

CVT: TOWNSHIP AND VILLAGE OF MILFORD

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE RATE (SF)	USED RATE (SF)
AVG	\$9.95	\$9.97	\$9.95
MED	\$6.61	\$6.62	\$6.61
MIN	\$0.03	\$0.03	\$0.03
MAX	\$32.42	\$32.49	\$32.42

COM RATES (SITE VALUE) BREAKDOWN			
SITE VALUE	OLD RATE (SITE VALUE)	INDICATED RATE (SITE VALUE)	USED RATE (SITE VALUE)
AVG	87,306	87,488	87,306
MED	76,993	77,153	76,993
MIN	65,079	65,214	65,079
MAX	130,158	130,429	130,158

COM RATES (ALL TABLES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
11.25%	0.00%	28.71%

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
L	L-16-03-205-002	1550 N MILFORD RD	6/28/2024	\$175,000	\$109,980	\$70,450	0.270	\$29,956	13.62%	\$110,948	\$2.55		.	.	.	.
L	L-16-21-276-001	2020 S MILFORD RD	3/28/2024	\$800,000	\$342,860	\$391,822	5.140	\$496,493	72.40%	\$96,594	\$2.22		.	.	.	.
L	L-16-22-300-046	2185 S MILFORD RD	2/24/2023	\$700,000	\$400,120	\$288,149	3.780	\$238,815	29.84%	\$63,179	\$1.45		.	.	.	.
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		.	.	.	.
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	.	.	.	.
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		.	.	.	.
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		.	.	.	.
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		.	.	.	.
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		.	.	.	.
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	.	.	.	.
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		.	.	.	.
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		.	.	.	.
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		.	.	.	.
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	\$7.54					
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					
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-17-12-426-008	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-17-36-200-032	500 LOOP RD	2/15/2023	\$1,275,000	\$738,200	\$817,290	1.880	\$653,425	44.26%	\$347,566	\$7.98					
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-17-23-101-015	3031 S COMMERCE RD	10/31/2022	\$775,000	\$333,120	\$272,873	1.570	\$368,674	55.34%	\$234,824	\$5.39					
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	\$9.32					
K	K-21-04-251-001	57951 GRAND RIVER AVE	3/1/2024	\$660,000	\$393,140	\$604,613	2.210	\$421,525	53.61%	\$190,735	\$4.38	K-21-04-151-005				
K	K-21-05-252-024	30625 MARTINDALE RD	9/30/2022	\$980,000	\$362,500	\$271,814	3.000	\$402,542	55.52%	\$134,181	\$3.08					

CVT: TOWNSHIP AND VILLAGE OF MILFORD
YEAR: 2025
LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1.86	\$2.07	\$1.96
MED	\$0.90	\$1.00	\$0.94
MIN	\$0.08	\$0.09	\$0.08
MAX	\$8.20	\$9.14	\$8.61

IND RATES (ALL TABLES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
12.90%	5.00%	18.16%

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
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					
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		.	.	.	.
L	L -16-35-351-026	54380 PONTIAC TR	12/19/2022	\$1,500,000	\$522,700	\$148,975	2.000	\$597,210	57.13%	\$298,605	\$6.86					
96	96-22-04-351-003	29686 BECK RD	8/3/2021	\$2,472,400	\$903,070	\$647,428	4.810	\$1,207,408	66.85%	\$251,020	\$5.76					
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	96-22-05-476-026	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					
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					
96	96-22-06-101-023	31205 CENTURY DR	9/27/2021	\$2,083,590	\$996,040	\$263,922	1.743	\$227,152	11.40%	\$130,322	\$2.99					
96	96-22-06-101-028	50853 CENTURY DR	6/17/2022	\$1,500,000	\$878,630	\$506,269	9.100	\$154,531	8.79%	\$16,981	\$0.39					
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	96-22-08-177-013	28966 WALL ST	5/24/2021	\$1,970,000	\$969,710	\$330,096	2.180	\$247,278	12.75%	\$113,430	\$2.60					
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					
96	96-22-09-102-002	46926 MAGELLAN DR	9/1/2021	\$925,000	\$450,250	\$186,262	1.153	\$170,581	18.94%	\$147,945	\$3.40					
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 -17-24-126-007	2000 OAKLEY PARK	8/18/2023	\$2,350,000	\$1,189,420	\$390,472	3.320	\$162,449	6.83%	\$48,930	\$1.12					
E	E -17-24-200-047	2873 HAGGERTY RD	7/19/2022	\$665,000	\$276,310	\$258,485	0.920	\$349,443	63.23%	\$379,829	\$8.72					
E	E -17-25-226-031	3181 WALNUT LAKE	4/7/2022	\$940,000	\$477,600	\$310,718	1.770	\$244,169	25.56%	\$137,949	\$3.17					
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					
K	K -21-02-451-008	29700 WK SMITH	1/25/2023	\$6,860,000	\$3,464,690	\$889,513	7.480	\$607,528	8.77%	\$81,220	\$1.86					
K	K -21-03-402-017	30026 RESEARCH	7/29/2021	\$1,240,000	\$539,940	\$257,814	2.020	\$377,618	34.97%	\$186,940	\$4.29					
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					
K	K -21-12-452-002	28115 LAKEVIEW	1/26/2024	\$2,167,000	\$1,136,140	\$405,544	3.500	\$207,723	9.14%	\$59,349	\$1.36					

CVT: TOWNSHIP AND VILLAGE OF MILFORD
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	3	\$2,035,000	\$421,380	20.71%	21.710	945,688	\$93,736	\$2.15
COM	1	\$600,000	\$192,430	32.07%	5.890	256,568	\$101,868	\$2.34
IND	2	\$1,435,000	\$228,950	15.95%	15.820	689,119	\$90,708	\$2.08

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
L	L -16-25-201-016		4/22/2022	\$435,000	\$104,800	\$209,602	9.820	\$435,000	207.54%	\$44,297	\$98.06					
L	L -16-36-351-025		4/4/2023	\$1,000,000	\$124,150	\$248,292	6.000	\$1,000,000	402.74%	\$166,667	\$137.74					
LM	LM-16-10-254-021	200 PETERS	1/10/2024	\$600,000	\$192,430	\$384,853	5.890	\$600,000	155.90%	\$101,868	\$81.13					