

CVT: CITY OF BERKLEY
YEAR: 2025
LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$20.50	\$38.47	\$22.55
MED	\$19.59	\$36.76	\$21.55
MIN	\$7.26	\$13.62	\$7.99
MAX	\$38.39	\$72.04	\$42.23

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
12.12%	10.0%	33.12%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
04	04-25-07-358-043	3900 12 MILE RD	11/4/2022	\$300,000	\$113,490	\$73,989	0.115	\$132,802	58.51%	\$1,154,800	\$26.51	0	0	0	0	0
04	04-25-07-477-025	2790 12 MILE RD	2/20/2023	\$300,000	\$93,760	\$56,229	0.055	\$158,751	84.66%	\$2,886,382	\$66.26	0	0	0	0	0
04	04-25-07-477-030	2734 12 MILE RD	10/26/2022	\$118,000	\$47,830	\$47,028	0.046	\$65,670	68.65%	\$1,427,609	\$32.77	0	0	0	0	0
04	04-25-07-478-043	2600 12 MILE RD	9/7/2022	\$900,000	\$232,380	\$120,453	0.239	\$529,971	114.03%	\$2,217,452	\$50.91	0	0	0	0	0
04	04-25-16-354-046	27157 WOODWARD AVE	8/30/2022	\$565,000	\$201,010	\$158,013	0.111	\$302,459	75.23%	\$2,724,856	\$62.55	0	0	0	0	0
04	04-25-17-101-011	2301 12 MILE RD	2/1/2023	\$210,000	\$99,790	\$63,695	0.099	\$58,291	29.21%	\$588,798	\$13.52	0	0	0	0	0
04	04-25-17-105-001	3180 COOLIDGE HWY	7/21/2023	\$514,000	\$198,480	\$151,514	0.174	\$250,156	63.02%	\$1,437,678	\$33.00	04-25-17-105-002	0	0	0	0
04	04-25-17-107-031	3020 COOLIDGE HWY	7/25/2024	\$240,000	\$106,430	\$43,538	0.050	\$70,677	33.20%	\$1,413,540	\$32.45	0	0	0	0	0
04	04-25-17-155-002	2782 COOLIDGE HWY	1/11/2024	\$200,000	\$50,530	\$40,926	0.047	\$141,060	139.58%	\$3,001,277	\$68.90	0	0	0	0	0
04	04-25-17-155-029	2730 COOLIDGE HWY	4/3/2023	\$561,000	\$231,810	\$139,101	0.276	\$219,271	47.30%	\$794,460	\$18.24	0	0	0	0	0
04	04-25-17-155-031	2758 COOLIDGE HWY	8/15/2024	\$615,000	\$195,190	\$128,633	0.100	\$341,257	87.42%	\$3,412,570	\$78.34	04-25-17-155-032	0	0	0	0
04	04-25-17-257-027	28471 WOODWARD AVE	8/28/2023	\$210,000	\$118,530	\$71,177	0.050	\$28,807	12.15%	\$576,140	\$13.23	0	0	0	0	0
04	04-25-17-257-028	28401 WOODWARD AVE	9/15/2023	\$217,500	\$67,660	\$78,295	0.055	\$153,720	113.60%	\$2,794,909	\$64.16	0	0	0	0	0
04	04-25-17-258-045	28201 WOODWARD AVE	1/5/2023	\$3,200,000	\$986,750	\$802,480	0.960	\$1,966,608	99.65%	\$2,048,550	\$47.03	0	0	0	0	0
04	04-25-17-431-032	27723 WOODWARD AVE	5/10/2023	\$750,000	\$203,250	\$108,475	0.096	\$434,406	106.86%	\$4,525,063	\$103.88	0	0	0	0	0
04	04-25-18-104-008	3811 12 MILE RD	11/2/2022	\$400,000	\$148,010	\$59,834	0.093	\$112,617	38.04%	\$1,210,935	\$27.80	0	0	0	0	0
04	04-25-18-201-030	3391 12 MILE RD	3/8/2024	\$900,000	\$238,170	\$189,500	0.376	\$613,642	128.82%	\$1,632,027	\$37.47	0	0	0	0	0
04	04-25-18-203-002	3179 12 MILE RD	3/28/2023	\$270,000	\$72,220	\$33,738	0.033	\$146,207	101.22%	\$4,430,515	\$101.71	0	0	0	0	0
04	04-25-18-205-028	2985 12 MILE RD	5/26/2022	\$500,000	\$258,070	\$79,779	0.124	\$23,100	4.48%	\$186,290	\$4.28	0	0	0	0	0
04	04-25-18-205-040	2959 12 MILE RD	12/5/2022	\$484,000	\$200,890	\$83,640	0.130	\$141,545	35.23%	\$1,088,808	\$25.00	0	0	0	0	0
04	04-25-18-233-035	2945 COOLIDGE HWY	4/4/2024	\$230,000	\$90,570	\$65,307	0.075	\$117,002	64.59%	\$1,560,027	\$35.81	0	0	0	0	0
04	04-25-18-279-025	2769 COOLIDGE HWY	10/6/2022	\$325,000	\$72,450	\$48,880	0.038	\$221,735	153.03%	\$5,835,132	\$133.96	0	0	0	0	0
04	04-25-18-353-029	3950 11 MILE RD	1/23/2023	\$532,500	\$149,780	\$63,014	0.167	\$268,474	89.62%	\$1,607,629	\$36.91	0	0	0	0	0
04	04-25-18-453-037	3170 11 MILE RD	7/31/2024	\$462,000	\$126,000	\$110,878	0.220	\$323,810	128.50%	\$1,471,864	\$33.79	0	0	0	0	0
24	24-25-26-106-002	3250 HILTON RD	7/17/2024	\$250,000	\$98,910	\$53,141	0.083	\$91,045	46.02%	\$1,096,928	\$25.18	0	0	0	0	0
24	24-25-26-111-036	3150 HILTON RD	11/30/2023	\$170,000	\$64,740	\$29,487	0.041	\$64,158	49.55%	\$1,564,829	\$35.92	0	0	0	0	0
24	24-25-26-154-002	2840 HILTON RD	12/29/2023	\$312,000	\$154,720	\$88,488	0.185	\$64,780	20.93%	\$350,162	\$8.04	0	0	0	0	0
24	24-25-26-382-034	1411 E 9 MILE RD	2/9/2024	\$385,000	\$197,740	\$113,036	0.101	\$91,361	23.10%	\$904,564	\$20.77	0	0	0	0	0
24	24-25-26-385-029	1737 E 9 MILE RD	2/22/2024	\$525,000	\$192,660	\$158,043	0.152	\$289,496	75.13%	\$1,904,579	\$43.72	0	0	0	0	0
24	24-25-27-181-006	23600 WOODWARD AVE	2/27/2023	\$800,000	\$233,620	\$294,583	0.246	\$617,604	132.18%	\$2,510,585	\$57.64	0	0	0	0	0
24	24-25-27-280-026	3055 HILTON RD	7/28/2023	\$540,000	\$260,730	\$160,325	0.288	\$145,669	27.93%	\$505,795	\$11.61	0	0	0	0	0
24	24-25-27-303-050	23337 WOODWARD AVE	9/16/2024	\$395,000	\$183,260	\$143,590	0.090	\$177,037	48.30%	\$1,967,078	\$45.16	24-25-27-303-049	0	0	0	0
24	24-25-27-327-005	23426 WOODWARD AVE	4/25/2022	\$205,000	\$92,750	\$86,483	0.057	\$100,041	53.93%	\$1,755,105	\$40.29	0	0	0	0	0
24	24-25-27-327-006	23422 WOODWARD AVE	12/18/2023	\$135,000	\$96,480	\$112,257	0.074	\$49,534	25.67%	\$669,378	\$15.37	0	0	0	0	0
24	24-25-27-379-003	23140 WOODWARD AVE	5/9/2023	\$840,000	\$347,170	\$247,386	0.172	\$366,823	52.83%	\$2,132,692	\$48.96	0	0	0	0	0
24	24-25-27-381-025	177 VESTER ST	8/25/2023	\$700,000	\$305,130	\$108,553	0.151	\$193,579	31.72%	\$1,281,980	\$29.43	0	0	0	0	0
24	24-25-34-101-010	611 W 9 MILE RD	6/7/2024	\$860,000	\$331,720	\$296,540	0.265	\$493,279	74.35%	\$1,861,430	\$42.73	0	0	0	0	0
24	24-25-34-126-006	221 W 9 MILE RD	5/31/2024	\$757,500	\$299,930	\$171,235	0.143	\$328,938	54.84%	\$2,300,266	\$52.81	0	0	0	0	0
24	24-25-34-127-013	22726 WOODWARD AVE	5/2/2022	\$350,000	\$177,120	\$117,234	0.070	\$111,276	31.41%	\$1,589,657	\$36.49	0	0	0	0	0
24	24-25-34-251-011	22041 WOODWARD AVE	9/6/2023	\$980,000	\$337,930	\$276,077	0.289	\$556,560	82.35%	\$1,925,813	\$44.21	0	0	0	0	0
24	24-25-34-279-001	21950 WOODWARD AVE	1/18/2024	\$232,500	\$169,120	\$241,137	0.275	\$125,034	36.97%	\$454,669	\$10.44	0	0	0	0	0
24	24-25-34-279-047	927 HILTON RD	6/29/2022	\$1,050,000	\$375,130	\$237,688	0.410	\$518,108	69.06%	\$1,263,678	\$29.01	24-25-34-426-037	0	0	0	0

CVT: CITY OF BERKLEY
YEAR: 2025
LAND TYPE: COMMERCIAL

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
24	24-25-34-427-001	21800 WOODWARD AVE	12/12/2022	\$8,105,000	\$3,049,630	\$1,682,853	3.365	\$3,147,389	51.60%	\$935,331	\$21.47	24-25-34-427-003	24-25-34-427-071	24-25-34-427-035	24-25-34-427-066	24-25-34-427-067
40	40-24-13-102-017	17401 W 12 MILE RD	11/1/2023	\$375,000	\$129,310	\$82,884	0.295	\$174,459	67.46%	\$591,386	\$13.58	0	0	0	0	0
40	40-24-13-153-002	28200 SOUTHFIELD RD	7/1/2022	\$460,000	\$248,580	\$98,713	0.358	\$14,998	3.02%	\$41,894	\$0.96	0	0	0	0	0
40	40-24-13-353-001	27300 SOUTHFIELD RD	5/2/2023	\$800,000	\$352,720	\$151,628	0.615	\$276,719	39.23%	\$449,950	\$10.33	0	0	0	0	0
40	40-24-24-151-007	26400 SOUTHFIELD RD	1/16/2024	\$500,000	\$211,100	\$87,340	0.284	\$125,748	29.78%	\$442,775	\$10.16	0	0	0	0	0
40	40-24-24-154-001	26060 SOUTHFIELD RD	2/21/2023	\$745,000	\$362,490	\$159,024	0.645	\$96,285	13.28%	\$149,279	\$3.43	0	0	0	0	0

CVT: CITY OF BERKLEY
YEAR: 2025
LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$5.19	\$5.63	\$5.19
MED	\$5.96	\$6.46	\$5.96
MIN	\$1.35	\$1.46	\$1.35
MAX	\$7.51	\$8.14	\$7.51

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
59.26%	0.0%	21.56%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
04	04-25-18-377-032	3650 11 MILE RD	6/29/2022	\$209,000	\$103,870	\$29,671	0.091	\$21,709	10.45%	\$238,560	\$5.48	0	0	0	0	0
24	24-25-26-153-060	2900 HILTON RD	12/29/2023	\$377,000	\$188,020	\$135,348	0.257	\$90,250	24.00%	\$351,167	\$8.06	0	0	0	0	0
24	24-25-27-436-010	2305 GOODRICH ST	11/2/2023	\$400,000	\$191,580	\$136,086	0.362	\$105,880	27.63%	\$292,486	\$6.71	0	0	0	0	0
24	24-25-33-435-045	455 LIVERNOIS ST	5/9/2022	\$555,000	\$261,440	\$230,067	0.612	\$210,881	40.33%	\$344,577	\$7.91	0	0	0	0	0
24	24-25-35-101-005	924 E 9 MILE RD	8/31/2023	\$350,000	\$168,760	\$148,514	0.282	\$129,867	38.48%	\$460,521	\$10.57	0	0	0	0	0
28	28-25-25-276-013	1775 OAK GROVE AVE	1/11/2024	\$130,000	\$62,120	\$23,790	0.205	\$23,938	19.27%	\$116,771	\$2.68	0	0	0	0	0
44	44-25-12-376-018	649 E 12 MILE RD	7/5/2022	\$173,000	\$85,160	\$73,744	0.202	\$73,724	43.29%	\$364,970	\$8.38	44-25-12-376-019	0	0	0	0
44	44-25-13-226-004	1454 E 12 MILE RD # 1460	4/1/2022	\$486,000	\$207,300	\$123,890	0.339	\$201,266	48.54%	\$593,705	\$13.63	0	0	0	0	0
44	44-25-23-229-001	41 W 11 MILE RD	5/17/2022	\$475,000	\$196,940	\$150,463	0.412	\$247,614	62.87%	\$601,005	\$13.80	0	0	0	0	0
44	44-25-24-106-008	26312 JOHN R RD	8/3/2022	\$200,000	\$103,710	\$104,750	0.287	\$106,570	51.38%	\$371,324	\$8.52	0	0	0	0	0
44	44-25-24-206-038	1340 E 11 MILE RD	6/29/2023	\$525,000	\$244,860	\$91,823	0.402	\$85,040	17.37%	\$211,542	\$4.86	0	0	0	0	0
44	44-25-24-251-006	26201 DEQUINDRE RD	10/5/2023	\$310,000	\$148,690	\$97,208	0.266	\$122,521	41.20%	\$460,605	\$10.57	0	0	0	0	0
44	44-25-24-305-004	25504 JOHN R RD	3/14/2024	\$165,000	\$75,840	\$23,100	0.101	\$36,488	24.06%	\$361,267	\$8.29	0	0	0	0	0
44	44-25-24-326-039	1052 E LINCOLN AVE	5/31/2023	\$530,000	\$264,720	\$132,027	0.362	\$164,723	31.11%	\$455,036	\$10.45	0	0	0	0	0
44	44-25-24-352-002	25330 JOHN R RD	7/19/2023	\$225,000	\$90,680	\$42,525	0.186	\$70,918	39.10%	\$381,280	\$8.75	0	0	0	0	0
44	44-25-24-455-037	1129 E 10 MILE RD	4/1/2023	\$150,000	\$75,010	\$30,240	0.132	\$14,759	9.84%	\$111,811	\$2.57	0	0	0	0	0

CVT: CITY OF BERKLEY

YEAR: 2025

LAND TYPE: VACANT

VACANT LAND SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00
COM	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00
IND	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE / 2024 TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
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