

CVT: CITY OF BIRMINGHAM

YEAR: 2026

LAND TYPE: VACANT/DEMO

VACANT LAND - SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	1	\$700,000	\$453,710	64.82%	1.492	64,992	\$469,169	\$10.77
COM	1	\$700,000	\$453,710	64.82%	1.492	64,992	\$469,169	\$10.77
IND	0	\$0	\$0	0.00%	0.000	0	\$0	\$0.00

NEW CONSTRUCTION AND/OR DEMO - SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	3	\$12,095,000	\$3,427,950	28.34%	1.207	52,577	\$10,020,713	\$230.04
COM	3	\$12,095,000	\$3,427,950	28.34%	1.207	52,577	\$10,020,713	\$230.04
IND	0	\$0	\$0	\$0	0.000	0	\$0	\$0

VACANT LAND																
CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
08	08-20-31-203-024		5/22/2024	\$700,000	\$453,710	\$705,532	1.492	\$700,000	77.75%	\$469,169	\$10.77	0	0	0	0	0

NEW CONSTRUCTION AND/OR DEMO																
CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
08	08-20-31-305-014	33687 WOODWARD AVE	4/23/2024	\$795,000	\$498,690	\$996,065	0.145	\$793,731	79.58%	\$5,474,007	\$125.67	0	0	0	0	0
08	08-19-36-204-026	370 E BROWN ST	2/14/2024	\$8,000,000	\$2,388,060	\$4,776,119	0.780	\$8,000,000	167.50%	\$10,256,410	\$235.45	0	0	0	0	0
08	08-19-36-137-001	245 TOWNSEND ST	3/28/2024	\$3,300,000	\$541,200	\$1,082,397	0.282	\$3,300,000	304.88%	\$11,702,128	\$268.64	0	0	0	0	0

**CVT: CITY OF BIRMINGHAM**  
**YEAR: 2026**  
**LAND TYPE: COMMERCIAL**

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$111.62	\$166.35	\$111.62
MED	\$103.23	\$153.84	\$103.23
MIN	\$12.06	\$17.97	\$12.06
MAX	\$483.92	\$721.17	\$483.92

IMPROVED SALES BREAKDOWN									
COM	COUNT	CURRENT SEV	SALE PRICE	SALE RATIO	CURRENT LAND VALUE	EXTRACTED LAND VALUE	CURRENT LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE / TCV (LtoB)	% Δ CURRENT LAND VALUE VS EXTRACTED LAND VALUE
ALL	76	58,678,730	145,420,877	40.35%	52,060,067	77,583,539	44.36%	66.11%	49.03%

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
14.76%	0.00%	50.19%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT 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	
08	08-19-25-327-032	511 N OLD WOODWARD AVE	9/16/2024	\$1,910,000	\$406,070	\$552,090	0.065	1,620,870	199.58%	\$24,936,462	\$572.46	0	0	0	0	0	
08	08-19-25-328-007	790 N OLD WOODWARD AVE	6/11/2025	\$500,000	\$296,710	\$458,010	0.054	367,529	61.93%	\$6,806,093	\$156.25	0	0	0	0	0	
08	08-19-25-379-007	322 N OLD WOODWARD AVE	7/15/2025	\$18,000,000	\$5,582,330	\$2,841,840	0.413	9,945,660	89.08%	\$24,081,501	\$552.84	0	0	0	0	0	
08	08-19-25-454-009	391 HAMILTON ROW	12/5/2024	\$1,200,000	\$466,620	\$649,848	0.077	829,279	88.86%	\$10,769,857	\$247.24	0	0	0	0	0	
08	08-19-25-455-015	390 PARK ST	11/30/2023	\$5,500,000	\$2,942,830	\$2,251,335	0.267	1,849,864	61.43%	\$6,928,330	\$159.05	0	0	0	0	0	
08	08-19-25-456-027	361 E MAPLE RD	9/15/2025	\$1,150,000	\$292,470	\$427,231	0.051	948,011	162.07%	\$18,588,451	\$426.73	0	0	0	0	0	
08	08-19-25-456-035	261 E MAPLE RD	3/6/2024	\$3,400,000	\$1,305,820	\$1,228,652	0.146	1,976,550	75.68%	\$13,538,014	\$310.79	0	0	0	0	0	
08	08-19-25-486-018	805 E MAPLE RD	1/7/2025	\$7,500,000	\$3,517,080	\$3,052,800	0.661	3,544,261	50.39%	\$5,361,968	\$123.09	0	0	0	0	0	
08	08-19-36-129-006	148 PIERCE ST	12/20/2024	\$1,309,622	\$312,770	\$344,572	0.041	941,789	150.56%	\$22,970,463	\$527.33	0	0	0	0	0	
08	08-19-36-205-037	625 PURDY ST	4/20/2023	\$1,200,000	\$385,660	\$498,708	0.163	926,498	120.12%	\$5,684,037	\$130.49	0	0	0	0	0	
08	08-19-36-226-007	746 E MAPLE RD	6/29/2023	\$2,410,000	\$959,280	\$1,391,142	0.246	1,734,080	90.38%	\$7,049,106	\$161.83	08-19-36-226-021	0	0	0	0	
08	08-19-36-285-001	1001 S WORTH ST	6/8/2023	\$13,875,000	\$7,242,670	\$6,857,400	1.567	6,231,495	43.02%	\$3,976,704	\$91.29	08-19-36-284-010	0	0	0	0	
08	08-19-36-379-026	152 W 14 MILE RD	1/14/2025	\$430,000	\$220,570	\$258,720	0.096	196,925	44.64%	\$2,051,302	\$47.09	0	0	0	0	0	
08	08-19-36-403-004	522 E LINCOLN AVE	11/15/2024	\$660,000	\$259,500	\$326,480	0.122	462,785	89.17%	\$3,793,320	\$87.08	0	0	0	0	0	
08	08-19-36-403-013	1148 GRANT ST	5/14/2025	\$650,000	\$236,980	\$368,245	0.137	546,398	115.28%	\$3,988,307	\$91.56	0	0	0	0	0	
08	08-19-36-427-001	33900 WOODWARD AVE	10/8/2025	\$4,200,000	\$1,305,180	\$2,304,230	0.429	3,900,922	149.44%	\$9,093,058	\$208.75	0	0	0	0	0	
08	08-19-36-456-018	355 E 14 MILE RD	7/12/2023	\$1,725,000	\$937,960	\$1,260,521	0.070	977,460	52.11%	\$2,079,702	\$47.74	0	0	0	0	0	
08	08-20-30-151-002	1050 N ADAMS RD	8/23/2024	\$6,000,000	\$2,356,220	\$3,042,452	1.460	3,982,010	84.50%	\$2,727,404	\$62.61	08-20-30-151-001	0	0	0	0	
08	08-20-31-154-002	1132 WEBSTER AVE	5/23/2024	\$1,000,000	\$640,760	\$1,081,093	0.228	794,846	62.02%	\$3,486,167	\$80.03	08-20-31-154-001	0	0	0	0	
08	08-20-31-154-028	999 S ADAMS RD	5/5/2023	\$437,000	\$340,810	\$572,525	0.112	325,356	47.73%	\$2,904,964	\$66.69	0	0	0	0	0	
08	08-20-31-252-006	2182 COLE AVE	12/8/2023	\$1,175,000	\$260,440	\$353,650	0.463	987,985	189.68%	\$2,133,877	\$48.99	0	0	0	0	0	
08	08-20-31-252-008	2300 COLE AVE	10/24/2023	\$1,360,000	\$397,080	\$293,803	0.385	843,189	106.17%	\$2,190,101	\$50.28	0	0	0	0	0	
08	08-20-31-383-067	33100 WOODWARD AVE	11/29/2023	\$2,900,000	\$1,972,500	\$3,041,300	0.792	1,741,281	44.14%	\$2,198,587	\$50.47	0	0	0	0	0	
12	12-19-14-152-001	41 W LONG LAKE RD	7/31/2024	\$675,000	\$212,180	\$158,071	0.180	377,036	88.85%	\$2,094,644	\$48.09	0	0	0	0	0	
12	12-19-14-153-002	44 E LONG LAKE RD	1/16/2024	\$3,650,000	\$1,426,310	\$737,662	0.840	1,522,350	53.37%	\$1,812,321	\$41.61	0	0	0	0	0	
12	12-19-14-154-001	70 E LONG LAKE RD	10/6/2023	\$4,598,000	\$1,027,060	\$1,018,676	1.160	3,561,760	173.40%	\$3,070,483	\$70.49	12-19-14-155-003	12-19-14-155-010	0	0	0	
12	12-19-14-155-001	74 E LONG LAKE RD STE 100	8/7/2025	\$2,600,000	\$549,060	\$421,521	0.480	1,938,507	176.53%	\$4,038,556	\$92.71	0	0	0	0	0	
12	12-19-14-178-012	33 BLOOMFIELD HILLS PKWY	7/2/2025	\$7,600,000	\$4,433,320	\$4,827,737	7.330	3,482,131	39.27%	\$475,052	\$10.91	12-19-14-178-006	0	0	0	0	
12	12-19-14-326-072	39500 WOODWARD AVE	8/4/2025	\$2,560,005	\$729,810	\$1,057,097	1.070	2,131,402	146.02%	\$1,991,964	\$45.73	0	0	0	0	0	
12	12-19-15-276-017	100 W LONG LAKE RD STE 250	5/17/2024	\$3,000,000	\$1,807,930	\$2,335,931	3.040	1,695,732	46.90%	\$557,807	\$12.81	0	0	0	0	0	
72	72-20-32-454-013	4835 BRIARWOOD AVE APT 1	6/14/2023	\$780,000	\$265,150	\$58,320	0.298	324,620	61.21%	\$1,089,329	\$25.01	0	0	0	0	0	
72	72-25-03-355-028	3603 ROCHESTER RD	5/13/2025	\$715,000	\$236,420	\$146,671	0.328	400,338	84.67%	\$1,220,543	\$28.02	0	0	0	0	0	
72	72-25-05-127-015	2619 W 14 MILE RD	8/28/2024	\$905,000	\$312,820	\$141,172	0.498	364,845	58.32%	\$732,620	\$16.82	72-25-05-127-014	0	0	0	0	0
72	72-25-05-152-002	4243 COOLIDGE HWY	8/22/2025	\$290,000	\$91,970	\$72,000	0.165	180,172	97.95%	\$1,091,952	\$25.07	0	0	0	0	0	
72	72-25-05-179-006	2704 NORMANDY RD	12/20/2023	\$483,000	\$262,230	\$187,003	1.908	105,286	20.08%	\$55,181	\$11.27	0	0	0	0	0	
72	72-25-05-182-002	4338 DELEMERE BLVD	12/22/2023	\$1,640,000	\$649,960	\$74,042	0.523	260,013	20.00%	\$497,157	\$11.41	0	0	0	0	0	
72	72-25-05-233-018	4401 CROOKS RD	6/27/2024	\$3,000,000	\$682,510	\$314,168	1.128	1,997,930	146.37%	\$1,771,215	\$40.66	72-25-05-401-018	72-25-05-404-023	0	0	0	
72	72-25-05-428-010	3830 DEVON RD APT 1	9/27/2024	\$700,000	\$202,630	\$87,643	0.287	393,579	97.12%	\$1,371,355	\$31.48	0	0	0	0	0	
72	72-25-06-102-045	32801 WOODWARD AVE	8/21/2024	\$400,000	\$185,670	\$72,484	0.052	105,260	28.35%	\$2,024,231	\$46.47	0	0	0	0	0	
72	72-25-06-103-040	32743 WOODWARD AVE	6/21/2023	\$150,000	\$77,040	\$32,060	0.023	34,922	22.66%	\$1,518,348	\$34.86	0	0	0	0	0	
72	72-25-06-426-002	31968 WOODWARD AVE	11/30/2023	\$320,000	\$130,730	\$64,000	0.046	122,292	46.77%	\$2,658,522	\$61.03	0	0	0	0	0	
72	72-25-06-430-001	31668 WOODWARD AVE	5/28/2025	\$1,600,000	\$514,950	\$457,262	0.507	1,028,375	99.85%	\$2,028,353	\$46.56	72-25-06-430-006	0	0	0	0	0
72	72-25-08-177-029	30178 WOODWARD AVE	7/12/2023	\$1,100,000	\$465,820	\$413,872	0.297	517,001	55.49%	\$1,740,744	\$39.96	0	0	0	0	0	
72	72-25-08-326-024	29764 WOODWARD AVE	7/30/2025	\$1,400,000	\$560,850	\$448,842	0.322	738,712	65.86%	\$2,294,137	\$52.67	72-25-08-326-025	0	0	0	0	0
72	72-25-09-453-010	1919 CROOKS RD APT 1	5/1/2024	\$1,225,000	\$405,390	\$134,943	0.688	572,921	70.66%	\$832,734	\$19.12	0	0	0	0	0	

CVT: CITY OF BIRMINGHAM

YEAR: 2026

LAND TYPE: COMMERCIAL

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT 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
72	72-25-10-127-001	3024 ROCHESTER RD	5/10/2023	\$450,000	\$250,640	\$272,359	0.610	151,074	30.14%	\$247,662	\$5.69	0	0	0	0	0
72	72-25-10-326-006	2520 ROCHESTER RD	6/5/2025	\$284,000	\$122,380	\$61,616	0.138	41,863	17.10%	\$303,355	\$6.96	0	0	0	0	0
72	72-25-14-354-015	1805 E 11 MILE RD	3/14/2025	\$500,000	\$227,130	\$94,600	0.271	142,044	31.27%	\$524,148	\$12.03	0	0	0	0	0
72	72-25-15-383-038	723 E 11 MILE RD	5/3/2024	\$296,000	\$145,370	\$150,387	0.247	142,722	49.09%	\$577,822	\$13.26	0	0	0	0	0
72	72-25-16-183-024	1210 CATALPA DR	8/29/2025	\$800,000	\$277,510	\$226,373	0.464	366,721	66.07%	\$790,347	\$18.14	0	0	0	0	0
72	72-25-16-204-006	1708 CROOKS RD	1/31/2024	\$875,000	\$333,540	\$331,927	0.508	414,588	62.15%	\$816,118	\$18.74	0	0	0	0	0
72	72-25-16-277-001	1413 CROOKS RD	4/10/2025	\$140,000	\$28,360	\$23,164	0.024	103,724	182.87%	\$4,321,833	\$99.22	0	0	0	0	0
72	72-25-16-278-013	1317 N MAIN ST	6/27/2025	\$1,250,000	\$443,000	\$245,011	0.469	619,707	69.94%	\$1,321,337	\$30.33	72-25-16-278-010	0	0	0	0
72	72-25-16-282-014	1005 N MAIN ST	8/29/2025	\$650,000	\$158,660	\$213,792	0.409	550,241	173.40%	\$1,345,333	\$30.88	0	0	0	0	0
72	72-25-16-427-015	123 CATALPA DR	3/1/2024	\$490,000	\$190,920	\$84,479	0.162	155,260	40.66%	\$958,395	\$22.00	0	0	0	0	0
72	72-25-16-477-022	314 OAKLAND AVE APT 101	12/20/2024	\$2,800,000	\$910,130	\$284,524	0.803	696,352	38.26%	\$867,188	\$19.91	0	0	0	0	0
72	72-25-16-483-026	413 N MAIN ST	12/29/2023	\$295,000	\$145,840	\$49,500	0.076	22,231	7.62%	\$292,513	\$6.72	0	0	0	0	0
72	72-25-16-484-027	113 N CENTER ST	4/25/2025	\$450,000	\$145,800	\$79,600	0.119	249,590	85.59%	\$2,097,395	\$48.15	0	0	0	0	0
72	72-25-17-276-001	28530 WOODWARD AVE	1/10/2024	\$465,250	\$241,990	\$186,785	0.134	168,660	34.85%	\$1,258,657	\$28.89	0	0	0	0	0
72	72-25-17-278-002	28302 WOODWARD AVE	5/25/2023	\$1,375,000	\$793,850	\$399,360	0.287	181,276	11.42%	\$631,624	\$14.50	0	0	0	0	0
72	72-25-21-128-003	26676 WOODWARD AVE	9/3/2024	\$620,000	\$337,570	\$247,000	0.436	219,223	32.47%	\$502,805	\$11.54	0	0	0	0	0
72	72-25-21-202-004	809 W 11 MILE RD	12/23/2024	\$400,000	\$136,850	\$99,000	0.114	167,995	61.38%	\$1,473,640	\$33.83	0	0	0	0	0
72	72-25-21-252-014	26026 WOODWARD AVE	8/1/2024	\$1,250,000	\$564,370	\$321,647	0.568	503,157	44.58%	\$885,840	\$20.34	0	0	0	0	0
72	72-25-21-406-017	25627 WOODWARD AVE	10/14/2024	\$538,000	\$254,660	\$61,725	0.109	119,173	23.40%	\$1,093,330	\$25.10	0	0	0	0	0
72	72-25-21-427-016	910 S WASHINGTON AVE	7/21/2025	\$1,250,000	\$412,020	\$132,000	0.253	401,589	48.73%	\$1,587,308	\$36.44	0	0	0	0	0
72	72-25-21-429-005	817 S CENTER ST	5/31/2024	\$580,000	\$203,220	\$100,530	0.126	291,093	71.62%	\$2,310,262	\$53.04	0	0	0	0	0
72	72-25-22-105-002	309 S MAIN ST	8/8/2024	\$1,250,000	\$513,680	\$99,317	0.057	465,631	45.32%	\$8,168,965	\$187.53	0	0	0	0	0
72	72-25-22-108-013	419 S MAIN ST	9/24/2025	\$2,690,000	\$1,445,770	\$264,162	0.209	242,275	8.38%	\$1,159,211	\$26.61	0	0	0	0	0
72	72-25-22-201-004	916 E 11 MILE RD	2/25/2025	\$275,000	\$91,950	\$108,100	0.124	185,155	100.68%	\$1,493,185	\$34.28	0	0	0	0	0
72	72-25-22-301-014	909 S MAIN ST	11/22/2024	\$2,100,000	\$845,020	\$353,475	0.676	464,846	27.51%	\$687,642	\$15.79	0	0	0	0	0
72	72-25-22-326-024	617 E HUDSON AVE APT 1	1/6/2025	\$1,160,000	\$286,420	\$157,328	0.438	759,128	132.52%	\$1,733,169	\$39.79	0	0	0	0	0
72	72-25-23-102-040	1804 E 11 MILE RD	5/30/2024	\$815,000	\$259,530	\$107,902	0.450	422,892	81.47%	\$939,760	\$21.57	0	0	0	0	0
72	72-25-23-154-002	2004 E 4TH ST	5/16/2023	\$165,000	\$72,500	\$33,556	0.046	22,660	15.63%	\$492,609	\$11.31	0	0	0	0	0
TF	TF-24-06-226-005	32716 FRANKLIN RD	2/15/2024	\$850,000	\$245,590	\$144,706	0.755	492,488	100.27%	\$652,302	\$14.97	0	0	0	0	0
TF	TF-24-06-226-010	32652 FRANKLIN RD	3/1/2024	\$1,300,000	\$362,650	\$149,428	0.640	691,292	95.31%	\$1,080,144	\$24.80	TF-24-06-226-009	0	0	0	0
TH	TH-24-01-201-052	16231 W 14 MILE RD	7/16/2025	\$1,175,000	\$363,690	\$158,890	0.551	598,662	82.30%	\$1,086,501	\$24.94	0	0	0	0	0