

CVT: TOWNSHIP OF OAKLAND
YEAR: 2025
LAND TYPE: COMMERCIAL

COM RATES (RATE TABLE) BREAKDOWN			
RATE	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$115,632	\$168,630	\$115,632
MED	\$59,063	\$86,133	\$59,063
MIN	\$1,047	\$1,527	\$1,047
MAX	\$531,784	\$775,518	\$531,784

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
12.96%	0.0%	13.33%

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
N	N -10-31-200-013	3215 SILVERBELL RD	7/10/2024	\$7,000,000	\$3,440,860	\$229,283	6.320	\$421,629	6.13%	\$66,713	\$1.53	0	0	0	0	0
O	O -09-14-251-019	1455 S LAPEER RD	4/26/2022	\$8,450,000	\$4,435,610	\$632,658	5.904	\$968,951	10.92%	\$164,118	\$3.77	0	0	0	0	0
O	O -09-14-300-036	62 W SCRIPPS RD	1/2/2024	\$350,000	\$148,010	\$208,995	1.120	\$253,481	85.63%	\$226,322	\$5.20	O -09-14-300-035	0	0	0	0
O	O -09-29-101-041	3385 WALDON RD	8/12/2022	\$550,000	\$271,360	\$207,825	1.300	\$243,269	44.82%	\$187,130	\$4.30	0	0	0	0	0
O	O -09-35-401-005	179 NORTHPOINTE DR	9/11/2023	\$1,410,000	\$570,550	\$418,556	1.969	\$653,657	57.28%	\$331,974	\$7.62	0	0	0	0	0
P	P -04-26-353-022	834 S LAPEER RD	6/15/2022	\$775,000	\$348,440	\$115,216	0.460	\$151,831	21.79%	\$330,067	\$7.58	0	0	0	0	0
P	P -04-26-353-026	932 S LAPEER RD	3/27/2024	\$475,000	\$249,240	\$115,216	0.460	\$118,482	23.77%	\$257,570	\$5.91	0	0	0	0	0

CVT: TOWNSHIP OF OAKLAND

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (RATE TABLE) BREAKDOWN			
RATE	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1.77	\$1.99	\$1.77
MED	\$1.48	\$1.66	\$1.48
MIN	\$0.11	\$0.12	\$0.11
MAX	\$4.11	\$4.62	\$4.11

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
20.00%	0.0%	30.34%

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
O	O -09-35-401-003	87 NORTHPOINTE DR	3/3/2023	\$2,340,000	\$1,024,010	\$246,181	1.979	\$441,710	21.57%	\$223,199	\$5.12	0	0	0	0	0
PO	PO-04-27-228-001	60 E BURDICK ST	4/25/2024	\$390,000	\$139,730	\$115,785	1.780	\$214,148	76.63%	\$120,308	\$2.76	PO-04-27-228-011	PO-04-27-228-010	0	0	0
02	02-14-35-228-012	2960 AUBURN CT	12/29/2022	\$727,811	\$493,120	\$179,793	2.060	-\$46,436	-4.71%	-\$22,542	-\$0.52	0	0	0	0	0

CVT: TOWNSHIP OF OAKLAND
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	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00
COM	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00
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 /	SALE \$ /	Total	SALE \$ /	OTHER	OTHER	OTHER	OTHER	OTHER		
									2024 TCV	ACRE	Land SF	SF	PARCELS 0	PARCELS 1	PARCELS 2	PARCELS 3	PARCELS 4		
														(LtoB)					