

CVT: CITY OF PLEASANT RIDGE
YEAR: 2025
LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$13.77	\$32.01	\$14.45
MED	\$16.79	\$39.04	\$17.63
MIN	\$4.20	\$9.77	\$4.41
MAX	\$19.72	\$45.85	\$20.71

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
52.94%	5.0%	29.87%

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
60	60-25-27-153-018	23733 WOODWARD AVE	11/30/2023	\$1,050,000	\$222,570	\$235,502	0.322	\$854,823	192.03%	\$2,654,730	\$60.94	0	0	0	0	0
60	60-25-27-155-002	23900 WOODWARD AVE	4/13/2023	\$1,175,000	\$315,080	\$175,529	0.240	\$722,358	114.63%	\$3,009,825	\$69.10	0	0	0	0	0
60	60-25-27-181-003	23634 WOODWARD AVE	2/24/2023	\$550,000	\$144,500	\$76,063	0.104	\$332,621	115.09%	\$3,198,279	\$73.42	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	04-25-07-477-025	2790 12 MILE RD	2/20/2023	\$300,000	\$93,760	\$56,229	0.055	\$158,751	84.66%	\$2,886,382	\$66.26	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	04-25-17-155-002	2782 COOLIDGE HWY	1/11/2024	\$200,000	\$50,530	\$40,926	0.047	\$141,060	139.58%	\$3,001,277	\$68.90	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	04-25-17-257-028	28401 WOODWARD AVE	9/15/2023	\$217,500	\$67,660	\$78,295	0.055	\$153,720	113.60%	\$2,794,909	\$64.16	0	0	0	0	0
04	04-25-18-104-008	3811 12 MILE RD	11/2/2022	\$400,000	\$148,010	\$59,834	0.093	\$112,617	38.04%	\$1,210,935	\$27.80	0	0	0	0	0
04	04-25-18-201-030	3391 12 MILE RD	3/8/2024	\$900,000	\$238,170	\$189,500	0.376	\$613,642	128.82%	\$1,632,027	\$37.47	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
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

CVT: CITY OF PLEASANT RIDGE
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