

CVT: TOWNSHIP OF GROVELAND

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1.51	\$2.13	\$1.58
MED	\$1.19	\$1.68	\$1.25
MIN	\$0.16	\$0.23	\$0.17
MAX	\$5.39	\$7.63	\$5.66

COM RATES (ALL TABLES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
23.08%	5.0%	24.60%

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
G	G -02-33-102-005	16200 DIXIE HWY STE A	5/8/2024	\$938,000	\$275,000	\$141,134	4.000	\$461,965	83.99%	\$115,491	\$2.65	0	0	0	0	0
D	D -03-32-300-037	3994 S ORTONVILLE RD	12/30/2022	\$340,000	\$154,310	\$127,907	0.620	\$103,154	33.42%	\$166,377	\$3.82	0	0	0	0	0
D	D -03-32-400-029	6750 OAKHILL RD	9/16/2022	\$335,000	\$138,420	\$128,538	0.688	\$169,742	61.31%	\$246,718	\$5.66	0	0	0	0	0
D	D -03-32-400-057	3779 S ORTONVILLE RD	1/31/2023	\$400,000	\$180,080	\$149,064	2.508	\$173,494	48.17%	\$69,176	\$1.59	0	0	0	0	0
DO	DO-03-07-453-005	470 MILL ST	9/20/2023	\$215,000	\$109,770	\$60,024	0.164	\$61,202	27.88%	\$373,183	\$8.57	0	0	0	0	0
DO	DO-03-18-154-001	470 SOUTH ST	6/30/2023	\$350,000	\$175,980	\$125,397	0.333	\$138,437	39.33%	\$415,727	\$9.54	0	0	0	0	0
IH	IH-01-33-226-024	507 N SAGINAW ST	7/25/2023	\$299,000	\$115,430	\$63,146	0.413	\$107,004	46.35%	\$259,090	\$5.95	0	0	0	0	0
IH	IH-01-33-228-031	421 N SAGINAW ST	2/20/2024	\$330,000	\$111,610	\$117,279	1.030	\$208,043	93.20%	\$201,983	\$4.64	0	0	0	0	0
IH	IH-01-34-101-003	602 N SAGINAW ST	10/20/2023	\$145,000	\$71,660	\$36,848	0.241	\$22,934	16.00%	\$95,162	\$2.18	0	0	0	0	0
IH	IH-01-34-301-002	103 S SAGINAW ST	9/26/2022	\$275,000	\$93,560	\$34,091	0.061	\$95,284	50.92%	\$1,562,033	\$35.86	0	0	0	0	0
IH	IH-01-34-308-007	310 S BROAD ST	9/26/2022	\$375,000	\$174,180	\$45,563	0.298	\$19,927	5.72%	\$66,869	\$1.54	0	0	0	0	0
U	U -07-03-126-013	10816 DIXIE HWY	10/28/2022	\$450,000	\$245,180	\$195,284	3.530	\$171,078	34.89%	\$48,464	\$1.11	0	0	0	0	0

CVT: TOWNSHIP OF GROVELAND

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$0.45	\$0.45	\$0.45
MED	\$0.13	\$0.13	\$0.13
MIN	\$0.05	\$0.05	\$0.05
MAX	\$1.66	\$1.68	\$1.66

IND RATES (ALL TABLES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
14.81%	0.0%	53.66%

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
G	G -02-12-276-001	136 N ORTONVILLE RD	5/4/2023	\$180,000	\$109,970	\$120,226	2.000	\$75,914	34.52%	\$37,957	\$0.87	0	0	0	0	0
G	G -02-12-276-006	160 N ORTONVILLE RD	1/20/2023	\$766,300	\$309,610	\$174,414	3.640	\$298,624	48.23%	\$82,040	\$1.88	0	0	0	0	0
L	L -16-24-101-010	2279 CHILDS LAKE RD	9/28/2023	\$150,000	\$113,520	\$99,731	2.410	\$20,527	9.04%	\$8,517	\$0.20	0	0	0	0	0
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	0	0	0	0	0
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	0	0	0	0	0
L	L -16-25-401-031	2569 ZAM PKWY	4/7/2023	\$600,000	\$259,280	\$224,160	8.300	\$297,472	57.37%	\$35,840	\$0.82	0	0	0	0	0
L	L -16-35-351-026	54380 PONTIAC TRL	12/19/2022	\$1,500,000	\$522,700	\$148,975	2.000	\$597,210	57.13%	\$298,605	\$6.86	0	0	0	0	0
U	U -07-36-401-005	4545 CLAWSON TANK DR	5/24/2024	\$1,250,000	\$951,400	\$360,969	4.790	-\$267,894	-14.08%	-\$55,928	-\$1.28	0	0	0	0	0

CVT: TOWNSHIP OF GROVELAND
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	\$350,000	\$170,910	48.83%	5.110	222,592	\$68,493	\$1.57
COM	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00
IND	1	\$350,000	\$170,910	48.83%	5.110	222,592	\$68,493	\$1.57

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
G	G -02-18-351-014		8/30/2022	\$350,000	\$170,910	\$341,815	5.110	\$350,000	102.39%	\$68,493	\$1.57	G -02-18-351-015	G -02-18-351-016			