

CVT: CITY OF HUNTINGTON WOODS

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$14.31	\$16.52	\$14.31
MED	\$14.75	\$17.03	\$14.75
MIN	\$9.87	\$11.40	\$9.87
MAX	\$18.83	\$21.74	\$18.83

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
21.74%	0.0%	30.61%

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
32	32-25-21-178-013	26321 WOODWARD AVE	9/6/2023	\$550,000	\$288,400	\$170,609	0.208	\$121,844	21.12%	\$585,788	\$13.45	0	0	0	0	0
04	04-25-07-477-030	2734 12 MILE RD	10/26/2022	\$118,000	\$47,830	\$47,028	0.046	\$65,670	68.65%	\$1,427,609	\$32.77	0	0	0	0	0
04	04-25-17-101-011	2301 12 MILE RD	2/1/2023	\$210,000	\$99,790	\$63,695	0.099	\$58,291	29.21%	\$588,798	\$13.52	0	0	0	0	0
04	04-25-17-107-031	3020 COOLIDGE HWY	7/25/2024	\$240,000	\$106,430	\$43,538	0.050	\$70,677	33.20%	\$1,413,540	\$32.45	0	0	0	0	0
04	04-25-17-155-029	2730 COOLIDGE HWY	4/3/2023	\$561,000	\$231,810	\$139,101	0.276	\$219,271	47.30%	\$794,460	\$18.24	0	0	0	0	0

CVT: CITY OF HUNTINGTON WOODS
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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