

CVT: CITY OF FARMINGTON

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$17.40	\$20.97	\$18.27
MED	\$16.21	\$19.53	\$17.02
MIN	\$1.34	\$1.61	\$1.41
MAX	\$43.23	\$52.09	\$45.39

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
21.17%	5.0%	27.39%

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
20	20-23-26-351-025	22730 ORCHARD LAKE RD	9/28/2022	\$390,000	\$204,440	\$119,964	0.306	\$102,862	25.16%	\$336,150	\$7.72	0	0	0	0	0
20	20-23-27-153-012	33304 GRAND RIVER AVE	11/4/2022	\$220,000	\$88,310	\$54,610	0.058	\$84,063	47.60%	\$1,449,362	\$33.27	0	0	0	0	0
20	20-23-27-153-015	33250 GRAND RIVER AVE	8/8/2022	\$295,000	\$89,790	\$69,057	0.044	\$172,531	96.07%	\$3,921,159	\$90.02	0	0	0	0	0
20	20-23-27-154-009	33100 GRAND RIVER AVE	6/21/2024	\$250,000	\$97,370	\$76,260	0.108	\$134,313	68.97%	\$1,243,639	\$28.55	0	0	0	0	0
20	20-23-27-155-008	33245 GRAND RIVER AVE	5/24/2023	\$300,000	\$94,050	\$61,226	0.078	\$158,924	84.49%	\$2,037,487	\$46.77	0	0	0	0	0
20	20-23-27-326-016	32704 GRAND RIVER AVE	2/9/2023	\$900,000	\$306,220	\$172,423	0.549	\$334,284	54.58%	\$608,896	\$13.98	0	0	0	0	0
20	20-23-27-329-046	32663 GRAND RIVER AVE	12/8/2023	\$650,000	\$306,160	\$104,270	0.332	\$6,238	1.02%	\$18,789	\$0.43	0	0	0	0	0
20	20-23-27-352-003	33300 W 9 MILE RD	5/31/2024	\$1,935,000	\$617,110	\$262,283	0.557	\$982,943	79.64%	\$1,764,709	\$40.51	0	0	0	0	0
20	20-23-27-403-141	31806 GRAND RIVER AVE	8/31/2023	\$225,000	\$144,740	\$179,019	0.570	\$112,832	38.98%	\$197,951	\$4.54	0	0	0	0	0
20	20-23-27-404-006	32300 GRAND RIVER AVE	8/19/2022	\$245,000	\$106,950	\$90,117	0.480	\$122,143	57.10%	\$254,465	\$5.84	0	0	0	0	0
20	20-23-27-428-004	22883 ORCHARD LAKE RD	2/7/2024	\$550,000	\$130,910	\$130,338	0.415	\$385,366	147.19%	\$928,593	\$21.32	0	0	0	0	0
20	20-23-27-428-026	23011 ORCHARD LAKE RD	10/31/2022	\$190,000	\$109,880	\$67,917	0.043	\$35,902	16.34%	\$834,930	\$19.17	0	0	0	0	0
20	20-23-28-128-017	34415 GRAND RIVER AVE	10/21/2022	\$318,000	\$147,350	\$98,415	0.209	\$123,106	41.77%	\$589,024	\$13.52	0	0	0	0	0
20	20-23-28-280-013	23333 FARMINGTON RD	5/26/2023	\$600,000	\$237,980	\$141,134	0.360	\$267,797	56.26%	\$743,881	\$17.08	0	0	0	0	0
20	20-23-28-477-005	22145 FARMINGTON RD	8/2/2023	\$1,200,000	\$708,680	\$245,330	0.521	-\$290,980	-20.53%	-\$558,503	-\$12.82	0	0	0	0	0
20	20-23-34-355-003	20740 FARMINGTON RD	8/23/2023	\$555,000	\$222,430	\$119,974	0.382	\$194,356	43.69%	\$508,785	\$11.68	0	0	0	0	0
20	20-23-35-126-010	30732 GRAND RIVER AVE	7/29/2022	\$247,500	\$91,490	\$92,336	0.294	\$132,228	72.26%	\$449,755	\$10.32	0	0	0	0	0
22	22-23-01-301-025	31420 NORTHWESTERN	4/19/2022	\$1,800,000	\$1,010,120	\$613,660	2.940	\$438,586	21.71%	\$149,179	\$3.42	0	0	0	0	0
22	22-23-01-351-004	31513 NORTHWESTERN	9/16/2022	\$676,170	\$278,050	\$201,247	0.700	\$325,873	58.60%	\$465,533	\$10.69	0	0	0	0	0
22	22-23-02-226-033	32751 MIDDLEBELT	6/27/2022	\$1,200,000	\$501,440	\$235,571	0.983	\$532,585	53.11%	\$541,796	\$12.44	0	0	0	0	0
22	22-23-02-226-037	32901 MIDDLEBELT	10/5/2022	\$837,500	\$397,090	\$183,777	0.767	\$304,002	38.28%	\$396,352	\$9.10	0	0	0	0	0
22	22-23-02-301-059	30110 ORCHARD LAKE	11/15/2023	\$580,000	\$359,610	\$174,900	0.608	\$160,282	22.29%	\$263,622	\$6.05	0	0	0	0	0
22	22-23-02-304-003	30038 ORCHARD LAKE	6/25/2024	\$330,000	\$145,260	\$85,388	0.238	\$124,985	43.02%	\$525,147	\$12.06	0	0	0	0	0
22	22-23-02-304-014	29956 ORCHARD LAKE	1/5/2024	\$185,000	\$102,520	\$71,156	0.198	\$78,762	38.41%	\$397,788	\$9.13	0	0	0	0	0
22	22-23-02-351-005	29510 ORCHARD LAKE	5/20/2024	\$350,000	\$249,800	\$120,663	0.396	-\$28,548	-5.71%	-\$72,091	-\$1.65	0	0	0	0	0
22	22-23-03-301-013	32910 THIRTEEN MILE	5/5/2023	\$1,990,000	\$1,172,240	\$481,316	2.010	\$630,530	26.89%	\$313,697	\$7.20	0	0	0	0	0
22	22-23-10-476-038	31690 TWELVE MILE	3/30/2023	\$1,375,000	\$515,620	\$198,000	0.689	\$569,141	55.19%	\$826,039	\$18.96	0	0	0	0	0
22	22-23-11-101-006	29226 ORCHARD LAKE	4/1/2022	\$975,000	\$507,000	\$248,751	0.865	\$370,867	36.57%	\$428,748	\$9.84	0	0	0	0	0
22	22-23-15-101-019	32823 TWELVE MILE	4/26/2022	\$925,000	\$545,660	\$468,281	2.819	\$309,977	28.40%	\$109,960	\$2.52	0	0	0	0	0
22	22-23-15-102-002	32905 TWELVE MILE #120	4/8/2022	\$150,000	\$107,390	\$84,480	0.235	\$33,361	15.53%	\$141,962	\$3.26	0	0	0	0	0
22	22-23-15-102-005	32905 TWELVE MILE #150	1/19/2024	\$95,000	\$72,200	\$57,222	0.159	\$17,241	11.94%	\$108,434	\$2.49	0	0	0	0	0
22	22-23-23-351-028	24234 ORCHARD LAKE	10/27/2023	\$837,500	\$344,520	\$287,232	1.030	\$432,325	62.74%	\$419,733	\$9.64	0	0	0	0	0
22	22-23-24-101-014	25950 MIDDLEBELT	7/25/2022	\$625,000	\$296,400	\$159,500	0.666	\$285,681	48.19%	\$428,950	\$9.85	0	0	0	0	0
22	22-23-26-101-052	30859 TEN MILE	10/19/2023	\$900,000	\$455,080	\$435,200	1.562	\$421,112	46.27%	\$269,598	\$6.19	22-23-26-101-053	0	0	0	0
22	22-23-26-102-048	23800 ORCHARD LAKE	9/7/2023	\$2,650,000	\$1,211,540	\$665,577	2.865	\$372,716	15.38%	\$130,093	\$2.99	0	0	0	0	0
22	22-23-33-430-037	21015 FARMINGTON	6/5/2023	\$835,000	\$375,950	\$277,890	0.997	\$368,756	49.04%	\$369,866	\$8.49	0	0	0	0	0
22	22-23-33-430-040	21005 FARMINGTON	7/29/2024	\$379,000	\$129,340	\$103,606	0.432	\$224,038	86.61%	\$518,606	\$11.91	0	0	0	0	0
22	22-23-33-477-018	33900 EIGHT MILE	11/10/2022	\$1,250,000	\$574,130	\$218,783	0.913	\$385,054	33.53%	\$421,746	\$9.68	0	0	0	0	0
22	22-23-33-477-023	33466 EIGHT MILE	5/23/2022	\$887,500	\$483,950	\$218,783	0.913	\$189,005	19.53%	\$207,015	\$4.75	0	0	0	0	0
22	22-23-34-201-031	32125 NINE MILE	7/26/2023	\$4,176,160	\$1,768,250	\$460,691	2.644	\$223,779	6.33%	\$84,637	\$1.94	0	0	0	0	0
22	22-23-35-101-002	31205 GRAND RIVER	1/4/2024	\$795,000	\$300,470	\$244,940	5.550	\$300,755	50.05%	\$54,190	\$1.24	0	0	0	0	0
22	22-23-35-128-023	30552 GRAND RIVER	4/19/2024	\$60,000	\$34,290	\$27,686	0.079	\$22,825	33.28%	\$288,924	\$6.63	0	0	0	0	0
22	22-23-35-280-007	29805 GRAND RIVER	4/22/2022	\$360,000	\$196,660	\$110,649	0.397	\$168,294	42.79%	\$423,914	\$9.73	0	0	0	0	0
22	22-23-35-476-026	21111 MIDDLEBELT	4/29/2024	\$500,000	\$321,030	\$173,904	0.726	\$41,812	6.51%	\$57,592	\$1.32	0	0	0	0	0
22	22-23-36-355-019	29250 EIGHT MILE	4/20/2023	\$525,000	\$217,700	\$142,449	0.511	\$230,588	52.96%	\$451,249	\$10.36	0	0	0	0	0
22	22-23-36-376-001	28731 GRAND RIVER	1/18/2023	\$200,000	\$101,350	\$52,322	0.150	\$63,341	31.25%	\$422,273	\$9.69	0	0	0	0	0
22	22-23-36-481-017	20719 ONTAGA ST	6/16/2023	\$245,000	\$112,720	\$75,760	0.242	\$145,612	64.59%	\$601,702	\$13.81	0	0	0	0	0

CVT: CITY OF FARMINGTON

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$6.27	\$8.80	\$6.59
MED	\$6.45	\$9.04	\$6.77
MIN	\$2.71	\$3.80	\$2.85
MAX	\$11.01	\$15.44	\$11.56

IND RATES (SITE TABLE) BREAKDOWN			
SITE	OLD RATE (SITE)	INDICATED RATE (SITE)	USED RATE (SITE)
AVG	\$83,309	\$116,816	\$87,474
MED	\$83,309	\$116,816	\$87,474
MIN	\$19,602	\$27,486	\$20,582
MAX	\$147,015	\$206,145	\$154,366

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
20.69%	5.0%	27.39%

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
20	20-23-34-355-019	32700 W 8 MILE RD	1/24/2024	\$955,000.00	\$434,550.00	\$173,301.00	0.421	\$217,024	24.97%	\$515,496	\$11.83	0	0	0	0	0
20	20-23-34-355-009	32840 W 8 MILE RD	10/7/2022	\$1,525,000.00	\$584,690.00	\$383,805.00	1.928	\$672,486	57.51%	\$348,800	\$8.01	0	0	0	0	0
20	20-23-34-376-021	32458 W 8 MILE RD	7/26/2024	\$1,185,634.00	\$375,010.00	\$201,450.00	0.717	\$645,609	86.08%	\$900,431	\$20.67	0	0	0	0	0
22	22-23-30-276-064	23944 FREEWAY PARK	6/2/2023	\$2,460,000.00	\$1,286,170.00	\$285,288.00	1.985	\$237,178	9.22%	\$119,485	\$2.74	0	0	0	0	0
E	E -17-13-400-043	8232 GOLDIE ST	9/9/2024	\$165,000.00	\$105,070.00	\$180,813.00	1.030	\$136,445	64.93%	\$132,471	\$3.04	0	0	0	0	0
E	E -17-25-226-031	3181 WALNUT LAKE RD	4/7/2022	\$940,000.00	\$477,600.00	\$310,718.00	1.770	\$244,169	25.56%	\$137,949	\$3.17	0	0	0	0	0

CVT: CITY OF FARMINGTON
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		SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
									LAND VALUE	/ 2024 TCV (LtoB)							