

CVT: CITY OF FERNDALE

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$19.61	\$31.44	\$21.58
MED	\$19.23	\$30.82	\$21.15
MIN	\$1.80	\$2.89	\$1.98
MAX	\$38.45	\$61.64	\$42.30

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
9.02%	10.0%	31.21%

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	24-25-26-106-002	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	24-25-27-437-001	1300 WOODWARD HTS	6/1/2023	\$975,000	\$226,630	\$162,546	0.507	\$629,249	138.83%	\$1,241,122	\$28.49	24-25-27-437-003	0	0	0	0
24	24-25-27-459-042	201 E 9 MILE RD	4/25/2024	\$1,450,000	\$469,610	\$153,422	0.128	\$674,281	71.79%	\$5,267,820	\$120.93	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	24-25-34-126-002	259 W 9 MILE RD	4/28/2022	\$1,500,000	\$545,970	\$137,697	0.115	\$508,781	46.59%	\$4,424,183	\$101.57	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	24-25-34-129-005	22600 WOODWARD AVE	9/5/2024	\$1,820,000	\$515,160	\$350,231	0.339	\$1,155,058	112.11%	\$3,407,251	\$78.22	24-25-34-202-068	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
24	24-25-34-301-018	660 LIVERNOIS ST	3/22/2024	\$300,000	\$75,000	\$44,337	0.111	\$196,919	131.28%	\$1,774,045	\$40.73	0	0	0	0	0
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
28	28-25-25-380-041	1065 E 9 MILE RD	11/1/2023	\$650,000	\$275,760	\$119,929	0.632	\$172,592	31.29%	\$273,089	\$6.27	28-25-25-380-033	0	0	0	0
28	28-25-25-452-040	1221 E 9 MILE RD	8/18/2023	\$500,000	\$227,680	\$89,061	0.515	\$136,839	30.05%	\$265,707	\$6.10	0	0	0	0	0
28	28-25-26-479-085	23001 JOHN R RD	5/1/2024	\$8,580,000	\$4,051,520	\$1,100,463	9.048	\$1,013,937	12.51%	\$112,062	\$2.57	28-25-26-479-084	0	0	0	0
28	28-25-35-480-010	140 W EIGHT MILE	5/22/2024	\$190,000	\$64,430	\$25,560	0.161	\$81,299	63.09%	\$504,963	\$11.59	28-25-35-480-009	0	0	0	0
28	28-25-36-303-053	21502 JOHN R RD	2/16/2023	\$503,000	\$250,970	\$61,098	0.482	\$27,470	5.47%	\$56,992	\$1.31	0	0	0	0	0
28	28-25-36-305-052	21412 JOHN R RD	6/28/2022	\$169,500	\$59,340	\$36,569	0.230	\$83,920	70.71%	\$364,870	\$8.38	0	0	0	0	0
28	28-25-36-360-025	637 E EIGHT MILE	8/19/2024	\$320,000	\$136,830	\$67,573	0.425	\$114,131	41.71%	\$268,544	\$6.16	28-25-36-360-022	28-25-36-360-023	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	44-25-14-457-030	530 W 11 MILE RD	8/25/2022	\$400,000	\$90,450	\$89,666	0.246	\$309,077	170.86%	\$1,256,411	\$28.84	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

CVT: CITY OF FERNDALE

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
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 FERNDALE
YEAR: 2025
LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$18.24	\$22.84	\$19.15
MED	\$18.13	\$22.70	\$19.04
MIN	\$1.72	\$2.15	\$1.81
MAX	\$36.26	\$45.41	\$38.07

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
10.20%	5.0%	32.87%

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	24-25-26-153-060	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	24-25-27-257-024	0	9/7/2022	\$325,000	\$85,570	\$148,868	0.396	\$303,277	177.21%	\$765,851	\$17.58	0	0	0	0	0
24	24-25-27-405-004	2330 GAINSBORO ST	11/20/2023	\$4,000,000	\$1,164,060	\$540,942	2.229	\$1,919,723	82.46%	\$861,249	\$19.77	24-25-27-404-027	24-25-27-405-003	24-25-27-403-025	0	0
24	24-25-27-429-006	2421 WOLCOTT ST	6/17/2022	\$575,000	\$174,050	\$127,020	0.422	\$313,117	89.95%	\$741,983	\$17.03	0	0	0	0	0
24	24-25-27-434-014	910 E DRAYTON ST	11/8/2023	\$1,200,000	\$422,260	\$199,561	0.663	\$451,394	53.45%	\$680,836	\$15.63	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	24-25-27-436-015	2335 GOODRICH ST	9/27/2022	\$1,000,000	\$501,410	\$271,898	1.205	\$152,779	15.23%	\$126,788	\$2.91	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
24	24-25-35-105-001	1100 E SARATOGA AVE	12/12/2022	\$3,073,765	\$1,587,220	\$1,186,918	4.989	\$745,293	23.48%	\$149,387	\$3.43	24-25-35-105-002	24-25-35-105-008	24-25-35-105-009	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
28	28-25-36-357-001	20848 JOHN R	4/22/2024	\$135,000	\$75,340	\$25,909	0.138	\$13,272	8.81%	\$96,174	\$2.21	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	44-25-01-226-021	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	44-25-02-327-003	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	44-25-02-327-005	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	44-25-02-376-001	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	44-25-02-377-003	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	44-25-11-283-002	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	44-25-11-426-012	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
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	44-25-24-206-038	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	44-25-24-305-004	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	44-25-24-455-037	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 FERNDALE

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	5	\$637,300	\$180,070	28.26%	1.177	51,270	\$541,461	\$12.43
COM	2	\$66,000	\$49,810	75.47%	0.232	10,106	\$284,483	\$6.53
IND	3	\$571,300	\$130,260	22.80%	0.945	41,164	\$604,550	\$13.88

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24	24-25-33-480-019	KENSINGTON	4/24/2024	\$25,000	\$15,860	\$31,725	0.131	\$25,000	78.81%	\$190,840	\$4.38	0	0	0	0	0
24	24-25-34-455-017	303 W BENNETT AVE	2/8/2023	\$41,000	\$33,950	\$67,913	0.101	\$41,000	60.38%	\$405,941	\$9.32	24-25-34-455-018	0	0	0	0
24	24-25-27-430-005	0	4/11/2022	\$147,000	\$44,110	\$88,226	0.391	\$147,000	166.63%	\$375,959	\$8.63	0	0	0	0	0
24	24-25-27-432-027	2380 WOLCOTT ST	11/8/2023	\$400,000	\$72,240	\$144,481	0.480	\$400,000	276.85%	\$833,333	\$19.13	0	0	0	0	0
24	24-25-35-327-003	1296 WORDSWORTH ST	6/13/2023	\$24,300	\$13,910	\$27,814	0.074	\$24,300	87.35%	\$328,378	\$7.54	0	0	0	0	0