

CVT: CITY OF PLEASANT RIDGE

YEAR: 2026

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$14.45	\$30.46	\$15.90
MED	\$17.63	\$37.15	\$19.39
MIN	\$4.41	\$9.29	\$4.85
MAX	\$20.71	\$43.64	\$22.78

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	5	1,431,860	4,185,000	34.21%	1,066,389	2,247,285	37.24%	78.47%	110.74%

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
15.15%	10.0%	29.80%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	SALE RATIO	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
60	60-25-27-153-018	23733 WOODWARD AVE	11/30/2023	\$1,050,000	22.76%	\$239,020	\$247,284	0.322	\$814,438	170.37%	\$2,529,311	\$58.06	0	0	0	0	0
60	60-25-27-155-002	23900 WOODWARD AVE	4/13/2023	\$1,175,000	26.99%	\$317,090	\$184,311	0.240	\$680,977	107.38%	\$2,837,404	\$65.14	0	0	0	0	0
24	24-25-34-254-006	22110 WOODWARD	4/4/2025	\$725,000	43.23%	\$313,430	\$204,749	0.179	\$241,942	38.60%	\$1,351,631	\$31.03	24-25-34-254-007	0	0	0	0
24	24-25-27-303-050	23337 WOODWARD AVE	9/16/2024	\$395,000	48.82%	\$192,830	\$157,936	0.090	\$153,391	39.77%	\$1,704,344	\$39.13	24-25-27-303-049	0	0	0	0
24	24-25-27-379-003	23140 WOODWARD AVE	5/9/2023	\$840,000	43.99%	\$369,490	\$272,109	0.172	\$356,537	48.25%	\$2,072,890	\$47.59	0	0	0	0	0

CVT: CITY OF PLEASANT RIDGE

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	0.00%	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	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
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