

CVT: CITY OF WALLED LAKE

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$7.09	\$8.15	\$7.09
MED	\$6.16	\$7.07	\$6.16
MIN	\$1.01	\$1.16	\$1.01
MAX	\$17.72	\$20.36	\$17.72

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
9.61%	0.0%	29.79%

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
92	92-17-23-379-002	2352 S COMMERCE RD	6/26/2024	\$170,000	\$66,290	\$60,139	0.234	\$92,258	69.59%	394,265	\$9.05	0	0	0	0	0
92	92-17-26-307-048	1270 S COMMERCE RD	9/19/2023	\$2,000,000	\$719,940	\$417,889	1.770	\$677,585	47.06%	382,816	\$8.79	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	92-17-34-276-023	490 N PONTIAC TRL	8/17/2022	\$1,180,000	\$452,440	\$501,880	1.926	\$807,452	89.23%	419,238	\$9.62	92-17-34-276-024	92-17-34-276-025	0	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
96	96-22-08-376-026	49160 GRAND RIVER AVE	12/27/2023	\$1,096,114	\$493,770	\$449,101	1.091	\$668,082	67.65%	612,357	\$14.06	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-17-23-101-005	3065 S COMMERCE RD	4/28/2022	\$1,200,000	\$299,330	\$166,172	1.020	\$232,537	38.84%	227,977	\$5.23	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 WALLED LAKE

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$2.28	\$2.47	\$2.28
MED	\$2.04	\$2.20	\$2.04
MIN	\$0.43	\$0.46	\$0.43
MAX	\$4.56	\$4.93	\$4.56

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
27.78%	0.0%	24.02%

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
96	96-22-05-151-007	49323 SHAFER CT	12/14/2022	\$700,000	\$386,430	\$216,527	1.410	\$102,978	13.32%	\$73,034	\$1.68	0	0	0	0	0
96	96-22-08-200-001	48225 WEST RD	12/11/2023	\$2,764,542	\$1,182,920	\$1,235,377	12.840	\$1,534,606	64.87%	\$119,518	\$2.74	0	0	0	0	0
96	96-22-08-227-022	29362 LORIE LN	2/7/2023	\$240,000	\$78,900	\$135,018	0.803	\$214,951	136.22%	\$267,685	\$6.15	0	0	0	0	0
96	96-22-08-427-002	28525 BECK RD STE 102	3/23/2023	\$198,000	\$85,810	\$29,428	0.034	\$44,761	26.08%	\$1,316,500	\$30.22	0	0	0	0	0
96	96-22-08-427-014	28525 BECK RD STE 114	5/27/2022	\$336,000	\$161,690	\$55,394	0.064	\$47,227	14.60%	\$737,922	\$16.94	0	0	0	0	0
96	96-22-08-427-019	28525 BECK RD STE 119	6/9/2022	\$223,100	\$107,000	\$39,815	0.046	\$38,293	17.89%	\$832,457	\$19.11	0	0	0	0	0
96	96-22-08-427-021	28525 BECK RD STE 121	9/23/2022	\$215,000	\$109,600	\$39,815	0.046	\$21,663	9.88%	\$470,935	\$10.81	0	0	0	0	0
96	96-22-08-427-025	28525 BECK RD STE 124	5/27/2022	\$150,000	\$74,390	\$25,101	0.029	\$16,708	11.23%	\$576,138	\$13.23	0	0	0	0	0
96	96-22-09-300-015	46916 W 12 MILE RD	5/23/2022	\$400,000	\$208,560	\$272,961	4.818	\$230,430	55.24%	\$47,827	\$1.10	96-22-09-300-016	0	0	0	0
E	E -17-13-300-080	4359 PINEVIEW DR	5/17/2023	\$1,300,000	\$597,370	\$232,597	1.530	\$257,894	21.59%	\$168,558	\$3.87	0	0	0	0	0
E	E -17-13-400-043	8232 GOLDIE ST	9/9/2024	\$165,000	\$105,070	\$180,813	1.030	\$136,445	64.93%	\$132,471	\$3.04	0	0	0	0	0
E	E -17-24-200-017	3041 HAGGERTY RD	7/27/2022	\$747,035	\$338,690	\$432,011	1.840	\$483,405	71.36%	\$262,720	\$6.03	0	0	0	0	0
E	E -17-24-200-047	2873 HAGGERTY RD	7/19/2022	\$665,000	\$276,310	\$258,485	0.920	\$349,443	63.23%	\$379,829	\$8.72	0	0	0	0	0
E	E -17-25-226-031	3181 WALNUT LAKE RD	4/7/2022	\$940,000	\$477,600	\$310,718	1.770	\$244,169	25.56%	\$137,949	\$3.17	0	0	0	0	0
E	E -17-27-351-012	1145 RIG ST	4/12/2023	\$395,000	\$172,760	\$136,927	0.780	\$170,989	49.49%	\$219,217	\$5.03	0	0	0	0	0

CVT: CITY OF WALLED 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	1	\$65,000	\$32,250	49.62%	1.955	85,160	\$33,248	\$0.76
COM	1	\$65,000	\$32,250	49.62%	1.955	85,160	\$33,248	\$0.76
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
92	92-17-23-379-008		5/2/2023	\$65,000	\$32,250	\$64,509	1.955	\$65,000	100.78%	\$33,248	\$0.76					