

CVT: CITY OF ORCHARD LAKE

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$6.88	\$6.96	\$6.88
MED	\$6.24	\$6.30	\$6.24
MIN	\$1.08	\$1.09	\$1.08
MAX	\$16.17	\$16.35	\$16.17

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
43.48%	0.0%	41.00%

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	36-18-01-356-001	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
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 -17-36-200-032	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-17-23-101-015	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 ORCHARD LAKE
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		SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
									LAND VALUE	/ 2024 TCV (LtoB)							