-053	1837 ELLIOTT AVE	08/05/22	\$210,000	\$200,150	\$53,305	\$43,455	0.13	\$403,826		Land Table RJM	21.71%
44-25-12-430-050	1807 ELLIOTT AVE	06/30/23	\$240,000	\$229,041	\$54,414	\$43,455	0.13	\$412,227		Land Table RJM	18.97%
44-25-12-454-020	29242 SHIRLEY AVE	04/18/22	\$225,000	\$216,386	\$51,690	\$43,076	0.13	\$397,615		Land Table RJM	19.91%
44-25-12-380-021	29051 MILTON AVE	06/05/23	\$224,900	\$216,937	\$43,327	\$35,364	0.11	\$397,495		Land Table RJM	16.30%
44-25-12-377-013	29050 EDWARD AVE	05/09/22	\$295,000	\$284,661	\$45,851	\$35,512	0.11	\$416,827		Land Table RJM	12.48%
44-25-12-402-032	1355 DULONG AVE	06/10/22	\$200,000	\$196,659	\$45,841	\$42,500	0.13	\$363,817		Land Table RJM	21.61%
44-25-12-478-006	29354 SHIRLEY AVE	09/30/22	\$182,100	\$180,452	\$44,724	\$43,076	0.13	\$344,031		Land Table RJM	23.87%
44-25-12-404-024	1344 FONTAINE AVE	03/01/22	\$255,000	\$252,824	\$44,676	\$42,500	0.13	\$354,571		Land Table RJM	16.81%
44-25-12-478-017	29458 SHIRLEY AVE	12/28/23	\$190,000	\$189,771	\$59,760	\$59,531	0.21	\$284,571		Land Table RJM	31.37%
44-25-12-327-006	29596 TAWAS ST	12/28/22	\$207,500	\$208,544	\$43,897	\$44,941	0.14	\$311,326		Land Table RJM	21.55%
44-25-12-452-014	29076 MILTON AVE	11/23/22	\$205,000	\$206,280	\$41,282	\$42,562	0.12	\$338,377		Land Table RJM	20.63%
44-25-12-477-027	29513 SHIRLEY AVE	04/20/22	\$195,000	\$197,633	\$42,952	\$45,585	0.14	\$306,800		Land Table RJM	23.07%
44-25-12-377-041	29041 TAWAS ST	05/16/22	\$250,000	\$255,950	\$29,562	\$35,512	0.11	\$268,745		Land Table RJM	13.87%
44-25-12-429-035	1653 BEAUPRE AVE	05/27/22	\$190,000	\$195,065	\$37,435	\$42,500	0.13	\$297,103		Land Table RJM	21.79%
44-25-12-430-054	1849 ELLIOTT AVE	07/08/22	\$208,000	\$215,900	\$48,592	\$56,492	0.17	\$282,512		Land Table RJM	26.17%
44-25-12-452-016	29056 MILTON AVE	07/22/22	\$245,000	\$255,638	\$49,850	\$60,488	0.20	\$249,250		Land Table RJM	23.66%
44-25-12-377-019	29139 TAWAS ST	12/29/23	\$135,000	\$141,924	\$28,588	\$35,512	0.11	\$259,891		Land Table RJM	25.02%
44-25-12-451-029	1337 CYNTHIA AVE	03/11/22	\$235,000	\$247,243	\$31,212	\$43,455	0.13	\$236,455		Land Table RJM	17.58%
44-25-12-402-024	1275 DULONG AVE	05/11/22	\$148,000	\$157,089	\$33,411	\$42,500	0.13	\$265,167		Land Table RJM	27.05%
44-25-12-328-019	29454 HOWARD AVE	01/20/22	\$182,500	\$196,422	\$29,533	\$43,455	0.13	\$223,735		Land Table RJM	22.12%
44-25-12-405-044	1267 ELLIOTT AVE	08/17/22	\$187,400	\$203,759	\$27,096	\$43,455	0.13	\$205,273		Land Table RJM	21.33%
44-25-12-478-004	29334 SHIRLEY AVE	10/20/22	\$166,000	\$180,865	\$28,211	\$43,076	0.13	\$217,008		Land Table RJM	23.82%
44-25-12-327-011	29546 TAWAS ST	01/24/22	\$185,000	\$206,284	\$23,657	\$44,941	0.14	\$167,780		Land Table RJM	21.79%
44-25-12-403-027	1343 FONTAINE AVE	03/02/22	\$251,000	\$284,261	\$8,851	\$42,112	0.12	\$71,379		Land Table RJM	14.81%
44-25-12-379-009	29050 HOWARD AVE	08/26/22	\$355,000	\$411,400	\$14,624	\$71,024	0.22	\$66,473		Land Table RJM	17.26%
44-25-12-404-003	29666 MILTON AVE	01/06/22	\$235,000	\$281,293	\$669	\$46,962	0.14	\$4,779		Land Table RJM	16.70%
44-25-12-379-011	29145 HERBERT ST	09/23/22	\$224,000	\$273,125	\$57,411	\$106,536	0.33	\$173,447		Land Table RJM	39.01%

City of Madison Heights

Land Table RM1

BSA DATABASE		SALES DATA	
Parcel Count	1042	# of Sales	77
ECF Nbrhd	RM1	Sales Ratio	47.64%
Min ECF	1.578	(Land Resid.-Est. Land Value)/Est. LV	23.49%
Max ECF	1.578	% Change	15.00%
Land Table LtoB	21.36%	Projected Land Table LtoB	24.56%
CVT LtoB	23.46%	Sales Sample Size	7.39%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$638	\$787	\$734
MINIMUM	\$425	\$525	\$489
MAXIMUM	\$850	\$1,050	\$978

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-13-101-014	28833 GROVELAND ST	10/30/23	\$215,000	\$190,471	\$67,029	\$42,500	0.14	\$485,717		Land Table RM1	22.31%
44-25-13-101-016	28817 GROVELAND ST	06/15/22	\$210,000	\$180,246	\$63,754	\$34,000	0.11	\$579,582		Land Table RM1	18.86%
44-25-13-103-035	28855 DELTON ST	02/25/22	\$155,000	\$132,769	\$56,231	\$34,000	0.11	\$511,191		Land Table RM1	25.61%
44-25-13-107-014	28269 TOWNLEY AVE	09/08/22	\$129,000	\$148,962	\$14,038	\$34,000	0.11	\$127,618		Land Table RM1	22.82%
44-25-13-107-016	28249 TOWNLEY AVE	07/21/23	\$275,000	\$226,543	\$113,907	\$65,450	0.21	\$537,297		Land Table RM1	28.89%
44-25-13-107-018	28225 TOWNLEY AVE	01/11/22	\$235,000	\$204,574	\$76,192	\$45,766	0.15	\$525,462		Land Table RM1	22.37%
44-25-13-107-022	229 E PARKER AVE	07/29/22	\$195,000	\$184,399	\$50,166	\$39,565	0.12	\$421,563		Land Table RM1	21.46%
44-25-13-108-001	28360 TOWNLEY AVE	07/21/22	\$200,000	\$213,657	\$40,430	\$54,087	0.17	\$235,058		Land Table RM1	25.31%
44-25-13-108-002	28350 TOWNLEY AVE	03/22/22	\$238,000	\$212,499	\$67,106	\$41,605	0.13	\$508,379		Land Table RM1	19.58%
44-25-13-108-011	28349 DELTON ST	01/18/23	\$245,000	\$249,462	\$37,143	\$41,605	0.13	\$281,386		Land Table RM1	16.68%
44-25-13-109-002	28350 DELTON ST	10/10/23	\$260,000	\$249,488	\$54,156	\$43,644	0.14	\$386,829		Land Table RM1	17.49%
44-25-13-109-005	28316 DELTON ST	04/11/23	\$250,000	\$230,804	\$67,036	\$47,840	0.15	\$446,907		Land Table RM1	20.73%
44-25-13-109-009	28216 DELTON ST	06/09/22	\$230,000	\$195,896	\$72,511	\$38,407	0.11	\$647,420		Land Table RM1	19.61%
44-25-13-126-004	28820 EDWARD AVE	10/05/22	\$275,000	\$262,510	\$51,287	\$38,797	0.12	\$445,974		Land Table RM1	14.78%
44-25-13-126-008	28728 EDWARD AVE	05/02/22	\$260,000	\$221,782	\$77,015	\$38,797	0.12	\$669,696		Land Table RM1	17.49%
44-25-13-127-003	28872 TAWAS CT	11/21/22	\$185,000	\$192,895	\$33,247	\$41,142	0.12	\$270,301		Land Table RM1	21.33%
44-25-13-127-009	28824 TAWAS CT	04/20/23	\$252,000	\$217,939	\$85,016	\$50,955	0.15	\$566,773		Land Table RM1	23.38%
44-25-13-127-017	28760 TAWAS CT	04/05/22	\$220,000	\$206,472	\$54,670	\$41,142	0.12	\$444,472		Land Table RM1	19.93%
44-25-13-127-028	875 MAPLEKNOLL AVE	08/03/22	\$220,000	\$183,378	\$75,419	\$38,797	0.12	\$655,817		Land Table RM1	21.16%
44-25-13-128-006	736 MAPLEKNOLL AVE	09/15/22	\$195,000	\$175,514	\$59,453	\$39,967	0.12	\$499,605		Land Table RM1	22.77%
44-25-13-128-009	766 MAPLEKNOLL AVE	11/07/22	\$215,000	\$220,878	\$32,919	\$38,797	0.12	\$286,252		Land Table RM1	17.56%
44-25-13-128-023	821 E KATHERINE AVE	05/16/22	\$225,000	\$201,941	\$61,856	\$38,797	0.12	\$537,878		Land Table RM1	19.21%
44-25-13-129-019	936 E KATHERINE AVE	05/29/22	\$235,000	\$205,358	\$66,474	\$36,832	0.11	\$604,309		Land Table RM1	17.94%
44-25-13-129-028	937 PARLIAMENT AVE	11/13/23	\$170,000	\$189,090	\$19,707	\$38,797	0.12	\$171,365		Land Table RM1	20.52%
44-25-13-130-001	28862 HERBERT ST	04/14/22	\$207,000	\$193,656	\$53,693	\$40,349	0.12	\$451,202		Land Table RM1	20.84%
44-25-13-130-034	28695 COUZENS AVE	11/21/22	\$182,000	\$191,438	\$29,553	\$38,991	0.12	\$254,767		Land Table RM1	20.37%
44-25-13-131-010	832 PARLIAMENT AVE	06/16/23	\$225,000	\$218,661	\$49,192	\$42,853	0.14	\$351,371		Land Table RM1	19.60%
44-25-13-131-017	906 PARLIAMENT AVE	09/27/22	\$210,000	\$189,344	\$61,575	\$40,919	0.12	\$513,125		Land Table RM1	21.61%
44-25-13-131-019	926 PARLIAMENT AVE	02/03/23	\$264,000	\$225,732	\$77,065	\$38,797	0.12	\$670,130		Land Table RM1	17.19%
44-25-13-131-020	936 PARLIAMENT AVE	12/07/22	\$230,000	\$213,475	\$55,322	\$38,797	0.12	\$481,061		Land Table RM1	18.17%
44-25-13-131-039	28519 HERBERT ST	04/07/23	\$260,000	\$225,046	\$79,121	\$44,167	0.12	\$638,073		Land Table RM1	19.63%
44-25-13-152-015	28264 EDWARD AVE	08/12/22	\$190,000	\$194,151	\$38,389	\$42,540	0.13	\$295,300		Land Table RM1	21.91%
44-25-13-152-033	255 HECHT DR	08/29/22	\$207,500	\$181,223	\$69,946	\$43,669	0.13	\$538,046		Land Table RM1	24.10%
44-25-13-152-037	303 HECHT DR	12/27/22	\$205,000	\$192,930	\$58,056	\$45,986	0.14	\$403,167		Land Table RM1	23.84%
44-25-13-152-040	339 HECHT DR	11/11/22	\$200,000	\$197,622	\$51,674	\$49,296	0.15	\$346,805		Land Table RM1	24.94%
44-25-13-153-003	260 HECHT DR	01/27/23	\$180,000	\$186,759	\$33,560	\$40,319	0.12	\$270,645		Land Table RM1	21.59%
44-25-13-153-024	309 SONIA AVE	07/28/22	\$192,000	\$200,158	\$32,161	\$40,319	0.12	\$259,363		Land Table RM1	20.14%
44-25-13-154-003	212 SONIA AVE	06/09/23	\$325,000	\$332,046	\$48,820	\$55,866	0.18	\$271,222		Land Table RM1	16.82%
44-25-13-154-022	390 SONIA AVE	06/15/22	\$195,000	\$198,245	\$44,988	\$48,233	0.15	\$299,920		Land Table RM1	24.33%
44-25-13-176-003	28424 EDWARD AVE	03/15/23	\$240,000	\$217,850	\$67,113	\$44,963	0.14	\$479,379		Land Table RM1	20.64%
44-25-13-176-034	873 VENOY AVE	11/13/23	\$260,000	\$199,882	\$98,915	\$38,797	0.12	\$860,130		Land Table RM1	19.41%

City of Madison Heights

Land Table RM1

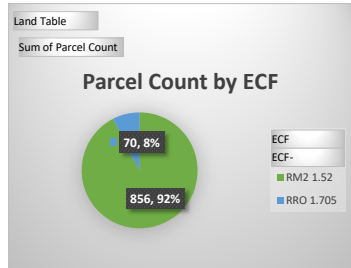
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-13-177-027	28162 LORENZ ST	07/14/23	\$313,000	\$344,603	\$17,249	\$48,852	0.16	\$107,806		Land Table RM1	14.18%
44-25-13-178-015	28349 COUZENS AVE	09/01/22	\$217,000	\$198,249	\$61,687	\$42,936	0.13	\$474,515		Land Table RM1	21.66%
44-25-13-179-014	545 SONIA AVE	10/02/23	\$215,000	\$192,593	\$66,959	\$44,552	0.13	\$515,069		Land Table RM1	23.13%
44-25-13-179-015	557 SONIA AVE	06/19/23	\$201,100	\$222,770	\$40,214	\$61,884	0.17	\$236,553		Land Table RM1	27.78%
44-25-13-180-007	722 HECHT DR	07/14/23	\$170,000	\$176,066	\$33,689	\$39,755	0.12	\$278,421		Land Table RM1	22.58%
44-25-13-327-006	925 E GARDENIA AVE	06/21/22	\$183,000	\$251,504	(\$28,651)	\$39,853	0.12	(\$236,785)		Land Table RM1	15.85%
44-25-14-202-007	28737 DARTMOUTH ST	04/07/22	\$219,000	\$233,750	\$33,493	\$48,243	0.18	\$185,044		Land Table RM1	20.64%
44-25-14-202-017	28659 KARAM DR	10/28/22	\$215,000	\$194,854	\$58,513	\$38,367	0.11	\$531,936		Land Table RM1	19.69%
44-25-14-204-009	550 BELLAIRE AVE	02/17/22	\$236,500	\$303,334	\$35,813	\$102,647	0.40	\$89,087		Land Table RM1	33.84%
44-25-14-226-035	28745 DIESING DR	05/20/22	\$229,000	\$252,469	\$20,766	\$44,235	0.15	\$139,369		Land Table RM1	17.52%
44-25-14-226-037	28819 DIESING DR	05/20/22	\$165,000	\$200,015	\$9,220	\$44,235	0.15	\$61,879		Land Table RM1	22.12%
44-25-14-227-005	28636 DIESING DR	06/02/23	\$257,000	\$233,314	\$63,441	\$39,755	0.12	\$524,306		Land Table RM1	17.04%
44-25-14-227-009	28412 DIESING DR	07/19/23	\$247,000	\$192,629	\$94,126	\$39,755	0.12	\$777,901		Land Table RM1	20.64%
44-25-14-227-016	28344 DIESING DR	05/09/22	\$225,000	\$216,395	\$48,360	\$39,755	0.12	\$399,669		Land Table RM1	18.37%
44-25-14-227-029	28429 PALMER BLVD	10/23/23	\$270,000	\$205,473	\$104,282	\$39,755	0.12	\$861,835		Land Table RM1	19.35%
44-25-14-227-033	28389 PALMER BLVD	07/14/23	\$235,000	\$197,531	\$77,224	\$39,755	0.12	\$638,215		Land Table RM1	20.13%
44-25-14-227-040	28315 PALMER BLVD	04/25/22	\$209,900	\$199,518	\$50,137	\$39,755	0.12	\$414,355		Land Table RM1	19.93%
44-25-14-228-018	28348 PALMER BLVD	02/11/22	\$207,900	\$200,026	\$47,629	\$39,755	0.12	\$393,628		Land Table RM1	19.87%
44-25-14-230-001	28856 ALGER BLVD	06/08/22	\$218,000	\$185,208	\$76,992	\$44,200	0.14	\$538,406		Land Table RM1	23.87%
44-25-14-230-007	28444 ALGER BLVD	04/12/23	\$175,000	\$183,878	\$33,622	\$42,500	0.14	\$243,638		Land Table RM1	23.11%
44-25-14-230-012	28394 ALGER BLVD	04/22/22	\$210,000	\$192,351	\$60,149	\$42,500	0.14	\$435,862		Land Table RM1	22.10%
44-25-14-230-039	28355 BRUSH ST	08/02/22	\$235,000	\$213,302	\$65,049	\$43,351	0.15	\$445,541		Land Table RM1	20.32%
44-25-14-230-047	28950 DIESING DR	03/22/23	\$236,000	\$241,696	\$51,324	\$57,020	0.21	\$247,942		Land Table RM1	23.59%
44-25-14-230-048	28960 DIESING DR	04/08/22	\$322,750	\$353,100	\$69,435	\$99,785	0.36	\$191,809		Land Table RM1	28.26%
44-25-14-276-013	28183 DIESING DR	08/18/23	\$245,000	\$200,141	\$84,614	\$39,755	0.12	\$699,289		Land Table RM1	19.86%
44-25-14-277-003	28226 DIESING DR	12/11/23	\$170,501	\$192,023	\$18,233	\$39,755	0.12	\$150,686		Land Table RM1	20.70%
44-25-14-277-012	28140 DIESING DR	11/30/23	\$235,000	\$214,684	\$88,858	\$68,542	0.21	\$421,128		Land Table RM1	31.93%
44-25-14-277-021	28083 PALMER BLVD	06/30/22	\$210,000	\$199,808	\$50,742	\$40,550	0.12	\$412,537		Land Table RM1	20.29%
44-25-14-277-024	28124 DIESING DR	07/22/22	\$241,000	\$227,801	\$63,051	\$49,852	0.15	\$420,340		Land Table RM1	21.88%
44-25-14-278-006	28116 PALMER BLVD	09/14/23	\$250,000	\$212,565	\$77,985	\$40,550	0.12	\$634,024		Land Table RM1	19.08%
44-25-14-278-011	28066 PALMER BLVD	04/21/22	\$203,000	\$209,324	\$46,153	\$52,477	0.16	\$290,270		Land Table RM1	25.07%
44-25-14-278-014	28149 ALGER BLVD	04/01/22	\$225,000	\$237,419	\$28,331	\$40,750	0.12	\$232,221		Land Table RM1	17.16%
44-25-14-278-022	28061 ALGER BLVD	09/06/23	\$236,000	\$209,620	\$70,766	\$44,386	0.13	\$557,213		Land Table RM1	21.17%
44-25-14-279-014	28038 ALGER BLVD	07/07/22	\$239,900	\$204,790	\$80,576	\$45,466	0.16	\$519,845		Land Table RM1	22.20%
44-25-14-279-028	28073 BRUSH ST	10/04/22	\$247,900	\$246,979	\$44,272	\$43,351	0.15	\$303,233		Land Table RM1	17.55%
44-25-14-279-031	28045 BRUSH ST	10/19/23	\$225,000	\$195,685	\$72,666	\$43,351	0.15	\$497,712		Land Table RM1	22.15%

City of Madison Heights

Land Table RM2

BSA DATABASE		SALES DATA	
Parcel Count	926	# of Sales	83
ECF Nbrhd	RM2, RRO	Sales Ratio	46.72%
Min ECF	1.520	(Land Resid.-Est. Land Value)/Est. LV	29.56%
Max ECF	1.705	% Change	15.00%
Land Table LtoB	25.17%	Projected Land Table LtoB	28.94%
CVT LtoB	23.46%	Sales Sample Size	8.96%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$638	\$826	\$734
MINIMUM	\$425	\$551	\$489
MAXIMUM	\$850	\$1,101	\$978

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-14-202-033	630 BELLAIRE AVE	11/14/23	\$400,000	\$345,519	\$98,137	\$43,656	0.14	\$711,138		Land Table RM2	12.63%
44-25-14-206-017	28371 DARTMOUTH ST	08/23/22	\$315,000	\$337,528	\$64,760	\$87,288	0.47	\$138,970		Land Table RM2	25.86%
44-25-14-206-026	28351 DARTMOUTH ST	08/17/22	\$275,500	\$252,178	\$81,793	\$58,471	0.21	\$391,354		Land Table RM2	23.19%
44-25-14-206-030	631 BELLAIRE AVE	11/15/23	\$360,000	\$363,374	\$161,324	\$164,698	0.57	\$284,522		Land Table RM2	45.32%
44-25-14-251-004	28067 HAMPDEN ST	05/13/22	\$255,000	\$329,704	\$73,810	\$148,514	0.73	\$101,110		Land Table RM2	45.04%
44-25-14-251-016	28055 HAMPDEN ST	01/10/22	\$190,500	\$234,736	\$29,740	\$73,976	0.36	\$82,155		Land Table RM2	31.51%
44-25-14-252-031	28103 DARTMOUTH ST	03/31/22	\$256,000	\$247,106	\$72,534	\$63,640	0.23	\$315,365		Land Table RM2	25.75%
44-25-14-328-003	27901 WRENSON ST	09/08/22	\$162,000	\$191,033	\$34,174	\$63,207	0.20	\$172,596		Land Table RM2	33.09%
44-25-14-385-002	1013 W FARNUM AVE	02/24/23	\$140,000	\$126,250	\$46,784	\$33,034	0.11	\$433,185		Land Table RM2	26.17%
44-25-14-388-007	913 BAXTER AVE	07/25/22	\$145,000	\$132,505	\$43,805	\$31,310	0.10	\$451,598		Land Table RM2	23.63%
44-25-14-388-008	905 BAXTER AVE	09/29/22	\$199,777	\$214,756	\$20,244	\$35,223	0.11	\$184,036		Land Table RM2	16.40%
44-25-14-401-015	27808 LENOX AVE	06/30/23	\$180,000	\$137,175	\$79,444	\$36,619	0.13	\$597,323		Land Table RM2	26.70%
44-25-14-401-022	27847 HAMPDEN ST	07/14/23	\$191,000	\$157,589	\$67,547	\$34,136	0.12	\$582,302		Land Table RM2	21.66%
44-25-14-402-008	27868 HAMPDEN ST	09/12/23	\$221,000	\$160,149	\$94,987	\$34,136	0.12	\$818,853		Land Table RM2	21.32%
44-25-14-402-013	27808 HAMPDEN ST	03/15/22	\$161,000	\$172,000	\$57,271	\$68,271	0.23	\$247,926		Land Table RM2	39.69%
44-25-14-402-016	7865 BRETTONWOODS S	07/21/23	\$240,000	\$154,683	\$117,746	\$32,429	0.11	\$1,070,418		Land Table RM2	20.96%
44-25-14-403-026	7874 BRETTONWOODS S	06/09/22	\$200,000	\$170,116	\$64,020	\$34,136	0.12	\$551,897		Land Table RM2	20.07%
44-25-14-404-013	27877 BARRINGTON ST	02/13/23	\$159,000	\$177,018	\$24,989	\$43,007	0.15	\$169,993		Land Table RM2	24.30%
44-25-14-404-014	27865 BARRINGTON ST	12/18/23	\$237,000	\$144,048	\$125,637	\$32,685	0.11	\$1,121,759		Land Table RM2	22.69%
44-25-14-404-024	27857 BARRINGTON ST	12/13/23	\$196,500	\$171,383	\$74,145	\$49,028	0.17	\$443,982		Land Table RM2	28.61%
44-25-14-406-017	7741 BRETTONWOODS S	06/09/22	\$129,000	\$115,398	\$47,738	\$34,136	0.12	\$411,534		Land Table RM2	29.58%
44-25-14-406-020	7715 BRETTONWOODS S	02/28/22	\$90,000	\$118,285	\$5,851	\$34,136	0.12	\$50,440		Land Table RM2	28.86%
44-25-14-407-014	7604 BRETTONWOODS S	04/05/22	\$160,000	\$153,277	\$40,859	\$34,136	0.12	\$352,233		Land Table RM2	22.27%
44-25-14-407-015	27741 DARTMOUTH ST	10/14/22	\$169,900	\$166,496	\$37,540	\$34,136	0.12	\$323,621		Land Table RM2	20.50%
44-25-14-407-019	27709 DARTMOUTH ST	05/02/22	\$198,000	\$165,744	\$66,392	\$34,136	0.12	\$572,345		Land Table RM2	20.60%
44-25-14-407-020	27701 DARTMOUTH ST	09/22/22	\$91,000	\$100,018	\$25,118	\$34,136	0.12	\$216,534		Land Table RM2	34.13%
44-25-14-408-002	27732 DARTMOUTH ST	10/12/22	\$121,000	\$101,010	\$52,419	\$32,429	0.11	\$476,536		Land Table RM2	32.10%
44-25-14-408-006	27700 DARTMOUTH ST	02/27/23	\$125,000	\$120,103	\$37,326	\$32,429	0.11	\$339,327		Land Table RM2	27.00%
44-25-14-408-011	27648 DARTMOUTH ST	12/20/23	\$178,000	\$117,731	\$92,698	\$32,429	0.11	\$842,709		Land Table RM2	27.54%
44-25-14-408-015	27618 DARTMOUTH ST	04/19/23	\$120,000	\$110,595	\$41,834	\$32,429	0.11	\$380,309		Land Table RM2	29.32%
44-25-14-408-019	27735 BARRINGTON ST	07/06/22	\$195,000	\$188,587	\$39,098	\$32,685	0.11	\$349,089		Land Table RM2	17.33%
44-25-14-426-001	27892 BARRINGTON ST	04/21/22	\$165,000	\$138,735	\$64,539	\$38,274	0.12	\$533,380		Land Table RM2	27.59%
44-25-14-426-007	27832 BARRINGTON ST	10/20/23	\$184,000	\$178,884	\$44,985	\$39,869	0.13	\$357,024		Land Table RM2	22.29%
44-25-14-427-010	27800 PALMER BLVD	01/07/22	\$215,000	\$206,951	\$51,888	\$43,839	0.15	\$339,137		Land Table RM2	21.18%
44-25-14-427-011	27766 PALMER BLVD	05/17/22	\$210,000	\$213,175	\$40,499	\$43,674	0.15	\$266,441		Land Table RM2	20.49%
44-25-14-427-012	27756 PALMER BLVD	03/09/22	\$233,000	\$201,999	\$74,840	\$43,839	0.15	\$489,150		Land Table RM2	21.70%
44-25-14-428-008	27784 ALGER BLVD	11/10/23	\$165,000	\$169,605	\$40,373	\$44,978	0.16	\$250,764		Land Table RM2	26.52%
44-25-14-428-009	27774 ALGER BLVD	01/05/23	\$175,000	\$160,997	\$58,981	\$44,978	0.16	\$366,342		Land Table RM2	27.94%
44-25-14-428-032	27703 BRUSH ST	04/27/22	\$175,000	\$186,649	\$53,119	\$64,768	0.23	\$229,952		Land Table RM2	34.70%
44-25-14-429-001	27856 BRUSH ST	06/10/22	\$174,500	\$166,539	\$46,969	\$39,008	0.13	\$350,515		Land Table RM2	23.42%
44-25-14-429-017	27700 BRUSH ST	03/08/23	\$190,500	\$208,322	\$44,397	\$62,219	0.19	\$231,234		Land Table RM2	29.87%

City of Madison Heights

Land Table RM2

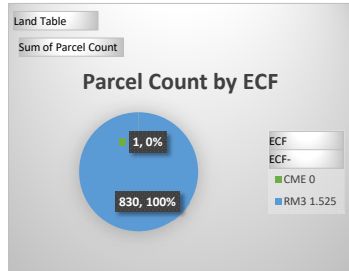
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-14-430-005	27700 BARRINGTON ST	06/15/22	\$180,000	\$177,024	\$42,845	\$39,869	0.13	\$340,040		Land Table RM2	22.52%
44-25-14-430-009	27660 BARRINGTON ST	03/29/22	\$323,000	\$349,678	\$13,191	\$39,869	0.13	\$104,690		Land Table RM2	11.40%
44-25-14-430-018	27739 PALMER BLVD	06/21/23	\$272,000	\$221,834	\$90,035	\$39,869	0.13	\$714,563		Land Table RM2	17.97%
44-25-14-430-027	27629 PALMER BLVD	06/28/23	\$225,000	\$187,782	\$81,444	\$44,226	0.13	\$631,349		Land Table RM2	23.55%
44-25-14-430-034	285 ROYAL PARK LN	06/02/23	\$262,000	\$234,550	\$69,091	\$41,641	0.14	\$500,659		Land Table RM2	17.75%
44-25-14-430-039	235 ROYAL PARK LN	05/23/23	\$260,000	\$204,853	\$96,788	\$41,641	0.14	\$701,362		Land Table RM2	20.33%
44-25-14-431-018	266 ROYAL PARK LN	04/13/22	\$220,000	\$217,866	\$42,003	\$39,869	0.13	\$333,357		Land Table RM2	18.30%
44-25-14-431-020	246 ROYAL PARK LN	08/30/23	\$270,000	\$195,350	\$114,519	\$39,869	0.13	\$908,881		Land Table RM2	20.41%
44-25-14-451-004	27380 HAMPDEN ST	10/06/22	\$223,500	\$236,153	\$21,483	\$34,136	0.12	\$185,198		Land Table RM2	14.46%
44-25-14-452-020	27341 DARTMOUTH ST	06/05/23	\$212,000	\$157,358	\$87,071	\$32,429	0.11	\$791,555		Land Table RM2	20.61%
44-25-14-453-011	27320 DARTMOUTH ST	09/15/23	\$185,000	\$134,676	\$84,460	\$34,136	0.12	\$728,103		Land Table RM2	25.35%
44-25-14-454-002	27216 LENOX AVE	09/12/23	\$200,000	\$166,661	\$67,339	\$34,000	0.12	\$585,557		Land Table RM2	20.40%
44-25-14-454-016	27133 HAMPDEN ST	03/22/22	\$140,000	\$125,421	\$48,715	\$34,136	0.12	\$419,957		Land Table RM2	27.22%
44-25-14-454-038	27045 HAMPDEN ST	06/16/22	\$205,000	\$193,902	\$43,527	\$32,429	0.11	\$395,700		Land Table RM2	16.72%
44-25-14-454-039	27037 HAMPDEN ST	09/01/22	\$255,000	\$261,773	\$25,656	\$32,429	0.11	\$233,236		Land Table RM2	12.39%
44-25-14-455-004	27112 HAMPDEN ST	08/25/22	\$144,000	\$117,840	\$58,589	\$32,429	0.11	\$532,627		Land Table RM2	27.52%
44-25-14-456-010	:7052 BRETTONWOODS S	10/05/23	\$290,000	\$259,443	\$62,986	\$32,429	0.11	\$572,600		Land Table RM2	12.50%
44-25-14-456-015	27127 DARTMOUTH ST	06/14/22	\$132,500	\$131,756	\$34,880	\$34,136	0.12	\$300,690		Land Table RM2	25.91%
44-25-14-456-030	:7080 BRETTONWOODS S	03/18/22	\$180,000	\$136,815	\$75,614	\$32,429	0.11	\$687,400		Land Table RM2	23.70%
44-25-14-456-031	:7074 BRETTONWOODS S	12/21/22	\$145,000	\$137,819	\$39,610	\$32,429	0.11	\$360,091		Land Table RM2	23.53%
44-25-14-457-004	27112 DARTMOUTH ST	07/18/23	\$147,000	\$152,433	\$26,996	\$32,429	0.11	\$245,418		Land Table RM2	21.27%
44-25-14-457-012	27052 DARTMOUTH ST	09/19/23	\$119,000	\$100,215	\$51,214	\$32,429	0.11	\$465,582		Land Table RM2	32.36%
44-25-14-457-019	27097 BARRINGTON ST	06/09/23	\$163,000	\$134,484	\$61,201	\$32,685	0.11	\$546,438		Land Table RM2	24.30%
44-25-14-457-035	27059 BARRINGTON ST	02/25/22	\$139,000	\$145,842	\$25,891	\$32,733	0.11	\$231,170		Land Table RM2	22.44%
44-25-14-476-010	27385 PALMER BLVD	03/31/23	\$145,000	\$134,943	\$45,391	\$35,334	0.12	\$366,056		Land Table RM2	26.18%
44-25-14-476-015	27345 PALMER BLVD	12/05/22	\$165,000	\$130,365	\$69,969	\$35,334	0.12	\$564,266		Land Table RM2	27.10%
44-25-14-478-014	27372 ALGER BLVD	05/12/22	\$320,000	\$330,665	\$41,744	\$52,409	0.18	\$229,363		Land Table RM2	15.85%
44-25-14-478-018	27355 BRUSH ST	09/07/22	\$245,000	\$242,027	\$55,382	\$52,409	0.18	\$304,297		Land Table RM2	21.65%
44-25-14-478-025	27393 BRUSH ST	04/25/22	\$240,000	\$237,957	\$55,261	\$53,218	0.16	\$343,236		Land Table RM2	22.36%
44-25-14-480-002	27128 BARRINGTON ST	07/21/22	\$185,000	\$159,167	\$61,036	\$35,203	0.12	\$496,228		Land Table RM2	22.12%
44-25-14-480-036	27104 BARRINGTON ST	07/21/23	\$175,000	\$188,943	\$21,260	\$35,203	0.12	\$172,846		Land Table RM2	18.63%
44-25-14-481-009	27050 PALMER BLVD	06/23/23	\$171,000	\$123,364	\$83,360	\$35,724	0.13	\$656,378		Land Table RM2	28.96%
44-25-14-481-032	27104 PALMER BLVD	07/15/22	\$169,500	\$154,400	\$50,824	\$35,724	0.13	\$400,189		Land Table RM2	23.14%
44-25-14-481-035	27097 ALGER BLVD	12/20/23	\$285,000	\$236,677	\$84,047	\$35,724	0.13	\$661,787		Land Table RM2	15.09%
44-25-14-482-002	27128 ALGER BLVD	05/20/22	\$25,000	\$34,939	\$25,000	\$34,939	0.12	\$206,612		Land Table RM2	100.00%
44-25-14-482-007	27074 ALGER BLVD	12/01/22	\$210,000	\$215,404	\$62,727	\$68,131	0.24	\$265,792		Land Table RM2	31.63%
44-25-14-482-013	27135 BRUSH ST	09/14/23	\$224,500	\$218,823	\$40,616	\$34,939	0.12	\$335,669		Land Table RM2	15.97%
44-25-14-482-033	27034 ALGER BLVD	07/18/22	\$225,000	\$221,067	\$37,999	\$34,066	0.12	\$322,025		Land Table RM2	15.41%
44-25-14-482-034	27113 BRUSH ST	04/05/22	\$125,000	\$141,868	\$18,071	\$34,939	0.12	\$149,347		Land Table RM2	24.63%
44-25-14-482-036	27104 ALGER BLVD	01/21/22	\$210,000	\$218,977	\$53,173	\$62,150	0.12	\$219,723	44-25-14-482-037	Land Table RM2	28.38%
44-25-14-483-025	27120 BRUSH ST	11/09/23	\$125,000	\$139,844	\$20,712	\$35,556	0.13	\$164,381		Land Table RM2	25.43%
44-25-14-483-026	27112 BRUSH ST	08/02/23	\$167,500	\$169,090	\$33,966	\$35,556	0.13	\$269,571		Land Table RM2	21.03%

City of Madison Heights

Land Table RM3

BSA DATABASE		SALES DATA	
Parcel Count	831	# of Sales	53
ECF Nbrhd	RM3, CME	Sales Ratio	48.41%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	18.78%
Max ECF	1.525	% Change	15.00%
Land Table LtoB	23.88%	Projected Land Table LtoB	27.46%
CVT LtoB	23.46%	Sales Sample Size	6.38%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$638	\$757	\$734
MINIMUM	\$425	\$505	\$489
MAXIMUM	\$850	\$1,010	\$978

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-13-354-032	27345 OSMUN AVE	12/13/23	\$169,600	\$118,398	\$85,202	\$34,000	0.12	\$740,887		Land Table RM3	28.72%
44-25-13-354-018	27304 DELTON ST	05/12/23	\$167,000	\$124,702	\$76,298	\$34,000	0.12	\$663,461		Land Table RM3	27.26%
44-25-13-352-006	27424 GROVELAND ST	06/16/23	\$148,000	\$114,776	\$67,224	\$34,000	0.12	\$584,557		Land Table RM3	29.62%
44-25-13-354-023	27425 OSMUN AVE	10/11/22	\$152,000	\$118,874	\$67,126	\$34,000	0.12	\$583,704		Land Table RM3	28.60%
44-25-13-354-006	27416 DELTON ST	08/04/23	\$208,000	\$164,692	\$77,308	\$34,000	0.12	\$672,243		Land Table RM3	20.64%
44-25-13-356-006	27135 GROVELAND ST	11/17/23	\$160,000	\$128,015	\$69,462	\$37,477	0.12	\$560,177		Land Table RM3	29.28%
44-25-13-353-009	27384 TOWNLEY AVE	08/03/23	\$124,500	\$99,721	\$58,779	\$34,000	0.12	\$511,122		Land Table RM3	34.10%
44-25-13-453-008	27060 HALES ST	03/24/22	\$129,000	\$104,766	\$60,087	\$35,853	0.13	\$469,430		Land Table RM3	34.22%
44-25-13-354-024	27417 OSMUN AVE	06/21/22	\$138,500	\$114,515	\$57,985	\$34,000	0.12	\$504,217		Land Table RM3	29.69%
44-25-13-301-021	27741 GROVELAND ST	04/11/23	\$206,000	\$170,633	\$68,680	\$33,313	0.11	\$624,364		Land Table RM3	19.52%
44-25-13-358-036	27076 TOWNLEY AVE	03/30/23	\$207,000	\$171,762	\$69,238	\$34,000	0.12	\$602,070		Land Table RM3	19.79%
44-25-13-454-012	27038 PARK CT	06/30/22	\$197,000	\$163,755	\$69,098	\$35,853	0.13	\$539,828		Land Table RM3	21.89%
44-25-13-478-005	27036 ALDEN ST	11/21/22	\$150,700	\$126,472	\$59,952	\$35,724	0.13	\$472,063		Land Table RM3	28.25%
44-25-13-354-020	27449 OSMUN AVE	09/26/22	\$140,000	\$122,557	\$51,443	\$34,000	0.12	\$447,330		Land Table RM3	27.74%
44-25-13-351-024	27423 GROVELAND ST	03/02/23	\$180,000	\$159,187	\$54,126	\$33,313	0.11	\$492,055		Land Table RM3	20.93%
44-25-13-330-009	27780 GOLDIN DR	08/23/22	\$222,000	\$199,233	\$75,543	\$52,776	0.15	\$507,000		Land Table RM3	26.49%
44-25-13-351-014	27383 GROVELAND ST	11/29/22	\$169,000	\$152,859	\$49,454	\$33,313	0.11	\$449,582		Land Table RM3	21.79%
44-25-13-305-020	27746 OSMUN AVE	03/03/23	\$212,000	\$194,204	\$59,736	\$41,940	0.14	\$436,029		Land Table RM3	21.60%
44-25-13-359-004	27098 DELTON ST	06/07/22	\$149,900	\$138,843	\$62,057	\$51,000	0.17	\$360,797		Land Table RM3	36.73%
44-25-13-331-014	27768 RIALTO ST	04/29/22	\$210,000	\$195,603	\$59,581	\$45,184	0.14	\$425,579		Land Table RM3	23.10%
44-25-13-302-010	27754 GROVELAND ST	06/23/22	\$280,000	\$262,765	\$55,485	\$38,250	0.13	\$430,116		Land Table RM3	14.56%
44-25-13-301-018	27785 GROVELAND ST	06/29/22	\$221,500	\$208,840	\$79,286	\$66,626	0.22	\$360,391		Land Table RM3	31.90%
44-25-13-353-025	27409 DELTON ST	01/25/22	\$210,000	\$198,139	\$45,861	\$34,000	0.12	\$398,791		Land Table RM3	17.16%
44-25-13-304-011	27850 DELTON ST	07/15/22	\$225,000	\$212,986	\$58,764	\$46,750	0.16	\$371,924		Land Table RM3	21.95%
44-25-13-354-039	560 E FARNUM AVE	07/27/22	\$205,000	\$194,617	\$53,223	\$42,840	0.12	\$458,819		Land Table RM3	22.01%
44-25-13-358-010	27026 TOWNLEY AVE	09/16/22	\$144,000	\$137,131	\$49,369	\$42,500	0.14	\$345,238		Land Table RM3	30.99%
44-25-13-353-008	27392 TOWNLEY AVE	08/18/23	\$140,000	\$133,443	\$40,557	\$34,000	0.12	\$352,670		Land Table RM3	25.48%
44-25-13-454-027	27103 ALDEN ST	03/17/22	\$204,000	\$196,137	\$43,974	\$36,111	0.13	\$340,884		Land Table RM3	18.41%
44-25-13-403-011	27770 PARK CT	01/20/23	\$185,000	\$178,175	\$42,678	\$35,853	0.13	\$333,422		Land Table RM3	20.12%
44-25-13-302-001	27866 GROVELAND ST	04/08/22	\$370,000	\$357,564	\$84,686	\$72,250	0.24	\$347,074		Land Table RM3	20.21%
44-25-13-352-016	27320 GROVELAND ST	07/12/22	\$135,000	\$131,482	\$37,518	\$34,000	0.12	\$326,243		Land Table RM3	25.86%
44-25-13-352-018	27304 GROVELAND ST	05/09/22	\$98,000	\$96,682	\$35,318	\$34,000	0.12	\$307,113		Land Table RM3	35.17%
44-25-13-329-012	924 BERNIE LN	11/04/22	\$197,000	\$194,619	\$40,960	\$38,579	0.12	\$347,119		Land Table RM3	19.82%
44-25-13-355-033	27309 LORENZ ST	06/17/22	\$286,000	\$286,105	\$65,683	\$65,788	0.22	\$305,502		Land Table RM3	22.99%
44-25-13-329-029	27755 RIALTO ST	06/27/23	\$185,000	\$185,580	\$37,999	\$38,579	0.12	\$322,025		Land Table RM3	20.79%
44-25-13-353-013	27352 TOWNLEY AVE	10/05/23	\$201,000	\$202,683	\$66,317	\$68,000	0.23	\$288,335		Land Table RM3	33.55%
44-25-13-352-019	232 E FARNUM AVE	02/22/22	\$150,000	\$156,465	\$46,003	\$52,468	0.17	\$264,385		Land Table RM3	33.53%
44-25-13-357-009	27060 GROVELAND ST	10/03/22	\$205,000	\$214,719	\$41,281	\$51,000	0.17	\$240,006		Land Table RM3	23.75%
44-25-13-352-045	27376 GROVELAND ST	09/19/22	\$200,000	\$210,010	\$23,990	\$34,000	0.12	\$208,609		Land Table RM3	16.19%
44-25-13-358-039	27053 DELTON ST	03/30/22	\$97,500	\$103,281	\$28,219	\$34,000	0.12	\$245,383		Land Table RM3	32.92%
44-25-13-351-023	27433 GROVELAND ST	07/21/23	\$220,000	\$239,014	\$47,612	\$66,626	0.11	\$216,418	44-25-13-351-022	Land Table RM3	27.88%

City of Madison Heights

Land Table RM3

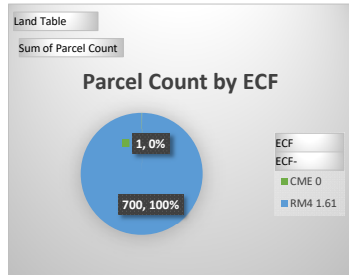
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-13-402-035	27707 PARK CT	03/23/23	\$130,000	\$142,629	\$34,877	\$47,506	0.17	\$206,373		Land Table RM3	33.31%
44-25-13-402-016	27716 HALES ST	07/29/22	\$100,000	\$111,808	\$24,045	\$35,853	0.13	\$187,852		Land Table RM3	32.07%
44-25-13-479-007	27064 VANCE ST	05/04/22	\$126,000	\$143,334	\$54,115	\$71,449	0.25	\$213,893		Land Table RM3	49.85%
44-25-13-479-009	27036 VANCE ST	05/27/22	\$125,001	\$142,419	\$18,306	\$35,724	0.13	\$144,142		Land Table RM3	25.08%
44-25-13-479-006	27076 VANCE ST	01/18/22	\$139,100	\$159,078	\$15,746	\$35,724	0.13	\$123,984		Land Table RM3	22.46%
44-25-13-355-034	27435 LORENZ ST	01/14/22	\$195,000	\$225,572	\$18,769	\$49,341	0.16	\$116,578		Land Table RM3	21.87%
44-25-13-305-010	27846 OSMUN AVE	09/14/22	\$180,000	\$209,736	\$12,204	\$41,940	0.14	\$89,080		Land Table RM3	20.00%
44-25-13-453-010	27040 HALES ST	05/09/22	\$193,000	\$230,509	\$30,613	\$68,122	0.24	\$125,979		Land Table RM3	29.55%
44-25-13-352-020	244 E FARNUM AVE	10/14/22	\$155,000	\$190,158	\$17,310	\$52,468	0.17	\$99,483		Land Table RM3	27.59%
44-25-13-359-006	27076 DELTON ST	02/04/22	\$95,600				0.12	\$2,009		Land Table RM3	26.28%
44-25-13-479-014	27067 NANTON ST	12/13/22	\$195,000				0.38	\$80,987		Land Table RM3	39.49%
44-25-13-357-028	27032 GROVELAND ST	05/25/22	\$24,900				0.12			Land Table RM3	#DIV/0!

City of Madison Heights

Land Table RM4

BSA DATABASE		SALES DATA	
Parcel Count	701	# of Sales	68
ECF Nbrhd	RM4, CME	Sales Ratio	47.14%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	27.30%
Max ECF	1.610	% Change	15.00%
Land Table LtoB	25.12%	Projected Land Table LtoB	28.89%
CVT LtoB	23.46%	Sales Sample Size	9.70%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$638	\$812	\$734
MINIMUM	\$425	\$541	\$489
MAXIMUM	\$850	\$1,082	\$978

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-23-201-002	26800 LENOX AVE	08/15/23	\$150,000	\$172,034	\$16,369	\$38,403	0.13	\$125,915		Land Table RM4	22.32%
44-25-23-201-007	26760 LENOX AVE	01/18/22	\$110,000	\$120,245	\$23,891	\$34,136	0.12	\$205,957		Land Table RM4	28.39%
44-25-23-201-018	26761 HAMPDEN ST	01/20/23	\$208,000	\$208,309	\$42,361	\$42,670	0.15	\$292,145		Land Table RM4	20.48%
44-25-23-202-013	'6791 BRETTONWOODS S	07/06/23	\$157,500	\$123,702	\$76,468	\$42,670	0.15	\$527,366		Land Table RM4	34.49%
44-25-23-204-015	26755 BARRINGTON ST	04/22/22	\$145,000	\$130,835	\$48,838	\$34,673	0.12	\$410,403		Land Table RM4	26.50%
44-25-23-204-018	26721 BARRINGTON ST	09/07/22	\$100,000	\$122,801	\$12,005	\$34,806	0.12	\$100,042		Land Table RM4	28.34%
44-25-23-205-012	26617 HAMPDEN ST	09/08/22	\$177,000	\$155,203	\$55,933	\$34,136	0.12	\$482,181		Land Table RM4	21.99%
44-25-23-205-015	26593 HAMPDEN ST	11/30/23	\$345,000	\$302,462	\$76,674	\$34,136	0.12	\$660,983		Land Table RM4	11.29%
44-25-23-205-022	26537 HAMPDEN ST	08/08/23	\$152,500	\$153,765	\$32,871	\$34,136	0.12	\$283,371		Land Table RM4	22.20%
44-25-23-205-023	26529 HAMPDEN ST	07/18/23	\$180,000	\$169,360	\$44,776	\$34,136	0.12	\$386,000		Land Table RM4	20.16%
44-25-23-206-009	26552 HAMPDEN ST	03/18/22	\$165,000	\$152,725	\$46,411	\$34,136	0.12	\$400,095		Land Table RM4	22.35%
44-25-23-206-011	26528 HAMPDEN ST	05/25/22	\$160,000	\$153,319	\$40,817	\$34,136	0.12	\$351,871		Land Table RM4	22.26%
44-25-23-206-019	'6585 BRETTONWOODS S	05/09/23	\$144,000	\$137,029	\$41,107	\$34,136	0.12	\$354,371		Land Table RM4	24.91%
44-25-23-207-004	'6584 BRETTONWOODS S	01/11/22	\$195,000	\$134,813	\$94,323	\$34,136	0.12	\$813,129		Land Table RM4	25.32%
44-25-23-207-005	'6576 BRETTONWOODS S	09/01/22	\$196,500	\$162,729	\$67,907	\$34,136	0.12	\$585,405		Land Table RM4	20.98%
44-25-23-208-006	26568 DARTMOUTH ST	11/17/23	\$110,000	\$133,011	\$11,125	\$34,136	0.12	\$95,905		Land Table RM4	25.66%
44-25-23-208-016	26593 BARRINGTON ST	08/23/23	\$167,500	\$133,989	\$68,450	\$34,939	0.12	\$565,702		Land Table RM4	26.08%
44-25-23-208-018	26577 BARRINGTON ST	05/15/23	\$210,000	\$160,775	\$84,296	\$35,071	0.12	\$690,951		Land Table RM4	21.81%
44-25-23-208-030	26592 DARTMOUTH ST	02/23/22	\$210,000	\$201,350	\$42,786	\$34,136	0.12	\$368,845		Land Table RM4	16.95%
44-25-23-226-006	26760 BARRINGTON ST	09/28/23	\$140,000	\$153,903	\$52,348	\$66,251	0.23	\$225,638		Land Table RM4	43.05%
44-25-23-226-010	26708 BARRINGTON ST	04/11/23	\$190,888	\$182,632	\$52,423	\$44,167	0.16	\$338,213		Land Table RM4	24.18%
44-25-23-226-012	26785 PALMER BLVD	08/29/22	\$132,000	\$133,546	\$42,621	\$44,167	0.16	\$274,974		Land Table RM4	33.07%
44-25-23-226-013	26775 PALMER BLVD	01/31/23	\$166,000	\$158,124	\$52,043	\$44,167	0.16	\$335,761		Land Table RM4	27.93%
44-25-23-226-016	26747 PALMER BLVD	12/21/22	\$215,000	\$186,551	\$72,616	\$44,167	0.16	\$468,490		Land Table RM4	23.68%
44-25-23-226-023	26794 BARRINGTON ST	12/11/23	\$170,000	\$162,644	\$51,523	\$44,167	0.16	\$332,406		Land Table RM4	27.16%
44-25-23-228-003	233 W 11 MILE RD	03/31/22	\$218,000	\$224,693	\$88,596	\$76,637	0.14	\$307,625	44-25-23-228-002	Land Table RM4	34.11%
44-25-23-228-008	26756 ALGER BLVD	09/26/23	\$157,000	\$163,445	\$37,722	\$44,167	0.16	\$243,368		Land Table RM4	27.02%
44-25-23-229-004	26766 BRUSH ST	01/10/22	\$201,900	\$179,562	\$66,505	\$44,167	0.16	\$429,065		Land Table RM4	24.60%
44-25-23-230-010	26514 BARRINGTON ST	03/31/23	\$112,800	\$54,725	\$112,800	\$44,167	0.16	\$727,742		Land Table RM4	80.71%
44-25-23-231-005	26558 PALMER BLVD	06/07/23	\$180,000	\$183,852	\$40,315	\$44,167	0.16	\$260,097		Land Table RM4	24.02%
44-25-23-231-015	26565 ALGER BLVD	04/14/22	\$135,000	\$125,364	\$53,803	\$44,167	0.16	\$347,116		Land Table RM4	35.23%
44-25-23-231-021	26546 PALMER BLVD	08/12/22	\$135,000	\$184,239	(\$5,072)	\$44,167	0.16	(\$32,723)		Land Table RM4	23.97%
44-25-23-232-009	26526 ALGER BLVD	04/28/23	\$175,000	\$151,866	\$67,301	\$44,167	0.16	\$434,200		Land Table RM4	29.08%
44-25-23-232-024	26596 ALGER BLVD	07/27/23	\$210,000	\$193,638	\$60,529	\$44,167	0.16	\$390,510		Land Table RM4	22.81%
44-25-23-251-006	26349 HAMPDEN ST	08/15/23	\$140,000	\$120,612	\$51,283	\$31,895	0.10	\$507,752		Land Table RM4	26.44%
44-25-23-252-002	26372 HAMPDEN ST	10/10/23	\$195,000	\$160,568	\$67,884	\$33,452	0.11	\$611,568		Land Table RM4	20.83%
44-25-23-252-018	'6323 BRETTONWOODS S	05/26/22	\$122,500	\$129,712	\$30,421	\$37,633	0.13	\$243,368		Land Table RM4	29.01%
44-25-23-253-005	'6348 BRETTONWOODS S	12/06/22	\$110,000	\$116,860	\$26,592	\$33,452	0.11	\$239,568		Land Table RM4	28.63%
44-25-23-253-008	'6322 BRETTONWOODS S	08/17/23	\$165,000	\$122,390	\$80,243	\$37,633	0.13	\$641,944		Land Table RM4	30.75%
44-25-23-253-018	26325 DARTMOUTH ST	08/11/23	\$140,000	\$120,676	\$56,957	\$37,633	0.13	\$455,656		Land Table RM4	31.19%
44-25-23-254-012	26359 BARRINGTON ST	05/13/22	\$162,500	\$158,395	\$40,361	\$36,256	0.12	\$333,562		Land Table RM4	22.89%

City of Madison Heights

Land Table RM4

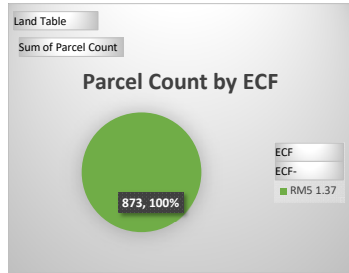
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-23-256-001	26152 HAMPDEN ST	08/19/22	\$185,000	\$167,404	\$51,048	\$33,452	0.11	\$459,892		Land Table RM4	19.98%
44-25-23-256-025	'6089 BRETTONWOODS S	06/01/22	\$169,000	\$186,494	\$15,958	\$33,452	0.11	\$143,766		Land Table RM4	17.94%
44-25-23-256-030	'6049 BRETTONWOODS S	07/08/22	\$155,000	\$153,035	\$35,417	\$33,452	0.11	\$319,072		Land Table RM4	21.86%
44-25-23-256-036	26032 HAMPDEN ST	05/03/23	\$227,500	\$227,264	\$43,612	\$29,174	0.11	\$207,676	44-25-23-256-037	Land Table RM4	12.84%
44-25-23-257-011	'6072 BRETTONWOODS S	08/19/22	\$215,000	\$189,701	\$58,751	\$33,452	0.11	\$529,288		Land Table RM4	17.63%
44-25-23-257-015	'6040 BRETTONWOODS S	03/25/22	\$190,000	\$219,235	\$4,217	\$33,452	0.11	\$37,991		Land Table RM4	15.26%
44-25-23-257-024	26107 DARTMOUTH ST	05/27/22	\$185,000	\$162,175	\$56,277	\$33,452	0.11	\$507,000		Land Table RM4	20.63%
44-25-23-257-029	26067 DARTMOUTH ST	12/07/22	\$176,000	\$165,236	\$44,216	\$33,452	0.11	\$398,342		Land Table RM4	20.24%
44-25-23-257-030	26065 DARTMOUTH ST	11/07/22	\$170,000	\$171,403	\$32,049	\$33,452	0.11	\$288,730		Land Table RM4	19.52%
44-25-23-258-005	26122 DARTMOUTH ST	06/02/22	\$189,000	\$199,794	\$22,933	\$33,727	0.11	\$202,947		Land Table RM4	16.88%
44-25-23-258-006	26114 DARTMOUTH ST	09/22/22	\$180,000	\$196,685	\$17,042	\$33,727	0.11	\$150,814		Land Table RM4	17.15%
44-25-23-258-007	26104 DARTMOUTH ST	10/28/22	\$212,000	\$265,486	\$13,968	\$67,454	0.23	\$61,805		Land Table RM4	25.41%
44-25-23-258-009	26082 DARTMOUTH ST	05/11/22	\$185,000	\$136,677	\$82,050	\$33,727	0.11	\$726,106		Land Table RM4	24.68%
44-25-23-258-018	26139 BARRINGTON ST	11/06/23	\$123,000	\$115,344	\$41,383	\$33,727	0.11	\$366,221		Land Table RM4	29.24%
44-25-23-258-021	26115 BARRINGTON ST	11/22/23	\$115,000	\$133,426	\$15,301	\$33,727	0.11	\$135,407		Land Table RM4	25.28%
44-25-23-258-031	26035 BARRINGTON ST	02/04/22	\$150,000	\$148,655	\$35,072	\$33,727	0.11	\$310,372		Land Table RM4	22.69%
44-25-23-277-010	26306 ALGER BLVD	01/03/22	\$158,000	\$154,384	\$38,466	\$34,850	0.12	\$325,983		Land Table RM4	22.57%
44-25-23-277-017	26333 BRUSH ST	11/29/22	\$142,000	\$140,187	\$39,213	\$37,400	0.13	\$311,214		Land Table RM4	26.68%
44-25-23-279-004	26130 BARRINGTON ST	03/04/22	\$130,000	\$165,998	(\$1,998)	\$34,000	0.12	(\$17,374)		Land Table RM4	20.48%
44-25-23-279-016	26034 BARRINGTON ST	06/29/23	\$190,000	\$138,267	\$85,733	\$34,000	0.12	\$745,504		Land Table RM4	24.59%
44-25-23-279-017	26026 BARRINGTON ST	01/21/22	\$208,000	\$203,961	\$42,289	\$38,250	0.13	\$327,822		Land Table RM4	18.75%
44-25-23-280-025	26091 ALGER BLVD	05/25/22	\$190,000	\$158,797	\$65,203	\$34,000	0.12	\$566,983		Land Table RM4	21.41%
44-25-23-280-035	336 W LINCOLN AVE	04/07/23	\$255,000	\$184,739	\$104,129	\$33,868	0.10	\$1,030,980		Land Table RM4	18.33%
44-25-23-281-003	26136 ALGER BLVD	06/10/22	\$165,000	\$131,833	\$73,967	\$40,800	0.14	\$535,993		Land Table RM4	30.95%
44-25-23-281-019	26131 BRUSH ST	12/19/22	\$150,000	\$158,965	\$25,035	\$34,000	0.12	\$217,696		Land Table RM4	21.39%
44-25-23-281-023	26099 BRUSH ST	03/24/23	\$185,000	\$141,398	\$77,602	\$34,000	0.12	\$674,800		Land Table RM4	24.05%
44-25-23-281-029	26043 BRUSH ST	06/10/22	\$148,000	\$126,427	\$55,573	\$34,000	0.12	\$483,243		Land Table RM4	26.89%

City of Madison Heights

Land Table RM5

BSA DATABASE		SALES DATA	
Parcel Count	873	# of Sales	71
ECF Nbrd	RM5	Sales Ratio	46.45%
Min ECF	1.370	(Land Resid.-Est. Land Value)/Est. LV	29.96%
Max ECF	1.370	% Change	15.00%
Land Table LtoB	27.48%	Projected Land Table LtoB	31.60%
CVT LtoB	23.46%	Sales Sample Size	8.13%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$638	\$828	\$734
MINIMUM	\$425	\$552	\$489
MAXIMUM	\$850	\$1,105	\$978

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-24-102-004	26652 GROVELAND ST	07/27/23	\$305,000	\$301,925	\$66,825	\$63,750	0.22	\$310,814		Land Table RM5	21.11%
44-25-24-102-007	26628 GROVELAND ST	07/28/23	\$234,000	\$215,766	\$60,734	\$42,500	0.14	\$424,713		Land Table RM5	19.70%
44-25-24-102-008	26620 GROVELAND ST	08/19/22	\$150,000	\$120,917	\$63,083	\$34,000	0.12	\$548,548		Land Table RM5	28.12%
44-25-24-102-017	26613 TOWNLEY AVE	11/01/23	\$150,000	\$111,868	\$72,132	\$34,000	0.12	\$627,235		Land Table RM5	30.39%
44-25-24-103-018	26607 DELTON ST	04/05/23	\$195,500	\$160,360	\$86,140	\$51,000	0.17	\$500,814		Land Table RM5	31.80%
44-25-24-104-014	26723 OSMUN AVE	08/16/23	\$219,000	\$157,600	\$95,400	\$34,000	0.12	\$829,565		Land Table RM5	21.57%
44-25-24-104-019	26683 OSMUN AVE	08/11/22	\$210,000	\$142,097	\$101,903	\$34,000	0.12	\$886,113		Land Table RM5	23.93%
44-25-24-105-019	26604 OSMUN AVE	09/27/22	\$214,000	\$168,233	\$80,838	\$35,071	0.12	\$662,607		Land Table RM5	20.85%
44-25-24-105-029	26653 LORENZ ST	05/02/22	\$190,000	\$143,794	\$79,545	\$33,339	0.10	\$772,282		Land Table RM5	23.19%
44-25-24-106-036	26331 DELTON ST	04/22/22	\$160,000	\$152,737	\$45,513	\$38,250	0.13	\$352,814		Land Table RM5	25.04%
44-25-24-106-055	26355 TOWNLEY AVE	12/18/23	\$325,000	\$295,504	\$80,496	\$51,000	0.17	\$468,000		Land Table RM5	17.26%
44-25-24-106-060	307 E COWAN AVE	10/13/23	\$360,000	\$367,306	\$35,269	\$42,575	0.13	\$273,403		Land Table RM5	11.59%
44-25-24-107-004	26396 DELTON ST	08/18/23	\$237,000	\$205,201	\$74,299	\$42,500	0.14	\$519,573		Land Table RM5	20.71%
44-25-24-107-013	26306 DELTON ST	08/02/22	\$165,000	\$141,189	\$66,311	\$42,500	0.14	\$463,713		Land Table RM5	30.10%
44-25-24-108-001	26476 OSMUN AVE	03/24/22	\$208,000	\$204,178	\$50,291	\$46,469	0.16	\$310,438		Land Table RM5	22.76%
44-25-24-108-013	26326 OSMUN AVE	08/29/22	\$250,000	\$232,305	\$73,795	\$56,100	0.19	\$390,450		Land Table RM5	24.15%
44-25-24-108-015	26304 OSMUN AVE	12/22/23	\$222,500	\$227,861	\$40,231	\$45,592	0.16	\$253,025		Land Table RM5	20.01%
44-25-24-108-039	26412 OSMUN AVE	04/18/22	\$220,000	\$231,671	\$32,168	\$43,839	0.15	\$210,248		Land Table RM5	18.92%
44-25-24-108-040	26404 OSMUN AVE	08/08/22	\$229,000	\$256,314	\$16,525	\$43,839	0.15	\$108,007		Land Table RM5	17.10%
44-25-24-126-003	750 E 11 MILE RD	07/12/23	\$48,000	\$63,102	\$48,000	\$63,102	0.19	\$251,309		Land Table RM5	100.00%
44-25-24-127-026	26661 RIALTO ST	03/25/22	\$149,550	\$126,373	\$56,904	\$33,727	0.11	\$503,575		Land Table RM5	26.69%
44-25-24-128-001	26730 RIALTO ST	01/11/22	\$208,000	\$241,634	\$653	\$34,287	0.11	\$5,991		Land Table RM5	14.19%
44-25-24-128-012	26636 RIALTO ST	02/01/22	\$120,000	\$143,345	\$10,382	\$33,727	0.11	\$91,876		Land Table RM5	23.53%
44-25-24-128-021	26677 WOLVERINE ST	08/01/23	\$148,000	\$118,681	\$62,909	\$33,590	0.11	\$561,688		Land Table RM5	28.30%
44-25-24-128-030	26650 RIALTO ST	01/21/22	\$136,000	\$129,790	\$39,800	\$33,590	0.11	\$355,357		Land Table RM5	25.88%
44-25-24-129-013	26660 WOLVERINE ST	02/11/22	\$187,210	\$146,955	\$73,845	\$33,590	0.11	\$659,330		Land Table RM5	22.86%
44-25-24-129-019	26612 WOLVERINE ST	10/03/22	\$120,000	\$129,320	\$24,270	\$33,590	0.11	\$216,696		Land Table RM5	25.97%
44-25-24-130-003	26442 LORENZ ST	03/03/23	\$131,750	\$126,546	\$38,794	\$33,590	0.11	\$346,375		Land Table RM5	26.54%
44-25-24-130-020	26443 TAWAS ST	09/26/23	\$190,500	\$171,778	\$52,312	\$33,590	0.11	\$467,071		Land Table RM5	19.55%
44-25-24-130-021	26435 TAWAS ST	12/05/22	\$152,000	\$126,062	\$59,528	\$33,590	0.11	\$531,500		Land Table RM5	26.65%
44-25-24-130-037	26323 TAWAS ST	07/20/23	\$225,000	\$213,511	\$66,508	\$55,019	0.17	\$382,230		Land Table RM5	25.77%
44-25-24-130-038	26401 TAWAS ST	05/18/22	\$235,000	\$221,826	\$46,764	\$33,590	0.11	\$417,536		Land Table RM5	15.14%
44-25-24-131-001	26474 TAWAS ST	08/26/22	\$205,000	\$151,379	\$87,211	\$33,590	0.11	\$778,670		Land Table RM5	22.19%
44-25-24-131-016	26393 RIALTO ST	05/19/22	\$233,000	\$290,959	\$30,214	\$88,173	0.29	\$102,769		Land Table RM5	30.30%
44-25-24-133-008	26416 WOLVERINE ST	06/17/22	\$165,000	\$119,462	\$79,128	\$33,590	0.11	\$706,500		Land Table RM5	28.12%
44-25-24-133-014	26457 COUZENS AVE	10/23/23	\$205,000	\$140,539	\$98,051	\$33,590	0.11	\$875,455		Land Table RM5	23.90%
44-25-24-151-014	26115 GROVELAND ST	07/11/22	\$155,000	\$151,311	\$47,197	\$43,508	0.15	\$314,647		Land Table RM5	28.75%
44-25-24-151-017	26085 GROVELAND ST	07/14/23	\$197,500	\$183,643	\$57,365	\$43,508	0.15	\$382,433		Land Table RM5	23.69%
44-25-24-152-012	26101 TOWNLEY AVE	08/09/23	\$263,000	\$205,485	\$108,515	\$51,000	0.17	\$630,901		Land Table RM5	24.82%
44-25-24-153-009	26155 DELTON ST	04/13/22	\$251,000	\$217,663	\$75,837	\$42,500	0.14	\$530,329		Land Table RM5	19.53%
44-25-24-153-019	26045 DELTON ST	10/16/23	\$180,000	\$154,671	\$67,829	\$42,500	0.14	\$474,329		Land Table RM5	27.48%

City of Madison Heights

Land Table RM5

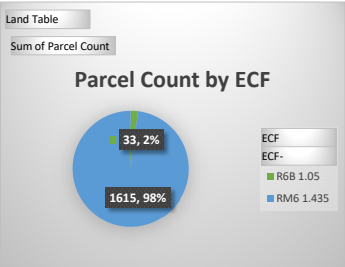
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-24-154-001	26156 DELTON ST	05/31/23	\$160,000	\$124,455	\$69,545	\$34,000	0.12	\$604,739		Land Table RM5	27.32%
44-25-24-154-004	26134 DELTON ST	06/17/22	\$160,000	\$163,286	\$39,214	\$42,500	0.14	\$274,224		Land Table RM5	26.03%
44-25-24-176-031	26091 CAMEO CT	07/29/22	\$225,000	\$191,265	\$74,052	\$40,317	0.12	\$597,194		Land Table RM5	21.08%
44-25-24-176-041	26041 CAMEO CT	08/13/22	\$250,000	\$206,670	\$84,793	\$41,463	0.13	\$647,275		Land Table RM5	20.06%
44-25-24-177-008	26052 CAMEO CT	06/24/22	\$153,500	\$158,254	\$40,296	\$45,050	0.15	\$265,105		Land Table RM5	28.47%
44-25-24-177-011	26163 TAWAS ST	05/30/23	\$212,000	\$164,090	\$98,336	\$50,426	0.15	\$651,232		Land Table RM5	30.73%
44-25-24-178-007	26298 TAWAS ST	04/21/23	\$180,000	\$179,725	\$42,089	\$41,814	0.13	\$334,040		Land Table RM5	23.27%
44-25-24-178-014	26208 TAWAS ST	06/14/22	\$250,000	\$225,037	\$77,494	\$52,531	0.17	\$458,544		Land Table RM5	23.34%
44-25-24-178-031	853 E LINCOLN AVE	01/07/22	\$160,000	\$153,060	\$46,474	\$39,534	0.12	\$390,538		Land Table RM5	25.83%
44-25-24-178-058	26164 TAWAS ST	05/27/22	\$232,500	\$255,115	\$55,925	\$78,540	0.31	\$180,403		Land Table RM5	30.79%
44-25-24-179-002	26366 WOLVERINE ST	05/19/22	\$265,000	\$262,794	\$89,116	\$86,910	0.46	\$195,859		Land Table RM5	33.07%
44-25-24-179-009	26260 WOLVERINE ST	09/09/22	\$135,000	\$149,825	\$72,085	\$86,910	0.46	\$158,429		Land Table RM5	58.01%
44-25-24-201-009	26676 COUZENS AVE	06/21/22	\$100,000	\$114,306	\$17,589	\$31,895	0.10	\$174,149		Land Table RM5	27.90%
44-25-24-201-023	26621 SPICER ST	09/05/23	\$138,000	\$119,594	\$55,277	\$36,871	0.14	\$409,459		Land Table RM5	30.83%
44-25-24-201-028	26669 SPICER ST	05/02/23	\$144,000	\$113,809	\$67,062	\$36,871	0.14	\$496,756		Land Table RM5	32.40%
44-25-24-203-001	26466 COUZENS AVE	11/16/22	\$106,700	\$131,794	\$22,748	\$47,842	0.15	\$149,658		Land Table RM5	36.30%
44-25-24-203-005	26426 COUZENS AVE	09/29/23	\$179,900	\$139,204	\$72,591	\$31,895	0.10	\$718,723		Land Table RM5	22.91%
44-25-24-204-017	5505 NORTHEASTERN HW	09/09/22	\$100,000	\$103,819	\$32,419	\$36,238	0.13	\$249,377		Land Table RM5	34.90%
44-25-24-206-022	26641 PARK CT	10/19/22	\$210,000	\$161,473	\$88,862	\$40,335	0.14	\$617,097		Land Table RM5	24.98%
44-25-24-206-026	26605 PARK CT	08/18/23	\$200,000	\$193,374	\$46,961	\$40,335	0.14	\$326,118		Land Table RM5	20.86%
44-25-24-206-028	26696 HALES ST	04/20/22	\$215,000	\$204,687	\$64,093	\$53,780	0.19	\$335,565		Land Table RM5	26.27%
44-25-24-207-023	26619 ALDEN ST	09/15/23	\$234,500	\$177,834	\$97,001	\$40,335	0.14	\$673,618		Land Table RM5	22.68%
44-25-24-209-025	26490 PARK CT	06/22/22	\$186,000	\$191,575	\$51,066	\$56,641	0.22	\$232,118		Land Table RM5	29.57%
44-25-24-226-008	1535 MIDDLESEX AVE	03/06/23	\$120,000	\$161,751	\$6,332	\$48,083	0.18	\$34,413		Land Table RM5	29.73%
44-25-24-226-015	1645 MIDDLESEX AVE	02/07/22	\$167,000	\$171,730	\$43,353	\$48,083	0.18	\$235,614		Land Table RM5	28.00%
44-25-24-227-018	1555 E GREIG AVE	03/08/23	\$203,000	\$173,739	\$75,817	\$46,556	0.17	\$440,797		Land Table RM5	26.80%
44-25-24-227-020	1615 E GREIG AVE	11/03/23	\$153,000	\$143,204	\$56,352	\$46,556	0.17	\$327,628		Land Table RM5	32.51%
44-25-24-227-023	1645 E GREIG AVE	10/20/22	\$145,000	\$145,760	\$45,796	\$46,556	0.17	\$266,256		Land Table RM5	31.94%
44-25-24-228-001	1504 E GREIG AVE	03/08/22	\$225,000	\$282,504	\$47,714	\$105,218	0.39	\$122,658		Land Table RM5	37.24%
44-25-24-230-003	1726 E GREIG AVE	02/21/23	\$125,900	\$153,575	\$18,881	\$46,556	0.17	\$109,773		Land Table RM5	30.31%

City of Madison Heights

Land Table RM6

BSA DATABASE		SALES DATA	
Parcel Count	1648	# of Sales	160
ECF Nbdh	RM6, RGB	Sales Ratio	47.00%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	27.09%
Max ECF	1.435	% Change	0.00%
Land Table LtoB	25.79%	Projected Land Table LtoB	25.79%
CVT LtoB	23.46%	Sales Sample Size	9.71%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$638	\$810	\$638
MINIMUM	\$425	\$540	\$425
MAXIMUM	\$850	\$1,080	\$850

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-24-377-012	906 E BARRETT AVE	06/23/23	\$196,755	\$123,575	\$109,059	\$35,879	0.11	\$1,038,657		Land Table RM6	29.03%
44-25-24-303-020	63 E HUDSON AVE	12/15/23	\$185,500	\$116,918	\$103,497	\$34,915	0.11	\$967,262		Land Table RM6	29.86%
44-25-24-452-027	1205 E ROWLAND AVE	05/31/23	\$163,500	\$109,310	\$87,560	\$33,376	0.10	\$902,680		Land Table RM6	30.53%
44-25-24-326-007	886 E LINCOLN AVE	12/11/23	\$284,900	\$192,678	\$139,866	\$47,644	0.13	\$1,059,591		Land Table RM6	24.73%
44-25-23-427-043	304 W KALAMA AVE	10/04/23	\$167,500	\$117,192	\$83,997	\$33,689	0.10	\$848,455		Land Table RM6	28.75%
44-25-23-408-016	620 W KALAMA AVE	05/06/22	\$217,000	\$152,638	\$98,051	\$33,689	0.10	\$990,414		Land Table RM6	22.07%
44-25-23-429-020	321 W HUDSON AVE	06/07/23	\$157,000	\$112,822	\$77,867	\$33,689	0.10	\$786,535		Land Table RM6	29.86%
44-25-23-433-014	90 W HUDSON AVE	10/24/23	\$210,000	\$151,754	\$91,935	\$33,689	0.10	\$928,636		Land Table RM6	22.20%
44-25-23-477-011	377 W BARRETT AVE	08/09/23	\$180,000	\$131,466	\$81,434	\$32,900	0.10	\$857,200		Land Table RM6	25.03%
44-25-24-377-037	933 E ROWLAND AVE	05/18/22	\$194,400	\$142,630	\$87,649	\$35,879	0.11	\$834,752		Land Table RM6	25.16%
44-25-24-305-026	87 E DALLAS AVE	05/19/22	\$135,000	\$101,929	\$65,811	\$32,740	0.09	\$700,117		Land Table RM6	32.12%
44-25-24-301-030	125 E HARWOOD AVE	10/27/23	\$154,000	\$116,824	\$75,077	\$37,901	0.11	\$670,330		Land Table RM6	32.44%
44-25-24-306-036	649 E HARWOOD AVE	11/02/23	\$140,000	\$107,006	\$66,683	\$33,689	0.10	\$673,566		Land Table RM6	31.48%
44-25-24-306-033	625 E HARWOOD AVE	12/06/23	\$144,000	\$110,061	\$67,628	\$33,689	0.10	\$683,111		Land Table RM6	30.61%
44-25-23-481-007	71 W DALLAS AVE	06/16/23	\$180,000	\$140,488	\$72,572	\$33,060	0.10	\$755,958		Land Table RM6	23.53%
44-25-24-304-012	82 E HUDSON AVE	09/07/23	\$180,000	\$140,968	\$72,721	\$33,689	0.10	\$734,556		Land Table RM6	23.90%
44-25-23-476-015	343 W DALLAS AVE	06/14/22	\$382,500	\$300,435	\$116,265	\$34,200	0.10	\$1,139,853		Land Table RM6	11.38%
44-25-24-378-007	864 E ROWLAND AVE	09/08/23	\$146,900	\$116,605	\$63,671	\$33,376	0.10	\$656,402		Land Table RM6	28.62%
44-25-24-304-019	150 E HUDSON AVE	07/18/22	\$130,100	\$103,827	\$59,962	\$33,689	0.10	\$605,677		Land Table RM6	32.45%
44-25-24-331-019	964 E BROCKTON AVE	05/26/22	\$130,000	\$103,809	\$61,144	\$34,953	0.10	\$593,631		Land Table RM6	33.67%
44-25-23-477-007	411 W BARRETT AVE	09/25/23	\$220,000	\$176,668	\$81,990	\$38,658	0.11	\$738,649		Land Table RM6	21.88%
44-25-24-452-029	1221 E ROWLAND AVE	03/31/23	\$162,000	\$130,157	\$65,219	\$33,376	0.10	\$672,361		Land Table RM6	25.64%
44-25-24-309-011	584 E HUDSON AVE	12/06/23	\$160,000	\$128,620	\$65,069	\$33,689	0.10	\$657,263		Land Table RM6	26.19%
44-25-23-476-008	415 W DALLAS AVE	04/27/22	\$259,000	\$288,621	\$103,031	\$32,652	0.09	\$1,107,860		Land Table RM6	11.31%
44-25-23-476-017	327 W DALLAS AVE	04/29/22	\$362,500	\$291,454	\$105,077	\$34,031	0.10	\$1,040,366		Land Table RM6	11.68%
44-25-23-430-014	367 W BROCKTON AVE	05/30/23	\$140,000	\$113,670	\$60,019	\$33,689	0.10	\$606,253		Land Table RM6	29.64%
44-25-24-357-038	613 E ROWLAND AVE	03/07/22	\$219,000	\$178,205	\$74,171	\$33,376	0.10	\$764,649		Land Table RM6	18.73%
44-25-24-376-031	873 E BARRETT AVE	05/08/23	\$170,000	\$139,842	\$66,037	\$35,879	0.11	\$628,924		Land Table RM6	25.66%
44-25-23-428-025	460 W HUDSON AVE	06/22/23	\$200,000	\$166,038	\$67,651	\$33,689	0.10	\$683,343		Land Table RM6	20.29%
44-25-24-352-015	110 E BARRETT AVE	10/21/22	\$139,900	\$116,247	\$56,713	\$33,060	0.10	\$590,760		Land Table RM6	28.44%
44-25-23-429-019	329 W HUDSON AVE	06/20/22	\$209,000	\$174,003	\$68,686	\$33,689	0.10	\$693,798		Land Table RM6	19.36%
44-25-23-429-015	361 W HUDSON AVE	07/18/23	\$180,000	\$150,277	\$63,412	\$33,689	0.10	\$640,525		Land Table RM6	22.42%
44-25-24-310-025	537 E DALLAS AVE	02/10/23	\$170,000	\$141,912	\$62,242	\$34,154	0.10	\$610,216		Land Table RM6	24.07%
44-25-23-428-026	452 W HUDSON AVE	06/29/22	\$217,000	\$181,422	\$69,267	\$33,689	0.10	\$699,667		Land Table RM6	18.57%
44-25-24-303-031	151 E HUDSON AVE	05/09/23	\$141,000	\$118,048	\$56,641	\$33,689	0.10	\$572,131		Land Table RM6	28.54%
44-25-23-477-005	427 W BARRETT AVE	03/21/22	\$182,000	\$152,453	\$62,447	\$32,900	0.10	\$657,337		Land Table RM6	21.58%
44-25-24-305-013	110 E BROCKTON AVE	06/09/22	\$123,000	\$103,424	\$53,265	\$33,689	0.10	\$538,030		Land Table RM6	32.57%
44-25-24-353-031	102 E ROWLAND AVE	01/27/23	\$170,000	\$144,423	\$58,953	\$33,376	0.10	\$607,763		Land Table RM6	23.11%
44-25-23-428-021	313 W KALAMA AVE	10/21/22	\$137,000	\$116,526	\$54,163	\$33,689	0.10	\$547,101		Land Table RM6	28.91%
44-25-24-357-013	612 E BARRETT AVE	08/28/23	\$200,000	\$171,418	\$95,334	\$66,752	0.20	\$488,892		Land Table RM6	38.94%
44-25-23-408-017	612 W KALAMA AVE	08/19/22	\$172,000	\$147,453	\$58,236	\$33,689	0.10	\$588,242		Land Table RM6	22.85%

City of Madison Heights

Land Table RM6

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
44-25-24-304-030	127 E BROCKTON AVE	11/01/23	\$117,500	\$100,810	\$50,379	\$33,689	0.10	\$508,879		Land Table RM6	33.42%
44-25-24-310-010	576 E BROCKTON AVE	10/18/23	\$156,000	\$133,895	\$55,794	\$33,689	0.10	\$563,576		Land Table RM6	25.16%
44-25-24-452-021	1157 E ROWLAND AVE	06/13/22	\$140,000	\$120,300	\$53,076	\$33,376	0.10	\$547,175		Land Table RM6	27.74%
44-25-24-352-026	71 E ROWLAND AVE	05/10/22	\$161,000	\$138,381	\$55,995	\$33,376	0.10	\$577,268		Land Table RM6	24.12%
44-25-24-310-006	544 E BROCKTON AVE	05/26/22	\$125,000	\$107,487	\$51,202	\$33,689	0.10	\$517,192		Land Table RM6	31.34%
44-25-24-358-003	520 E ROWLAND AVE	02/15/22	\$124,900	\$107,499	\$50,777	\$33,376	0.10	\$523,474		Land Table RM6	31.05%
44-25-23-477-022	384 W ROWLAND AVE	08/03/23	\$184,000	\$158,407	\$60,138	\$34,545	0.10	\$607,455		Land Table RM6	21.81%
44-25-23-407-008	607 W LINCOLN AVE	08/29/23	\$180,000	\$155,018	\$56,745	\$31,763	0.09	\$644,830		Land Table RM6	20.49%
44-25-24-309-009	568 E HUDSON AVE	04/07/23	\$143,000	\$123,873	\$52,816	\$33,689	0.10	\$533,495		Land Table RM6	27.20%
44-25-24-377-002	816 E BARRETT AVE	06/30/23	\$219,900	\$190,619	\$62,657	\$33,376	0.10	\$645,948		Land Table RM6	17.51%
44-25-24-303-029	135 E HUDSON AVE	07/20/22	\$119,000	\$103,288	\$46,875	\$31,163	0.09	\$509,511		Land Table RM6	30.17%
44-25-24-352-010	70 E BARRETT AVE	03/10/23	\$157,500	\$136,865	\$53,695	\$33,060	0.10	\$559,323		Land Table RM6	24.16%
44-25-24-351-032	151 E BARRETT AVE	03/20/23	\$130,000	\$113,111	\$45,677	\$28,788	0.08	\$550,325		Land Table RM6	25.45%
44-25-24-352-034	135 E ROWLAND AVE	12/30/22	\$119,900	\$104,355	\$48,921	\$33,376	0.10	\$504,340		Land Table RM6	31.98%
44-25-24-302-006	52 E HARWOOD AVE	09/06/23	\$163,900	\$142,781	\$54,808	\$33,689	0.10	\$553,616		Land Table RM6	23.59%
44-25-23-430-021	305 W BROCKTON AVE	07/25/22	\$150,000	\$130,741	\$52,948	\$33,689	0.10	\$534,828		Land Table RM6	25.77%
44-25-23-426-031	304 W HARWOOD AVE	05/23/22	\$155,000	\$135,919	\$51,499	\$32,418	0.09	\$559,772		Land Table RM6	23.85%
44-25-23-456-004	605 W DALLAS AVE	09/25/23	\$173,700	\$152,418	\$55,895	\$34,613	0.11	\$532,333		Land Table RM6	22.71%
44-25-24-303-030	143 E HUDSON AVE	07/18/22	\$132,000	\$115,911	\$48,094	\$32,005	0.09	\$511,638		Land Table RM6	27.61%
44-25-23-427-037	352 W KALAMA AVE	11/02/23	\$171,000	\$150,712	\$53,977	\$33,689	0.10	\$545,222		Land Table RM6	22.35%
44-25-24-302-011	100 E HARWOOD AVE	10/07/22	\$150,000	\$133,622	\$50,067	\$33,689	0.10	\$505,727		Land Table RM6	25.21%
44-25-24-310-031	593 E DALLAS AVE	04/21/23	\$185,200	\$166,531	\$53,433	\$34,764	0.11	\$504,085		Land Table RM6	20.88%
44-25-24-308-003	520 E KALAMA AVE	11/28/22	\$195,000	\$175,882	\$52,807	\$33,689	0.10	\$533,404		Land Table RM6	19.15%
44-25-24-358-037	591 E GUTHRIE AVE	10/18/23	\$195,000	\$175,880	\$70,019	\$50,899	0.15	\$473,101		Land Table RM6	28.94%
44-25-23-433-012	108 W HUDSON AVE	08/19/22	\$252,100	\$227,428	\$92,051	\$67,379	0.20	\$464,904		Land Table RM6	29.63%
44-25-24-357-032	637 E ROWLAND AVE	09/09/22	\$147,500	\$133,202	\$64,362	\$50,064	0.15	\$440,836		Land Table RM6	37.59%
44-25-24-351-021	55 E BARRETT AVE	06/22/23	\$128,100	\$116,102	\$44,898	\$32,900	0.10	\$472,611		Land Table RM6	28.34%
44-25-24-304-007	42 E HUDSON AVE	07/01/22	\$167,000	\$151,416	\$57,696	\$42,112	0.12	\$465,290		Land Table RM6	27.81%
44-25-24-306-037	657 E HARWOOD AVE	07/15/22	\$175,000	\$158,972	\$48,033	\$32,005	0.09	\$510,989		Land Table RM6	20.13%
44-25-23-482-012	31 W BARRETT AVE	12/21/22	\$204,000	\$185,703	\$51,515	\$33,218	0.10	\$536,615		Land Table RM6	17.89%
44-25-24-403-032	1251 E HUDSON AVE	08/25/23	\$166,000	\$151,153	\$56,795	\$41,948	0.12	\$469,380		Land Table RM6	27.75%
44-25-24-331-017	948 E BROCKTON AVE	03/23/23	\$134,500	\$122,520	\$46,933	\$34,953	0.10	\$455,660		Land Table RM6	28.53%
44-25-24-403-019	1117 E HUDSON AVE	11/29/22	\$164,000	\$149,523	\$56,425	\$41,948	0.12	\$466,322		Land Table RM6	28.05%
44-25-23-481-008	63 W DALLAS AVE	12/28/23	\$140,000	\$127,869	\$45,349	\$33,218	0.10	\$472,385		Land Table RM6	25.98%
44-25-24-310-007	552 E BROCKTON AVE	06/29/22	\$170,000	\$155,951	\$47,738	\$33,689	0.10	\$482,202		Land Table RM6	21.60%
44-25-24-451-022	1137 E BARRETT AVE	12/05/23	\$162,500	\$149,245	\$54,975	\$41,720	0.12	\$450,615		Land Table RM6	27.95%
44-25-24-377-032	889 E ROWLAND AVE	05/19/22	\$167,000	\$153,525	\$49,354	\$35,879	0.11	\$470,038		Land Table RM6	23.37%
44-25-24-331-022	988 E BROCKTON AVE	12/06/23	\$125,000	\$115,039	\$42,808	\$32,847	0.10	\$441,320		Land Table RM6	28.55%
44-25-24-405-023	1157 E DALLAS AVE	07/27/23	\$182,000	\$167,522	\$59,277	\$44,799	0.14	\$439,089		Land Table RM6	26.74%
44-25-24-376-012	906 E DALLAS AVE	08/21/23	\$220,000	\$203,364	\$54,811	\$38,175	0.12	\$464,500		Land Table RM6	18.77%
44-25-24-358-002	512 E ROWLAND AVE	10/07/22	\$163,275	\$151,438	\$45,213	\$33,376	0.10	\$466,113		Land Table RM6	22.04%
44-25-23-434-017	46 W BROCKTON AVE	03/03/22	\$156,000	\$145,511	\$44,178	\$33,689	0.10	\$446,242		Land Table RM6	23.15%
44-25-23-476-022	430 W BARRETT AVE	01/06/23	\$315,000	\$297,004	\$51,846	\$33,850	0.10	\$518,460		Land Table RM6	11.40%
44-25-24-356-006	552 E DALLAS AVE	06/15/23	\$112,000	\$105,987	\$39,231	\$33,218	0.10	\$408,656		Land Table RM6	31.34%
44-25-23-409-004	637 W KALAMA AVE	04/21/22	\$154,000	\$146,929	\$40,760	\$33,689	0.10	\$411,717		Land Table RM6	22.93%
44-25-24-307-002	510 E HARWOOD AVE	02/14/22	\$132,000	\$126,077	\$39,612	\$33,689	0.10	\$400,121		Land Table RM6	26.72%
44-25-24-404-011	1208 E HUDSON AVE	08/31/23	\$170,000	\$162,490	\$50,281	\$42,771	0.12	\$408,789		Land Table RM6	26.32%
44-25-23-481-018	62 W BARRETT AVE	09/25/23	\$198,000	\$190,276	\$57,788	\$50,064	0.15	\$395,808		Land Table RM6	26.31%
44-25-24-307-004	528 E HARWOOD AVE	04/21/23	\$132,000	\$126,986	\$38,703	\$33,689	0.10	\$390,939		Land Table RM6	26.53%
44-25-24-356-007	560 E DALLAS AVE	07/14/23	\$130,000	\$125,475	\$37,743	\$33,218	0.10	\$393,156		Land Table RM6	26.47%
44-25-24-353-005	38 E ROWLAND AVE	11/08/22	\$112,800	\$109,254	\$36,922	\$33,376	0.10	\$380,639		Land Table RM6	30.55%
44-25-24-353-023	81 E GUTHRIE AVE	05/25/23	\$175,000	\$169,641	\$38,735	\$33,376	0.10	\$399,330		Land Table RM6	19.67%
44-25-24-310-027	553 E DALLAS AVE	11/16/22	\$125,000	\$121,279	\$38,029	\$34,308	0.10	\$369,214		Land Table RM6	28.29%
44-25-24-329-005	840 E KALAMA AVE	08/11/23	\$170,000	\$165,275	\$50,206	\$45,481	0.13	\$374,672		Land Table RM6	27.52%
44-25-24-358-018	505 E GUTHRIE AVE	11/30/23	\$87,500	\$85,152	\$35,724	\$33,376	0.10	\$368,289		Land Table RM6	39.20%
44-25-24-402-023	1147 E KALAMA AVE	03/18/22	\$195,000	\$190,527	\$49,711	\$45,238	0.13	\$382,392		Land Table RM6	23.74%
44-25-24-402-012	1186 E HARWOOD AVE	05/23/23	\$183,500	\$179,293	\$41,220	\$37,013	0.11	\$388,868		Land Table RM6	20.64%
44-25-24-356-005	544 E DALLAS AVE	12/15/23	\$110,000	\$107,792	\$35,268	\$33,060	0.10	\$367,375		Land Table RM6	30.67%
44-25-24-307-029	569 E KALAMA AVE	05/12/23	\$138,000	\$135,443	\$36,246	\$33,689	0.10	\$366,121		Land Table RM6	24.87%
44-25-24-453-013	1228 E ROWLAND AVE	02/21/23	\$150,000	\$148,160	\$35,216	\$33,376	0.10	\$363,052		Land Table RM6	22.53%
44-25-24-403-017	1270 E KALAMA AVE	09/20/22	\$172,000	\$170,576	\$43,372	\$41,948	0.12	\$358,446		Land Table RM6	24.59%
44-25-24-327-009	890 E HARWOOD AVE	04/12/22	\$175,000	\$174,367	\$45,272	\$44,639	0.13	\$345,588		Land Table RM6	25.60%
44-25-24-305-009	70 E BROCKTON AVE	01/07/22	\$123,500	\$123,283	\$42,329	\$42,112	0.12	\$341,363		Land Table RM6	34.16%
44-25-23-430-005	447 W BROCKTON AVE	02/03/23	\$150,000	\$150,811	\$32,878	\$33,689	0.10	\$332,101		Land Table RM6	22.34%
44-25-24-451-023	1147 E BARRETT AVE	12/05/22	\$178,000	\$179,439	\$40,281	\$41,720	0.12	\$330,172		Land Table RM6	23.25%
44-25-24-331-045	821 E DALLAS AVE	06/05/23	\$180,000	\$181,551	\$52,159	\$53,710	0.17	\$310,470		Land Table RM6	29.58%
44-25-24-404-031	1251 E BROCKTON AVE	02/01/22	\$150,000	\$151,578	\$35,435	\$37,013	0.11	\$334,292		Land Table RM6	24.42%
44-25-24-376-026	833 E BARRETT AVE	10/27/23	\$162,500	\$164,712	\$31,164	\$33,376	0.10	\$321,278		Land Table RM6	20.26%

City of Madison Heights

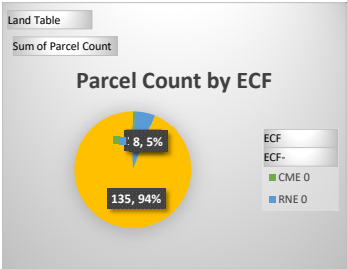
Land Table RM6

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
44-25-23-482-009	55 W BARRETT AVE	06/03/22	\$198,000	\$202,027	\$29,191	\$33,218	0.10	\$304,073		Land Table RM6	16.44%
44-25-24-327-007	868 E HARWOOD AVE	06/08/22	\$160,500	\$164,349	\$40,790	\$44,639	0.13	\$311,374		Land Table RM6	27.16%
44-25-24-326-044	915 E HARWOOD AVE	09/29/23	\$279,000	\$286,890	\$26,110	\$34,000	0.10	\$258,515		Land Table RM6	11.85%
44-25-24-453-001	1106 E ROWLAND AVE	06/04/22	\$168,700	\$173,814	\$36,606	\$41,720	0.12	\$300,049		Land Table RM6	24.00%
44-25-24-377-023	817 E ROWLAND AVE	09/17/22	\$200,000	\$207,145	\$42,919	\$50,064	0.15	\$293,966		Land Table RM6	24.17%
44-25-24-406-013	25727 MIRACLE DR	09/27/22	\$154,500	\$160,035	\$37,649	\$43,184	0.13	\$301,192		Land Table RM6	26.98%
44-25-24-356-035	637 E BARRETT AVE	07/11/22	\$135,000	\$140,156	\$28,220	\$33,376	0.10	\$290,928		Land Table RM6	23.81%
44-25-24-351-006	38 E DALLAS AVE	08/31/22	\$349,900	\$363,507	\$18,972	\$32,579	0.09	\$204,000		Land Table RM6	8.96%
44-25-23-427-016	343 W HARWOOD AVE	07/15/22	\$162,500	\$169,118	\$27,071	\$33,689	0.10	\$273,444		Land Table RM6	19.92%
44-25-24-305-030	123 E DALLAS AVE	04/13/22	\$165,000	\$171,763	\$26,297	\$33,060	0.10	\$273,927		Land Table RM6	19.25%
44-25-24-329-012	914 E KALAMA AVE	03/28/23	\$165,000	\$172,421	\$38,060	\$45,481	0.13	\$284,030		Land Table RM6	26.38%
44-25-24-357-006	544 E BARRETT AVE	04/19/23	\$101,500	\$106,512	\$28,364	\$33,376	0.10	\$292,412		Land Table RM6	31.34%
44-25-24-402-039	1108 E HARWOOD AVE	11/22/23	\$143,000	\$150,388	\$28,364	\$41,131	0.12	\$288,402		Land Table RM6	27.35%
44-25-24-308-036	625 E HUDSON AVE	02/25/22	\$132,000	\$139,418	\$26,271	\$33,689	0.10	\$265,364		Land Table RM6	24.16%
44-25-23-430-026	446 W DALLAS AVE	06/29/22	\$163,000	\$173,147	\$23,542	\$33,689	0.10	\$237,798		Land Table RM6	19.46%
44-25-24-357-035	549 E ROWLAND AVE	05/19/23	\$165,000	\$176,002	\$22,374	\$33,376	0.10	\$230,660		Land Table RM6	18.96%
44-25-24-308-002	512 E KALAMA AVE	12/15/23	\$112,000	\$119,653	\$26,036	\$33,689	0.10	\$262,990		Land Table RM6	28.16%
44-25-23-428-037	368 W HUDSON AVE	01/24/23	\$130,300	\$139,417	\$24,572	\$33,689	0.10	\$248,202		Land Table RM6	24.16%
44-25-24-353-014	118 E ROWLAND AVE	10/18/22	\$128,500	\$137,538	\$24,338	\$33,376	0.10	\$250,907		Land Table RM6	24.27%
44-25-24-405-014	1240 E BROCKTON AVE	11/28/22	\$150,000	\$160,615	\$34,184	\$44,799	0.14	\$253,215		Land Table RM6	27.89%
44-25-23-429-037	328 W BROCKTON AVE	01/19/22	\$319,900	\$342,688	\$10,901	\$33,689	0.10	\$110,111		Land Table RM6	9.83%
44-25-24-406-008	25706 DEI ST	02/14/22	\$165,000	\$176,773	\$41,376	\$53,149	0.15	\$268,675		Land Table RM6	30.07%
44-25-24-451-005	1146 E DALLAS AVE	12/07/22	\$193,000	\$207,231	\$34,371	\$48,602	0.16	\$216,170		Land Table RM6	23.45%
44-25-24-353-030	143 E GUTHRIE AVE	01/14/22	\$219,900	\$238,208	\$44,272	\$62,580	0.18	\$241,923		Land Table RM6	26.27%
44-25-23-428-002	469 W KALAMA AVE	10/06/23	\$115,000	\$124,667	\$24,022	\$33,689	0.10	\$242,646		Land Table RM6	27.02%
44-25-24-310-021	503 E DALLAS AVE	03/29/22	\$141,000	\$153,606	\$21,083	\$33,689	0.10	\$212,960		Land Table RM6	21.93%
44-25-23-430-013	377 W BROCKTON AVE	01/30/23	\$132,000	\$144,188	\$21,501	\$33,689	0.10	\$217,182		Land Table RM6	23.36%
44-25-24-403-012	1218 E KALAMA AVE	07/21/23	\$152,000	\$166,434	\$28,337	\$42,771	0.12	\$230,382		Land Table RM6	25.70%
44-25-24-402-034	1261 E KALAMA AVE	06/01/22	\$225,000	\$246,642	\$19,484	\$41,126	0.12	\$165,119		Land Table RM6	16.67%
44-25-24-405-004	1136 E BROCKTON AVE	05/19/23	\$150,000	\$164,431	\$30,368	\$44,799	0.14	\$224,948		Land Table RM6	27.24%
44-25-24-403-025	1177 E HUDSON AVE	02/14/22	\$185,000	\$203,373	\$24,398	\$42,771	0.12	\$198,358		Land Table RM6	21.03%
44-25-24-303-007	68 E KALAMA AVE	09/15/23	\$105,000	\$115,984	\$21,434	\$32,418	0.09	\$232,978		Land Table RM6	27.95%
44-25-24-406-015	25707 MIRACLE DR	02/17/22	\$179,900	\$199,342	\$33,707	\$53,149	0.15	\$218,877		Land Table RM6	26.66%
44-25-23-483-027	96 W GUTHRIE AVE	06/03/22	\$260,000	\$290,185	\$3,033	\$33,218	0.10	\$31,594		Land Table RM6	11.45%
44-25-24-453-025	1189 E GUTHRIE AVE	09/21/22	\$165,000	\$187,160	\$50,618	\$72,778	0.23	\$219,126		Land Table RM6	38.89%
44-25-24-329-036	969 E HUDSON AVE	04/05/22	\$137,800	\$156,507	\$26,774	\$45,481	0.13	\$199,806		Land Table RM6	29.06%
44-25-24-403-014	1240 E KALAMA AVE	01/20/22	\$170,000	\$194,849	\$17,922	\$42,771	0.12	\$145,707		Land Table RM6	21.95%
44-25-24-453-022	1133 E GUTHRIE AVE	05/13/22	\$190,000	\$218,093	\$38,659	\$66,752	0.20	\$198,251		Land Table RM6	30.61%
44-25-23-483-004	97 W ROWLAND AVE	01/13/23	\$127,000	\$148,784	\$11,434	\$33,218	0.10	\$119,104		Land Table RM6	22.33%
44-25-23-426-013	305 W LINCOLN AVE	06/16/23	\$166,000	\$195,680	\$37,072	\$66,752	0.20	\$190,113		Land Table RM6	34.11%
44-25-24-403-016	1262 E KALAMA AVE	08/24/22	\$230,000	\$277,095	(\$5,969)	\$41,126	0.12	(\$50,585)		Land Table RM6	14.84%
44-25-24-327-004	836 E HARWOOD AVE	02/28/23	\$127,000	\$162,097	\$9,542	\$44,639	0.13	\$72,840		Land Table RM6	27.54%
44-25-24-310-035	571 E DALLAS AVE	04/07/23	\$160,000	\$207,432	(\$12,819)	\$34,613	0.11	(\$122,086)		Land Table RM6	16.69%
44-25-23-426-027	344 W HARWOOD AVE	10/06/23	\$25,000				0.09	\$271,739		Land Table RM6	100.00%
44-25-24-453-006	1172 E ROWLAND AVE	01/14/22	\$120,000	\$156,834	(\$3,458)	\$33,376	0.10	(\$35,649)		Land Table RM6	21.28%
44-25-24-331-026	853 E DALLAS AVE	05/13/22	\$127,500	\$167,271	(\$3,672)	\$36,099	0.11	(\$32,211)		Land Table RM6	21.58%
44-25-24-451-027	1185 E BARRETT AVE	10/10/23	\$140,000	\$183,726	\$497	\$44,223	0.13	\$3,853		Land Table RM6	24.07%
44-25-24-327-002	816 E HARWOOD AVE	10/12/22	\$148,000	\$197,254	(\$4,615)	\$44,639	0.13	(\$35,229)		Land Table RM6	22.63%
44-25-24-356-008	568 E DALLAS AVE	10/14/22	\$120,000	\$160,832	(\$7,614)	\$33,218	0.10	(\$79,313)		Land Table RM6	20.65%
44-25-23-432-002	99 W HARWOOD AVE	11/01/23	\$91,000	\$124,485	\$204	\$33,689	0.10	\$2,061		Land Table RM6	27.06%
44-25-23-435-009	106 W DALLAS AVE	12/12/22	\$19,000				0.10	\$191,919		Land Table RM6	#DIV/0!

City of Madison Heights
Land Table RNH

BSA DATABASE		SALES DATA	
Parcel Count	144	# of Sales	8
ECF Nbh	RNH, RNE, CME	Sales Ratio	45.36%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	55.80%
Max ECF	1.335	% Change	21.67%
Land Table LtoB	18.45%	Projected Land Table LtoB	22.44%
CVT LtoB	23.46%	Sales Sample Size	5.56%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$750	\$1,168	\$938
MINIMUM	\$375	\$584	\$469
MAXIMUM	\$328,307	\$511,495	\$377,553

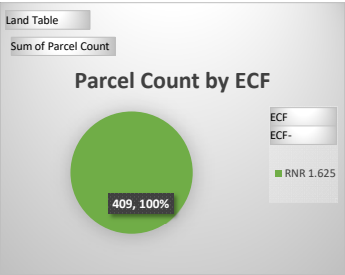
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-12-102-011	30575 GROVELAND ST	09/12/22	\$169,000	\$183,323	\$16,902	\$31,225	0.12	\$142,034		Land Table RNH	17.03%
44-25-12-102-033	30463 GROVELAND ST	10/20/23	\$299,500	\$279,501	\$51,224	\$31,225	0.12	\$430,454		Land Table RNH	11.17%
44-25-12-102-041	30441 GROVELAND ST	01/20/23	\$282,000	\$267,356	\$45,869	\$31,225	0.12	\$385,454		Land Table RNH	11.68%
44-25-12-103-008	30428 GROVELAND ST	06/07/22	\$160,000	\$143,275	\$76,725	\$60,000	0.22	\$348,750		Land Table RNH	41.88%
44-25-12-103-024	30412 GROVELAND ST	10/05/23	\$215,000	\$182,930	\$62,070	\$30,000	0.11	\$564,273		Land Table RNH	16.40%
44-25-12-104-001	30556 TOWNLEY AVE	05/13/22	\$160,000	\$130,594	\$59,406	\$30,000	0.11	\$540,055		Land Table RNH	22.97%
44-25-12-151-024	30183 GROVELAND ST	08/03/22	\$215,000	\$183,935	\$61,065	\$30,000	0.11	\$555,136		Land Table RNH	16.31%
44-25-12-153-006	30204 GROVELAND ST	09/13/22	\$200,000	\$171,686	\$67,625	\$39,311	0.13	\$520,192		Land Table RNH	22.90%

City of Madison Heights

Land Table RNR

BSA DATABASE		SALES DATA	
Parcel Count	409	# of Sales	31
ECF Nbrd	RNR	Sales Ratio	47.87%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	20.72%
Max ECF	1.625	% Change	10.00%
Land Table LtoB	24.48%	Projected Land Table LtoB	26.93%
CVT LtoB	23.46%	Sales Sample Size	7.58%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$675	\$815	\$743
MINIMUM	\$450	\$543	\$495
MAXIMUM	\$900	\$1,086	\$990

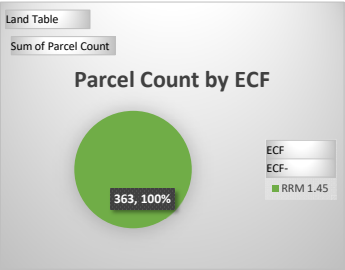
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-11-201-034	672 W WOODSIDE AVE	06/22/23	\$306,780	\$286,192	\$104,609	\$84,021	0.46	\$228,404		Land Table RNR	29.36%
44-25-11-226-032	30844 BARRINGTON ST	11/08/22	\$182,000	\$196,981	\$21,152	\$36,133	0.13	\$169,216		Land Table RNR	18.34%
44-25-11-227-011	30776 PALMER BLVD	08/15/22	\$180,000	\$161,119	\$54,881	\$36,000	0.12	\$442,589		Land Table RNR	22.34%
44-25-11-227-018	30708 PALMER BLVD	05/19/23	\$267,000	\$275,854	\$63,146	\$72,000	0.25	\$254,621		Land Table RNR	26.10%
44-25-11-227-036	30760 PALMER BLVD	04/28/22	\$170,000	\$138,112	\$67,888	\$36,000	0.12	\$547,484		Land Table RNR	26.07%
44-25-11-228-037	30775 BRUSH ST	12/22/23	\$192,500	\$146,901	\$81,599	\$36,000	0.12	\$658,056		Land Table RNR	24.51%
44-25-11-228-041	30812 ALGER BLVD	04/15/22	\$382,000	\$296,705	\$121,295	\$36,000	0.12	\$978,185		Land Table RNR	12.13%
44-25-11-229-029	30736 BRUSH ST	07/19/22	\$225,000	\$185,144	\$75,856	\$36,000	0.12	\$611,742		Land Table RNR	19.44%
44-25-11-230-014	30487 PALMER BLVD	05/12/22	\$229,500	\$202,069	\$63,431	\$36,000	0.12	\$511,540		Land Table RNR	17.82%
44-25-11-230-025	30548 BARRINGTON ST	03/24/23	\$245,000	\$235,513	\$72,487	\$63,000	0.22	\$334,041		Land Table RNR	26.75%
44-25-11-230-034	30427 PALMER BLVD	07/25/22	\$205,000	\$204,349	\$36,651	\$36,000	0.12	\$295,573		Land Table RNR	17.62%
44-25-11-231-005	30516 PALMER BLVD	09/02/22	\$145,000	\$139,204	\$41,796	\$36,000	0.12	\$337,065		Land Table RNR	25.86%
44-25-11-231-008	30474 PALMER BLVD	08/03/22	\$305,000	\$305,973	\$35,927	\$36,900	0.13	\$282,890		Land Table RNR	12.06%
44-25-11-231-021	30531 ALGER BLVD	11/30/22	\$215,000	\$248,969	\$2,031	\$36,000	0.12	\$16,379		Land Table RNR	14.46%
44-25-11-231-029	30467 ALGER BLVD	08/23/22	\$170,000	\$161,982	\$59,318	\$51,300	0.18	\$335,130		Land Table RNR	31.67%
44-25-11-231-041	30443 ALGER BLVD	03/03/23	\$322,000	\$323,400	\$38,650	\$40,050	0.14	\$280,072		Land Table RNR	12.38%
44-25-11-232-003	30540 ALGER BLVD	04/29/22	\$100,000	\$113,718	\$22,282	\$36,000	0.12	\$179,694		Land Table RNR	31.66%
44-25-11-232-006	30512 ALGER BLVD	10/14/22	\$260,000	\$270,658	\$25,342	\$36,000	0.12	\$204,371		Land Table RNR	13.30%
44-25-11-232-008	30496 ALGER BLVD	04/28/23	\$145,000	\$117,564	\$63,436	\$36,000	0.12	\$511,581		Land Table RNR	30.62%
44-25-11-232-017	30418 ALGER BLVD	10/21/22	\$139,000	\$127,142	\$46,058	\$34,200	0.12	\$390,322		Land Table RNR	26.90%
44-25-11-232-029	30449 BRUSH ST	04/06/22	\$125,000	\$139,683	\$19,067	\$33,750	0.12	\$164,371		Land Table RNR	24.16%
44-25-11-233-010	30472 BRUSH ST	01/11/22	\$146,700	\$146,555	\$37,945	\$37,800	0.13	\$291,885		Land Table RNR	25.79%
44-25-11-252-012	607 W GIRARD AVE	11/16/22	\$230,000	\$282,222	\$29,966	\$82,188	0.46	\$64,861		Land Table RNR	29.12%
44-25-11-276-004	30236 BARRINGTON ST	08/19/22	\$135,000	\$115,513	\$57,181	\$37,694	0.14	\$420,449		Land Table RNR	32.63%
44-25-11-276-010	3180 NORTHEASTERN HWY	01/18/22	\$190,000	\$204,536	\$17,960	\$32,496	0.10	\$177,822		Land Table RNR	15.89%
44-25-11-276-031	30177 PALMER BLVD	06/20/23	\$145,000	\$136,760	\$44,030	\$35,790	0.12	\$366,917		Land Table RNR	26.17%
44-25-11-278-008	30184 PALMER BLVD	09/22/23	\$135,000	\$145,949	\$25,051	\$36,000	0.12	\$202,024		Land Table RNR	24.67%
44-25-11-278-035	30215 ALGER BLVD	10/27/23	\$160,000	\$151,061	\$44,939	\$36,000	0.12	\$362,411		Land Table RNR	23.83%
44-25-11-279-033	30247 BRUSH ST	06/08/22	\$162,000	\$133,272	\$65,628	\$36,900	0.13	\$516,756		Land Table RNR	27.69%
44-25-11-279-042	30159 BRUSH ST	08/28/23	\$190,000	\$172,119	\$53,881	\$36,000	0.12	\$434,524		Land Table RNR	20.92%
44-25-11-279-050	30231 BRUSH ST	09/22/23	\$273,500	\$245,476	\$64,024	\$36,000	0.12	\$516,323		Land Table RNR	14.67%

City of Madison Heights

Land Table RRM

BSA DATABASE		SALES DATA	
Parcel Count	363	# of Sales	27
ECF Nbhhd	RRM	Sales Ratio	48.53%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	12.56%
Max ECF	1.450	% Change	8.70%
Land Table LtoB	24.26%	Projected Land Table LtoB	26.37%
CVT LtoB	23.46%	Sales Sample Size	7.44%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$690	\$777	\$750
MINIMUM	\$460	\$518	\$500
MAXIMUM	\$920	\$1,036	\$1,000

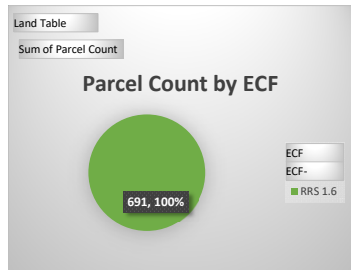
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
44-25-02-301-017	1740 MILLARD AVE	01/28/22	\$252,000	\$254,824	\$54,216	\$57,040	0.16	\$345,325		Land Table RRM	22.38%
44-25-02-302-001	1835 MILLARD AVE	10/03/22	\$259,000	\$286,710	\$44,970	\$72,680	0.20	\$225,980		Land Table RRM	25.35%
44-25-02-302-032	31605 MADISON AVE	01/19/23	\$295,000	\$310,537	\$39,812	\$55,349	0.15	\$265,413		Land Table RRM	17.82%
44-25-02-302-044	1938 ENGLEWOOD AVE	03/15/22	\$251,000	\$258,173	\$59,987	\$67,160	0.18	\$326,016		Land Table RRM	26.01%
44-25-02-303-023	31402 MADISON AVE	12/20/22	\$265,000	\$248,141	\$75,937	\$59,078	0.17	\$436,420		Land Table RRM	23.81%
44-25-02-303-041	31425 KENWOOD AVE	11/20/23	\$254,000	\$249,706	\$60,551	\$56,257	0.15	\$398,362		Land Table RRM	22.53%
44-25-02-304-023	31733 MEADOWS AVE	12/06/22	\$240,000	\$249,890	\$50,904	\$60,794	0.17	\$308,509		Land Table RRM	24.33%
44-25-02-304-028	31635 MEADOWS AVE	06/20/22	\$262,500	\$243,286	\$73,656	\$54,442	0.15	\$501,061		Land Table RRM	22.38%
44-25-02-304-038	31433 MEADOWS AVE	04/26/23	\$200,000	\$220,547	\$33,895	\$54,442	0.15	\$230,578		Land Table RRM	24.68%
44-25-02-304-040	31409 MEADOWS AVE	11/21/23	\$250,000	\$235,302	\$87,868	\$73,170	0.19	\$457,646		Land Table RRM	31.10%
44-25-02-305-011	31608 MEADOWS AVE	11/07/22	\$259,500	\$243,986	\$69,956	\$54,442	0.15	\$475,891		Land Table RRM	22.31%
44-25-02-305-021	31406 MEADOWS AVE	06/23/22	\$286,000	\$265,451	\$88,602	\$68,053	0.18	\$481,533		Land Table RRM	25.64%
44-25-02-305-037	31429 EDGEWORTH DR	05/27/22	\$305,500	\$303,095	\$56,847	\$54,442	0.15	\$386,714		Land Table RRM	17.96%
44-25-02-305-038	31417 EDGEWORTH DR	11/22/23	\$240,000	\$240,693	\$53,749	\$54,442	0.15	\$365,639		Land Table RRM	22.62%
44-25-02-306-005	1521 W WHITCOMB AVE	10/03/22	\$260,000	\$251,234	\$63,966	\$55,200	0.15	\$420,829		Land Table RRM	21.97%
44-25-02-306-019	31636 EDGEWORTH DR	09/01/22	\$260,000	\$260,055	\$58,788	\$58,843	0.17	\$341,791		Land Table RRM	22.63%
44-25-02-306-021	31612 EDGEWORTH DR	05/11/22	\$306,000	\$289,137	\$91,003	\$74,140	0.22	\$415,539		Land Table RRM	25.64%
44-25-02-306-025	31524 EDGEWORTH DR	08/23/22	\$270,000	\$252,458	\$77,551	\$60,009	0.18	\$433,246		Land Table RRM	23.77%
44-25-02-352-018	31225 KENWOOD AVE	08/30/22	\$235,000	\$205,386	\$84,056	\$54,442	0.15	\$571,810		Land Table RRM	26.51%
44-25-02-352-022	31183 KENWOOD AVE	08/21/23	\$260,000	\$205,256	\$109,186	\$54,442	0.15	\$742,762		Land Table RRM	26.52%
44-25-02-352-024	1636 WINDEMERE AVE	10/19/23	\$255,000	\$235,849	\$80,791	\$61,640	0.19	\$432,037		Land Table RRM	26.14%
44-25-02-353-008	31250 KENWOOD AVE	12/28/23	\$273,000	\$223,048	\$106,209	\$56,257	0.15	\$698,743		Land Table RRM	25.22%
44-25-02-354-011	1856 W 13 MILE RD	05/23/23	\$280,000	\$267,330	\$69,111	\$56,441	0.16	\$437,411		Land Table RRM	21.11%
44-25-02-354-012	1842 W 13 MILE RD	02/09/22	\$239,900	\$260,850	\$35,491	\$56,441	0.16	\$224,627		Land Table RRM	21.64%
44-25-02-355-006	31284 EDGEWORTH DR	02/17/23	\$285,000	\$257,199	\$90,297	\$62,496	0.19	\$465,448		Land Table RRM	24.30%
44-25-02-355-010	31236 EDGEWORTH DR	12/11/23	\$256,900	\$242,151	\$78,125	\$63,376	0.20	\$390,625		Land Table RRM	26.17%
44-25-02-355-019	31140 EDGEWORTH DR	04/08/22	\$215,000	\$248,102	\$59,266	\$92,368	0.31	\$188,745		Land Table RRM	37.23%

City of Madison Heights

Land Table RRS

BSA DATABASE		SALES DATA	
Parcel Count	691	# of Sales	62
ECF Nbrhd	RRS	Sales Ratio	47.83%
Min ECF	1.600	(Land Resid.-Est. Land Value)/Est. LV	21.47%
Max ECF	1.600	% Change	8.70%
Land Table LtoB	22.61%	Projected Land Table LtoB	24.57%
CVT LtoB	23.46%	Sales Sample Size	8.97%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$690	\$838	\$750
MINIMUM	\$460	\$559	\$500
MAXIMUM	\$920	\$1,118	\$1,000

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
44-25-11-101-006	1575 W 13 MILE RD	09/05/23	\$230,000	\$224,265	\$59,722	\$53,987	0.15	\$392,908		Land Table RRS	24.07%
44-25-11-101-020	30781 WHITTIER AVE	09/06/23	\$255,000	\$209,688	\$88,207	\$42,895	0.12	\$767,017		Land Table RRS	20.46%
44-25-11-101-021	30771 WHITTIER AVE	03/20/23	\$180,000	\$193,642	\$29,253	\$42,895	0.12	\$254,374		Land Table RRS	22.15%
44-25-11-101-023	30753 WHITTIER AVE	06/30/23	\$250,000	\$208,478	\$88,114	\$46,592	0.13	\$688,391		Land Table RRS	22.35%
44-25-11-101-025	30735 WHITTIER AVE	06/30/23	\$237,000	\$219,739	\$64,250	\$46,989	0.14	\$465,580		Land Table RRS	21.38%
44-25-11-102-018	1858 CHAUCER AVE	03/15/23	\$218,000	\$277,144	\$16,547	\$75,691	0.20	\$84,423		Land Table RRS	27.31%
44-25-11-102-028	1754 CHAUCER AVE	09/29/23	\$265,000	\$258,292	\$49,603	\$42,895	0.12	\$431,330		Land Table RRS	16.61%
44-25-11-103-005	1847 CHAUCER AVE	06/21/22	\$225,000	\$199,663	\$69,742	\$44,405	0.12	\$576,380		Land Table RRS	22.24%
44-25-11-103-010	1797 CHAUCER AVE	12/08/23	\$215,000	\$209,922	\$47,973	\$42,895	0.12	\$417,157		Land Table RRS	20.43%
44-25-11-103-012	1771 CHAUCER AVE	05/30/23	\$254,900	\$254,090	\$61,109	\$60,299	0.16	\$381,931		Land Table RRS	23.73%
44-25-11-103-013	1751 CHAUCER AVE	09/26/22	\$140,000	\$189,077	(\$6,182)	\$42,895	0.12	(\$53,757)		Land Table RRS	22.69%
44-25-11-103-026	1734 KEATS AVE	01/31/23	\$240,000	\$221,765	\$65,252	\$47,017	0.13	\$509,781		Land Table RRS	21.20%
44-25-11-103-027	1724 KEATS AVE	05/25/23	\$261,000	\$218,779	\$89,254	\$47,033	0.13	\$686,569		Land Table RRS	21.50%
44-25-11-104-009	1777 KEATS AVE	01/06/22	\$240,000	\$216,254	\$67,499	\$43,753	0.12	\$576,915		Land Table RRS	20.23%
44-25-11-104-014	1784 BYRON AVE	02/23/23	\$156,000	\$190,149	\$8,746	\$42,895	0.12	\$76,052		Land Table RRS	22.56%
44-25-11-104-015	1766 BYRON AVE	02/14/22	\$200,000	\$207,506	\$47,946	\$55,452	0.15	\$319,640		Land Table RRS	26.72%
44-25-11-104-021	1702 BYRON AVE	08/19/22	\$260,000	\$267,820	\$51,315	\$59,135	0.17	\$301,853		Land Table RRS	22.08%
44-25-11-151-002	30318 WHITTIER AVE	02/17/23	\$275,000	\$258,834	\$67,640	\$51,474	0.14	\$490,145		Land Table RRS	19.89%
44-25-11-151-004	1795 BYRON AVE	06/06/23	\$250,000	\$205,900	\$90,427	\$46,327	0.12	\$729,250		Land Table RRS	22.50%
44-25-11-152-002	30219 DORCHESTER AVE	03/30/22	\$260,000	\$281,496	\$38,043	\$59,539	0.17	\$223,782		Land Table RRS	21.15%
44-25-11-153-009	30172 DORCHESTER AVE	08/10/22	\$274,000	\$264,154	\$52,741	\$42,895	0.12	\$458,617		Land Table RRS	16.24%
44-25-11-153-012	30142 DORCHESTER AVE	11/17/23	\$265,000	\$225,271	\$82,624	\$42,895	0.12	\$718,470		Land Table RRS	19.04%
44-25-11-153-013	30132 DORCHESTER AVE	04/08/22	\$265,000	\$255,452	\$52,443	\$42,895	0.12	\$456,026		Land Table RRS	16.79%
44-25-11-153-016	1568 DONNA AVE	06/09/22	\$240,000	\$219,318	\$67,257	\$46,575	0.13	\$517,362		Land Table RRS	21.24%
44-25-11-153-017	1558 DONNA AVE	11/10/22	\$235,000	\$226,963	\$53,230	\$45,193	0.13	\$419,134		Land Table RRS	19.91%
44-25-11-153-028	30229 LONGFELLOW AVE	02/28/23	\$395,000	\$443,541	(\$1,070)	\$47,471	0.13	(\$8,231)		Land Table RRS	10.70%
44-25-11-154-002	30548 LONGFELLOW AVE	02/24/23	\$265,000	\$296,291	\$41,107	\$72,398	0.18	\$228,372		Land Table RRS	24.43%
44-25-11-154-003	30536 LONGFELLOW AVE	03/15/22	\$235,000	\$256,168	\$21,727	\$42,895	0.12	\$188,930		Land Table RRS	16.74%
44-25-11-154-004	30526 LONGFELLOW AVE	10/31/22	\$215,000	\$205,165	\$52,730	\$42,895	0.12	\$458,522		Land Table RRS	20.91%
44-25-11-154-009	30434 LONGFELLOW AVE	10/17/22	\$225,000	\$263,919	\$3,976	\$42,895	0.12	\$34,574		Land Table RRS	16.25%
44-25-11-154-038	30279 GARRY AVE	06/30/22	\$250,000	\$223,776	\$69,546	\$43,322	0.12	\$594,410		Land Table RRS	19.36%
44-25-11-155-002	30826 LONGFELLOW AVE	06/21/23	\$238,000	\$224,370	\$58,619	\$44,989	0.13	\$465,230		Land Table RRS	20.05%
44-25-11-155-025	30324 GARRY AVE	04/22/22	\$205,000	\$219,196	\$30,793	\$44,989	0.13	\$244,389		Land Table RRS	20.52%
44-25-11-155-047	1513 DONNA AVE	06/21/22	\$217,025	\$197,833	\$66,663	\$47,471	0.13	\$512,792		Land Table RRS	24.00%
44-25-11-301-009	29653 SHACKET AVE	07/14/22	\$250,077	\$245,343	\$56,422	\$51,688	0.15	\$371,197		Land Table RRS	21.07%
44-25-11-301-013	1950 PARKDALE AVE	02/01/22	\$220,000	\$237,392	\$47,970	\$65,362	0.18	\$266,500		Land Table RRS	27.53%
44-25-11-302-014	29697 SPOON AVE	06/16/23	\$205,000	\$194,610	\$56,390	\$46,000	0.13	\$427,197		Land Table RRS	23.64%
44-25-11-303-002	29906 SPOON AVE	03/24/22	\$240,000	\$244,919	\$49,846	\$54,765	0.19	\$266,556		Land Table RRS	22.36%
44-25-11-305-003	29439 SHACKET AVE	06/01/22	\$235,000	\$204,084	\$77,905	\$46,989	0.14	\$564,529		Land Table RRS	23.02%
44-25-11-306-012	29358 SHACKET AVE	06/10/22	\$260,000	\$226,242	\$79,758	\$46,000	0.13	\$604,227		Land Table RRS	20.33%
44-25-11-307-007	29398 SPOON AVE	06/07/23	\$295,000	\$231,828	\$108,972	\$45,800	0.13	\$831,847		Land Table RRS	19.76%

City of Madison Heights

Land Table RRS

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
44-25-11-307-026	29373 SHERRY AVE	06/15/22	\$260,000	\$244,494	\$61,506	\$46,000	0.13	\$465,955		Land Table RRS	18.81%
44-25-11-307-027	29363 SHERRY AVE	06/16/22	\$245,000	\$217,614	\$73,386	\$46,000	0.13	\$555,955		Land Table RRS	21.14%
44-25-11-308-007	29404 SHERRY AVE	08/03/23	\$242,000	\$198,608	\$88,381	\$44,989	0.13	\$701,437		Land Table RRS	22.65%
44-25-11-308-009	29384 SHERRY AVE	05/24/22	\$231,700	\$202,011	\$74,678	\$44,989	0.13	\$592,683		Land Table RRS	22.27%
44-25-11-308-014	29334 SHERRY AVE	07/15/22	\$265,000	\$225,188	\$84,801	\$44,989	0.13	\$673,024		Land Table RRS	19.98%
44-25-11-308-027	29361 MARK AVE	08/29/22	\$234,900	\$215,639	\$64,250	\$44,989	0.13	\$509,921		Land Table RRS	20.86%
44-25-11-308-031	29321 MARK AVE	06/10/22	\$278,500	\$263,043	\$60,446	\$44,989	0.13	\$479,730		Land Table RRS	17.10%
44-25-11-308-032	29311 MARK AVE	11/10/23	\$260,000	\$208,471	\$110,914	\$59,385	0.17	\$664,156		Land Table RRS	28.49%
44-25-11-309-031	29354 MARK AVE	07/24/23	\$265,000	\$231,585	\$90,805	\$57,390	0.21	\$442,951		Land Table RRS	24.78%
44-25-11-351-009	29215 SPOON AVE	06/10/22	\$267,111	\$234,468	\$80,601	\$47,958	0.14	\$563,643		Land Table RRS	20.45%
44-25-11-351-017	29135 SPOON AVE	07/26/23	\$237,000	\$225,483	\$59,475	\$47,958	0.14	\$415,909		Land Table RRS	21.27%
44-25-11-352-004	29206 SPOON AVE	05/26/23	\$221,000	\$219,968	\$45,610	\$44,578	0.12	\$367,823		Land Table RRS	20.27%
44-25-11-352-009	29156 SPOON AVE	10/28/22	\$240,000	\$233,325	\$51,046	\$44,371	0.12	\$415,008		Land Table RRS	19.02%
44-25-11-352-011	29138 SPOON AVE	12/08/22	\$212,000	\$211,278	\$44,885	\$44,163	0.12	\$367,910		Land Table RRS	20.90%
44-25-11-352-027	29221 SHERRY AVE	06/22/22	\$275,000	\$245,774	\$75,226	\$46,000	0.13	\$569,894		Land Table RRS	18.72%
44-25-11-352-030	29191 SHERRY AVE	07/05/23	\$235,000	\$212,917	\$68,083	\$46,000	0.13	\$515,780		Land Table RRS	21.60%
44-25-11-352-033	29161 SHERRY AVE	10/09/23	\$245,000	\$198,902	\$92,098	\$46,000	0.13	\$697,712		Land Table RRS	23.13%
44-25-11-352-034	29151 SHERRY AVE	08/23/23	\$168,000	\$179,843	\$34,157	\$46,000	0.13	\$258,765		Land Table RRS	25.58%
44-25-11-352-042	29065 SHERRY AVE	08/28/23	\$240,000	\$221,384	\$88,112	\$69,496	0.18	\$492,246		Land Table RRS	31.39%
44-25-11-353-002	29232 SHERRY AVE	10/06/22	\$240,000	\$223,405	\$61,584	\$44,989	0.13	\$488,762		Land Table RRS	20.14%
44-25-11-353-003	29222 SHERRY AVE	10/11/22	\$200,000	\$225,602	\$19,387	\$44,989	0.13	\$153,865		Land Table RRS	19.94%