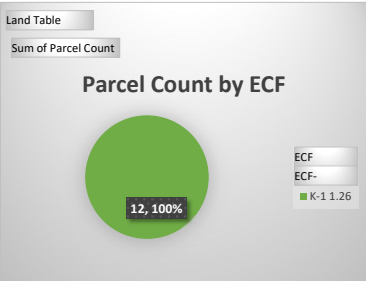


City of Pleasant Ridge

Land Table K-1

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	2
ECF Nbhd	K-1	Sales Ratio	45.20%
Min ECF	1.260	(Land Resid.-Est. Land Value)/Est. LV	53.96%
Max ECF	1.260	% Change	37.50%
Land Table LtoB	19.83%	Projected Land Table LtoB	27.27%
CVT LtoB	44.12%	Sales Sample Size	16.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



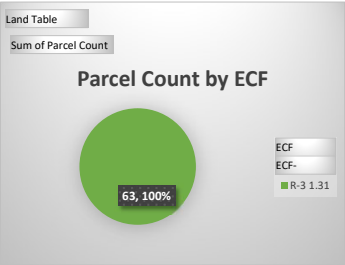
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,862	\$95,244	\$85,060
MINIMUM	\$61,862	\$95,244	\$85,060
MAXIMUM	\$61,862	\$95,244	\$85,060

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-27-155-033	23952 WOODWARD AVE	10/06/23	\$324,900	\$253,335	\$133,427	\$61,862	0.03	\$5,131,808		Land table K-1	24.42%
60-25-27-155-032	23962 WOODWARD AVE	10/14/22	\$370,000	\$374,802	\$57,060	\$61,862	0.03	\$2,194,615		Land table K-1	16.51%

City of Pleasant Ridge
Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	3
ECF Nbhd	R-3	Sales Ratio	42.87%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	39.06%
Max ECF	1.310	% Change	20.00%
Land Table LtoB	46.12%	Projected Land Table LtoB	55.34%
CVT LtoB	44.12%	Sales Sample Size	4.76%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$172,382	\$239,718	\$206,858
MINIMUM	\$98,149	\$136,488	\$117,779
MAXIMUM	\$237,524	\$330,306	\$285,029

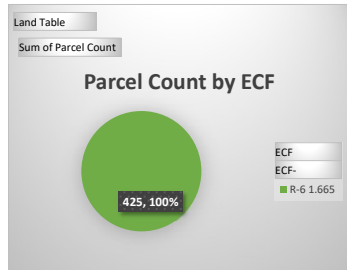
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-28-180-081	108 MAPLEFIELD RD	04/15/22	\$435,000	\$328,606	\$253,868	\$147,474	0.12	\$2,115,567		Land Table R-3	44.88%
60-25-28-181-018	111 MAPLEFIELD RD	06/02/23	\$530,000	\$472,224	\$277,990	\$220,214	0.19	\$1,463,105		Land Table R-3	46.63%
60-25-28-180-079	102 MAPLEFIELD RD	06/09/22	\$447,000	\$409,936	\$184,538	\$147,474	0.12	\$1,537,817		Land Table R-3	35.97%

City of Pleasant Ridge

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	425	# of Sales	36
ECF Nbhd	R-6	Sales Ratio	48.81%
Min ECF	1.665	(Land Resid.-Est. Land Value)/Est. LV	5.93%
Max ECF	1.665	% Change	6.00%
Land Table LtoB	42.97%	Projected Land Table LtoB	45.55%
CVT LtoB	44.12%	Sales Sample Size	8.47%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



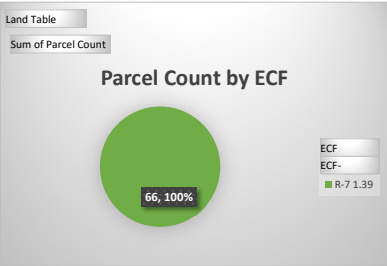
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$173,429	\$183,709	\$183,835
MINIMUM	\$120,651	\$127,803	\$127,890
MAXIMUM	\$281,972	\$298,687	\$298,890

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
60-25-27-129-024	49 WELLESLEY DR	06/21/23	\$395,000	\$272,103	\$255,753	\$132,856	0.11	\$2,346,358		Land Table R-6	48.83%
60-25-27-104-020	38 WELLESLEY DR	09/18/23	\$410,000	\$324,283	\$218,573	\$132,856	0.10	\$2,142,873		Land Table R-6	40.97%
60-25-27-130-012	66 WELLESLEY DR	04/11/23	\$410,000	\$327,186	\$215,670	\$132,856	0.11	\$2,054,000		Land Table R-6	40.61%
60-25-27-156-017	13 FAIRWOOD BLVD	03/28/22	\$606,000	\$491,259	\$298,994	\$184,253	0.15	\$2,047,904		Land Table R-6	37.51%
60-25-27-132-033	43 MAYWOOD AVE	09/29/23	\$365,000	\$302,929	\$224,676	\$162,605	0.13	\$1,689,293		Land Table R-6	53.68%
60-25-27-130-007	56 WELLESLEY DR	10/03/22	\$400,000	\$340,100	\$192,756	\$132,856	0.10	\$1,853,423		Land Table R-6	39.06%
60-25-27-132-029	35 MAYWOOD AVE	11/09/23	\$386,500	\$338,352	\$210,753	\$162,605	0.13	\$1,608,802		Land Table R-6	48.06%
60-25-27-177-013	44 SYLVAN AVE	03/17/23	\$403,000	\$354,957	\$210,648	\$162,605	0.13	\$1,583,820		Land Table R-6	45.81%
60-25-27-128-026	45 DEVONSHIRE RD	05/19/23	\$450,000	\$405,283	\$228,970	\$184,253	0.15	\$1,486,818		Land Table R-6	45.46%
60-25-27-177-023	29 FAIRWOOD BLVD	06/13/23	\$500,000	\$453,640	\$208,965	\$162,605	0.13	\$1,607,423		Land Table R-6	35.84%
60-25-27-176-039	45 SYLVAN AVE	03/03/22	\$360,000	\$327,903	\$194,702	\$162,605	0.13	\$1,463,925		Land Table R-6	49.59%
60-25-27-179-015	44 FAIRWOOD BLVD	05/01/23	\$445,000	\$410,906	\$196,699	\$162,605	0.14	\$1,415,101		Land Table R-6	39.57%
60-25-27-102-040	15 DEVONSHIRE RD	06/30/22	\$510,000	\$471,151	\$252,867	\$214,018	0.19	\$1,366,849		Land Table R-6	45.42%
60-25-27-156-012	3 FAIRWOOD BLVD	10/27/22	\$440,000	\$406,792	\$217,461	\$184,253	0.15	\$1,469,331		Land Table R-6	45.29%
60-25-27-130-006	54 WELLESLEY DR	10/31/23	\$477,000	\$445,257	\$164,599	\$132,856	0.10	\$1,598,049		Land Table R-6	29.84%
60-25-27-179-014	42 FAIRWOOD BLVD	07/06/22	\$420,000	\$396,914	\$185,691	\$162,605	0.13	\$1,396,173		Land Table R-6	40.97%
60-25-27-156-015	9 FAIRWOOD BLVD	03/13/23	\$440,000	\$418,813	\$205,440	\$184,253	0.15	\$1,369,600		Land Table R-6	43.99%
60-25-27-178-005	60 SYLVAN AVE	03/16/22	\$280,000	\$267,362	\$175,243	\$162,605	0.14	\$1,288,551		Land Table R-6	60.82%
60-25-27-129-003	42 DEVONSHIRE RD	07/27/23	\$537,000	\$519,566	\$201,687	\$184,253	0.15	\$1,318,216		Land Table R-6	35.46%
60-25-27-179-003	20 FAIRWOOD BLVD	02/04/22	\$470,000	\$458,810	\$164,707	\$153,517	0.13	\$1,286,773		Land Table R-6	33.46%
60-25-27-155-010	20 MAYWOOD AVE	04/13/23	\$397,000	\$390,934	\$190,319	\$184,253	0.15	\$1,252,099		Land Table R-6	47.13%
60-25-27-178-015	47 FAIRWOOD BLVD	07/28/23	\$400,000	\$403,509	\$159,096	\$162,605	0.14	\$1,178,489		Land Table R-6	40.30%
60-25-27-132-005	48 AMHERST RD	05/12/23	\$367,500	\$373,885	\$156,220	\$162,605	0.13	\$1,201,692		Land Table R-6	43.49%
60-25-27-177-018	19 FAIRWOOD BLVD	09/07/23	\$320,000	\$332,855	\$140,662	\$153,517	0.13	\$1,107,575		Land Table R-6	46.12%
60-25-27-176-013	48 MAYWOOD AVE	06/09/23	\$264,500	\$275,847	\$151,258	\$162,605	0.13	\$1,137,278		Land Table R-6	58.95%
60-25-27-156-010	18 SYLVAN AVE	11/15/22	\$590,000	\$620,032	\$154,221	\$184,253	0.16	\$982,299		Land Table R-6	29.72%
60-25-27-128-034	67 DEVONSHIRE RD	01/06/22	\$487,500	\$515,054	\$156,699	\$184,253	0.15	\$1,017,526		Land Table R-6	35.77%
60-25-27-176-022	66 MAYWOOD AVE	04/08/22	\$311,000	\$332,182	\$141,423	\$162,605	0.14	\$1,024,804		Land Table R-6	48.95%
60-25-27-102-057	11 DEVONSHIRE RD	03/29/22	\$785,000	\$853,297	\$115,956	\$184,253	0.15	\$752,961		Land Table R-6	21.59%
60-25-27-128-036	71 DEVONSHIRE RD	09/27/22	\$650,000	\$722,686	\$111,567	\$184,253	0.15	\$724,461		Land Table R-6	25.50%
60-25-27-102-054	7 DEVONSHIRE RD	12/22/22	\$500,000	\$559,739	\$124,514	\$184,253	0.15	\$808,532		Land Table R-6	32.92%
60-25-27-176-015	52 MAYWOOD AVE	09/19/22	\$230,000	\$261,614	\$130,991	\$162,605	0.13	\$977,545		Land Table R-6	62.15%
60-25-27-102-055	7 DEVONSHIRE RD	09/27/23	\$300,000	\$343,082	\$141,171	\$184,253	0.15	\$916,695		Land Table R-6	53.71%
60-25-27-129-009	56 DEVONSHIRE RD	09/29/22	\$307,500	\$359,744	\$132,009	\$184,253	0.15	\$862,804		Land Table R-6	51.22%
60-25-27-130-048	85 AMHERST RD	04/19/22	\$385,000	\$468,300	\$198,672	\$281,972	0.27	\$727,736		Land Table R-6	60.21%
60-25-27-155-011	22 MAYWOOD AVE	12/08/23	\$285,000	\$374,266	\$73,339	\$162,605	0.13	\$564,146		Land Table R-6	43.45%

City of Pleasant Ridge
Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	66	# of Sales	0
ECF Nbhd	R-7	Sales Ratio	#DIV/0!
Min ECF	1.390	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.390	% Change	5.00%
Land Table LtoB	44.18%	Projected Land Table LtoB	46.39%
CVT LtoB	44.12%	Sales Sample Size	0.00%

Color Key	
Vacant Sales	
Demo Sales or New	
Build after sale	



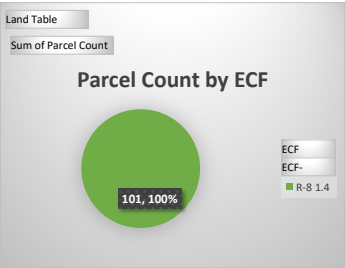
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$153,991	#DIV/0!	\$161,691
MINIMUM	\$121,910	#DIV/0!	\$128,006
MAXIMUM	\$179,656	#DIV/0!	\$188,639

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Pleasant Ridge
Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	101	# of Sales	10
ECF Nbhd	R-8	Sales Ratio	50.88%
Min ECF	1.400	(Land Resid.-Est. Land Value)/Est. LV	-4.56%
Max ECF	1.400	% Change	0.00%
Land Table LtoB	38.24%	Projected Land Table LtoB	38.24%
CVT LtoB	44.12%	Sales Sample Size	9.90%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



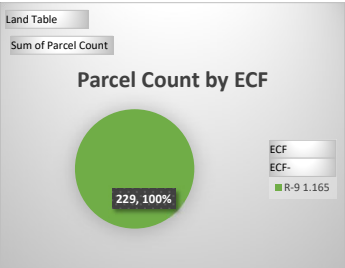
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$296,412	\$282,904	\$296,412
MINIMUM	\$111,892	\$106,793	\$111,892
MAXIMUM	\$447,733	\$427,329	\$447,733

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
60-25-27-153-013	10 CAMBRIDGE BLVD	10/20/22	\$750,000	\$677,691	\$368,721	\$296,412	0.22	\$1,707,042		Land Table R-8	43.74%
60-25-28-278-013	21 OXFORD BLVD	06/01/23	\$750,000	\$710,342	\$336,070	\$296,412	0.21	\$1,600,333		Land Table R-8	41.73%
60-25-27-154-006	11 CAMBRIDGE BLVD	03/28/22	\$867,500	\$823,338	\$312,089	\$267,927	0.19	\$1,660,048		Land Table R-8	32.54%
60-25-27-152-006	14 OXFORD BLVD	02/21/22	\$900,000	\$864,373	\$327,470	\$291,843	0.21	\$1,581,981		Land Table R-8	33.76%
60-25-28-277-034	18 OXFORD BLVD	09/20/23	\$790,000	\$770,701	\$315,711	\$296,412	0.23	\$1,403,160		Land Table R-8	38.46%
60-25-28-277-015	43 RIDGE RD	06/22/23	\$538,000	\$563,381	\$251,939	\$277,320	0.28	\$916,142		Land Table R-8	49.22%
60-25-28-278-039	26 CAMBRIDGE BLVD	01/30/23	\$260,000				0.20	\$1,300,000		Land Table R-8	#DIV/0!
60-25-28-278-006	37 OXFORD BLVD	08/03/23	\$850,000	\$938,759	\$207,653	\$296,412	0.21	\$988,824		Land Table R-8	31.57%
60-25-28-278-038	25 OXFORD BLVD	06/27/23	\$799,900	\$911,982	\$196,051	\$308,133	0.23	\$848,706		Land Table R-8	33.79%
60-25-28-279-011	41 CAMBRIDGE BLVD	07/14/22	\$505,000	\$608,267	\$164,660	\$267,927	0.19	\$875,851		Land Table R-8	44.05%

City of Pleasant Ridge
Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	229	# of Sales	11
ECF Nbhd	R-9	Sales Ratio	45.75%
Min ECF	1.165	(Land Resid.-Est. Land Value)/Est. LV	20.49%
Max ECF	1.165	% Change	0.00%
Land Table LtoB	51.22%	Projected Land Table LtoB	51.22%
CVT LtoB	44.12%	Sales Sample Size	4.80%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



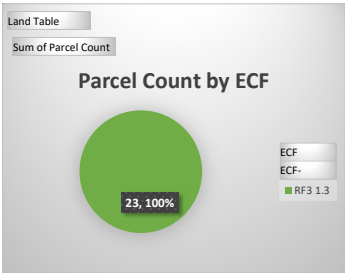
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$266,220	\$320,775	\$266,220
MINIMUM	\$21,727	\$26,179	\$21,727
MAXIMUM	\$358,667	\$432,168	\$358,667

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
60-25-28-252-048	1 A NORWICH RD	07/21/22	\$230,000				0.20	\$1,144,279		Land Table R-9	#DIV/0!
60-25-28-252-050	19 NORWICH RD	10/27/23	\$776,500	\$539,255	\$497,480	\$260,235	0.20	\$2,487,400		Land Table R-9	48.26%
60-25-28-253-033	124 CAMBRIDGE BLVD	06/28/22	\$531,000	\$432,823	\$358,412	\$260,235	0.21	\$1,706,724		Land Table R-9	60.13%
60-25-28-203-022	128 ELM PARK AVE	09/13/22	\$650,000	\$539,471	\$328,674	\$218,145	0.16	\$2,054,213		Land Table R-9	40.44%
60-25-28-253-038	114 CAMBRIDGE BLVD	06/30/22	\$531,000	\$453,388	\$337,847	\$260,235	0.20	\$1,672,510		Land Table R-9	57.40%
60-25-28-251-033	6 NORWICH RD	06/29/23	\$1,405,000	\$1,244,171	\$519,496	\$358,667	0.40	\$1,292,279		Land Table R-9	28.83%
60-25-28-181-048	70 OAKDALE BLVD	04/28/23	\$567,250	\$510,755	\$353,977	\$297,482	0.28	\$1,282,525		Land Table R-9	58.24%
60-25-28-253-009	37 HANOVER RD	12/04/23	\$335,000	\$338,632	\$214,513	\$218,145	0.15	\$1,411,270		Land Table R-9	64.42%
60-25-28-181-052	78 OAKDALE BLVD	06/06/23	\$745,000	\$845,037	\$197,445	\$297,482	0.28	\$717,982		Land Table R-9	35.20%
60-25-28-253-007	93 OAKDALE BLVD	03/17/23	\$403,000	\$534,433	\$166,049	\$297,482	0.28	\$603,815		Land Table R-9	55.66%
60-25-28-253-008	39 HANOVER RD	04/29/22	\$251,500				0.17			Land Table R-9	#DIV/0!

City of Pleasant Ridge
Land Table RF3

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	2
ECF Nbhd	RF3	Sales Ratio	40.69%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	70.32%
Max ECF	1.300	% Change	10.00%
Land Table LtoB	39.83%	Projected Land Table LtoB	43.82%
CVT LtoB	44.12%	Sales Sample Size	8.70%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



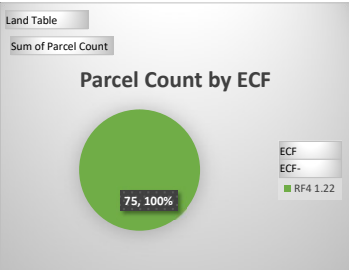
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$316,748	\$539,482	\$348,423
MINIMUM	\$47,788	\$81,392	\$52,567
MAXIMUM	\$552,278	\$940,635	\$607,506

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
60-25-28-202-036	18 RIDGE RD	03/07/22	\$1,360,000	\$829,153	\$847,595	\$316,748	0.60	\$1,419,757		Land Table RF3	38.20%
60-25-28-253-047	46 RIDGE RD	03/17/23	\$820,000	\$945,073	\$135,226	\$260,299	0.47	\$287,715		Land Table RF3	27.54%

City of Pleasant Ridge
Land Table RF4

BSA DATABASE		SALES DATA	
Parcel Count	75	# of Sales	5
ECF Nbhd	RF4	Sales Ratio	47.00%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	14.72%
Max ECF	1.220	% Change	10.00%
Land Table LtoB	41.29%	Projected Land Table LtoB	45.42%
CVT LtoB	44.12%	Sales Sample Size	6.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



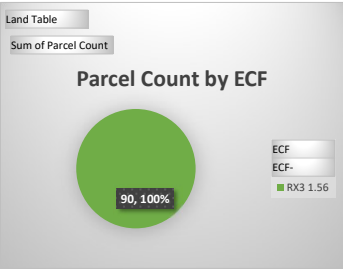
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$300,880	\$345,178	\$330,968
MINIMUM	\$208,156	\$238,803	\$228,972
MAXIMUM	\$457,526	\$524,887	\$503,279

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-28-229-024	10 ELM PARK BLVD	05/18/23	\$645,000	\$560,148	\$390,311	\$305,459	0.46	\$850,351		Land Table RF4	54.53%
60-25-28-227-018	10 POPLAR PARK BLVD	10/30/23	\$830,000	\$723,512	\$402,788	\$296,300	0.39	\$1,046,203		Land Table RF4	40.95%
60-25-28-229-019	20 ELM PARK BLVD	05/30/23	\$802,500	\$768,755	\$339,204	\$305,459	0.46	\$739,007		Land Table RF4	39.73%
60-25-28-276-006	21 ELM PARK BLVD	10/06/23	\$790,000	\$787,740	\$307,719	\$305,459	0.46	\$670,412		Land Table RF4	38.78%
60-25-28-276-013	7 ELM PARK BLVD	05/17/22	\$660,000	\$663,831	\$301,628	\$305,459	0.46	\$657,142		Land Table RF4	46.01%

City of Pleasant Ridge
Land Table RX3

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	9
ECF Nbhd	RX3	Sales Ratio	50.19%
Min ECF	1.560	(Land Resid.-Est. Land Value)/Est. LV	-1.12%
Max ECF	1.560	% Change	0.00%
Land Table LtoB	44.06%	Projected Land Table LtoB	44.06%
CVT LtoB	44.12%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



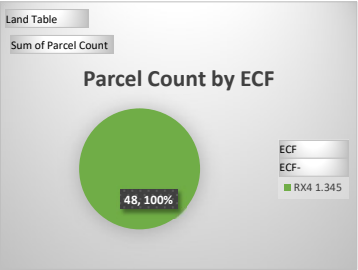
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$137,957	\$136,409	\$137,957
MINIMUM	\$93,504	\$92,455	\$93,504
MAXIMUM	\$196,232	\$194,031	\$196,232

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
60-25-27-101-032	1 KENSINGTON BLVD	03/08/23	\$360,000	\$291,679	\$212,125	\$143,804	0.14	\$1,537,138		Land Table RX3	49.30%
60-25-27-126-029	77 KENSINGTON BLVD	11/17/23	\$375,000	\$336,198	\$132,306	\$93,504	0.08	\$1,594,048		Land Table RX3	27.81%
60-25-27-102-014	18 KENSINGTON BLVD	06/17/22	\$425,000	\$396,347	\$194,145	\$165,492	0.15	\$1,311,791		Land Table RX3	41.75%
60-25-27-101-038	13 KENSINGTON BLVD	11/29/23	\$370,000	\$371,036	\$142,768	\$143,804	0.14	\$1,034,551		Land Table RX3	38.76%
60-25-27-101-039	15 KENSINGTON BLVD	03/17/23	\$342,000	\$351,036	\$134,768	\$143,804	0.14	\$976,580		Land Table RX3	40.97%
60-25-27-128-012	84 KENSINGTON BLVD	07/14/23	\$500,000	\$527,386	\$138,106	\$165,492	0.18	\$775,876		Land Table RX3	31.38%
60-25-27-102-031	52 KENSINGTON BLVD	01/09/23	\$255,000	\$274,036	\$113,074	\$132,110	0.12	\$958,254		Land Table RX3	48.21%
60-25-27-102-007	4 KENSINGTON BLVD	02/09/22	\$335,000	\$360,792	\$139,700	\$165,492	0.15	\$943,919		Land Table RX3	45.87%
60-25-27-102-029	48 KENSINGTON BLVD	04/14/23	\$749,000	\$816,913	\$64,197	\$132,110	0.12	\$544,042		Land Table RX3	16.17%

City of Pleasant Ridge
Land Table RX4

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	4
ECF Nbhd	RX4	Sales Ratio	46.20%
Min ECF	1.345	(Land Resid.-Est. Land Value)/Est. LV	18.43%
Max ECF	1.345	% Change	0.00%
Land Table LtoB	47.93%	Projected Land Table LtoB	47.93%
CVT LtoB	44.12%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



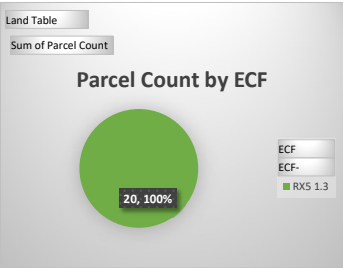
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$202,294	\$239,570	\$202,294
MINIMUM	\$158,368	\$187,550	\$158,368
MAXIMUM	\$330,866	\$391,834	\$330,866

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
60-25-28-202-012	23 WOODSIDE PARK BLVD	08/08/22	\$414,000	\$354,324	\$241,810	\$182,134	0.17	\$1,465,515		Land Table RX4	51.40%
60-25-28-201-051	14 WOODSIDE PARK BLVD	07/27/22	\$625,000	\$553,497	\$292,882	\$221,379	0.28	\$1,049,756		Land Table RX4	40.00%
60-25-28-201-055	6 WOODSIDE PARK BLVD	10/26/22	\$540,000	\$480,091	\$262,203	\$202,294	0.21	\$1,266,681		Land Table RX4	42.14%
60-25-28-201-057	2 WOODSIDE PARK BLVD	07/15/22	\$350,000	\$394,342	\$146,224	\$190,566	0.19	\$781,947		Land Table RX4	48.33%

City of Pleasant Ridge
Land Table RX5

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	2
ECF Nbhd	RX5	Sales Ratio	53.74%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	-17.58%
Max ECF	1.300	% Change	0.00%
Land Table LtoB	38.46%	Projected Land Table LtoB	38.46%
CVT LtoB	44.12%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



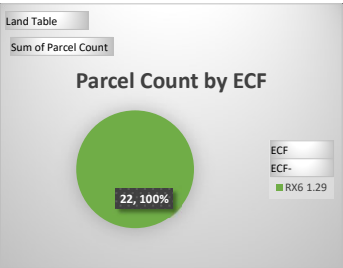
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$183,959	\$151,616	\$183,959
MINIMUM	\$155,105	\$127,835	\$155,105
MAXIMUM	\$235,944	\$194,461	\$235,944

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
60-25-28-226-014	12 MILLINGTON RD	04/18/22	\$399,000	\$420,093	\$148,824	\$169,917	0.22	\$676,473		Land Table RX5	40.45%
60-25-28-226-011	20 MILLINGTON RD	09/28/23	\$400,000	\$438,656	\$131,261	\$169,917	0.24	\$544,651		Land Table RX5	38.74%

City of Pleasant Ridge
Land Table RX6

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	3
ECF Nbhd	RX6	Sales Ratio	46.81%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	12.90%
Max ECF	1.290	% Change	13.00%
Land Table LtoB	51.04%	Projected Land Table LtoB	57.67%
CVT LtoB	44.12%	Sales Sample Size	13.64%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$166,338	\$187,794	\$187,962
MINIMUM	\$15,485	\$17,482	\$17,498
MAXIMUM	\$226,541	\$255,763	\$255,991

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
60-25-28-129-009	23 MAPLEFIELD RD	06/14/22	\$420,000	\$353,508	\$232,830	\$166,338	0.12	\$1,956,555		Land Table RX6	47.05%
60-25-28-180-059	24 MAPLEFIELD RD	05/20/22	\$289,000	\$281,342	\$173,996	\$166,338	0.12	\$1,449,967		Land Table RX6	59.12%
60-25-28-180-060	28 MAPLEFIELD RD	05/11/22	\$350,000	\$356,514	\$185,150	\$191,664	0.13	\$1,392,105		Land Table RX6	53.76%