

CVT: ROYAL OAK TOWNSHIP

YEAR: 2026

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$3.18	\$5.44	\$3.34
MED	\$2.73	\$4.67	\$2.87
MIN	\$0.71	\$1.21	\$0.75
MAX	\$8.82	\$15.08	\$9.26

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	11	2,515,390	6,957,000	36.16%	1,764,785	3,017,676	35.08%	59.98%	70.99%

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
28.21%	5.0%	18.63%

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
5	S-25-32-426-037	10601 NORTHEND AVE	12/20/2024	\$1,800,000	\$338,130	\$420,006	5.549	\$1,510,748	20.50%	\$272,256	\$6.25	S-25-32-426-025	S-25-32-427-001	S-25-32-427-012	S-25-32-429-020	0
24	24-25-26-154-002	2840 HILTON RD	12/29/2023	\$312,000	\$160,150	\$97,353	0.185	\$65,646	23.73%	\$354,843	\$8.15	0	0	0	0	0
24	24-25-26-382-034	1411 E 9 MILE RD	2/9/2024	\$385,000	\$206,810	\$124,344	0.101	\$98,148	27.64%	\$971,762	\$22.31	0	0	0	0	0
24	24-25-27-280-026	3055 HILTON RD	7/28/2023	\$540,000	\$266,020	\$176,383	0.288	\$147,064	31.25%	\$510,639	\$11.72	0	0	0	0	0
24	24-25-27-381-025	177 VESTER ST	8/25/2023	\$700,000	\$310,730	\$119,402	0.151	\$194,233	62.73%	\$1,286,311	\$29.53	0	0	0	0	0
24	24-25-34-101-010	611 W 9 MILE RD	6/7/2024	\$860,000	\$354,560	\$326,205	0.265	\$444,863	42.79%	\$1,678,728	\$38.54	0	0	0	0	0
24	24-25-34-154-045	1021 ALLEN ST	11/26/2024	\$700,000	\$154,860	\$127,023	0.289	\$132,519	38.60%	\$458,543	\$10.53	0	0	0	0	0
24	24-25-34-254-006	22110 WOODWARD	4/4/2025	\$725,000	\$313,430	\$204,749	0.179	\$241,942	28.03%	\$1,351,631	\$31.03	24-25-34-254-007	0	0	0	0
24	24-25-34-301-009	810 LIVERNOIS ST	1/17/2025	\$345,000	\$148,980	\$55,384	0.126	\$83,518	12.99%	\$662,841	\$15.22	0	0	0	0	0
28	28-25-25-101-035	32 E TEN MILE	4/21/2025	\$270,000	\$111,470	\$43,032	0.223	\$28,965	23.30%	\$129,888	\$2.98	0	0	0	0	0
28	28-25-36-360-025	637 E EIGHT MILE	8/19/2024	\$320,000	\$150,250	\$70,904	0.425	\$70,030	223.40%	\$164,776	\$3.78	28-25-36-360-022	28-25-36-360-023	0	0	0

**CVT: ROYAL OAK TOWNSHIP
YEAR: 2026
LAND TYPE: INDUSTRIAL**

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1.94	\$2.00	\$1.94
MED	\$2.10	\$2.17	\$2.10
MIN	\$1.24	\$1.28	\$1.24
MAX	\$2.75	\$2.84	\$2.75

IMPROVED SALES BREAKDOWN									
IND	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	9	1,061,930	2,299,375	46.18%	633,625	655,120	29.83%	30.85%	3.39%

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
24.32%	0.0%	17.25%

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
24	24-25-26-153-060	2900 HILTON RD	12/29/2023	\$377,000	\$222,500	\$142,065	0.257	39,228	8.82%	\$152,638	\$3.50	0	0	0	0	0
24	24-25-27-436-010	2305 GOODRICH ST	11/2/2023	\$400,000	\$212,080	\$142,867	0.362	86,514	20.40%	\$238,989	\$5.49	0	0	0	0	0
24	24-25-35-101-005	924 E 9 MILE RD	6/1/2025	\$350,000	\$183,260	\$155,884	0.282	120,235	32.80%	\$426,365	\$9.79	0	0	0	0	0
28	28-25-25-101-037	66 E 10 MILE RD	11/14/2024	\$170,000	\$68,720	\$31,713	0.178	55,307	40.24%	\$310,713	\$7.13	0	0	0	0	0
28	28-25-25-131-010	1008 E 10 MILE RD	4/4/2024	\$261,875	\$97,450	\$41,961	0.285	95,998	49.26%	\$336,835	\$7.73	0	0	0	0	0
28	28-25-25-478-037	1795 E NINE MILE	5/25/2023	\$225,000	\$87,060	\$25,809	0.125	63,739	36.61%	\$509,912	\$11.71	0	0	0	0	0
28	28-25-36-232-038	22711 DEQUINDRE	4/4/2025	\$155,000	\$74,230	\$41,708	0.202	31,069	20.93%	\$153,807	\$3.53	28-25-36-232-037	0	0	0	0
28	28-25-36-385-022	1019 E EIGHT MILE	3/1/2024	\$242,500	\$80,400	\$28,493	0.138	98,543	61.28%	\$714,080	\$16.39	0	0	0	0	0
28	28-25-36-480-033	21011 DEQUINDRE	3/11/2024	\$118,000	\$36,230	\$23,125	0.112	64,487	89.00%	\$575,777	\$13.22	0	0	0	0	0

CVT: ROYAL OAK TOWNSHIP

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	1	\$400,000	\$66,790	16.70%	2.359	102,758	\$169,563	\$3.89
COM	0	\$0	\$0	0.00%	0.000	\$0	\$0	\$0
IND	1	\$400,000	\$66,790	16.70%	2.359	\$102,758	\$169,563	\$3.89

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
S	S-25-32-276-040		12/20/2024	\$400,000	\$66,790	\$133,587	2.359	\$400,000	299.45%	\$169,563	\$3.89	S-25-32-276-039	S-25-32-276-065	0	0	0