

CVT: TOWNSHIP OF SPRINGFIELD
YEAR: 2025
LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$2.50	\$2.62	\$2.50
MED	\$1.76	\$1.84	\$1.76
MIN	\$0.05	\$0.05	\$0.05
MAX	\$6.89	\$7.22	\$6.89

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
12.23%	0.0%	38.87%

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
U	U -07-03-126-013	10816 DIXIE HWY	10/28/2022	\$450,000	\$245,180	\$195,284	3.530	\$171,078	34.89%	\$48,464	\$1.11	0	0	0	0	0
U	U -07-14-176-005	9700 DIXIE HWY	5/25/2022	\$1,021,000	\$457,210	\$338,967	5.680	\$419,119	45.83%	\$73,789	\$1.69	U -07-14-176-004	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
U	U -07-14-478-037	9191 DIXIE HWY	5/16/2024	\$425,000	\$70,500	\$128,408	2.140	\$110,219	78.17%	\$51,504	\$1.18	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
IH	IH-01-34-101-003	602 N SAGINAW ST	10/20/2023	\$145,000	\$71,660	\$36,848	0.241	\$22,934	16.00%	\$95,162	\$2.18	0	0	0	0	0
IH	IH-01-34-308-007	310 S BROAD ST	9/26/2022	\$375,000	\$174,180	\$45,563	0.298	\$19,927	5.72%	\$66,869	\$1.54	0	0	0	0	0
L	L -16-03-205-002	1550 N MILFORD RD	6/28/2024	\$175,000	\$109,980	\$70,450	0.270	\$29,956	13.62%	\$110,948	\$2.55	0	0	0	0	0
L	L -16-21-276-001	2020 S MILFORD RD	3/28/2024	\$800,000	\$342,860	\$391,822	5.140	\$496,493	72.40%	\$96,594	\$2.22	0	0	0	0	0
L	L -16-22-300-046	2185 S MILFORD RD	2/24/2023	\$700,000	\$400,120	\$288,149	3.780	\$238,815	29.84%	\$63,179	\$1.45	0	0	0	0	0
LM	LM-16-03-401-003	1181 N MILFORD RD	5/24/2024	\$1,050,000	\$538,710	\$197,767	0.830	\$186,029	17.27%	\$224,131	\$5.15	0	0	0	0	0
LM	LM-16-03-477-006	780 N MILFORD RD	9/13/2022	\$1,500,000	\$561,500	\$415,780	1.660	\$793,149	70.63%	\$477,801	\$10.97	LM-16-03-477-008	0	0	0	0
LM	LM-16-10-229-003	624 N MILFORD RD	9/8/2023	\$280,000	\$151,100	\$187,866	0.240	\$162,294	53.70%	\$676,225	\$15.52	0	0	0	0	0
LM	LM-16-11-108-011	402 UNION ST	4/26/2023	\$325,000	\$226,400	\$195,584	0.200	\$72,955	16.11%	\$364,775	\$8.37	0	0	0	0	0
LM	LM-16-11-151-021	344 N MAIN ST	10/25/2023	\$1,045,000	\$571,520	\$575,445	0.490	\$537,766	47.05%	\$1,097,482	\$25.19	0	0	0	0	0
LM	LM-16-11-152-001	334 UNION ST	2/6/2023	\$489,900	\$234,320	\$215,143	0.220	\$222,363	47.45%	\$1,010,741	\$23.20	0	0	0	0	0
LM	LM-16-11-204-012	1400 E COMMERCE ST	4/7/2022	\$425,000	\$262,410	\$367,516	1.300	\$260,607	49.66%	\$200,467	\$4.60	LM-16-11-204-013	0	0	0	0
LM	LM-16-11-301-013	115 E HURON ST	11/4/2023	\$300,000	\$156,640	\$130,044	0.230	\$140,498	44.85%	\$610,861	\$14.02	0	0	0	0	0
LM	LM-16-11-304-009	119 E WASHINGTON ST	2/15/2024	\$165,000	\$111,350	\$47,655	0.200	\$4,926	2.21%	\$24,630	\$0.57	0	0	0	0	0
LM	LM-16-11-304-015	303 S MAIN ST	6/6/2023	\$710,000	\$315,700	\$382,631	0.800	\$490,787	77.73%	\$613,484	\$14.08	0	0	0	0	0

CVT: TOWNSHIP OF SPRINGFIELD

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1.62	\$2.28	\$1.62
MED	\$1.45	\$2.04	\$1.45
MIN	\$0.03	\$0.04	\$0.03
MAX	\$5.15	\$7.26	\$5.15

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
10.00%	0.0%	39.66%

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
U	U -07-26-326-038	9732 ANDERSONVILLE RD	8/7/2024	\$1,000,000	\$236,400	\$294,553	3.450	\$825,361	174.57%	\$239,235	\$5.49	0	0	0	0	0
U	U -07-36-401-005	4545 CLAWSON TANK DR	5/24/2024	\$1,250,000	\$951,400	\$360,969	4.790	-\$267,894	-14.08%	-\$55,928	-\$1.28	0	0	0	0	0
G	G -02-12-276-001	136 N ORTONVILLE RD	5/4/2023	\$180,000	\$109,970	\$120,226	2.000	\$75,914	34.52%	\$37,957	\$0.87	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
I	I -01-01-126-003	11333 DIXIE HWY	5/17/2022	\$1,150,000	\$323,820	\$200,886	6.270	\$587,945	90.78%	\$93,771	\$2.15	0	0	0	0	0
L	L -16-22-300-019	1250 HOLDEN AVE	4/14/2022	\$162,000	\$140,980	\$143,678	2.170	\$20,673	7.33%	\$9,527	\$0.22	0	0	0	0	0
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 -16-25-201-010	2530 E BUNO RD	1/24/2024	\$650,000	\$213,580	\$109,736	1.880	\$327,791	76.74%	\$174,357	\$4.00	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
Y	Y -12-22-252-022	10431 HIGHLAND RD	4/8/2022	\$1,070,000	\$532,850	\$111,289	1.381	\$29,562	2.77%	\$21,406	\$0.49	0	0	0	0	0

CVT: TOWNSHIP OF SPRINGFIELD
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	\$1,600,000	\$644,070	40.25%	84.490	3,680,384	\$18,937	\$0.43
COM	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00
IND	1	\$1,600,000	\$644,070	40.25%	84.490	3,680,384	\$18,937	\$0.43

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
U	U -07-36-401-012	0	12/29/2023	\$1,600,000	\$644,070	\$1,288,135	\$84.490	\$1,600,000	124.21%	\$18,937	\$0.43	0	0	0	0	0