

CVT: TOWNSHIP AND VILLAGE OF COMMERCE

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$8.21	\$13.81	\$9.03
MED	\$6.86	\$11.53	\$7.54
MIN	\$0.20	\$0.34	\$0.22
MAX	\$24.21	\$40.72	\$26.63

COM RATES (ACREAGE) BREAKDOWN			
ACRES	OLD RATE (ACRES)	INDICATED RATE (ACRES)	USED RATE (ACRES)
AVG	\$465,809	\$783,455	\$512,390
MED	\$299,022	\$502,932	\$328,924
MIN	\$137,550	\$231,348	\$151,305
MAX	\$1,435,305	\$2,414,071	\$1,578,836

COM RATES (SITE VALUE) BREAKDOWN			
SITE	OLD RATE (SITE VALUE)	INDICATED RATE (SITE VALUE)	USED RATE (SITE VALUE)
AVG	\$29,011	\$48,794	\$31,912
MED	\$24,293	\$40,859	\$26,722
MIN	\$9,987	\$16,797	\$10,986
MAX	\$83,104	\$139,774	\$91,414

COM RATES (ALL TABLES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
7.56%	10.00%	29.76%

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 -17-10-127-040	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					
E	E -17-10-477-033	4371 S COMMERCE RD	7/23/2024	\$200,000	\$50,860	\$66,429	0.250	\$164,810	162.02%	\$659,240	\$15.13					
E	E -17-12-276-010	2745 UNION LAKE RD	4/3/2023	\$730,000	\$194,040	\$245,474	0.470	\$595,503	153.45%	\$1,267,028	\$29.09					
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					
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					
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					
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					
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					
E	E -17-25-426-016	3281 CRUMB RD	9/22/2023	\$3,406,000	\$795,800	\$493,604	2.840	\$2,337,260	146.85%	\$822,979	\$18.89					
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	\$15.00					
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					
E	E -17-36-400-020	455 HAGGERTY RD	12/8/2022	\$3,150,000	\$1,009,700	\$976,985	1.550	\$2,160,460	106.99%	\$1,393,845	\$32.00					
EW	EW-17-22-431-027	297 GLENGARY RD	9/27/2023	\$479,600	\$187,430	\$76,012	0.500	\$181,809	48.50%	\$363,618	\$8.35					
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					
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					
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					
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					
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					
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					
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					
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					
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		
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		
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			
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					
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					
92	92-17-35-103-015	1250 E WEST MAPLE RD	11/28/2023	\$2,925,000	\$910,140	\$271,156	2.103	\$1,103,865	60.64%	\$524,900	\$12.05					
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				
96	96-22-08-376-026	49160 GRAND RIVER AVE	12/27/2023	1096114	\$493,770	\$449,101	1.091	\$668,082	67.65%	\$612,357	\$14.06					

CVT: TOWNSHIP AND VILLAGE OF COMMERCE

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$4.89	\$7.14	\$4.89
MED	\$3.70	\$5.40	\$3.70
MIN	\$0.20	\$0.29	\$0.20
MAX	\$24.16	\$35.24	\$24.16

IND RATES (ALL TABLES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
8.61%	0.00%	34.02%

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
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					
E	E -17-13-300-081	2605 E OAKLEY PARK RD ST	3/20/2023	\$1,875,000	\$743,880	\$280,526	2.000	\$573,096	38.52%	\$286,548	\$6.58					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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					
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				
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					
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					
L	L -16-25-100-012	2273 FYKE DR	8/6/2024	\$540,000	\$202,200	\$114,406	1.960	\$255,256	63.12%	\$130,233	\$2.99					
L	L -16-25-100-061	2180 FYKE DR	12/29/2023	\$650,000	\$328,910	\$172,315	3.470	\$158,349	24.07%	\$45,634	\$1.05					
L	L -16-25-201-010	2530 E BUNO RD	1/24/2024	\$650,000	\$213,580	\$109,736	1.880	\$327,791	76.74%	\$174,357	\$4.00					

CVT: TOWNSHIP AND VILLAGE OF COMMERCE

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	8	\$2,346,180	\$1,101,350	46.94%	15.538	676,835	\$150,996	\$3.47
COM	1	\$450,000	\$168,200	37.38%	1.720	74,923	\$261,628	\$6.01
IND	7	\$1,896,180	\$933,150	49.21%	13.818	601,912	\$137,225	\$3.15

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
E	E -17-13-326-042		6/29/2023	\$179,900	\$94,260	\$188,526	1.148	\$179,900	95.43%	156707.3171	\$3.60					
E	E -17-13-400-050		9/28/2022	\$140,000	\$76,360	\$152,726	0.930	\$140,000	91.67%	\$150,538	\$3.46					
E	E -17-13-426-013		9/22/2023	\$450,000	\$168,200	\$336,405	1.720	\$450,000	133.77%	\$261,628	\$6.01					
E	E -17-27-351-019	1160 METRO DR	11/9/2022	\$335,000	\$127,240	\$254,486	5.460	\$335,000	131.64%	\$61,355	\$1.41					
E	E -17-27-352-004	1367 CLARANTON DR	8/18/2022	\$354,480	\$170,040	\$340,080	2.110	\$354,480	104.23%	\$168,000	\$3.86	E -17-27-352-005				
E	E -17-27-352-006	1409 CLARANTON DR	9/21/2023	\$297,500	\$137,700	\$274,000	0.850	\$297,500	108.02%	\$350,000	\$8.03	E -17-27-352-007				
E	E -17-27-352-009	1469 CLARANTON DR	8/5/2024	\$153,550	\$66,890	\$133,773	0.830	\$153,550	114.78%	\$185,000	\$4.25					
E	E -17-27-352-010	1489 CLARANTON DR	3/18/2024	\$435,750	\$260,660	\$401,318	2.490	\$435,750	83.59%	\$175,000	\$4.02	E -17-27-352-011				