

CVT: TOWNSHIP AND VILLAGE OF HOLLY

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$5.71	\$6.70	\$6.28
MED	\$3.31	\$3.88	\$3.64
MIN	\$0.30	\$0.35	\$0.33
MAX	\$21.90	\$25.70	\$24.09

COM (SF)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
11.21%	10.0%	28.98%

COM RATES (ACREAGE) BREAKDOWN			
ACRES	OLD RATE (ACREAGE)	INDICATED RATE (ACREAGE)	USED RATE (ACREAGE)
AVG	529,924	621,776	556,420
MED	326,487	383,077	342,811
MIN	115,541	135,568	121,318
MAX	1,926,662	2,260,613	2,022,995

COM (ACREAGE)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
11.21%	5.0%	27.66%

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
IH	IH-01-27-354-001	912 N SAGINAW ST	3/15/2024	\$300,000	\$198,000	\$49,079	0.321	-\$5,203	-1.31%	-\$16,209	-\$0.37	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-01-33-426-011	101 CIVIC DR	6/14/2022	\$230,000	\$114,820	\$187,476	2.390	\$193,184	84.12%	\$80,830	\$1.86	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
IH	IH-01-34-352-002	503 S BROAD ST	7/13/2022	\$160,000	\$48,410	\$45,496	0.211	\$115,460	119.25%	\$547,204	\$12.56	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-03-18-101-006	258 S ORTONVILLE RD	7/25/2022	\$485,000	\$244,360	\$130,693	0.755	\$132,479	27.11%	\$175,469	\$4.03	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
LM	LM-16-03-401-003	1181 N MILFORD RD	5/24/2024	\$1,050,000	\$538,710	\$197,767	0.830	\$186,029	17.27%	\$224,131	\$5.15	0	0	0	0	0
LM	LM-16-03-477-006	780 N MILFORD RD	9/13/2022	\$1,500,000	\$561,500	\$415,780	1.660	\$793,149	70.63%	\$477,801	\$10.97	LM-16-03-477-008	0	0	0	0
LM	LM-16-10-229-003	624 N MILFORD RD	9/8/2023	\$280,000	\$151,100	\$187,866	0.240	\$162,294	53.70%	\$676,225	\$15.52	0	0	0	0	0
LM	LM-16-11-108-011	402 UNION ST	4/26/2023	\$325,000	\$226,400	\$195,584	0.200	\$72,955	16.11%	\$364,775	\$8.37	0	0	0	0	0
LM	LM-16-11-151-003	340 N MAIN ST	12/19/2023	\$900,000	\$289,840	\$82,206	0.070	\$402,076	69.36%	\$5,743,943	\$131.86	0	0	0	0	0
LM	LM-16-11-151-021	344 N MAIN ST	10/25/2023	\$1,045,000	\$571,520	\$575,445	0.490	\$537,766	47.05%	\$1,097,482	\$25.19	0	0	0	0	0
LM	LM-16-11-152-001	334 UNION ST	2/6/2023	\$489,900	\$234,320	\$215,143	0.220	\$222,363	47.45%	\$1,010,741	\$23.20	0	0	0	0	0
LM	LM-16-11-204-012	1400 E COMMERCE ST	4/7/2022	\$425,000	\$262,410	\$367,516	1.300	\$260,607	49.66%	\$200,467	\$4.60	LM-16-11-204-013	0	0	0	0
LM	LM-16-11-301-013	115 E HURON ST	11/4/2023	\$300,000	\$156,640	\$130,044	0.230	\$140,498	44.85%	\$610,861	\$14.02	0	0	0	0	0
LM	LM-16-11-304-009	119 E WASHINGTON ST	2/15/2024	\$165,000	\$111,350	\$47,655	0.200	\$4,926	2.21%	\$24,630	\$0.57	0	0	0	0	0
LM	LM-16-11-304-015	303 S MAIN ST	6/6/2023	\$710,000	\$315,700	\$382,631	0.800	\$490,787	77.73%	\$613,484	\$14.08	0	0	0	0	0

CVT: TOWNSHIP AND VILLAGE OF HOLLY

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$0.39	\$0.65	\$0.41
MED	\$0.16	\$0.26	\$0.17
MIN	\$0.08	\$0.13	\$0.08
MAX	\$2.47	\$4.11	\$2.59

IND (SF)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
15.09%	5.0%	20.58%

IND RATES (ACREAGE) BREAKDOWN			
ACRES	OLD RATE (ACREAGE)	INDICATED RATE (ACREAGE)	USED RATE (ACREAGE)
AVG	\$378,729	\$629,789	\$397,665
MED	\$267,181	\$444,295	\$280,540
MIN	\$71,508	\$118,911	\$75,083
MAX	\$1,293,365	\$2,150,738	\$1,358,033

IND (ACREAGE)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
15.09%	5.0%	20.58%

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
I	I -01-01-126-003	11333 DIXIE HWY	5/17/2022	\$1,150,000	\$323,820	\$200,886	6.270	\$587,945	90.78%	\$93,771	\$2.15	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 -16-25-201-010	2530 E BUNO RD	1/24/2024	\$650,000	\$213,580	\$109,736	1.880	\$327,791	76.74%	\$174,357	\$4.00	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
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

CVT: TOWNSHIP AND VILLAGE OF HOLLY

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	2	\$185,000	\$55,380	29.94%	0.654	28,488	\$282,875	\$6.49
COM	2	\$185,000	\$55,380	29.94%	0.654	28,488	\$282,875	\$6.49
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
IH	IH-01-28-427-044	1125 N SAGINAW ST	6/12/2024	\$125,000	\$37,490	\$74,989	0.550	\$125,000	166.71%	\$227,273	\$1.58	0	0	0	0	0
IH	IH-01-34-304-007	108 BATTLE ALY	2/24/2023	\$60,000	\$17,890	\$35,789	0.104	\$60,000	167.69%	\$576,923	\$0.14	0	0	0	0	0