

CVT: TOWNSHIP OF ROSE

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$0.33	\$0.39	\$0.33
MED	\$0.33	\$0.39	\$0.33
MIN	\$0.33	\$0.39	\$0.33
MAX	\$0.33	\$0.39	\$0.33

COM RATES (ACREAGE) BREAKDOWN			
ACRES	OLD RATE (ACRES)	INDICATED RATE (ACRES)	USED RATE (ACRES)
AVG	\$131,427	\$156,742	\$131,427
MED	\$102,000	\$121,647	\$102,000
MIN	\$61,200	\$72,988	\$61,200
MAX	\$390,000	\$465,120	\$390,000

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
75.00%	0.0%	40.22%

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
R	R -06-03-152-009	12630 MILFORD RD	7/9/2024	\$220,000	\$56,830	\$30,600	0.500	\$134,770	118.57%	\$269,540	\$6.19	0	0	0	0	0
U	U -07-14-176-033	9580 DIXIE HWY	5/26/2023	\$250,000	\$63,670	\$121,667	1.550	\$244,465	191.98%	\$157,719	\$3.62	0	0	0	0	0
Y	Y -12-13-455-009	8355 HIGHLAND RD	4/28/2023	\$575,000	\$254,690	\$157,273	0.498	\$171,437	33.66%	\$344,251	\$7.90	0	0	0	0	0
Y	Y -12-13-455-017	8431 HIGHLAND RD	1/11/2024	\$425,000	\$256,120	\$170,537	0.540	\$53,666	10.48%	\$99,381	\$2.28	0	0	0	0	0
Y	Y -12-21-100-075	6785 HIGHLAND RD	3/17/2023	\$255,000	\$134,050	\$137,500	0.574	\$124,393	46.40%	\$216,713	\$4.98	0	0	0	0	0
Y	Y -12-22-251-017	10290 HIGHLAND RD	11/11/2022	\$405,000	\$177,430	\$200,376	0.920	\$246,773	69.54%	\$268,232	\$6.16	0	0	0	0	0

CVT: TOWNSHIP OF ROSE

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (ACREAGE) BREAKDOWN			
ACRES	OLD RATE (ACRES)	INDICATED RATE (ACRES)	USED RATE (ACRES)
AVG	\$94,669	\$113,427	\$94,669
MED	\$51,510	\$61,717	\$51,510
MIN	\$27,540	\$32,997	\$27,540
MAX	\$416,160	\$498,622	\$416,160

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
21.05%	0.0%	98.34%

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
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 -16-25-401-031	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

CVT: TOWNSHIP OF ROSE
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 / 2024 TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
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