

CVT: TOWNSHIP AND VILLAGE OF OXFORD

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$7.16	\$13.46	\$7.87
MED	\$4.07	\$7.65	\$4.48
MIN	\$0.19	\$0.36	\$0.21
MAX	\$33.25	\$62.51	\$36.58

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
10.76%	10.0%	24.75%

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
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
P	P -04-26-354-018	837 S LAPEER RD	2/29/2024	\$1,290,000	\$540,150	\$163,428	0.780	\$420,613	38.93%	\$539,247	\$12.38	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
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-01-33-426-011	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
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 -09-14-201-006	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 -09-14-201-025	1176 S LAPEER RD	4/29/2022	\$4,425,000	\$1,691,270	\$350,745	1.650	\$1,330,993	39.35%	\$806,662	\$18.52	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 -09-33-351-029	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 -09-35-401-001	45 NORTHPOINTE DR	3/3/2023	\$4,380,000	\$1,628,640	\$484,870	3.404	\$1,468,467	45.08%	\$431,395	\$9.90	O -09-35-401-002	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
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

CVT: TOWNSHIP AND VILLAGE OF OXFORD

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1.09	\$2.02	\$1.09
MED	\$0.80	\$1.49	\$0.80
MIN	\$0.22	\$0.41	\$0.22

IND RATES (ACREAGE TABLE) BREAKDOWN			
ACRES	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1,284,479	\$2,384,985	\$1,284,479
MED	\$552,902	\$1,026,614	\$552,902
MIN	\$65,048	\$120,779	\$65,048

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
9.38%	0.0%	22.87%

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
P	P -04-04-376-017	3020 MULLINS CT	6/29/2022	\$850,000	\$304,190	\$248,481	3.820	\$472,149	77.61%	\$123,599	\$2.84	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
O	O -09-26-300-010	3740 S LAPEER RD	3/3/2023	\$13,590,000	\$5,893,710	\$663,210	12.821	\$2,075,084	17.60%	\$161,850	\$3.72	0	0	0	0	0
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
02	02-14-11-201-006	3333 BALD MOUNTAIN RD	6/23/2023	\$8,670,000	\$3,529,950	\$1,559,210	14.801	\$3,467,406	49.11%	\$234,267	\$5.38	0	0	0	0	0
02	02-14-14-101-008	2238 E WALTON BLVD	1/10/2023	\$880,000	\$310,680	\$93,354	0.430	\$362,262	58.30%	\$842,470	\$19.34	0	0	0	0	0
02	02-14-14-126-029	2333 COMMERCIAL DR	4/4/2022	\$2,010,000	\$817,250	\$277,774	1.510	\$678,957	41.54%	\$449,640	\$10.32	0	0	0	0	0
02	02-14-23-151-019	1163 CENTRE RD	2/24/2023	\$955,000	\$329,410	\$129,797	0.620	\$445,590	67.63%	\$718,694	\$16.50	0	0	0	0	0
02	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

CVT: TOWNSHIP AND VILLAGE OF OXFORD

YEAR: 2025

LAND TYPE: GOLF COURSE

GOLF COURSE (CGC) LAND (ACREAGE TABLE) BREAKDOWN			
ACRES	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$232,604	\$282,864	\$232,604
MED	\$100,029	\$121,537	\$100,029
MIN	\$11,768	\$18,244	\$11,768

GOLF COURSE (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
40.00%	0.0%	63.31%

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	OTHER PARCELS 5
P	P -04-03-100-004	3700 METAMORA RD	12/19/2023	\$1,500,000	\$1,322,133	\$1,616,832	176.550	\$570,832	21.59%	\$3,233	\$0.07	P -04-04-200-001	P -04-04-200-002	0	0	0	0
P	P -04-22-200-004	0	8/12/2022	\$4,000,000	\$1,140,710	\$2,281,411	24.940	\$4,000,000	175.33%	\$160,385	\$3.68	0	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	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	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	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	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	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	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	0

CVT: TOWNSHIP AND VILLAGE OF OXFORD

YEAR: 2025

LAND TYPE: DOWNTOWN

DOWNTOWN (DTR) RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$20.68	\$36.27	\$22.75
MED	\$20.33	\$35.65	\$22.36
MIN	\$6.29	\$11.03	\$6.92
MAX	\$30.75	\$53.92	\$33.83

DOWNTOWN (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
52.50%	10.0%	16.97%

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
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
P	P -04-26-354-018	837 S LAPEER RD	2/29/2024	\$1,290,000	\$540,150	\$163,428	0.780	\$420,613	38.93%	\$539,247	\$12.38	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-04-22-453-027	27 N WASHINGTON ST	2/16/2024	\$370,000	\$119,840	\$43,002	0.040	\$130,016	54.25%	\$3,250,400	\$74.62	0	0	0	0	0
PO	PO-04-22-457-009	62 N WASHINGTON ST	5/6/2024	\$288,000	\$98,870	\$40,075	0.160	\$141,758	71.69%	\$885,988	\$20.34	0	0	0	0	0
PO	PO-04-27-226-007	24 S WASHINGTON ST	5/1/2024	\$250,000	\$86,290	\$43,002	0.040	\$122,736	71.12%	\$3,068,400	\$70.44	0	0	0	0	0
PO	PO-04-27-226-054	40 S WASHINGTON ST	1/4/2023	\$475,000	\$163,620	\$35,423	0.040	\$117,830	36.01%	\$2,945,750	\$67.63	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
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 -09-29-101-041	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 -09-35-401-005	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
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

CVT: TOWNSHIP AND VILLAGE OF OXFORD

YEAR: 2025

LAND TYPE: GRAVEL

GRAVEL PIT (IGR) LAND (ACREAGE) BREAKDOWN			
ACRES	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$168,274	\$170,864	\$168,274
MED	\$72,220	\$73,331	\$72,220
MIN	\$8,500	\$8,631	\$8,500
MAX	\$849,649	\$862,727	\$849,649

GRAVEL (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
20.59%	0.0%	92.84%

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
P	P -04-04-376-017	3020 MULLINS CT	6/29/2022	\$850,000	\$304,190	\$248,481	3.820	\$472,149	77.61%	\$123,599	\$2.84	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
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
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 -09-14-251-019	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 -09-23-402-025	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 -09-35-401-003	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 -09-35-401-006	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
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

CVT: TOWNSHIP AND VILLAGE OF OXFORD

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	4	4,788,000	1,574,770	32.89%	42.100	1,833,876	\$113,729	\$2.61
COM	1	4,000,000	1,140,710	28.52%	24.940	1,086,386	\$160,385	\$3.68
IND	3	788,000	434,060	55.08%	17.160	747,490	\$45,921	\$1.05

EXTRACTED																
CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	LAND VALUE / 2024 TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
P	P -04-09-300-024	0	9/19/2023	\$425,000	\$299,740	\$599,476	10.240	\$425,000	70.89%	\$41,504	0.95	0	0	0	0	0
P	P -04-09-451-008	0	9/29/2023	\$90,000	\$29,600	\$59,194	0.910	\$90,000	152.03%	\$98,901	2.27	0	0	0	0	0
P	P -04-22-200-004	0	8/12/2022	\$4,000,000	\$1,140,710	\$2,281,411	24.940	\$4,000,000	175.33%	\$160,385	3.68	0	0	0	0	0
PO	PO-04-22-477-003	0	1/22/2024	\$273,000	\$104,720	\$209,436	6.010	\$273,000	130.35%	\$45,424	1.04	0	0	0	0	0