

CVT: CITY OF KEEGO HARBOR

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$8.16	\$8.34	\$8.16
MED	\$5.97	\$6.10	\$5.97
MIN	\$3.27	\$3.34	\$3.27
MAX	\$27.14	\$27.74	\$27.14

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
17.83%	0.0%	22.92%

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
36	36-18-01-303-026	2091 CASS LAKE RD	12/15/2023	\$235,000	\$135,070	\$32,147	0.200	-\$22,724	-8.41%	-\$113,620	-\$2.61	0	0	0	0	0
36	36-18-01-356-001	2711 ORCHARD LAKE RD	4/17/2024	\$172,500	\$70,590	\$38,956	0.110	\$72,410	51.29%	\$658,273	\$15.11	0	0	0	0	0
36	36-18-02-479-065	3251 ORCHARD LAKE RD	1/17/2023	\$750,000	\$336,900	\$269,440	0.890	\$349,349	51.85%	\$392,527	\$9.01	0	0	0	0	0
36	36-18-11-251-024	3435 ORCHARD LAKE RD	11/2/2022	\$870,000	\$368,350	\$155,823	0.440	\$252,072	34.22%	\$572,891	\$13.15	0	0	0	0	0
92	92-17-34-226-013	929 N PONTIAC TRL	12/13/2022	\$380,000	\$155,810	\$71,480	0.185	\$123,503	39.63%	\$667,584	\$15.33	0	0	0	0	0
92	92-17-34-229-011	1075 E WEST MAPLE RD	5/12/2023	\$550,000	\$220,700	\$122,013	0.264	\$196,183	44.45%	\$743,117	\$17.06	0	0	0	0	0
92	92-17-34-229-014	800 N PONTIAC TRL	12/6/2023	\$850,000	\$491,870	\$420,202	1.635	\$261,955	26.63%	\$160,217	\$3.68	0	0	0	0	0
92	92-17-34-229-018	1113 E WEST MAPLE RD	11/1/2023	\$940,000	\$423,690	\$432,499	1.260	\$514,250	60.69%	\$408,135	\$9.37	0	0	0	0	0
92	92-17-34-253-025	523 N PONTIAC TRL	3/6/2023	\$680,000	\$313,520	\$157,612	0.313	\$172,639	27.53%	\$551,562	\$12.66	92-17-34-253-026	92-17-34-253-027	92-17-34-253-028	0	0
92	92-17-34-276-004	620 N PONTIAC TRL	8/22/2023	\$1,125,000	\$502,450	\$292,407	0.938	\$356,809	35.51%	\$380,393	\$8.73	92-17-34-276-003	92-17-34-276-005	92-17-34-277-046	0	0
92	92-17-34-401-010	132 W WALLED LAKE DR	11/4/2022	\$128,000	\$57,510	\$30,137	0.078	\$35,860	31.18%	\$459,744	\$10.55	0	0	0	0	0
92	92-17-34-409-007	131 FERLAND ST	10/25/2023	\$270,000	\$122,250	\$58,181	0.113	\$68,690	28.09%	\$607,876	\$13.95	0	0	0	0	0
92	92-17-35-126-002	1501 E WEST MAPLE RD	6/3/2022	\$707,850	\$278,830	\$258,332	1.120	\$389,763	69.89%	\$348,003	\$7.99	92-17-35-126-003	0	0	0	0
E	E -17-10-127-014	1111 N COMMERCE RD	11/21/2023	\$230,000	\$100,920	\$125,138	0.720	-\$77,020	-38.16%	-\$106,972	-\$2.46	0	0	0	0	0
E	E -17-10-127-040	1203 N COMMERCE RD	3/21/2024	\$1,815,000	\$1,028,090	\$880,679	3.240	\$658,347	32.02%	\$203,194	\$4.66	0	0	0	0	0
E	E -17-12-426-008	3133 UNION LAKE RD	7/30/2024	\$480,000	\$272,770	\$152,913	0.320	\$87,653	16.07%	\$273,916	\$6.29	0	0	0	0	0
E	E -17-12-476-023	3315 UNION LAKE RD	8/31/2023	\$300,000	\$171,410	\$176,065	0.810	\$204,052	59.52%	\$251,916	\$5.78	0	0	0	0	0
E	E -17-13-326-010	4057 PIONEER DR	4/13/2023	\$1,500,000	\$753,790	\$187,352	1.150	\$238,011	15.79%	\$206,966	\$4.75	0	0	0	0	0
E	E -17-13-326-029	8605 RICHARDSON RD	5/31/2022	\$1,500,000	\$623,040	\$354,600	4.050	\$458,830	36.82%	\$113,291	\$2.60	0	0	0	0	0
E	E -17-15-353-013	1010 W OAKLEY PARK RD	5/4/2022	\$211,000	\$127,940	\$61,115	0.230	\$19,129	7.48%	\$83,170	\$1.91	0	0	0	0	0
E	E -17-36-200-032	500 LOOP RD	2/15/2023	\$1,275,000	\$738,200	\$817,290	1.880	\$653,425	44.26%	\$347,566	\$7.98	0	0	0	0	0
EW	EW-17-22-431-027	297 GLENGARY RD	9/27/2023	\$479,600	\$187,430	\$76,012	0.500	\$181,809	48.50%	\$363,618	\$8.35	0	0	0	0	0
EW	EW-17-23-101-015	3031 S COMMERCE RD	10/31/2022	\$775,000	\$333,120	\$272,873	1.570	\$368,674	55.34%	\$234,824	\$5.39	0	0	0	0	0

CVT: CITY OF KEEOG HARBOR
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

EXTRACTED																
CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	LAND VALUE / 2024 TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4