

CVT: CITY OF CLAWSON

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$18.92	\$29.74	\$19.86
MED	\$16.27	\$25.58	\$17.08
MIN	\$1.61	\$2.53	\$1.69
MAX	\$56.02	\$88.07	\$58.82

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
11.56%	5.0%	33.73%

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
16	16-20-33-101-057	1331 W MAPLE RD	7/10/2024	\$2,000,000	\$683,400	\$669,212	1.707	\$1,303,199	95.35%	\$763,444	\$17.53	0	0	0	0	0
16	16-20-33-226-016	53 W MAPLE RD	5/9/2024	\$575,000	\$267,980	\$204,644	0.322	\$262,480	48.97%	\$815,155	\$18.71	0	0	0	0	0
16	16-20-33-226-017	1565 N MAIN ST	11/18/2022	\$1,375,000	\$579,790	\$450,598	0.709	\$599,783	51.72%	\$845,956	\$19.42	16-20-33-226-043	16-20-33-226-052	0	0	0
16	16-20-33-226-046	1523 N MAIN ST	4/5/2024	\$432,500	\$109,460	\$103,978	0.175	\$305,008	139.32%	\$1,742,903	\$40.01	0	0	0	0	0
16	16-20-34-301-052	328 E ELMWOOD AVE	5/9/2024	\$1,550,000	\$357,200	\$177,269	0.566	\$8,909	1.25%	\$15,740	\$0.36	0	0	0	0	0
16	16-20-34-355-045	50 N MAIN ST	8/2/2024	\$580,000	\$153,620	\$147,268	0.160	\$423,403	137.81%	\$2,646,269	\$60.75	0	0	0	0	0
16	16-20-34-355-052	59 FLORENCE ST	9/28/2022	\$350,000	\$149,590	\$136,659	0.230	\$193,774	64.77%	\$842,496	\$19.34	0	0	0	0	0
16	16-20-34-453-004	55 N ROCHESTER RD	9/27/2022	\$160,000	\$103,730	\$120,020	0.202	\$79,980	38.55%	\$395,941	\$9.09	0	0	0	0	0
16	16-25-03-101-002	14 E 14 MILE RD	4/1/2022	\$562,500	\$206,800	\$70,967	0.054	\$241,277	58.34%	\$4,468,093	\$102.57	0	0	0	0	0
16	16-25-03-101-015	36 E 14 MILE RD	5/29/2024	\$600,000	\$206,510	\$113,914	0.115	\$308,187	74.62%	\$2,679,887	\$61.52	0	0	0	0	0
16	16-25-03-127-042	152 S ROCHESTER RD	4/29/2024	\$360,000	\$147,530	\$141,081	0.176	\$193,257	65.50%	\$1,098,051	\$25.21	16-25-03-127-041	0	0	0	0
16	16-25-03-153-060	701 S MAIN ST	7/26/2023	\$595,000	\$297,450	\$200,826	0.338	\$222,571	37.41%	\$658,494	\$15.12	0	0	0	0	0
16	16-25-04-101-014	1301 W 14 MILE RD	7/1/2022	\$5,105,000	\$1,364,330	\$643,167	1.012	\$2,849,255	104.42%	\$2,815,469	\$64.63	0	0	0	0	0
16	16-25-04-127-022	809 W 14 MILE RD	10/4/2023	\$1,575,000	\$845,020	\$613,172	1.032	\$398,337	23.57%	\$385,985	\$8.86	0	0	0	0	0
16	16-25-04-129-023	625 W 14 MILE RD	1/3/2023	\$331,365	\$160,970	\$97,609	0.040	\$119,548	37.13%	\$2,988,700	\$68.61	0	0	0	0	0
16	16-25-04-129-024	655 W 14 MILE RD # 200 A	5/18/2023	\$551,670	\$303,250	\$165,936	0.068	\$135,520	22.34%	\$1,992,941	\$45.75	16-25-04-129-025	0	0	0	0
16	16-25-04-129-026	635 W 14 MILE RD	1/3/2023	\$617,500	\$326,840	\$187,898	0.077	\$177,585	27.17%	\$2,306,299	\$52.95	0	0	0	0	0
16	16-25-04-276-031	518 S MAIN ST	5/31/2024	\$225,000	\$85,920	\$43,852	0.069	\$99,569	57.94%	\$1,443,029	\$33.13	0	0	0	0	0
44	44-25-01-301-002	31660 JOHN R RD	9/7/2022	\$750,000	\$385,770	\$368,720	1.010	\$368,425	47.75%	\$364,777	\$8.37	0	0	0	0	0
44	44-25-02-377-005	31015 STEPHENSON HWY	8/13/2024	\$695,000	\$310,640	\$322,027	0.461	\$423,742	68.20%	\$919,180	\$21.10	0	0	0	0	0
44	44-25-11-201-032	876 HORACE BROWN DR	4/1/2022	\$2,540,000	\$1,238,050	\$741,151	2.030	\$423,020	17.08%	\$208,384	\$4.78	0	0	0	0	0
44	44-25-12-101-057	30728 JOHN R RD	4/25/2023	\$625,000	\$292,670	\$363,888	1.047	\$363,188	62.05%	\$346,884	\$7.96	0	0	0	0	0
44	44-25-12-102-001	30600 JOHN R RD	4/15/2022	\$350,000	\$147,170	\$55,308	0.152	\$128,559	43.68%	\$845,783	\$19.42	0	0	0	0	0
44	44-25-12-102-045	30460 JOHN R RD	2/3/2023	\$1,870,000	\$696,630	\$442,464	1.212	\$982,143	70.49%	\$810,349	\$18.60	0	0	0	0	0
44	44-25-12-151-009	30100 JOHN R RD	11/8/2023	\$1,150,000	\$451,300	\$230,450	0.631	\$498,924	55.28%	\$790,688	\$18.15	44-25-12-151-016	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	44-25-12-478-194	1611 E 12 MILE RD	8/18/2023	\$500,000	\$312,630	\$209,500	0.574	\$113,844	18.21%	\$198,334	\$4.55	0	0	0	0	0
44	44-25-13-104-008	520 E 12 MILE RD	8/15/2023	\$705,000	\$341,490	\$207,405	0.568	\$127,566	18.68%	\$224,588	\$5.16	0	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	44-25-13-351-005	27360 JOHN R RD	4/10/2024	\$500,000	\$258,940	\$110,616	0.303	\$100,524	19.41%	\$331,762	\$7.62	0	0	0	0	0
44	44-25-13-360-042	621 E 11 MILE RD	11/17/2023	\$375,000	\$95,080	\$139,946	0.383	\$327,570	172.26%	\$855,274	\$19.63	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	44-25-23-282-015	26153 JOHN R RD	4/2/2024	\$165,000	\$95,620	\$67,040	0.184	\$40,852	21.36%	\$222,022	\$5.10	0	0	0	0	0
44	44-25-23-426-008	395 W LINCOLN AVE	5/31/2023	\$385,000	\$121,810	\$71,062	0.195	\$196,912	80.83%	\$1,009,805	\$23.18	0	0	0	0	0
44	44-25-23-433-026	25713 JOHN R RD	6/2/2022	\$575,000	\$252,230	\$335,535	0.919	\$343,926	68.18%	\$374,239	\$8.59	44-25-24-304-037	0	0	0	0
44	44-25-23-481-022	25431 JOHN R RD	3/19/2024	\$310,000	\$111,620	\$63,235	0.173	\$162,723	72.89%	\$940,595	\$21.59	0	0	0	0	0
44	44-25-24-101-004	26750 JOHN R RD	11/9/2023	\$750,000	\$212,860	\$192,740	0.528	\$538,058	126.39%	\$1,019,049	\$23.39	44-25-24-101-005	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	44-25-24-251-006	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	44-25-24-326-039	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

CVT: CITY OF CLAWSON

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$7.75	\$14.48	\$7.75
MED	\$8.17	\$15.27	\$8.17
MIN	\$2.52	\$4.71	\$2.52
MAX	\$13.20	\$24.66	\$13.20

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
10.98%	0.0%	32.12%

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
16	16-20-33-101-014	1238 ANDERSON RD	3/24/2023	\$1,706,000	\$422,360	\$227,690	1.456	\$1,047,259	123.98%	\$719,271	\$16.51	0	0	0	0	0
16	16-20-33-101-063	1271 W MAPLE RD	4/3/2023	\$1,955,952	\$697,840	\$422,950	2.120	\$913,031	65.42%	\$430,675	\$9.89	0	0	0	0	0
16	16-20-34-404-046	724 N ROCHESTER RD	7/29/2024	\$250,000	\$88,350	\$75,092	0.211	\$148,551	84.07%	\$704,033	\$16.16	0	0	0	0	0
16	16-20-34-404-019	650 N ROCHESTER RD	6/23/2023	\$750,000	\$381,980	\$165,764	0.660	\$121,701	15.93%	\$184,395	\$4.23	16-20-34-404-047	0	0	0	0
44	44-25-02-378-020	31201 MALLY DR	9/14/2023	\$1,692,000	\$556,510	\$216,825	0.948	\$697,682	62.68%	\$735,951	\$16.90	0	0	0	0	0
44	44-25-24-455-035	25025 DEI ST	4/7/2022	\$515,000	\$147,570	\$98,334	0.430	\$302,151	102.38%	\$702,677	\$16.13	0	0	0	0	0
44	44-25-01-326-021	31700 RESEARCH PARK DR	10/27/2023	\$2,500,000	\$852,180	\$542,560	2.372	\$1,213,701	71.21%	\$511,678	\$11.75	0	0	0	0	0
44	44-25-01-426-028	31691 DEQUINDRE RD	3/28/2024	\$1,995,000	\$644,040	\$511,889	2.238	\$1,136,614	88.24%	\$507,870	\$11.66	0	0	0	0	0
44	44-25-01-182-034	747 E WHITCOMB AVE	10/31/2022	\$2,820,000	\$1,014,860	\$513,450	2.245	\$1,139,917	56.16%	\$507,758	\$11.66	44-25-01-182-028	44-25-01-182-011	0	0	0
44	44-25-01-427-021	31771 SHERMAN AVE	8/1/2023	\$1,176,800	\$422,190	\$225,225	0.985	\$495,499	58.68%	\$503,045	\$11.55	0	0	0	0	0
44	44-25-02-326-001	31725 STEPHENSON HWY	8/4/2023	\$850,000	\$305,850	\$198,914	0.870	\$392,221	64.12%	\$450,829	\$10.35	0	0	0	0	0
44	44-25-11-126-007	30475 STEPHENSON HWY # 30495	4/18/2022	\$1,250,000	\$483,290	\$208,320	0.911	\$410,061	42.42%	\$450,122	\$10.33	0	0	0	0	0
44	44-25-24-304-005	25600 JOHN R RD # 25606	4/8/2022	\$235,500	\$96,470	\$25,200	0.110	\$49,266	25.53%	\$447,873	\$10.28	0	0	0	0	0
44	44-25-01-182-025	759 E WHITCOMB AVE	8/31/2022	\$534,750	\$202,400	\$122,010	0.534	\$221,504	54.72%	\$414,801	\$9.52	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	44-25-13-454-021	1439 E 11 MILE RD	7/15/2022	\$700,000	\$289,580	\$160,079	0.700	\$246,635	42.58%	\$352,336	\$8.09	44-25-13-454-020	0	0	0	0
44	44-25-24-201-001	1104 E 11 MILE RD	11/2/2022	\$340,000	\$134,880	\$101,767	0.476	\$154,316	57.20%	\$324,193	\$7.44	44-25-24-201-006	0	0	0	0
44	44-25-02-377-003	31051 STEPHENSON HWY	10/14/2022	\$1,750,000	\$736,060	\$404,974	1.771	\$587,978	39.94%	\$332,003	\$7.62	44-25-02-377-002	0	0	0	0
44	44-25-02-327-003	31435 STEPHENSON HWY	5/27/2022	\$1,800,000	\$784,370	\$321,090	1.404	\$448,638	28.60%	\$319,543	\$7.34	0	0	0	0	0
44	44-25-01-226-021	32371 DEQUINDRE RD	6/28/2024	\$1,080,000	\$457,500	\$319,200	1.396	\$420,240	45.93%	\$301,032	\$6.91	0	0	0	0	0
44	44-25-02-376-001	31301 STEPHENSON HWY	11/1/2023	\$650,000	\$276,540	\$218,925	0.957	\$280,287	50.68%	\$292,881	\$6.72	0	0	0	0	0
44	44-25-11-283-002	201 W GIRARD AVE	10/25/2022	\$650,000	\$283,410	\$199,080	0.871	\$251,098	44.30%	\$288,287	\$6.62	0	0	0	0	0
44	44-25-24-360-020	515 E 10 MILE RD	5/13/2022	\$350,000	\$101,160	\$45,360	0.198	\$176,193	87.09%	\$889,864	\$20.43	0	0	0	0	0
44	44-25-01-427-015	31711 SHERMAN AVE	5/3/2024	\$866,000	\$276,000	\$138,600	0.606	\$452,598	81.99%	\$746,861	\$17.15	0	0	0	0	0
44	44-25-01-176-030	32388 EDWARD AVE	6/2/2023	\$630,000	\$208,600	\$118,125	0.517	\$298,710	71.60%	\$577,776	\$13.26	0	0	0	0	0
44	44-25-11-402-006	760 AJAX DR # 764	7/18/2023	\$875,000	\$303,180	\$153,218	0.670	\$372,634	61.45%	\$556,170	\$12.77	0	0	0	0	0
44	44-25-01-226-046	1700 E 14 MILE RD	3/18/2024	\$1,295,000	\$414,400	\$324,740	1.420	\$735,584	88.75%	\$518,017	\$11.89	0	0	0	0	0
44	44-25-01-327-010	31801 RESEARCH PARK DR	3/7/2023	\$725,000	\$260,740	\$129,938	0.568	\$291,025	55.81%	\$512,368	\$11.76	0	0	0	0	0
44	44-25-01-157-023	32050 TOWNLEY AVE # 32060	4/17/2023	\$1,300,000	\$475,950	\$252,000	1.102	\$525,694	55.23%	\$477,036	\$10.95	0	0	0	0	0
44	44-25-02-101-032	32401 STEPHENSON HWY	6/1/2023	\$1,250,000	\$435,690	\$306,600	1.341	\$623,757	71.58%	\$465,143	\$10.68	0	0	0	0	0
44	44-25-01-183-020	32039 MILTON AVE	11/10/2023	\$630,500	\$237,780	\$135,240	0.591	\$254,537	53.52%	\$430,689	\$9.89	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	44-25-01-126-025	845 E MANDOLINE AVE	9/26/2023	\$1,050,000	\$470,360	\$197,820	0.865	\$226,213	24.05%	\$261,518	\$6.00	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	44-25-24-251-019	26040 PINEHURST DR	6/13/2022	\$1,000,000	\$471,340	\$229,688	1.004	\$211,483	22.43%	\$210,640	\$4.84	0	0	0	0	0
44	44-25-02-327-005	31465 STEPHENSON HWY	10/27/2023	\$2,800,000	\$1,411,410	\$624,431	2.730	\$363,641	12.88%	\$133,202	\$3.06	44-25-02-327-004	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
44	44-25-11-426-012	540 AJAX DR	6/6/2023	\$500,000	\$284,390	\$143,325	0.627	\$27,938	4.91%	\$44,558	\$1.02	0	0	0	0	0

CVT: CITY OF CLAWSON
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	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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