

CVT: TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BINGHAM FARMS, FRANKLIN, AND BEVERLY HILLS

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$5.65	\$7.01	\$5.93
MED	\$5.88	\$7.30	\$6.17
MIN	\$0.57	\$0.71	\$0.60
MAX	\$12.76	\$15.84	\$13.40

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
21.59%	5.0%	14.89%

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
TB	TB-24-05-226-039	32600 TELEGRAPH RD	6/1/2022	\$2,500,000	\$978,010	\$294,827	0.770	\$887,653	45.38%	\$1,152,796	\$26.46	0	0	0	0	0
TF	TF-24-06-226-005	32716 FRANKLIN RD	2/15/2024	\$850,000	\$238,610	\$137,800	0.755	\$493,921	103.50%	\$654,200	\$15.02	0	0	0	0	0
TF	TF-24-06-276-003	32406 FRANKLIN RD	10/17/2022	\$436,500	\$143,480	\$106,315	0.265	\$254,693	88.76%	\$961,106	\$22.06	0	0	0	0	0
TH	TH-24-01-477-014	15590 W 13 MILE RD	5/20/2022	\$825,000	\$233,510	\$122,857	0.641	\$478,900	102.54%	\$747,114	\$17.15	0	0	0	0	0
TH	TH-24-02-427-012	31471 SOUTHFIELD RD	10/7/2022	\$800,000	\$232,750	\$146,836	0.458	\$494,527	106.24%	\$1,079,753	\$24.79	0	0	0	0	0
04	04-25-07-358-043	3900 12 MILE RD	11/4/2022	\$300,000	\$113,490	\$73,989	0.115	\$132,802	58.51%	\$1,154,800	\$26.51	0	0	0	0	0
04	04-25-07-477-025	2790 12 MILE RD	2/20/2023	\$300,000	\$93,760	\$56,229	0.055	\$158,751	84.66%	\$2,886,382	\$66.26	0	0	0	0	0
04	04-25-16-354-046	27157 WOODWARD AVE	8/30/2022	\$565,000	\$201,010	\$158,013	0.111	\$302,459	75.23%	\$2,724,856	\$62.55	0	0	0	0	0
04	04-25-18-205-040	2959 12 MILE RD	12/5/2022	\$484,000	\$200,890	\$83,640	0.130	\$141,545	35.23%	\$1,088,808	\$25.00	0	0	0	0	0
08	08-20-31-153-066	801 S ADAMS RD	7/15/2022	\$2,000,000	\$776,630	\$772,856	0.317	\$1,152,481	74.20%	\$3,635,587	\$83.46	0	0	0	0	0
08	08-20-31-154-028	999 S ADAMS RD	5/5/2023	\$437,000	\$318,440	\$520,487	0.112	\$307,931	48.35%	\$2,749,384	\$63.12	0	0	0	0	0
08	08-20-31-304-001	33788 WOODWARD AVE	3/30/2023	\$372,500	\$227,550	\$336,865	0.054	\$242,455	53.28%	\$4,489,907	\$103.07	0	0	0	0	0
08	08-20-31-383-067	33100 WOODWARD AVE	11/29/2023	\$2,900,000	\$1,877,620	\$2,764,787	0.792	\$1,807,479	48.13%	\$2,282,170	\$52.39	0	0	0	0	0
08	08-20-31-454-008	2075 E 14 MILE RD	9/30/2022	\$1,006,000	\$437,590	\$535,920	0.220	\$637,052	72.79%	\$2,895,691	\$66.48	0	0	0	0	0
40	40-24-13-153-002	28200 SOUTHFIELD RD	7/1/2022	\$460,000	\$248,580	\$98,713	0.358	\$14,998	3.02%	\$41,894	\$0.96	0	0	0	0	0
40	40-24-13-353-001	27300 SOUTHFIELD RD	5/2/2023	\$800,000	\$352,720	\$151,628	0.615	\$276,719	39.23%	\$449,950	\$10.33	0	0	0	0	0
40	40-24-24-104-033	26600 SOUTHFIELD RD	11/7/2022	\$815,000	\$304,210	\$141,519	0.574	\$373,481	61.39%	\$650,664	\$14.94	0	0	0	0	0
40	40-24-24-151-007	26400 SOUTHFIELD RD	1/16/2024	\$500,000	\$211,100	\$87,340	0.284	\$125,748	29.78%	\$442,775	\$10.16	0	0	0	0	0
40	40-24-24-154-001	26060 SOUTHFIELD RD	2/21/2023	\$745,000	\$362,490	\$159,024	0.645	\$96,285	13.28%	\$149,279	\$3.43	0	0	0	0	0

CVT: TOWNSHIP OF SOUTHFIELD AND THE VILLAGES OF BINGHAM FARMS, FRANKLIN, AND BEVERLY HILLS

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	TOTAL IMPROVEMENT VALUE	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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