

**CVT: CITY OF BLOOMFIELD HILLS
YEAR: 2026
LAND TYPE: COMMERCIAL**

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$18.70	\$17.62	\$18.70
MED	\$18.90	\$17.81	\$18.90
MIN	\$1.58	\$1.49	\$1.58
MAX	\$35.28	\$33.25	\$35.28

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	8	16,514,700	33,985,005	48.59%	16,540,575	17,274,582	50.08%	52.30%	4.44%

COM RATES (SF TABLE)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
6.45%	0.0%	29.98%

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
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	12-19-15-276-017	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
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	12-19-14-152-001	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
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	08-19-36-456-018	355 E 14 MILE RD	7/12/2023	\$1,725,000	\$937,960	\$1,260,521	0.470	\$977,460	52.11%	\$2,079,702	\$47.74	0	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	08-19-25-486-018	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

**CVT: CITY OF BLOOMFIELD HILLS
YEAR: 2026
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%	0.000	0	\$0.00	\$0.00
COM	0	\$0	\$0	0%	0.000	0	\$0.00	\$0.00
IND	0	\$0	\$0	0%	0.000	0	\$0.00	\$0.00

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