

CVT: TOWNSHIP AND VILLAGE OF ORION

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$9.71	\$14.40	\$10.68
MED	\$4.49	\$6.65	\$4.94
MIN	\$0.17	\$0.25	\$0.19
MAX	\$45.64	\$67.70	\$50.20

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
7.16%	10.0%	29.20%

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 -09-04-151-007	2375 STANTON RD	5/15/2023	\$2,200,000	\$1,164,000	\$1,063,068	159.773	\$879,535	37.78%	\$5,505	\$0.13	O -09-04-101-001	P -04-33-300-008	0	0	0
O	O -09-09-452-036	1870 W CLARKSTON RD	9/15/2023	\$390,000	\$200,130	\$138,662	1.294	\$123,913	30.96%	\$95,760	\$2.20	0	0	0	0	0
O	O -09-11-476-009	20 W CLARKSTON RD	2/23/2024	\$555,000	\$152,530	\$125,418	0.590	\$347,784	114.01%	\$589,464	\$13.53	0	0	0	0	0
O	O -09-14-201-006	1140 S LAPEER RD	8/17/2022	\$245,000	\$107,150	\$109,344	0.385	\$123,200	57.49%	\$320,000	\$7.35	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 -09-23-402-025	2643 S LAPEER RD	6/7/2022	\$1,270,000	\$783,860	\$371,487	1.308	\$75,095	4.79%	\$57,412	\$1.32	0	0	0	0	0
O	O -09-26-300-007	3800 S LAPEER RD	2/5/2024	\$12,640,000	\$5,271,430	\$3,765,561	20.645	\$8,996,592	85.33%	\$435,776	\$10.00	O -09-26-300-014	O -09-35-300-033	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 -09-33-351-029	831 BROWN RD	7/28/2022	\$2,200,000	\$846,650	\$363,447	2.040	\$821,147	48.49%	\$402,523	\$9.24	0	0	0	0	0
O	O -09-33-376-026	4800 JOSLYN RD	4/14/2022	\$950,000	\$362,840	\$371,999	2.088	\$571,928	78.81%	\$273,912	\$6.29	0	0	0	0	0
O	O -09-35-300-014	2475 BROWN RD	12/15/2023	\$650,000	\$206,200	\$231,704	1.090	\$462,969	112.26%	\$424,742	\$9.75	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
O	O -09-35-401-006	250 KAY INDUSTRIAL DR	9/20/2022	\$2,200,000	\$1,147,720	\$427,059	2.009	\$239,103	10.42%	\$119,016	\$2.73	0	0	0	0	0
OL	OL-09-02-406-024	107 N LAPEER ST	4/7/2023	\$463,000	\$217,120	\$128,001	0.225	\$181,633	41.83%	\$807,258	\$18.53	0	0	0	0	0
OL	OL-09-02-454-002	45 N LAPEER ST	6/3/2022	\$325,000	\$130,530	\$76,111	0.153	\$151,597	58.07%	\$990,830	\$22.75	0	0	0	0	0
OL	OL-09-02-481-011	51 S BROADWAY ST	9/20/2023	\$390,000	\$154,560	\$44,022	0.062	\$80,771	26.13%	\$1,302,758	\$29.91	0	0	0	0	0
02	02-14-02-401-005	3700 LAPEER RD	1/20/2023	\$1,500,000	\$458,990	\$515,718	2.420	\$1,045,921	113.94%	\$432,199	\$9.92	0	0	0	0	0
02	02-14-11-126-007	3285 LAPEER RD W	6/30/2022	\$1,262,500	\$682,720	\$440,123	5.860	\$679,063	49.73%	\$115,881	\$2.66	0	0	0	0	0
02	02-14-11-304-007	2705 LAPEER RD	6/10/2024	\$677,500	\$306,870	\$278,644	1.210	\$345,038	56.22%	\$285,155	\$6.55	0	0	0	0	0
02	02-14-11-352-019	2635 LAPEER RD	5/13/2024	\$610,000	\$284,020	\$194,036	0.730	\$370,505	65.23%	\$507,541	\$11.65	0	0	0	0	0
02	02-14-11-353-012	2638 LAPEER RD	6/5/2023	\$255,000	\$184,590	\$117,988	0.418	\$86,234	23.36%	\$206,302	\$4.74	0	0	0	0	0
02	02-14-13-301-012	3250 UNIVERSITY DR	6/1/2023	\$7,898,160	\$4,481,460	\$2,350,476	9.450	\$1,333,797	14.88%	\$141,143	\$3.24	0	0	0	0	0
02	02-14-23-126-011	1420 N OPDYKE RD	12/27/2023	\$849,165	\$371,570	\$273,208	1.200	\$541,788	72.91%	\$451,490	\$10.36	0	0	0	0	0
02	02-14-23-176-012	2550 INNOVATION DR	7/21/2023	\$4,950,000	\$1,767,180	\$988,609	5.890	\$1,781,917	50.42%	\$302,533	\$6.95	0	0	0	0	0
02	02-14-25-478-006	3915 AUBURN RD # 3909	7/25/2022	\$250,000	\$197,520	\$251,215	1.780	\$143,245	36.26%	\$80,475	\$1.85	0	0	0	0	0
02	02-14-35-352-041	2191 SOUTH BLVD	6/30/2022	\$2,350,000	\$999,000	\$369,386	2.310	\$145,096	7.26%	\$62,812	\$1.44	0	0	0	0	0
P	P -04-16-251-006	1755 METAMORA RD	10/20/2023	\$425,000	\$142,200	\$94,351	1.140	\$234,800	82.56%	\$205,965	\$4.73	0	0	0	0	0
P	P -04-26-353-026	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 -04-26-353-022	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
P	P -04-26-353-029	990 S LAPEER RD	9/7/2023	\$850,000	\$464,130	\$330,620	1.320	\$302,255	32.56%	\$228,981	\$5.26	0	0	0	0	0
PO	PO-04-22-385-001	81 W BURDICK ST	1/6/2023	\$1,090,000	\$409,890	\$161,730	1.560	\$362,015	44.16%	\$232,061	\$5.33	0	0	0	0	0
PO	PO-04-27-276-031	107 S WASHINGTON ST	6/8/2023	\$365,000	\$175,750	\$77,524	0.370	\$111,515	31.73%	\$301,392	\$6.92	0	0	0	0	0
PO	PO-04-27-278-019	167 S WASHINGTON ST	8/31/2022	\$315,000	\$159,210	\$78,574	0.290	\$87,693	27.54%	\$302,390	\$6.94	0	0	0	0	0
PO	PO-04-27-279-007	106 S WASHINGTON ST	9/27/2023	\$375,000	\$157,340	\$65,026	0.240	\$138,228	43.93%	\$575,950	\$13.22	0	0	0	0	0
PO	PO-04-27-279-018	146 S WASHINGTON ST	2/9/2024	\$223,000	\$110,690	\$63,075	0.200	\$76,230	34.43%	\$381,150	\$8.75	0	0	0	0	0
PO	PO-04-27-279-019	148 S WASHINGTON ST	12/1/2023	\$239,000	\$117,880	\$67,736	0.250	\$83,431	35.39%	\$333,724	\$7.66	0	0	0	0	0
PO	PO-04-27-279-043	150 S WASHINGTON ST	10/3/2023	\$418,000	\$229,400	\$98,476	0.470	\$19,191	4.18%	\$40,832	\$0.94	0	0	0	0	0

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

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$11.11	\$10.73	\$11.11
MED	\$3.12	\$3.01	\$3.12
MIN	\$0.31	\$0.30	\$0.31
MAX	\$65.91	\$63.69	\$65.91

IND RATES (SF TABLE)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
8.33%	0.0%	14.94%

IND RATES (ACREAGE TABLE) BREAKDOWN			
ACRES	OLD RATE (ACRE)	INDICATED RATE (ACRE)	USED RATE (ACRE)
AVG	\$783,593	\$757,145	\$783,593
MED	\$588,542	\$568,677	\$588,542
MIN	\$154,880	\$149,652	\$154,880
MAX	\$3,097,588	\$2,993,036	\$3,097,588

IND RATES (ACREAGE TABLE)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
8.33%	0.0%	14.94%

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
O	O -09-35-402-006	162 NORTHPOINTE DR	3/3/2023	\$2,240,000	\$976,790	\$221,710	1.663	\$420,245	21.51%	252,703	\$5.80	0	0	0	0	0
O2	02-14-26-126-031	2110 EXECUTIVE HILLS CT	1/11/2023	\$14,600,000	\$6,486,750	\$1,747,542	9.740	\$1,515,742	11.68%	155,620	\$3.57	0	0	0	0	0
O2	02-14-36-102-005	0	6/30/2022	\$70,000	\$37,350	\$74,705	0.490	\$70,000	93.71%	142,857	\$3.28	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
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

CVT: TOWNSHIP AND VILLAGE OF ORION

YEAR: 2025

LAND TYPE: GM.UTILITY

UTL/GM RATES (ACREAGE TABLE) BREAKDOWN			
ACRES	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$175,833	\$155,451	\$175,833
MED	\$97,827	\$86,487	\$97,827
MIN	\$35,174	\$31,097	\$35,174
MAX	\$769,417	\$680,229	\$769,417

UTL/GM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1.71	\$1.51	\$1.71
MED	\$1.37	\$1.21	\$1.37
MIN	\$0.36	\$0.32	\$0.36
MAX	\$4.11	\$3.63	\$4.11

UTL/GM RATES (ACREAGE & SF TABLE)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
12.90%	0.0%	2.59%

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
O	O -09-35-402-006	162 NORTHPOINTE DR	3/3/2023	\$2,240,000	\$976,790	\$221,710	1.663	\$420,245	21.51%	\$252,703	\$5.80	0	0	0	0	0
O2	02-14-26-126-031	2110 EXECUTIVE HILLS CT	1/11/2023	\$14,600,000	\$6,486,750	\$1,747,542	9.740	\$1,515,742	11.68%	\$155,620	\$3.57	0	0	0	0	0
P	P -04-22-426-001	411 N OXFORD RD	4/25/2022	\$500,000	\$249,320	\$81,635	2.510	\$53,022	10.63%	\$21,124	\$0.48	0	0	0	0	0
PO	PO-04-26-376-017	925 S GLASPIE ST	10/11/2022	\$600,000	\$325,010	\$87,164	1.340	\$13,657	2.10%	\$10,192	\$0.23	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

CVT: TOWNSHIP AND VILLAGE OF ORION

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	15	\$18,097,500	\$5,306,330	29.32%	82.741	3,604,198	\$218,725	\$5.02
COM	13	\$17,572,500	\$4,924,630	28.02%	68.401	2,979,548	\$256,904	\$5.90
IND	2	\$525,000	\$381,700	72.70%	14.340	624,650	\$36,611	\$0.84

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
O	O -09-05-301-016	0	4/7/2023	\$450,000	\$339,110	\$678,218	13.790	\$450,000	66.35%	\$32,632	\$0.75	0	0	0	0	0
O	O -09-11-479-008	0	9/15/2023	\$550,000	\$226,850	\$453,708	1.278	\$550,000	121.23%	\$430,360	\$9.88	0	0	0	0	0
O	O -09-23-301-005	2410 S LAPEER RD	12/16/2022	\$1,475,000	\$989,630	\$1,979,265	9.311	\$1,475,000	74.52%	\$158,415	\$3.64	0	0	0	0	0
O	O -09-23-301-012	0	12/16/2022	\$1,150,000	\$501,880	\$1,003,769	4.722	\$1,150,000	114.57%	\$243,541	\$5.59	O -09-23-301-013	0	0	0	0
O	O -09-23-301-013	0	8/14/2024	\$1,767,500	\$203,750	\$407,502	1.917	\$1,767,500	433.74%	\$922,014	\$21.17	O -09-23-301-012	O -09-23-301-005	0	0	0
O	O -09-26-101-023	0	9/29/2023	\$500,000	\$113,600	\$227,209	0.800	\$500,000	220.07%	\$625,000	\$14.35	0	0	0	0	0
O	O -09-26-300-015	0	6/7/2024	\$3,000,000	\$367,750	\$735,502	3.460	\$3,000,000	407.89%	\$867,052	\$19.90	0	0	0	0	0
O	O -09-32-301-014	0	7/14/2022	\$1,100,000	\$515,640	\$1,031,274	7.240	\$1,100,000	106.66%	\$151,934	\$3.49	0	0	0	0	0
O	O -09-32-377-057	4956 S BALDWIN RD	5/23/2022	\$425,000	\$69,230	\$138,452	0.390	\$425,000	306.95%	\$1,089,744	\$25.02	0	0	0	0	0
O	O -09-33-426-054	0	4/28/2022	\$3,100,000	\$490,120	\$980,231	17.310	\$3,100,000	316.25%	\$179,087	\$4.11	0	0	0	0	0
O	O -09-34-300-005	0	1/6/2023	\$75,000	\$42,590	\$85,184	0.550	\$75,000	88.05%	\$136,364	\$3.13	0	0	0	0	0
O	O -09-35-200-032	0	10/14/2022	\$3,900,000	\$1,240,950	\$2,481,895	18.620	\$3,900,000	157.14%	\$209,452	\$4.81	O -09-35-200-033	0	0	0	0
O	O -09-35-200-037	0	9/26/2022	\$270,000	\$131,990	\$263,974	3.000	\$270,000	102.28%	\$90,000	\$2.07	0	0	0	0	0
OL	OL-09-02-476-006	0	12/15/2023	\$185,000	\$33,590	\$67,189	0.105	\$185,000	275.38%	\$1,761,905	\$40.45	0	0	0	0	0
OL	OL-09-11-276-027	0	7/17/2023	\$150,000	\$39,650	\$79,293	0.248	\$150,000	189.16%	\$604,839	\$13.89	0	0	0	0	0