

CVT: CITY OF WIXOM

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$5.34	\$6.46	\$5.34
MED	\$4.55	\$5.50	\$4.55
MIN	\$0.32	\$0.39	\$0.32
MAX	\$13.50	\$16.33	\$13.50

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
16.77%	0.0%	27.09%

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	96-22-05-352-003	29710 S WIXOM RD	2/24/2022	\$1,000,000	\$509,350	\$410,422	1.400	\$460,043	45.16%	\$328,602	\$1.27	0	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	\$1.85	0	0	0	0	0
50	50-22-10-230-006	2206 NOVI RD	10/10/2022	\$225,000	\$74,260	\$83,547	0.174	\$111,975	75.39%	\$643,534	\$0.31	0	0	0	0	0
50	50-22-12-200-033	39525 THIRTEEN MILE RD	5/15/2023	\$3,000,000	\$1,527,920	\$609,229	2.220	\$760,325	24.88%	\$342,489	\$2.10	0	0	0	0	0
50	50-22-15-376-015	44855 GRAND RIVER AVE	5/31/2022	\$345,000	\$94,890	\$41,710	0.280	\$165,520	87.22%	\$591,143	\$0.46	0	0	0	0	0
50	50-22-17-126-006	48648 GRAND RIVER AVE	12/20/2022	\$1,200,000	\$545,380	\$386,118	1.340	\$554,513	50.84%	\$413,816	\$1.53	0	0	0	0	0
50	50-22-24-351-001	24520 MEADOWBROOK RD	4/14/2023	\$630,000	\$374,050	\$299,677	0.780	\$230,381	30.80%	\$295,360	\$0.64	0	0	0	0	0
50	50-22-24-476-019	24245 KARIM BLVD	1/30/2024	\$2,250,000	\$1,353,430	\$811,696	2.113	\$553,066	20.43%	\$261,744	\$1.53	0	0	0	0	0
50	50-22-25-106-001	24100 MEADOWBROOK RD	4/28/2023	\$765,000	\$273,220	\$264,752	0.757	\$300,141	54.93%	\$396,487	\$0.83	0	0	0	0	0
50	50-22-36-400-024	39650 ORCHARD HILL PL	3/1/2024	\$2,200,000	\$925,640	\$756,871	1.970	\$1,203,632	65.02%	\$610,981	\$3.33	0	0	0	0	0
50	50-22-36-477-011	21211 HAGGERTY RD	4/27/2022	\$900,000	\$360,420	\$411,859	1.340	\$621,471	86.21%	\$463,784	\$1.72	0	0	0	0	0
50	50-22-36-477-031	40000 EIGHT MILE RD	11/2/2023	\$2,650,000	\$1,578,830	\$886,388	2.307	\$577,959	18.30%	\$250,524	\$1.60	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	\$1.87	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	\$0.34	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	\$0.54	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	\$0.72	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	\$1.42	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	\$0.48	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	\$0.99	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	\$2.23	92-17-34-276-024	92-17-34-276-025	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	\$0.19	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	\$1.08	92-17-35-126-003	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	\$0.56	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	\$0.66	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	\$0.05	0	0	0	0	0
E	E -17-36-200-004	3480 E WEST MAPLE RD	9/7/2023	\$1,524,000	\$455,110	\$315,178	1.450	\$947,586	104.11%	\$653,508	\$2.62	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	\$1.80	0	0	0	0	0
K	K -21-03-151-015	30712 LYON CENTER DR E	4/5/2023	\$1,350,000	\$805,790	\$932,794	1.660	\$673,708	41.80%	\$405,848	\$1.86	0	0	0	0	0
K	K -21-11-276-007	53425 GRAND RIVER AVE	9/12/2023	\$1,150,000	\$381,590	\$245,051	1.920	\$550,620	72.15%	\$286,781	\$1.52	0	0	0	0	0
K	K -21-32-100-013	22024 PONTIAC TRL	3/1/2023	\$564,000	\$161,310	\$97,082	0.510	\$302,599	93.79%	\$593,331	\$0.84	0	0	0	0	0

CVT: CITY OF WIXOM

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$5.31	\$6.71	\$5.84
MED	\$3.29	\$4.16	\$3.62
MIN	\$1.17	\$1.48	\$1.29
MAX	\$19.87	\$25.11	\$21.86

IND RATES (ACREAGE) BREAKDOWN			
ACRES	OLD RATE (ACRES)	INDICATED RATE (ACRES)	USED RATE (ACRES)
AVG	\$1,380,381	\$1,744,454	\$1,518,419
MED	\$978,974	\$1,237,177	\$1,076,871
MIN	\$168,245	\$212,619	\$185,070
MAX	\$4,555,220	\$5,756,652	\$5,010,742

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
5.49%	10.0%	24.27%

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	96-22-04-326-001	30300 BECK RD	8/29/2022	\$4,550,000	\$1,459,760	\$656,850	4.880	\$2,136,994	73.20%	\$437,909	\$10.05	0	0	0	0	0
96	96-22-04-351-008	29830 BECK RD	5/10/2022	\$1,722,500	\$642,630	\$310,411	2.050	\$682,763	53.12%	\$333,055	\$7.65	0	0	0	0	0
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	96-22-05-476-026	48260 FRANK ST	2/23/2023	\$2,700,000	\$1,231,330	\$673,835	5.910	\$1,292,926	52.50%	\$218,769	\$5.02	0	0	0	0	0
96	96-22-05-476-050	48090 WEST RD	3/18/2022	\$1,525,000	\$672,020	\$506,837	3.625	\$624,578	46.47%	\$172,297	\$3.96	0	0	0	0	0
96	96-22-06-101-027	50759 CENTURY CT	10/17/2022	\$4,775,000	\$1,457,750	\$446,691	2.950	\$2,127,093	72.96%	\$721,048	\$16.55	0	0	0	0	0
96	96-22-06-101-028	50853 CENTURY CT	6/17/2022	\$1,500,000	\$878,630	\$506,269	9.100	\$154,531	8.79%	\$16,981	\$0.39	0	0	0	0	0
96	96-22-06-200-037	31155 OLD WIXOM RD	6/7/2022	\$1,660,000	\$949,080	\$464,272	3.119	\$119,058	6.27%	\$38,172	\$0.88	0	0	0	0	0
96	96-22-08-177-006	28830 WALL ST	11/17/2023	\$950,000	\$302,330	\$126,947	0.755	\$439,351	72.66%	\$581,922	\$13.36	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	96-22-08-427-010	28525 BECK RD STE 110	11/18/2022	\$210,000	\$85,810	\$29,428	0.034	\$56,761	33.07%	\$1,669,441	\$38.33	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
50	50-22-15-126-015	45145 TWELVE MILE RD	5/2/2022	\$10,300,000	\$5,872,700	\$3,154,673	25.193	\$1,777,712	15.14%	\$70,564	\$1.62	50-22-15-126-020	0	0	0	0
50	50-22-24-100-026	41169 VINCENTI CT	3/7/2023	\$1,750,000	\$672,520	\$332,718	2.233	\$820,758	61.02%	\$367,558	\$8.44	0	0	0	0	0
50	50-22-24-251-006	25168 SEELEY RD	7/7/2023	\$1,000,000	\$243,690	\$204,095	1.370	\$694,422	142.48%	\$506,877	\$11.64	0	0	0	0	0
50	50-22-26-376-019	22545 HESLIP DR	12/28/2022	\$655,000	\$209,500	\$142,672	0.958	\$401,561	95.84%	\$419,166	\$9.62	0	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 -17-13-300-081	2605 E OAKLEY PARK RD STE A	3/20/2023	\$1,875,000	\$743,880	\$280,526	2.000	\$573,096	38.52%	\$286,548	\$6.58	0	0	0	0	0
E	E -17-13-326-006	4181 PIONEER DR	5/12/2023	\$905,000	\$350,440	\$124,638	0.710	\$279,844	39.93%	\$394,146	\$9.05	0	0	0	0	0
E	E -17-13-326-024	4228 PIONEER DR	12/7/2023	\$680,000	\$222,720	\$119,372	0.680	\$326,817	73.37%	\$480,613	\$11.03	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 -17-24-126-007	2000 OAKLEY PARK RD	8/18/2023	\$2,350,000	\$1,189,420	\$390,472	3.320	\$162,449	6.83%	\$48,930	\$1.12	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 -17-24-226-001	3080 E OAKLEY PARK RD	5/10/2024	\$680,000	\$188,990	\$145,172	0.690	\$447,288	118.34%	\$648,243	\$14.88	0	0	0	0	0
E	E -17-24-226-004	3131 RULER DR	4/13/2023	\$720,000	\$231,710	\$218,811	1.040	\$451,332	97.39%	\$433,973	\$9.96	0	0	0	0	0
E	E -17-24-227-002	3140 RULER DR	8/29/2022	\$800,000	\$255,600	\$162,004	0.690	\$423,382	82.82%	\$613,597	\$14.09	0	0	0	0	0
E	E -17-24-227-005	3165 OLD FARM LN	10/31/2022	\$534,000	\$175,510	\$112,698	0.480	\$276,646	78.81%	\$576,346	\$13.23	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

CVT: CITY OF WIXOM

YEAR: 2025

LAND TYPE: INDUSTRIAL

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
E	E -17-27-302-001	1144 RIG ST	1/27/2023	\$850,000	\$273,520	\$149,367	1.270	\$419,985	76.77%	\$330,697	\$7.59	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
K	K -21-02-376-018	54790 GRAND RIVER AVE	11/2/2023	\$1,410,000	\$443,510	\$227,183	1.780	\$732,928	82.63%	\$411,757	\$9.45	0	0	0	0	0
K	K -21-02-451-008	29700 WK SMITH DR	1/25/2023	\$6,860,000	\$3,464,690	\$889,513	7.480	\$607,528	8.77%	\$81,220	\$1.86	0	0	0	0	0
K	K -21-03-377-003	29555 COSTELLO DR	12/15/2023	\$205,000	\$83,340	\$26,004	0.052	\$57,436	34.46%	\$1,104,538	\$25.36	0	0	0	0	0
K	K -21-09-276-001	57455 TRAVIS RD	3/4/2022	\$365,000	\$178,690	\$144,619	2.000	\$138,686	38.81%	\$69,343	\$1.59	0	0	0	0	0
K	K -21-12-301-003	28505 AUTOMATION BLVD	3/1/2024	\$4,000,000	\$1,550,840	\$403,226	3.480	\$1,165,411	37.57%	\$334,888	\$7.69	0	0	0	0	0
K	K -21-12-452-002	28115 LAKEVIEW DR	1/26/2024	\$2,167,000	\$1,136,140	\$405,544	3.500	\$207,723	9.14%	\$59,349	\$1.36	0	0	0	0	0

CVT: CITY OF WIXOM
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	5	\$3,815,000	\$1,730,470	45.36%	15.941	694,390	\$239,320	\$5.49
COM	2	\$2,500,000	\$1,128,600	45.14%	9.613	418,742	\$260,064	\$5.97
IND	3	\$1,315,000	\$601,870	45.77%	6.328	275,648	\$207,807	\$4.77

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
96	96-22-08-376-036	800 SAMS WAY	9/22/2022	\$1,900,000	\$702,120	\$1,404,231	4.790	\$1,900,000	135.30%	\$396,660	\$9.11	0	0	0	0	0
96	96-22-05-106-025	30910 S WIXOM RD	5/2/2024	\$600,000	\$426,480	\$852,965	4.823	\$600,000	70.34%	\$124,404	\$2.86	0	0	0	0	0
96	96-22-08-100-064	48473 WEST RD	12/21/2023	\$440,000	\$206,690	\$413,378	2.730	\$440,000	106.44%	\$161,172	\$3.70	0	0	0	0	0
96	96-22-08-326-028	48918 ALPHA DR	8/10/2022	\$675,000	\$296,100	\$592,207	2.344	\$675,000	113.98%	\$287,969	\$6.61	0	0	0	0	0
96	96-22-09-102-001	46914 MAGELLAN	5/17/2023	\$200,000	\$99,080	\$198,156	1.254	\$200,000	100.93%	\$159,490	\$3.66	0	0	0	0	0