

CVT: CITY OF MADISON HEIGHTS

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$7.61	\$7.62	\$8.00
MED	\$7.57	\$7.58	\$7.95
MIN	\$2.09	\$2.09	\$2.19
MAX	\$16.05	\$16.06	\$16.85

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
7.67%	5.0%	41.85%

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	44-25-01-301-002	31660 JOHN R RD	9/7/2022	\$750,000	\$385,770	\$368,720	1.010	\$368,425	47.75%	\$742,574	\$17.05	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%	\$1,507,592	\$34.61	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%	\$1,251,232	\$28.72	0	0	0	0	0
44	44-25-11-351-032	29028 CAMPBELL RD # 29098	8/30/2023	\$4,075,000	\$1,388,460	\$697,369	3.830	\$1,998,118	71.95%	\$1,063,969	\$24.43	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%	\$596,944	\$13.70	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%	\$2,302,632	\$52.86	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%	\$1,542,904	\$35.42	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%	\$1,822,504	\$41.84	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%	\$856,436	\$19.66	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%	\$871,080	\$20.00	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%	\$1,241,197	\$28.49	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%	\$1,433,628	\$32.91	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%	\$1,650,165	\$37.88	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%	\$1,152,913	\$26.47	0	0	0	0	0
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%	\$896,739	\$20.59	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%	\$1,974,359	\$45.33	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%	\$625,680	\$14.36	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%	\$1,791,908	\$41.14	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%	\$1,420,455	\$32.61	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%	\$696,864	\$16.00	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%	\$1,165,414	\$26.75	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%	\$1,464,088	\$33.61	0	0	0	0	0
24	24-25-34-178-022	334 W MARSHALL ST	5/11/2022	\$425,000	\$198,550	\$171,763	0.430	-\$200,590	-50.51%	\$988,372	\$22.69	0	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%	\$3,391,003	\$77.85	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%	\$845,455	\$19.41	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%	\$2,560,976	\$58.79	24-25-34-426-037	0	0	0	0
28	28-25-25-278-036	1741 E WOODWARD HEIGHTS	10/6/2023	\$610,000	\$175,110	\$70,730	0.409	-\$73,430	-20.97%	\$1,491,443	\$34.24	0	0	0	0	0
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%	\$1,028,481	\$23.61	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%	\$970,874	\$22.29	0	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%	\$1,043,568	\$23.96	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%	\$736,957	\$16.92	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%	\$752,941	\$17.29	28-25-36-360-022	28-25-36-360-023	0	0	0
72	72-25-03-304-033	3801 ROCHESTER RD	6/28/2022	\$524,000	\$227,170	\$119,175	0.267	\$126,236	27.78%	\$1,962,547	\$45.05	0	0	0	0	0
72	72-25-03-354-034	3318 N MAIN ST	9/8/2022	\$700,000	\$314,290	\$151,937	0.436	\$83,744	13.32%	\$1,605,505	\$36.86	0	0	0	0	0
72	72-25-03-358-022	3321 ROCHESTER RD	12/21/2022	\$145,000	\$69,270	\$29,915	0.067	\$4,014	2.90%	\$2,164,179	\$49.68	0	0	0	0	0
72	72-25-03-378-003	3400 ROCHESTER RD	8/1/2022	\$400,000	\$145,410	\$71,751	0.161	\$115,338	39.66%	\$2,484,472	\$57.04	0	0	0	0	0
72	72-25-03-379-013	3320 ROCHESTER RD	2/3/2023	\$650,000	\$285,390	\$246,960	0.553	\$337,033	59.05%	\$1,175,407	\$26.98	0	0	0	0	0
72	72-25-03-454-019	701 E 13 MILE RD	10/4/2022	\$500,000	\$285,100	\$141,455	0.436	-\$7,404	-1.30%	\$1,146,789	\$26.33	0	0	0	0	0
72	72-25-05-129-004	4507 FERNLEE AVE	8/31/2023	\$480,000	\$173,710	\$79,780	0.666	\$199,976	57.56%	\$720,721	\$16.55	0	0	0	0	0
72	72-25-05-179-006	2704 NORMANDY RD	12/20/2023	\$483,000	\$250,050	\$187,003	1.908	\$128,301	25.66%	\$253,145	\$5.81	0	0	0	0	0
72	72-25-06-103-034	32799 WOODWARD AVE	4/1/2022	\$400,000	\$199,840	\$58,109	0.046	\$104,543	26.16%	\$8,695,652	\$199.62	0	0	0	0	0
72	72-25-06-103-040	32743 WOODWARD AVE	6/21/2023	\$150,000	\$75,050	\$29,055	0.023	\$43,099	28.71%	\$6,521,739	\$149.72	0	0	0	0	0
72	72-25-06-426-002	31968 WOODWARD AVE	11/30/2023	\$320,000	\$110,030	\$58,000	0.046	\$179,773	81.69%	\$6,956,522	\$159.70	0	0	0	0	0

CVT: CITY OF MADISON HEIGHTS

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
72	72-25-08-153-034	30345 WOODWARD AVE	9/15/2022	\$1,425,000	\$982,460	\$470,557	0.424	\$130,334	6.63%	\$3,360,849	\$77.15	72-25-08-153-014	0	0	0	0
72	72-25-08-326-010	29806 WOODWARD AVE	11/7/2022	\$950,000	\$467,870	\$347,391	0.275	\$353,432	37.77%	\$3,454,545	\$79.31	0	0	0	0	0
72	72-25-10-127-001	3024 ROCHESTER RD	5/10/2023	\$450,000	\$246,190	\$272,359	0.610	\$184,704	37.51%	\$737,705	\$16.94	0	0	0	0	0
72	72-25-10-351-034	1918 N MAIN ST	6/20/2022	\$1,200,000	\$612,910	\$177,028	0.508	\$104,320	8.51%	\$2,362,205	\$54.23	0	0	0	0	0
72	72-25-15-102-002	1700 ROCHESTER RD	4/25/2022	\$275,000	\$146,880	\$62,509	0.140	\$38,554	13.12%	\$1,964,286	\$45.09	0	0	0	0	0
72	72-25-15-277-026	1201 N CAMPBELL RD	8/16/2022	\$365,000	\$179,280	\$76,000	0.174	\$17,391	4.85%	\$2,097,701	\$48.16	0	0	0	0	0
72	72-25-15-460-026	1219 E 11 MILE RD	10/30/2023	\$150,000	\$111,400	\$108,000	0.124	\$18,631	8.36%	\$1,209,677	\$27.77	0	0	0	0	0
72	72-25-16-227-023	111 W 12 MILE RD	9/16/2022	\$700,000	\$240,570	\$153,684	0.294	\$368,307	76.55%	\$2,380,952	\$54.66	0	0	0	0	0
72	72-25-16-282-011	1107 CROOKS RD	8/13/2024	\$800,000	\$451,020	\$105,600	0.202	\$15,822	1.75%	\$3,960,396	\$90.92	0	0	0	0	0
72	72-25-16-427-015	123 CATALPA DR	3/1/2024	\$490,000	\$157,130	\$84,479	0.162	\$255,467	81.29%	\$3,024,691	\$69.44	0	0	0	0	0
72	72-25-16-480-001	422 W 11 MILE RD	11/4/2022	\$375,000	\$167,630	\$51,480	0.059	\$78,190	23.32%	\$6,355,932	\$145.91	0	0	0	0	0
72	72-25-16-483-026	413 N MAIN ST	12/29/2023	\$295,000	\$142,830	\$49,500	0.076	\$56,739	19.86%	\$3,881,579	\$89.11	0	0	0	0	0
72	72-25-17-276-001	28530 WOODWARD AVE	1/10/2024	\$465,250	\$232,060	\$169,274	0.134	\$209,767	45.20%	\$3,472,015	\$79.71	0	0	0	0	0
72	72-25-17-278-002	28202 WOODWARD AVE	5/25/2023	\$1,375,000	\$783,540	\$361,920	0.287	\$335,191	21.39%	\$4,790,941	\$109.98	0	0	0	0	0
72	72-25-17-279-005	28074 WOODWARD AVE	3/14/2024	\$500,000	\$378,510	\$174,327	0.138	-\$4,031	-0.53%	\$3,623,188	\$83.18	0	0	0	0	0
72	72-25-21-128-003	26676 WOODWARD AVE	9/3/2024	\$620,000	\$261,130	\$247,000	0.436	\$349,752	66.97%	\$1,422,018	\$32.65	0	0	0	0	0
72	72-25-21-131-012	26300 WOODWARD AVE	3/3/2023	\$1,270,000	\$637,320	\$424,144	0.749	\$528,163	41.44%	\$1,695,594	\$38.93	0	0	0	0	0
72	72-25-21-252-015	26154 WOODWARD AVE	6/23/2023	\$1,000,000	\$537,780	\$267,850	0.473	\$285,799	26.57%	\$2,114,165	\$48.53	0	0	0	0	0
72	72-25-21-427-016	910 S WASHINGTON AVE	10/24/2022	\$880,000	\$402,160	\$132,000	0.253	\$68,745	8.55%	\$3,478,261	\$79.85	0	0	0	0	0
72	72-25-21-433-001	1103 S WASHINGTON AVE	6/9/2022	\$275,000	\$133,950	\$99,377	0.190	\$71,720	26.77%	\$1,447,368	\$33.23	0	0	0	0	0
72	72-25-21-436-018	1017 S WASHINGTON AVE	2/22/2024	\$420,848	\$239,550	\$192,000	0.031	\$83,451	17.42%	\$13,575,742	\$311.66	0	0	0	0	0
72	72-25-22-153-016	405 E 6TH ST	12/14/2022	\$375,000	\$192,120	\$86,992	0.188	\$41,574	10.82%	\$1,994,681	\$45.79	0	0	0	0	0
72	72-25-22-229-004	1418 E 11 MILE RD	1/18/2024	\$340,000	\$161,610	\$246,650	0.283	\$247,093	76.45%	\$1,201,413	\$27.58	0	0	0	0	0
72	72-25-22-326-024	617 E HUDSON AVE APT 1	12/8/2023	\$866,250	\$266,510	\$139,847	0.438	\$400,372	75.11%	\$1,977,740	\$45.40	0	0	0	0	0
72	72-25-22-327-025	708 E LINCOLN AVE	12/16/2022	\$400,000	\$171,630	\$111,054	0.255	\$133,364	38.85%	\$1,568,627	\$36.01	0	0	0	0	0
72	72-25-23-154-002	2004 E 4TH ST	5/16/2023	\$165,000	\$67,530	\$29,361	0.046	\$42,769	31.67%	\$3,586,957	\$82.35	0	0	0	0	0

CVT: CITY OF MADISON HEIGHTS

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$4.43	\$6.64	\$4.87
MED	\$4.49	\$6.72	\$4.94
MIN	\$1.20	\$1.80	\$1.32
MAX	\$9.19	\$13.78	\$10.11

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
7.76%	10.0%	28.04%

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	44-25-01-126-025	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	44-25-01-157-023	32050 TOWNLEY AVE # 32060	4/17/2023	\$1,300,000	\$475,950	\$252,000	1.102	\$525,694	55.23%	\$477,036	\$10.95	0	0	0	0	0
44	44-25-01-176-030	32388 EDWARD AVE	6/2/2023	\$630,000	\$208,600	\$118,125	0.517	\$298,710	71.60%	\$577,776	\$13.26	0	0	0	0	0
44	44-25-01-178-046	32390 HOWARD AVE # 32400	10/17/2022	\$1,081,732	\$381,810	\$196,875	0.861	\$514,982	67.44%	\$598,121	\$13.73	0	0	0	0	0
44	44-25-01-182-025	759 E WHITCOMB AVE	8/31/2022	\$534,750	\$202,400	\$122,010	0.534	\$221,504	54.72%	\$414,801	\$9.52	0	0	0	0	0
44	44-25-01-182-034	747 E WHITCOMB AVE	10/31/2022	\$2,820,000	\$1,014,860	\$513,450	2.245	\$1,139,917	56.16%	\$507,758	\$11.66	44-25-01-182-028	44-25-01-182-011	0	0	0
44	44-25-01-183-020	32039 MILTON AVE	11/10/2023	\$630,500	\$237,780	\$135,240	0.591	\$254,537	53.52%	\$430,689	\$9.89	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	44-25-01-226-046	1700 E 14 MILE RD	3/18/2024	\$1,295,000	\$414,400	\$324,740	1.420	\$735,584	88.75%	\$518,017	\$11.89	0	0	0	0	0
44	44-25-01-326-021	31700 RESEARCH PARK DR	10/27/2023	\$2,500,000	\$852,180	\$542,560	2.372	\$1,213,701	71.21%	\$511,678	\$11.75	0	0	0	0	0
44	44-25-01-327-010	31801 RESEARCH PARK DR	3/7/2023	\$725,000	\$260,740	\$129,938	0.568	\$291,025	55.81%	\$512,368	\$11.76	0	0	0	0	0
44	44-25-01-426-028	31691 DEQUINDRE RD	3/28/2024	\$1,995,000	\$644,040	\$511,889	2.238	\$1,136,614	88.24%	\$507,870	\$11.66	0	0	0	0	0
44	44-25-01-427-021	31771 SHERMAN AVE	8/1/2023	\$1,176,800	\$422,190	\$225,225	0.985	\$495,499	58.68%	\$503,045	\$11.55	0	0	0	0	0
44	44-25-02-101-032	32401 STEPHENSON HWY	6/1/2023	\$1,250,000	\$435,690	\$306,600	1.341	\$623,757	71.58%	\$465,143	\$10.68	0	0	0	0	0
44	44-25-02-326-001	31725 STEPHENSON HWY	8/4/2023	\$850,000	\$305,850	\$198,914	0.870	\$392,221	64.12%	\$450,829	\$10.35	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	44-25-11-126-007	30475 STEPHENSON HWY # 30495	4/18/2022	\$1,250,000	\$483,290	\$208,320	0.911	\$410,061	42.42%	\$450,122	\$10.33	0	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	44-25-11-402-006	760 AJAX DR # 764	7/18/2023	\$875,000	\$303,180	\$153,218	0.670	\$372,634	61.45%	\$556,170	\$12.77	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	44-25-24-251-016	1751 E LINCOLN AVE # 1761	9/20/2024	\$2,500,000	\$932,800	\$480,249	2.100	\$1,114,653	59.75%	\$530,787	\$12.19	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	44-25-24-304-005	25600 JOHN R RD # 25606	4/8/2022	\$235,500	\$96,470	\$25,200	0.110	\$49,266	25.53%	\$447,873	\$10.28	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	44-25-24-352-002	25330 JOHN R RD	7/19/2023	\$225,000	\$90,680	\$42,525	0.186	\$70,918	39.10%	\$381,280	\$8.75	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
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	24-25-27-429-006	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	24-25-27-436-015	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	24-25-35-105-001	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	28-25-25-453-049	1451 E NINE MILE	9/29/2022	\$1,050,000	\$454,650	\$125,777	1.343	\$206,020	22.66%	\$153,403	\$3.52	0	0	0	0	0
28	28-25-36-230-004	1796 E 9 MILE RD	2/13/2024	\$897,000	\$377,390	\$62,374	1.121	\$166,299	22.03%	\$148,349	\$3.41	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
72	72-20-32-301-022	2800 W 14 MILE RD	10/17/2022	\$12,600,000	\$5,461,730	\$843,866	11.070	\$719,463	6.59%	\$64,992	\$1.49	0	0	0	0	0
72	72-25-05-179-006	2704 NORMANDY RD	12/20/2023	\$483,000	\$250,050	\$187,003	1.908	\$128,301	25.66%	\$67,244	\$1.54	0	0	0	0	0

CVT: CITY OF MADISON HEIGHTS
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	3	\$1,479,000	\$598,400	40.46%	2.938	127,979	\$503,404	\$11.56
COM	2	\$1,200,000	\$472,820	39.40%	1.840	80,150	\$652,174	\$14.97
IND	1	\$279,000	\$125,580	45.01%	1.098	47,829	\$254,098	\$5.83

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
44	44-25-01-180-007	32046 EDWARD AVE # 32048	1/3/2023	\$279,000	\$125,580	\$251,160	1.098	\$279,000	111.08%	\$254,098	\$5.83	0	0	0	0	0
44	44-25-11-476-025	424 W 12 MILE RD	1/24/2024	\$800,000	\$286,650	\$573,293	0.820	\$800,000	139.54%	\$975,610	\$22.40	0	0	0	0	0
44	44-25-13-481-024	27101 DEQUINDRE RD	3/1/2023	\$400,000	\$186,170	\$372,333	1.020	\$400,000	107.43%	\$392,157	\$9.00	0	0	0	0	0