

CVT: TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BINGHAM FARMS, FRANKLIN, AND BEVERLY HILLS

YEAR: 2026

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$5.93	\$8.07	\$6.22
MED	\$6.17	\$8.40	\$6.48
MIN	\$0.60	\$0.82	\$0.63
MAX	\$13.40	\$18.24	\$14.07

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	21	6,417,700	16,449,500	39.01%	5,501,921	8,654,616	42.87%	67.43%	57.30%

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
20.45%	5.0%	15.20%

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
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
04	04-25-07-453-036	3140 12 MILE RD	2/28/2025	\$1,345,000	\$703,450	\$381,829	0.754	277,137	19.70%	\$367,556	\$8.44	04-25-07-453-033	04-25-07-453-013	0	0	0
04	04-25-17-105-001	3180 COOLIDGE HWY	7/21/2023	\$514,000	\$211,450	\$166,672	0.174	247,198	58.45%	\$1,420,678	\$32.61	04-25-17-105-002	0	0	0	0
04	04-25-17-155-029	2730 COOLIDGE HWY	4/3/2023	\$561,000	\$242,450	\$153,047	0.276	222,678	45.92%	\$806,804	\$18.52	0	0	0	0	0
04	04-25-17-257-028	28401 WOODWARD AVE	9/15/2023	\$217,500	\$71,690	\$86,129	0.055	154,704	107.90%	\$2,812,800	\$64.57	0	0	0	0	0
04	04-25-17-302-001	2416 COOLIDGE HWY	8/1/2025	\$246,000	\$109,240	\$121,994	0.220	151,616	69.40%	\$689,164	\$15.82	0	0	0	0	0
04	04-25-17-357-019	1716 COOLIDGE HWY	1/7/2025	\$1,910,000	\$715,270	\$535,135	0.756	999,743	69.89%	\$1,322,411	\$30.36	04-25-17-355-011	04-25-17-355-012	0	0	0
04	04-25-17-383-009	1722 11 MILE RD	4/28/2023	\$399,000	\$152,160	\$167,231	0.402	248,695	81.72%	\$618,644	\$14.20	0	0	0	0	0
04	04-25-18-201-030	3391 12 MILE RD	3/8/2024	\$900,000	\$251,750	\$208,499	0.376	557,908	110.81%	\$1,483,798	\$34.06	0	0	0	0	0
04	04-25-18-233-035	2945 COOLIDGE HWY	4/4/2024	\$230,000	\$94,980	\$71,841	0.075	106,874	56.26%	\$1,424,987	\$32.71	0	0	0	0	0
04	04-25-18-453-037	3170 11 MILE RD	7/31/2024	\$462,000	\$134,060	\$121,994	0.220	312,068	116.39%	\$1,418,491	\$32.56	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	08-19-36-379-026	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	08-19-36-456-018	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
40	40-24-13-102-017	17401 W 12 MILE RD	11/1/2023	\$375,000	\$133,850	\$82,884	0.295	162,407	60.67%	\$550,532	\$12.64	0	0	0	0	0
40	40-24-13-353-001	27300 SOUTHFIELD RD	5/2/2023	\$800,000	\$368,750	\$151,628	0.615	209,048	28.35%	\$339,915	\$7.80	0	0	0	0	0
40	40-24-24-151-007	26400 SOUTHFIELD RD	1/16/2024	\$500,000	\$216,000	\$87,340	0.284	112,032	25.93%	\$394,479	\$9.06	0	0	0	0	0

CVT: TOWNSHIP OF SOUTHFIELD AND THE VILLAGES OF BINGHAM FARMS, FRANKLIN, AND BEVERLY 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	0.00%	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	TOTAL IMPROVEMENT VALUE	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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