

CVT: TOWNSHIP OF ROYAL OAK

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$3.03	\$4.61	\$3.18
MED	\$2.60	\$3.96	\$2.73
MIN	\$0.68	\$1.04	\$0.71
MAX	\$8.40	\$12.79	\$8.82

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
21.95%	5.0%	19.26%

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
24	24-25-26-106-002	3250 HILTON RD	7/17/2024	\$250,000	\$98,910	\$53,141	0.083	\$91,045	46.02%	\$1,096,928	\$25.18	0	0	0	0	0
24	24-25-27-303-050	23337 WOODWARD AVE	9/16/2024	\$395,000	\$183,260	\$143,590	0.090	\$177,037	48.30%	\$1,967,078	\$45.16	24-25-27-303-049	0	0	0	0
24	24-25-27-327-005	23426 WOODWARD AVE	4/25/2022	\$205,000	\$92,750	\$86,483	0.057	\$100,041	53.93%	\$1,755,105	\$40.29	0	0	0	0	0
24	24-25-27-379-003	23140 WOODWARD AVE	5/9/2023	\$840,000	\$347,170	\$247,386	0.172	\$366,823	52.83%	\$2,132,692	\$48.96	0	0	0	0	0
24	24-25-27-381-025	177 VESTER ST	8/25/2023	\$700,000	\$305,130	\$108,553	0.151	\$193,579	31.72%	\$1,281,980	\$29.43	0	0	0	0	0
24	24-25-34-101-010	611 W 9 MILE RD	6/7/2024	\$860,000	\$331,720	\$296,540	0.265	\$493,279	74.35%	\$1,861,430	\$42.73	0	0	0	0	0
28	28-25-25-380-041	1065 E 9 MILE RD	11/1/2023	\$650,000	\$275,760	\$119,929	0.632	\$172,592	31.29%	\$273,089	\$6.27	28-25-25-380-033	0	0	0	0
28	28-25-25-452-040	1221 E 9 MILE RD	8/18/2023	\$500,000	\$227,680	\$89,061	0.515	\$136,839	30.05%	\$265,707	\$6.10	0	0	0	0	0
28	28-25-36-360-025	637 E EIGHT MILE	8/19/2024	\$320,000	\$136,830	\$67,573	0.425	\$114,131	41.71%	\$268,544	\$6.16	28-25-36-360-022	28-25-36-360-023	0	0	0

CVT: TOWNSHIP OF ROYAL OAK
YEAR: 2025
LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1.94	\$2.18	\$1.94
MED	\$2.10	\$2.36	\$2.10
MIN	\$1.24	\$1.39	\$1.24
MAX	\$2.75	\$3.09	\$2.75

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
21.05%	0.0%	18.79%

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
S	S -25-32-429-018	10011 NORTHEND AVE	10/13/2022	\$62,500	\$51,300	\$20,006	0.189	-\$27,106	-26.42%	-\$143,418	\$7.59	0	0	0	0	0
24	24-25-27-257-024	0	9/7/2022	\$325,000	\$85,570	\$148,868	0.396	\$303,277	177.21%	\$765,851	\$18.84	0	0	0	0	0
24	24-25-27-436-010	2305 GOODRICH ST	11/2/2023	\$400,000	\$191,580	\$136,086	0.362	\$105,880	27.63%	\$292,486	\$25.37	0	0	0	0	0
24	24-25-33-435-045	455 LIVERNOIS ST	5/9/2022	\$555,000	\$261,440	\$230,067	0.612	\$210,881	40.33%	\$344,577	\$20.82	0	0	0	0	0
24	24-25-35-101-005	924 E 9 MILE RD	8/31/2023	\$350,000	\$168,760	\$148,514	0.282	\$129,867	38.48%	\$460,521	\$28.49	0	0	0	0	0
28	28-25-25-276-013	1775 OAK GROVE AVE	1/11/2024	\$130,000	\$62,120	\$23,790	0.205	\$23,938	19.27%	\$116,771	\$14.56	0	0	0	0	0
28	28-25-25-453-049	1451 E NINE MILE	9/29/2022	\$1,050,000	\$454,650	\$125,777	1.343	\$206,020	22.66%	\$153,403	\$17.95	0	0	0	0	0
28	28-25-36-357-001	20848 JOHN R	4/22/2024	\$135,000	\$75,340	\$25,909	0.138	\$13,272	8.81%	\$96,174	\$22.46	0	0	0	0	0

CVT: TOWNSHIP OF ROYAL OAK

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	1	\$8,000	\$7,330	91.63%	0.122	5,314	\$65,574	\$1.51
COM	1	\$8,000	\$7,330	91.63%	0.122	5,314	\$65,574	\$1.51
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	EXTRACT ED LAND VALUE	EXTRACT ED LAND VALUE / 2024 TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
S	S -25-33-303-042	8721 NORTHEND AVE	2/3/2023	\$8,000	\$7,330	\$14,668	0.122	\$8,000	54.57%	\$65,574	\$1.51	0	0	0	0	0