

CVT: CITY OF BLOOMFIELD HILLS

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$18.70	\$24.54	\$18.70
MED	\$18.90	\$24.81	\$18.90
MIN	\$1.58	\$2.07	\$1.58
MAX	\$35.28	\$46.31	\$35.28

COM RATES (SF TABLE)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
23.44%	0.0%	30.00%

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
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					
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					
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				
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				
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					
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					
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					
08	08-19-36-208-017	401 S OLD WOODWARD AVE	8/31/2022	\$37,000,000	\$14,790,490	\$9,276,659	01.667	\$15,647,732	52.90%	\$9,386,762	\$215.49					
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				
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				
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					
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				
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					
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					
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					

CVT: CITY OF BLOOMFIELD HILLS
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%	0.000	0	\$0.00	\$0.00
COM	0	\$0	\$0	0%	0.000	0	\$0.00	\$0.00
IND	0	\$0	\$0	0%	0.000	0	\$0.00	\$0.00

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
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