

CVT: CITY OF LATHRUP VILLAGE

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$6.03	\$7.43	\$6.03
MED	\$6.00	\$7.39	\$6.00
MIN	\$2.50	\$3.08	\$2.50
MAX	\$10.22	\$12.59	\$10.22

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
13.73%	0.0%	17.42%

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
40	40-24-13-153-002	28200 SOUTHFIELD RD	7/1/2022	\$460,000	\$248,580	\$98,713	0.358	\$14,998	3.02%	\$41,894	\$0.96	0	0	0	0	0
40	40-24-13-353-001	27300 SOUTHFIELD RD	5/2/2023	\$800,000	\$352,720	\$151,628	0.615	\$276,719	39.23%	\$449,950	\$10.33	0	0	0	0	0
40	40-24-24-151-007	26400 SOUTHFIELD RD	1/16/2024	\$500,000	\$211,100	\$87,340	0.284	\$125,748	29.78%	\$442,775	\$10.16	0	0	0	0	0
40	40-24-24-154-001	26060 SOUTHFIELD RD	2/21/2023	\$745,000	\$362,490	\$159,024	0.645	\$96,285	13.28%	\$149,279	\$3.43	0	0	0	0	0
04	04-25-07-358-043	3900 12 MILE RD	11/4/2022	\$300,000	\$113,490	\$73,989	0.115	\$132,802	58.51%	\$1,154,800	\$26.51	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	04-25-17-105-001	3180 COOLIDGE HWY	7/21/2023	\$514,000	\$198,480	\$151,514	0.174	\$250,156	63.02%	\$1,437,678	\$33.00	04-25-17-105-002	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
04	04-25-17-257-027	28471 WOODWARD AVE	8/28/2023	\$210,000	\$118,530	\$71,177	0.050	\$28,807	12.15%	\$576,140	\$13.23	0	0	0	0	0
04	04-25-18-205-028	2985 12 MILE RD	5/26/2022	\$500,000	\$258,070	\$79,779	0.124	\$23,100	4.48%	\$186,290	\$4.28	0	0	0	0	0
04	04-25-18-205-040	2959 12 MILE RD	12/5/2022	\$484,000	\$200,890	\$83,640	0.130	\$141,545	35.23%	\$1,088,808	\$25.00	0	0	0	0	0
04	04-25-18-233-035	2945 COOLIDGE HWY	4/4/2024	\$230,000	\$90,570	\$65,307	0.075	\$117,002	64.59%	\$1,560,027	\$35.81	0	0	0	0	0

CVT: CITY OF LATHRUP VILLAGE
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
-----	------------------	---------	-----------	---------------	----------	---------------	----------------	-------------------------	--	-------------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------