

CVT: CITY OF BIRMINGHAM

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$101.48	\$159.56	\$111.62
MED	\$93.85	\$147.56	\$103.23
MIN	\$10.96	\$17.23	\$12.06
MAX	\$439.93	\$691.76	\$483.92

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
13.82%	10.0%	54.66%

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	
08	08-19-25-101-013	36801 WOODWARD AVE	3/23/2023	\$2,900,000	\$1,215,630	\$1,507,093	0.262	\$1,873,893	77.07%	\$7,152,263	\$164.19	08-19-25-101-015	0	0	0	0	
08	08-19-25-327-032	511 N OLD WOODWARD AVE	9/16/2024	\$1,910,000	\$388,500	\$501,895	0.065	\$1,640,633	211.15%	\$25,240,508	\$579.44	0	0	0	0	0	
08	08-19-25-328-008	768 N OLD WOODWARD AVE	6/8/2022	\$399,500	\$281,050	\$394,195	0.051	\$214,808	38.22%	\$4,211,922	\$96.69	0	0	0	0	0	
08	08-19-25-378-012	138 W MAPLE RD	9/29/2022	\$750,000	\$186,390	\$239,861	0.031	\$600,615	161.12%	\$19,374,677	\$444.78	0	0	0	0	0	
08	08-19-25-378-021	122 W MAPLE RD	10/21/2022	\$1,850,000	\$510,200	\$459,941	0.060	\$1,307,992	128.18%	\$21,799,867	\$500.46	0	0	0	0	0	
08	08-19-25-456-035	261 E MAPLE RD	3/6/2024	\$3,400,000	\$1,235,960	\$1,116,945	0.146	\$2,045,024	82.73%	\$14,007,014	\$321.56	0	0	0	0	0	
08	08-19-36-137-001	245 TOWNSEND ST	3/28/2024	\$3,300,000	\$669,420	\$983,986	0.282	\$2,945,270	219.99%	\$10,444,220	\$239.77	0	0	0	0	0	
08	08-19-36-138-003	101 TOWNSEND ST	8/8/2022	\$7,000,000	\$1,365,490	\$1,673,990	0.268	\$5,838,461	213.79%	\$21,785,302	\$500.12	0	0	0	0	0	
08	08-19-36-205-037	625 PURDY ST	4/20/2023	\$1,200,000	\$375,080	\$453,378	0.163	\$877,020	116.91%	\$5,380,491	\$123.52	0	0	0	0	0	
08	08-19-36-208-017	401 S OLD WOODWARD AVE	8/31/2022	\$37,000,000	\$14,790,490	\$9,276,659	1.667	\$15,647,732	52.90%	\$9,386,762	\$215.49	0	0	0	0	0	
08	08-19-36-226-007	746 E MAPLE RD	6/29/2023	\$2,410,000	\$921,730	\$1,264,689	0.246	\$1,772,083	96.13%	\$7,203,589	\$165.37	08-19-36-226-021	0	0	0	0	0
08	08-19-36-285-001	1001 S WORTH ST	6/8/2023	\$13,875,000	\$7,276,280	\$6,234,186	1.567	\$4,827,961	33.18%	\$3,081,022	\$70.73	08-19-36-284-010	0	0	0	0	0
08	08-19-36-456-018	355 E 14 MILE RD	7/12/2023	\$1,725,000	\$856,570	\$1,145,928	0.470	\$934,661	54.56%	\$1,988,640	\$45.65	0	0	0	0	0	
08	08-20-30-151-002	1050 N ADAMS RD	8/23/2024	\$6,000,000	\$2,156,920	\$2,766,044	1.460	\$4,460,828	103.41%	\$3,055,362	\$70.14	08-20-30-151-001	0	0	0	0	0
08	08-20-30-455-014	2159 E MAPLE RD	5/8/2023	\$3,715,000	\$933,880	\$1,510,595	0.977	\$83,586	4.48%	\$85,554	\$1.96	08-20-30-455-013	0	0	0	0	0
08	08-20-31-153-066	801 S ADAMS RD	7/15/2022	\$2,000,000	\$776,630	\$772,856	0.317	\$1,152,481	74.20%	\$3,635,587	\$83.46	0	0	0	0	0	
08	08-20-31-154-002	1132 WEBSTER AVE	5/23/2024	\$1,000,000	\$598,350	\$982,835	0.228	\$775,730	64.82%	\$3,402,325	\$78.11	08-20-31-154-001	0	0	0	0	0
08	08-20-31-154-028	999 S ADAMS RD	5/5/2023	\$437,000	\$318,440	\$520,487	0.112	\$307,931	48.35%	\$2,749,384	\$63.12	0	0	0	0	0	
08	08-20-31-203-035	401 S ETON ST	12/14/2022	\$7,300,000	\$2,060,710	\$1,497,009	0.713	\$3,718,848	90.23%	\$5,215,776	\$119.74	0	0	0	0	0	
08	08-20-31-252-006	2182 COLE AVE	12/8/2023	\$1,175,000	\$227,870	\$321,574	0.463	\$1,023,571	224.60%	\$2,210,737	\$50.75	0	0	0	0	0	
08	08-20-31-252-008	2300 COLE AVE	10/24/2023	\$1,360,000	\$375,050	\$267,154	0.385	\$787,823	105.03%	\$2,046,294	\$46.98	0	0	0	0	0	
08	08-20-31-304-001	33788 WOODWARD AVE	3/30/2023	\$372,500	\$227,550	\$336,865	0.054	\$242,455	53.28%	\$4,489,907	\$103.07	0	0	0	0	0	
08	08-20-31-354-008	33366 WOODWARD AVE	4/18/2022	\$595,000	\$336,940	\$467,190	0.075	\$367,734	54.57%	\$4,903,120	\$112.56	0	0	0	0	0	
08	08-20-31-383-067	33100 WOODWARD AVE	11/29/2023	\$2,900,000	\$1,877,620	\$2,764,787	0.792	\$1,807,479	48.13%	\$2,282,170	\$52.39	0	0	0	0	0	
08	08-20-31-454-008	2075 E 14 MILE RD	9/30/2022	\$1,006,000	\$437,590	\$535,920	0.220	\$637,052	72.79%	\$2,895,691	\$66.48	0	0	0	0	0	
12	12-19-10-426-070	40800 WOODWARD AVE	4/29/2022	\$1,450,000	\$568,690	\$559,833	1.020	\$899,937	79.12%	\$882,291	\$20.25	0	0	0	0	0	
12	12-19-14-152-001	41 W LONG LAKE RD	7/31/2024	\$675,000	\$210,020	\$158,071	0.180	\$413,877	98.53%	\$2,299,317	\$52.79	0	0	0	0	0	
12	12-19-14-152-005	39515 WOODWARD AVE	11/30/2022	\$3,000,000	\$803,470	\$1,234,926	1.250	\$2,622,250	163.18%	\$2,097,800	\$48.16	12-19-14-152-007	0	0	0	0	0
12	12-19-14-154-001	70 E LONG LAKE RD	10/6/2023	\$4,598,000	\$1,066,090	\$1,018,676	1.160	\$3,542,694	166.15%	\$3,054,047	\$70.11	12-19-14-155-003	12-19-14-155-010	0	0	0	0
72	72-25-03-304-033	3801 ROCHESTER RD	6/28/2022	\$524,000	\$227,170	\$119,175	0.267	\$126,236	27.78%	\$472,794	\$10.85	0	0	0	0	0	
72	72-25-03-354-034	3318 N MAIN ST	9/8/2022	\$700,000	\$314,290	\$151,937	0.436	\$83,744	13.32%	\$192,073	\$4.41	0	0	0	0	0	
72	72-25-03-358-022	3321 ROCHESTER RD	12/21/2022	\$145,000	\$69,270	\$29,915	0.067	\$4,014	2.90%	\$59,910	\$1.38	0	0	0	0	0	
72	72-25-03-378-003	3400 ROCHESTER RD	8/1/2022	\$400,000	\$145,410	\$71,751	0.161	\$115,338	39.66%	\$716,385	\$16.45	0	0	0	0	0	
72	72-25-03-379-013	3320 ROCHESTER RD	2/3/2023	\$650,000	\$285,390	\$246,960	0.553	\$337,033	59.05%	\$609,463	\$13.99	0	0	0	0	0	
72	72-25-03-454-019	701 E 13 MILE RD	10/4/2022	\$500,000	\$285,100	\$141,455	0.436	-\$7,404	-1.30%	-\$16,982	-\$0.39	0	0	0	0	0	
72	72-25-05-129-004	4507 FERNLEE AVE	8/31/2023	\$480,000	\$173,710	\$79,780	0.666	\$199,976	57.56%	\$300,264	\$6.89	0	0	0	0	0	
72	72-25-06-103-034	32799 WOODWARD AVE	4/1/2022	\$400,000	\$199,840	\$58,109	0.046	\$104,543	26.16%	\$2,272,674	\$52.17	0	0	0	0	0	
72	72-25-06-103-040	32743 WOODWARD AVE	6/21/2023	\$150,000	\$75,050	\$29,055	0.023	\$43,099	28.71%	\$1,873,870	\$43.02	0	0	0	0	0	
72	72-25-06-426-002	31968 WOODWARD AVE	11/30/2023	\$320,000	\$110,030	\$58,000	0.046	\$179,773	81.69%	\$3,908,109	\$89.72	0	0	0	0	0	
72	72-25-08-153-034	30345 WOODWARD AVE	9/15/2022	\$1,425,000	\$982,460	\$470,557	0.424	\$130,334	6.63%	\$307,392	\$7.06	72-25-08-153-014	0	0	0	0	0
72	72-25-08-326-010	29806 WOODWARD AVE	11/7/2022	\$950,000	\$467,870	\$347,391	0.275	\$353,432	37.77%	\$1,285,207	\$29.50	0	0	0	0	0	
72	72-25-10-127-001	3024 ROCHESTER RD	5/10/2023	\$450,000	\$246,190	\$272,359	0.610	\$184,704	37.51%	\$302,793	\$6.95	0	0	0	0	0	
72	72-25-10-152-047	241 GIRARD AVE	1/3/2024	\$570,000	\$173,470	\$57,703	0.116	\$226,164	65.19%	\$1,949,690	\$44.76	0	0	0	0	0	
72	72-25-10-351-034	1918 N MAIN ST	6/20/2022	\$1,200,000	\$612,910	\$177,028	0.508	\$104,320	8.51%	\$205,354	\$4.71	0	0	0	0	0	
72	72-25-15-102-002	1700 ROCHESTER RD	4/25/2022	\$275,000	\$146,880	\$62,509	0.140	\$38,554	13.12%	\$275,386	\$6.32	0	0	0	0	0	
72	72-25-15-277-026	1201 N CAMPBELL RD	8/16/2022	\$365,000	\$179,280	\$76,000	0.174	\$17,391	4.85%	\$99,948	\$2.29	0	0	0	0	0	

CVT: CITY OF BIRMINGHAM

YEAR: 2025

LAND TYPE: COMMERCIAL

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72	72-25-15-460-026	1219 E 11 MILE RD	10/30/2023	\$150,000	\$111,400	\$108,000	0.124	\$18,631	8.36%	\$150,250	\$3.45	0	0	0	0	0
72	72-25-16-227-023	111 W 12 MILE RD	9/16/2022	\$700,000	\$240,570	\$153,684	0.294	\$368,307	76.55%	\$1,252,745	\$28.76	0	0	0	0	0
72	72-25-16-427-015	123 CATALPA DR	3/1/2024	\$490,000	\$157,130	\$84,479	0.162	\$255,467	81.29%	\$1,576,957	\$36.20	0	0	0	0	0
72	72-25-16-480-001	422 W 11 MILE RD	11/4/2022	\$375,000	\$167,630	\$51,480	0.059	\$78,190	23.32%	\$1,325,254	\$30.42	0	0	0	0	0
72	72-25-16-483-026	413 N MAIN ST	12/29/2023	\$295,000	\$142,830	\$49,500	0.076	\$56,739	19.86%	\$746,566	\$17.14	0	0	0	0	0
72	72-25-17-276-001	28530 WOODWARD AVE	1/10/2024	\$465,250	\$232,060	\$169,274	0.134	\$209,767	45.20%	\$1,565,425	\$35.94	0	0	0	0	0
72	72-25-17-278-002	28202 WOODWARD AVE	5/25/2023	\$1,375,000	\$783,540	\$361,920	0.287	\$335,191	21.39%	\$1,167,913	\$26.81	0	0	0	0	0
72	72-25-21-131-012	26300 WOODWARD AVE	3/3/2023	\$1,270,000	\$637,320	\$424,144	0.749	\$528,163	41.44%	\$705,158	\$16.19	0	0	0	0	0
72	72-25-21-252-015	26154 WOODWARD AVE	6/23/2023	\$1,000,000	\$537,780	\$267,850	0.473	\$285,799	26.57%	\$604,226	\$13.87	0	0	0	0	0
72	72-25-21-283-005	209 W 6TH ST	4/29/2022	\$3,550,000	\$1,677,100	\$252,648	0.232	\$1,120,312	33.40%	\$4,828,931	\$110.86	0	0	0	0	0
72	72-25-21-427-016	910 S WASHINGTON AVE	10/24/2022	\$880,000	\$402,160	\$132,000	0.253	\$68,745	8.55%	\$271,719	\$6.24	0	0	0	0	0
72	72-25-21-433-001	1103 S WASHINGTON AVE	6/9/2022	\$275,000	\$133,950	\$99,377	0.190	\$71,720	26.77%	\$377,474	\$8.67	0	0	0	0	0
72	72-25-21-436-018	1017 S WASHINGTON AVE	2/22/2024	\$420,848	\$239,550	\$192,000	0.031	\$83,451	17.42%	\$2,691,968	\$61.80	0	0	0	0	0
72	72-25-22-153-016	405 E 6TH ST	12/14/2022	\$375,000	\$192,120	\$86,992	0.188	\$41,574	10.82%	\$221,138	\$5.08	0	0	0	0	0
72	72-25-22-229-004	1418 E 11 MILE RD	1/18/2024	\$340,000	\$161,610	\$246,650	0.283	\$247,093	76.45%	\$873,120	\$20.04	0	0	0	0	0
72	72-25-22-326-024	617 E HUDSON AVE APT 1	12/8/2023	\$866,250	\$266,510	\$139,847	0.438	\$400,372	75.11%	\$914,091	\$20.98	0	0	0	0	0
72	72-25-22-327-025	708 E LINCOLN AVE	12/16/2022	\$400,000	\$171,630	\$111,054	0.255	\$133,364	38.85%	\$522,996	\$12.01	0	0	0	0	0
72	72-25-23-154-002	2004 E 4TH ST	5/16/2023	\$165,000	\$67,530	\$29,361	0.046	\$42,769	31.67%	\$929,761	\$21.34	0	0	0	0	0
TB	TB-24-05-226-039	32600 TELEGRAPH RD	6/1/2022	\$2,500,000	\$978,010	\$294,827	0.770	\$887,653	45.38%	\$1,152,796	\$26.46	0	0	0	0	0
TF	TF-24-06-226-005	32716 FRANKLIN RD	2/15/2024	\$850,000	\$238,610	\$137,800	0.755	\$493,921	103.50%	\$654,200	\$15.02	0	0	0	0	0
TF	TF-24-06-226-010	32652 FRANKLIN RD	3/1/2024	\$1,300,000	\$346,600	\$142,180	0.640	\$708,107	102.15%	\$1,106,417	\$25.40	0	0	0	0	0
TF	TF-24-06-276-003	32406 FRANKLIN RD	10/17/2022	\$436,500	\$143,480	\$106,315	0.265	\$254,693	88.76%	\$961,106	\$22.06	0	0	0	0	0
TH	TH-24-01-201-050	16291 W 14 MILE RD STE 20	10/6/2023	\$1,500,000	\$270,500	\$86,170	0.314	\$1,042,209	192.64%	\$3,319,137	\$76.20	0	0	0	0	0
TH	TH-24-01-477-014	15590 W 13 MILE RD	5/20/2022	\$825,000	\$233,510	\$122,857	0.641	\$478,900	102.54%	\$747,114	\$17.15	0	0	0	0	0
TH	TH-24-02-427-007	31645 SOUTHFIELD RD	2/4/2023	\$750,000	\$221,800	\$93,776	0.260	\$385,774	86.96%	\$1,483,746	\$34.06	0	0	0	0	0
TH	TH-24-02-427-012	31471 SOUTHFIELD RD	10/7/2022	\$800,000	\$232,750	\$146,836	0.458	\$494,527	106.24%	\$1,079,753	\$24.79	0	0	0	0	0

CVT: CITY OF BIRMINGHAM
YEAR: 2025
LAND TYPE: VACANT/DEMO

VACANT LAND - SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	1	\$700,000	\$412,440	58.92%	1.492	64,992	\$469,169	\$10.77
COM	1	\$700,000	\$412,440	58.92%	1.492	64,992	\$469,169	\$10.77
IND	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00

NEW CONSTRUCTION AND/OR DEMO - SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	1	\$8,000,000	\$2,907,130	36.34%	0.780	33,977	\$10,256,410	\$235.45
COM	1	\$8,000,000	\$2,907,130	36.34%	0.780	33,977	\$10,256,410	\$235.45
IND	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00

VACANT																
CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	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
08	08-20-31-203-024	0	5/22/2024	\$700,000	\$412,440	\$824,875	1.492	\$700,000	84.86%	\$469,169	\$10.77	0	0	0	0	0

DEMO/NEW CONSTRUCTION																
CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	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
08	08-19-36-204-026	294 E BROWN ST	2/14/2024	\$8,000,000	\$2,907,130	\$4,341,895	0.780	\$6,528,111	112.28%	\$8,369,373	\$192.13	0	0	0	0	0