

C&I LAND TABLES		2025 RATES \$/SF
30100	INDUSTRIAL	
LAND TABLE #1	INDUSTRIAL	\$3.75
20100	COMMERCIAL	
LAND TABLE #2	COMMERCIAL	\$9.05
LAND TABLE #3	MULTI-RES/RES	\$6.25
2010S	COMMERCIAL OST	
LAND TABLE #4	COMMERCIAL OST +W/S	\$6.45

NOVI COMMERCIAL - GENERAL & OST - 3 Year Study												
Parcel Number	Other Parcels in Sale	Class	Neigh.	Street Address	Type	Zoning	Sale Date	Sale Price	Net Acreage	Sq Feet	Sale Price/SF	
50-22-24-476-031		202	20101	24301 Karim Blvd	COMMERCIAL	OS-1	4/1/2021	\$540,000	3.00	130,680	\$4.13	
50-22-02-200-043		202	201RE	31074 Novi	COMMERCIAL	R-A	4/7/2021	\$149,900	0.42	18,295	\$8.19	
50-22-24-326-024 +	50-22-24-326-014	201	201RE	40799 Grand River Ave	COMMERCIAL	NCC	2/7/2022	\$1,400,000	4.88	212,573	\$6.59	
50-22-16-226-003		201	20102	45833 TWELVE MILE	COMMERCIAL	OST	5/5/2022	\$1,625,000	10.0	435,600	\$3.73	
50-22-22-400-010		201	201OF	24555 NOVI RD	COMMERCIAL	B-3	6/8/2023	\$1,950,000	4.68	203,861	\$9.57	
50-22-15-476-061		202	20101	GRAND RIVER	COMMERCIAL	TC-1	2/13/2024	\$750,000	1.58	68,607	\$10.93	
50-22-15-200-097 +	50-22-15-200-099	202	20101	NW corner W. Oaks & Novi Rd.	COMMERCIAL	R-C	4/3/2024	\$2,150,000	1.40	60,984	\$35.26	
2024 rate for general commercial was: \$8.82										Minimum	\$3.73	
2024 rate for office was: \$6.30										Maximum	\$35.26	
										Mean	\$11.20	
										Median	\$8.19	
										USE FOR GENERAL COMMERCIAL:	USE:	\$9.05
										USE FOR OST:	USE:	\$6.45

NOVI COMMERCIAL - MULTIFAMILY LAND STUDY - 2 YEAR

Parcel Number	Other Parcels in Sale	Class	Neigh.	Street Address	Type	Zoning	Sale Date	Sale Price	Net Acreage	Sq Feet	Sale Price/SF
50-22-17-101-032		202	20101	WIXOM	COMMERCIAL/MF	I-1	8/11/2022	\$2,500,000	24.77	1,078,981	\$2.32
50-22-23-151-013 +	50-22-23-151-039	202	20101		COMMERCIAL/MF	TC-1	5/10/2023	\$8,125,000	12.19	530,996	\$15.30
50-22-14-100-038 +	50-22-14-100-039	202	201RE		COMMERCIAL/MF	R-C	11/6/2023	\$1,600,000	8.80	383,459	\$4.17
										Minimum	\$2.32
										Maximum	\$15.30
2024 rate was: \$5.78										Mean	\$7.26
										Median	\$4.17
										USE:	\$6.25

NOVI INDUSTRIAL LAND SALES - 2 YEAR STUDY FOR 2025 TAX YEAR

Parcel Number	Street Address	Type	Zoning	Sale Date	Sale Price	Net Acreage	Sq Feet	Sale Price/SF
50-22-04-378-004	29580 HUDSON	INDUSTRIAL LAND	I-1	4/15/2022	\$250,000	1.09	47,306	\$5.28
50-22-04-378-009	46440 DESOTO	INDUSTRIAL LAND	I-1	9/21/2023	\$375,000	1.56	67,997	\$5.51
50-22-09-300-032	46844 TWELVE MILE RD	INDUSTRIAL LAND	I-1	3/9/2024	\$4,850,000	20.0	871,200	\$5.57
							Minimum	\$5.28
							Maximum	\$5.57
							Mean	\$5.46
							Median	\$5.51
2024 rate was: \$3.42							USE:	\$3.75

NOVI COMMERCIAL LAND RESIDUAL 2 YEAR STUDY (BS&A)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal (TCV)	Land Residual (SP - TCV Imps)	Est. Land Value	Acres	Dollars/SqFt
50-22-36-477-011	21211 HAGGERTY	04/27/22	PTA	03-ARM'S LENGTH	\$900,000	\$355,520	39.50	\$711,031	\$600,828	\$411,859	1.34	\$10.29
50-22-14-301-006	43200 CRESCENT	05/13/22	PTA	03-ARM'S LENGTH	\$1,525,000	\$888,260	58.25	\$1,776,519	\$693,642	\$945,161	2.80	\$5.70
50-22-15-376-015	44855 GRAND RIVER	05/31/22	WD	03-ARM'S LENGTH	\$345,000	\$93,250	27.03	\$186,496	\$200,214	\$41,710	0.28	\$16.42
50-22-13-351-020	41370 BRIDGE	06/02/22	PTA	03-ARM'S LENGTH	\$4,750,000	\$1,486,520	31.30	\$2,973,030	\$2,212,941	\$435,971	2.93	\$17.36
50-22-20-301-025	49700 TEN MILE	06/30/22	PTA	03-ARM'S LENGTH	\$1,250,000	\$285,580	22.85	\$571,167	\$852,607	\$173,774	2.26	\$8.66
50-22-24-100-051 +	41350 GRAND RIVER	07/18/22	PTA	03-ARM'S LENGTH	\$8,100,000	\$2,981,940	36.81	\$5,963,880	\$4,204,555	\$2,068,428	6.72	\$14.36
50-22-04-100-012	30900 BECK	08/17/22	PTA	03-ARM'S LENGTH	\$1,200,000	\$616,850	51.40	\$1,411,117	\$557,281	\$768,398	2.00	\$6.40
50-22-26-326-014	22759 HESLIP	11/28/22	WD	03-ARM'S LENGTH	\$1,500,000	\$444,260	29.62	\$888,518	\$792,434	\$180,952	1.22	\$14.97
50-22-17-226-013	47500 GRAND RIVER	11/29/22	CD	03-ARM'S LENGTH	\$1,800,000	\$752,170	41.79	\$1,504,339	\$681,752	\$386,091	1.32	\$11.84
50-22-26-376-019	22545 HESLIP	12/28/22	WD	03-ARM'S LENGTH	\$655,000	\$206,270	31.49	\$412,545	\$385,127	\$142,672	0.96	\$9.23
50-22-15-476-022	26179 NOVI	01/18/23	WD	03-ARM'S LENGTH	\$530,000	\$151,990	28.68	\$303,985	\$445,051	\$219,036	0.57	\$17.92
50-22-24-100-024	41249 VINCENTI	03/07/23	CD	03-ARM'S LENGTH	\$1,350,000	\$424,750	31.46	\$849,508	\$694,249	\$193,757	1.30	\$12.25
50-22-24-351-001	24520 MEADOWBROOK	04/14/23	PTA	03-ARM'S LENGTH	\$630,000	\$364,480	57.85	\$728,952	\$200,725	\$299,677	0.78	\$5.91
50-22-25-106-001	24100 MEADOWBROOK	04/28/23	WD	03-ARM'S LENGTH	\$765,000	\$267,690	34.99	\$535,377	\$494,375	\$264,752	0.76	\$14.99
50-22-12-200-033	39525 THIRTEEN MILE	05/15/23	CD	03-ARM'S LENGTH	\$3,000,000	\$1,508,970	50.30	\$3,017,940	\$591,289	\$609,229	2.22	\$6.11
50-22-22-400-010	24555 NOVI	06/08/23	PTA	03-ARM'S LENGTH	\$1,950,000	\$695,070	35.64	\$1,390,142	\$1,620,710	\$1,060,852	4.68	\$7.95
50-22-02-200-041	42191 FOURTEEN MILE	06/14/23	PTA	03-ARM'S LENGTH	\$1,295,420	\$944,180	72.89	\$1,888,362	\$710,257	\$1,303,199	1.54	\$10.60
50-22-27-200-003	43455 TEN MILE	09/05/23	PTA	03-ARM'S LENGTH	\$1,500,000	\$495,260	33.02	\$990,528	\$1,408,048	\$898,576	5.57	\$5.80
50-22-36-477-031	40000 EIGHT MILE	11/02/23	CD	03-ARM'S LENGTH	\$2,650,000	\$1,557,570	58.78	\$3,115,148	\$421,240	\$886,388	2.31	\$4.19
50-22-24-476-019	24245 KARIM	01/30/24	WD	03-ARM'S LENGTH	\$2,250,000	\$1,318,590	58.60	\$2,637,173	\$424,523	\$811,696	2.11	\$4.61
50-22-36-400-024	39650 ORCHARD HILL	03/01/24	PTA	03-ARM'S LENGTH	\$2,200,000	\$913,960	41.54	\$1,827,910	\$1,128,961	\$756,871	1.97	\$13.16
										Minimum	0.28	\$4.19
										Maximum	6.72	\$17.92
										Median	1.97	\$10.29
										Mean	2.17	\$10.42
										USE FOR COMMERCIAL:		\$9.05
										USE FOR OFFICE:		\$6.45

COMMERCIAL & OST LAND SALES FROM OCED - WEST I-96 & OTHER OAKLAND COUNTY								
Parcel Number	CVT	ECF Area	Street Address	Sale Date	Sale Amount	Acres	SqFt	\$/Sq.Ft.
88-20-35-126-025	Troy	88CVL	1460 STEPHENSON HWY	05/02/22	\$950,000	2.50	108,900	\$8.72
TH-24-02-427-006	Southfield Twp.	CLV	31655 SOUTHFIELD RD	05/06/22	\$1,125,000	1.42	792,254	\$18.18
Y -12-23-202-006	White Lake	CLV	9345 HIGHLAND RD	06/22/22	\$1,200,000	4.91	213,880	\$5.61
U-07-14-301-002	Springfield Twp.	CLV	8101 DIXIE HWY	07/15/22	\$750,000	1.74	75,794	\$9.90
96-22-08-326-028	Wixom	IVL	48918 ALPHA DR	08/10/22	\$675,000	2.34	102,105	\$6.61
96-22-08-376-036	Wixom	CLV	800 SAMS WAY	09/22/22	\$1,900,000	4.79	208,652	\$9.11
96-22-08-326-023 +	Wixom	IVL	49106 ALPHA CT	09/29/22	\$857,000	3.82	166,399	\$5.15
H -11-13-354-008	Highland	H CLV	2549 E HIGHLAND RD	02/27/23	\$235,000	0.23	10,019	\$23.46
44-25-13-481-024	Madison Heights	CLV	27101 DEQUINDRE RD	03/01/23	\$400,000	1.02	44,431	\$9.00
K -21-04-429-007	Lyon	K CVL	57053 GRAND RIVER AVE	05/12/23	\$282,200	0.86	37,462	\$7.53
92-17-35-400-055 +	Walled Lake & Commerce	CLV	42700 W. FOURTEEN MILE	07/10/23	\$700,000	2.48	108,029	\$6.48
22-23-35-226-013	Farmington Hills	CLV	29615 NINE MILE	11/15/23	\$150,000	0.86	37,462	\$4.00
O-09-11-479-008	Orion Twp.	O CLV	E CLARKSTON RD	09/15/23	\$550,000	1.28	55,757	\$9.86
							Minimum	\$4.00
							Maximum	\$23.46
							Mean	\$9.51
							Median	\$8.72
2024 commercial land rate was: \$8.82					FOR 2025 USE FOR GENERAL COMMERCIAL: \$9.05 USE FOR OST: \$6.45			
2024 ost land rate was: \$6.30								

INDUSTRIAL LAND SALES FROM OCED - WESTERN I-96								
Parcel Number	CVT	ECF Area	Street Address	Sale Date	Sale Price	Acres	SqFt	\$/Sq.Ft.
L-16-36-351-027	Milford	IVL		07/25/22	\$450,000	5.08	221,285	\$2.03
E -17-27-352-004 +	Commerce	IVL	1367 CLARANTON DR	08/18/22	\$354,480	2.11	91,912	\$3.86
E -17-13-400-050	Commerce	E IVL		09/28/22	\$140,000	0.93	40,511	\$3.46
K -21-11-152-013	Lyon	K IVL	54055 AMBASSADOR PKWY E	10/11/22	\$2,000,000	8.32	362,419	\$5.52
L -16-36-351-025	Milford	L IVL		04/04/23	\$1,000,000	6.00	261,360	\$3.83
96-22-09-102-001	Wixom	IVL	46914 MAGELLAN	05/17/23	\$200,000	1.25	54,624	\$3.66
E -17-13-326-042	Commerce	E IVL		06/29/23	\$179,900	1.15	50,007	\$3.60
E -17-27-352-006 +	Commerce	E IVL	1409 CLARANTON DR	09/21/23	\$297,500	1.70	74,052	\$4.02
96-22-08-100-064	Wixom	IVL	48473 WEST RD	12/21/23	\$440,000	2.73	118,919	\$3.70
E -17-27-352-010 +	Commerce	IVL	1489 CLARANTON DR	03/18/24	\$435,750	2.49	108,464	\$4.02
							Minimum	\$3.46
							Maximum	\$5.52
2024 rate was \$3.42							Mean	\$3.96
							Median	\$3.83
FOR 2025 USE:								\$3.75

Commercial Land (HBU) (Costar)													
Property Address	Property City	County	Zoning	Land Area Ac	Land Area SF	Sale Price	Price/SF	Sale Date	Time to Sale Study	Mrkt. Cond. %	Mrkt. Adj. Price/SF	Location	Loc. Adj. Price/SF
45833 W 12 Mile Rd	Novi	Oakland	OS-T, MPO	10.00	435,600	\$1,673,750	\$3.84	5/5/2022	0	5%	\$3.84	0.0%	\$3.84
2550 Pontiac Rd	Auburn Hills	Oakland	T&R	8.86	385,942	\$1,350,000	\$3.50	9/13/2022	0	5%	\$3.50	10.0%	\$3.85
2880 Crooks Rd	Rochester Hills	Oakland	O-1,Off/Med	1.86	81,022	\$350,000	\$4.32	4/4/2024	-0.5	5%	\$4.21	0.0%	\$4.21
24325 Karim Blvd	Novi	Oakland	OS-1	3.00	130,680	\$540,000	\$4.13	4/1/2021	1	5%	\$4.34	0.0%	\$4.34
43451 Utica Rd	Sterling Heights	Macomb	TRO	2.05	89,298	\$375,000	\$4.20	3/24/2023	0	5%	\$4.20	10.0%	\$4.62
525 Ridge Rd	Canton	Wayne	PUD	4.23	184,259	\$800,000	\$4.34	4/10/2024	-0.5	5%	\$4.23	10.0%	\$4.65
6001 Highland Rd	White Lake	Oakland	BI	1.89	82,328	\$350,000	\$4.25	10/17/2022	0	5%	\$4.25	10.0%	\$4.68
9720 Dixie Hwy	Clarkston	Oakland	C1/M1	5.13	223,414	\$1,021,000	\$4.57	5/25/2022	0	5%	\$4.57	10.0%	\$5.03
40455 Ann Arbor Dr	Plymouth	Wayne	ARC	9.50	413,820	\$2,100,000	\$5.08	12/15/2023	0	5%	\$5.08	10.0%	\$5.59
44500 Garfield Rd	Clinton Twp.	Macomb	B2	4.50	196,020	\$1,050,431	\$5.36	3/10/2023	0	5%	\$5.36	15.0%	\$6.16
Grand River Ave	New Hudson	Oakland	Commercial P.U.D.	1.65	71,874	\$425,000	\$5.91	12/22/2022	0.0	5%	\$5.91	0.0%	\$5.91
21575 Pontiac Trl	South Lyon	Oakland	B-2	1.00	43,560	\$280,000	\$6.43	3/10/2023	0	5%	\$6.43	0.0%	\$6.43
4601 S Baldwin Rd	Orion charter Twp.	Oakland	SV, SI	3.50	152,460	\$850,000	\$5.58	10/15/2021	1	5%	\$5.86	10.0%	\$6.44
26011 Evergreen	Southfield	Oakland	Commercial	8.96	390,298	\$2,500,000	\$6.41	2/9/2022	0.5	5%	\$6.57	0.0%	\$6.57
29180-29290 S Wixom Rd	Wixom	Oakland	B-3	3.70	161,172	\$1,013,699	\$6.29	5/19/2021	1	5%	\$6.60	0.0%	\$6.60
29250-29290 S Wixom Rd	Wixom	Oakland	B-3	3.60	156,816	\$986,301	\$6.29	5/19/2021	1	5%	\$6.60	0.0%	\$6.60
Baldwin Rd	Lake Orion	Oakland	BI	3.69	160,736	\$950,000	\$5.91	11/9/2021	1	5%	\$6.21	10.0%	\$6.83
7 Sashabaw Rd	Clarkston	Oakland	C-1	3.50	152,460	\$950,000	\$6.23	12/20/2023	0	5%	\$6.23	10.0%	\$6.85
49900 Grand River Ave	Wixom	Oakland	BI	2.06	89,734	\$600,000	\$6.69	11/8/2021	1	5%	\$7.02	0.0%	\$7.02
4160 Middlebelt Rd	West Bloomfield	Oakland	VL	3.00	130,680	\$800,000	\$6.12	12/9/2021	1	5%	\$6.43	10.0%	\$7.07
Grange Hall Rd	Holly	Oakland	C2	1.05	45,738	\$265,000	\$5.79	3/3/2022	0.5	5%	\$5.93	20.0%	\$7.12
500 E Walton Blvd	Pontiac	Oakland	C-3	1.00	43,560	\$275,000	\$6.31	10/21/2022	0	5%	\$6.31	15.0%	\$7.26
13246 23 Mile Rd	Shelby Township	Macomb	LM	2.97	129,373	\$840,000	\$6.49	2/25/2022	0.5	5%	\$6.65	10.0%	\$7.32
16563 22 Mile Rd	Macomb Township	Macomb	C-2	4.08	177,725	\$1,200,000	\$6.75	5/26/2022	0	5%	\$6.75	10.0%	\$7.43
Alpha Dr	Wixom	Oakland	IRO	2.35	102,366	\$725,000	\$7.08	12/2/2021	1	5%	\$7.43	0.0%	\$7.43
36101 Warren Rd	Westland	Wayne	CB-3	1.84	80,150	\$575,000	\$7.17	9/27/2022	0	5%	\$7.17	10.0%	\$7.89
N Opdyke Rd	Auburn Hills	Oakland	B-2	4.78	208,217	\$1,700,000	\$8.17	6/12/2024	-0.5	5%	\$7.97	0.0%	\$7.97
4720 Highland Rd	Waterford	Oakland	Highway Comm.	1.10	47,916	\$350,000	\$7.30	5/12/2023	0	5%	\$7.30	10.0%	\$8.03
Haggerty Rd	Commerce Twp.	Oakland	OR	1.80	78,408	\$550,000	\$7.02	10/20/2022	0	5%	\$7.02	15.0%	\$8.07
Grand River Ave	New Hudson	Oakland	Commercial P.U.D.	1.33	57,935	\$475,000	\$8.20	12/22/2022	0	5%	\$8.20	0.0%	\$8.20
Wixom Rd	Novi	Oakland	B-2	7.00	304,920	\$2,500,000	\$8.20	8/11/2022	0	5%	\$8.20	0.0%	\$8.20
000 Dixie Hwy	Independence Twp.	Oakland	C-4	4.30	187,308	\$1,400,000	\$7.47	7/19/2022	0	5%	\$7.47	10.0%	\$8.22
NWC Haggerty & Pontiac Trl.	Commerce Twp.	Oakland	B-3	8.10	352,836	\$2,650,000	\$7.51	6/15/2023	0	5%	\$7.51	15.0%	\$8.64
62 W Scripps Rd	Lake Orion	Oakland	Commercial	1.00	43,560	\$350,000	\$8.04	1/2/2024	0	5%	\$8.04	10.0%	\$8.84
800 Sam's Way Dr	Wixom	Oakland	FS (Freeway Serv.)	4.79	208,652	\$1,900,000	\$9.11	9/21/2022	0	5%	\$9.11	0.0%	\$9.11
37401 Ford Rd	Westland	Wayne	CB-4	3.44	149,846	\$1,450,000	\$9.68	7/16/2021	1	5%	\$10.16	10.0%	\$11.18
40347 Ann Arbor Rd	Plymouth	Wayne	ARC	3.68	160,301	\$1,850,000	\$11.54	10/12/2023	0	5%	\$11.54	0.0%	\$11.54
Hall Rd	Macomb Township	Macomb	C-2	3.14	136,778	\$2,000,000	\$14.62	3/1/2022	0.5	5%	\$14.99	10.0%	\$16.48
			Median Acres:	3.50								Minimum	\$3.84
			Mean Acres:	4.88								Maximum	\$16.48
												Median	\$7.05
												Mean	\$7.16
												USE FOR COMMERCIAL:	\$9.05
												USE FOR OFFICE:	\$6.45

Commercial High Density/Multifamily (HBU) Land Valuation (Costar)

Property Address	Property City	County	Zoning	Land Acres	Land Area SF	Sale Price	Price/SF	Sale Date	Time to Sale Study	Mrkt Cond. 5%	Mrk. Adj \$/SF	Location	Loc. Adj. \$/SF
37855 Lyndon St	Livonia	Wayne	R-1 Residential	9.34	406,850	\$1,100,000	\$2.70	6/14/2021	1.50	5%	\$2.90	20%	\$3.48
31310 Harlo	Madison Heights	Oakland	RM	1.02	44,431	\$350,000	\$7.88	6/15/2021	1.50	5%	\$8.47	15%	\$9.74
2112 E Long Lake Rd	Troy	Oakland	R-1C, Single-Fam.	6.35	276,606	\$1,100,000	\$3.98	7/20/2021	1.50	5%	\$4.28	0%	\$4.28
3861 S Adams Rd	Rochester Hills	Oakland	R1	12.71	553,648	\$3,700,000	\$6.68	10/29/2021	1.50	5%	\$7.18	0%	\$7.18
Ford Rd	Canton Twp	Wayne	R-1	2.75	119,790	\$275,000	\$2.30	12/29/2021	1.50	5%	\$2.47	20%	\$2.97
Romeo Plank & Cass Ave	Clinton Township	Macomb	B-2	6.33	275,822	\$1,800,000	\$6.53	5/2/2022	0.00	5%	\$6.53	20%	\$7.84
8300 Pontiac Lake Rd	White Lake	Oakland	Multiple	3.34	145,490	\$1,000,000	\$6.87	5/26/2022	0.00	5%	\$6.87	15%	\$7.90
56000 & 56090 Grand River	Lyon Twp.	Oakland	Mixed Use	6.72	292,723	\$900,000	\$3.07	6/21/2022	0.00	5%	\$3.07	15%	\$3.54
17669 23 Mile Rd	Macomb Township	Macomb	RS1	3.20	139,392	\$450,000	\$3.23	6/6/2022	0.00	5%	\$3.23	20%	\$3.88
Groesbeck Hwy & Cass Ave	Clinton Township	Macomb	SP	10.04	437,342	\$2,600,000	\$5.95	6/14/2022	0.00	5%	\$5.95	20%	\$7.14
Six Mile Road	Northville	Wayne	R-2	3.24	141,134	\$750,000	\$5.31	7/6/2022	0.00	5%	\$5.31	10%	\$5.84
36840 Schoenherr Rd	Sterling Heights	Macomb	R-70	1.16	50,530	\$285,000	\$5.64	8/5/2022	0.00	5%	\$5.64	15%	\$6.49
506 Legato Dr	Walled Lake	Oakland	KV	1.50	65,340	\$200,000	\$3.06	8/7/2022	0.00	5%	\$3.06	15%	\$3.52
17191 Ridge Rd	Northville	Wayne	R-2	2.75	119,790	\$400,000	\$3.34	8/18/2022	0.00	5%	\$3.34	10%	\$3.67
Beck Rd	Novi	Oakland	RM-2 Multiple	6.99	304,484	\$1,400,000	\$4.60	9/20/2022	0.00	5%	\$4.60	0%	\$4.60
18720 E 13 Mile Rd	Roseville	Macomb	RM-1	5.30	230,868	\$1,350,000	\$5.85	10/28/2022	0.00	5%	\$5.85	20%	\$7.02
11 Mile Rd. (South Lyon TH)	South Lyon	Oakland	RM-1	3.11	135,472	\$480,000	\$3.54	12/20/2022	0.00	5%	\$3.54	15%	\$4.07
43425 Warren Rd	Canton	Wayne	R5	2.98	129,809	\$650,000	\$5.01	2/13/2023	0.00	5%	\$5.01	20%	\$6.01
Market St	Shelby Township	Macomb	C-5	4.78	208,217	\$1,500,000	\$7.20	5/20/2023	0.00	5%	\$7.20	15%	\$8.28
38639 Mound Rd	Sterling Heights	Macomb	COMM/IMPR	1.31	57,064	\$325,000	\$5.70	9/14/2023	0.00	5%	\$5.70	15%	\$6.56
100 S Mill St	Plymouth	Wayne	Gen. Comm.	5.00	217,800	\$1,350,000	\$6.20	8/23/2024	-0.50	5%	\$6.05	10%	\$6.65
			Median Acres:	3.29								Minimum	\$2.97
			Mean Acres:	4.53								Maximum	\$9.74
												Median	\$6.01
												Mean	\$5.75
2024 Rate was \$5.78												Use	\$6.25
Greater weight on more recent sales and bold sales due to size & location													

Commercial Land (HBU) (Costar)													
Property Address	Property City	County	Zoning	Land Area Ac	Land Area SF	Sale Price	Price/SF	Sale Date	Time to Sale Study	Mrkt. Cond. %	Mrkt. Adj. Price/SF	Location	Loc. Adj. Price/SF
45833 W 12 Mile Rd	Novi	Oakland	OS-T, MPO	10.00	435,600	\$1,673,750	\$3.84	5/5/2022	0	5%	\$3.84	0.0%	\$3.84
2550 Pontiac Rd	Auburn Hills	Oakland	T&R	8.86	385,942	\$1,350,000	\$3.50	9/13/2022	0	5%	\$3.50	10.0%	\$3.85
2880 Crooks Rd	Rochester Hills	Oakland	O-1,Off/Med	1.86	81,022	\$350,000	\$4.32	4/4/2024	-0.5	5%	\$4.21	0.0%	\$4.21
24325 Karim Blvd	Novi	Oakland	OS-1	3.00	130,680	\$540,000	\$4.13	4/1/2021	1	5%	\$4.34	0.0%	\$4.34
43451 Utica Rd	Sterling Heights	Macomb	TRO	2.05	89,298	\$375,000	\$4.20	3/24/2023	0	5%	\$4.20	10.0%	\$4.62
525 Ridge Rd	Canton	Wayne	PUD	4.23	184,259	\$800,000	\$4.34	4/10/2024	-0.5	5%	\$4.23	10.0%	\$4.65
6001 Highland Rd	White Lake	Oakland	BI	1.89	82,328	\$350,000	\$4.25	10/17/2022	0	5%	\$4.25	10.0%	\$4.68
9720 Dixie Hwy	Clarkston	Oakland	C1/M1	5.13	223,414	\$1,021,000	\$4.57	5/25/2022	0	5%	\$4.57	10.0%	\$5.03
40455 Ann Arbor Dr	Plymouth	Wayne	ARC	9.50	413,820	\$2,100,000	\$5.08	12/15/2023	0	5%	\$5.08	10.0%	\$5.59
44500 Garfield Rd	Clinton Twp.	Macomb	B2	4.50	196,020	\$1,050,431	\$5.36	3/10/2023	0	5%	\$5.36	15.0%	\$6.16
Grand River Ave	New Hudson	Oakland	Commercial P.U.D.	1.65	71,874	\$425,000	\$5.91	12/22/2022	0.0	5%	\$5.91	0.0%	\$5.91
21575 Pontiac Trl	South Lyon	Oakland	B-2	1.00	43,560	\$280,000	\$6.43	3/10/2023	0	5%	\$6.43	0.0%	\$6.43
4601 S Baldwin Rd	Orion charter Twp.	Oakland	SV, SI	3.50	152,460	\$850,000	\$5.58	10/15/2021	1	5%	\$5.86	10.0%	\$6.44
26011 Evergreen	Southfield	Oakland	Commercial	8.96	390,298	\$2,500,000	\$6.41	2/9/2022	0.5	5%	\$6.57	0.0%	\$6.57
29180-29290 S Wixom Rd	Wixom	Oakland	B-3	3.70	161,172	\$1,013,699	\$6.29	5/19/2021	1	5%	\$6.60	0.0%	\$6.60
29250-29290 S Wixom Rd	Wixom	Oakland	B-3	3.60	156,816	\$986,301	\$6.29	5/19/2021	1	5%	\$6.60	0.0%	\$6.60
Baldwin Rd	Lake Orion	Oakland	BI	3.69	160,736	\$950,000	\$5.91	11/9/2021	1	5%	\$6.21	10.0%	\$6.83
7 Sashabaw Rd	Clarkston	Oakland	C-1	3.50	152,460	\$950,000	\$6.23	12/20/2023	0	5%	\$6.23	10.0%	\$6.85
49900 Grand River Ave	Wixom	Oakland	BI	2.06	89,734	\$600,000	\$6.69	11/8/2021	1	5%	\$7.02	0.0%	\$7.02
4160 Middlebelt Rd	West Bloomfield	Oakland	VL	3.00	130,680	\$800,000	\$6.12	12/9/2021	1	5%	\$6.43	10.0%	\$7.07
Grange Hall Rd	Holly	Oakland	C2	1.05	45,738	\$265,000	\$5.79	3/3/2022	0.5	5%	\$5.93	20.0%	\$7.12
500 E Walton Blvd	Pontiac	Oakland	C-3	1.00	43,560	\$275,000	\$6.31	10/21/2022	0	5%	\$6.31	15.0%	\$7.26
13246 23 Mile Rd	Shelby Township	Macomb	LM	2.97	129,373	\$840,000	\$6.49	2/25/2022	0.5	5%	\$6.65	10.0%	\$7.32
16563 22 Mile Rd	Macomb Township	Macomb	C-2	4.08	177,725	\$1,200,000	\$6.75	5/26/2022	0	5%	\$6.75	10.0%	\$7.43
Alpha Dr	Wixom	Oakland	IRO	2.35	102,366	\$725,000	\$7.08	12/2/2021	1	5%	\$7.43	0.0%	\$7.43
36101 Warren Rd	Westland	Wayne	CB-3	1.84	80,150	\$575,000	\$7.17	9/27/2022	0	5%	\$7.17	10.0%	\$7.89
N Opdyke Rd	Auburn Hills	Oakland	B-2	4.78	208,217	\$1,700,000	\$8.17	6/12/2024	-0.5	5%	\$7.97	0.0%	\$7.97
4720 Highland Rd	Waterford	Oakland	Highway Comm.	1.10	47,916	\$350,000	\$7.30	5/12/2023	0	5%	\$7.30	10.0%	\$8.03
Haggerty Rd	Commerce Twp.	Oakland	OR	1.80	78,408	\$550,000	\$7.02	10/20/2022	0	5%	\$7.02	15.0%	\$8.07
Grand River Ave	New Hudson	Oakland	Commercial P.U.D.	1.33	57,935	\$475,000	\$8.20	12/22/2022	0	5%	\$8.20	0.0%	\$8.20
Wixom Rd	Novi	Oakland	B-2	7.00	304,920	\$2,500,000	\$8.20	8/11/2022	0	5%	\$8.20	0.0%	\$8.20
000 Dixie Hwy	Independence Twp.	Oakland	C-4	4.30	187,308	\$1,400,000	\$7.47	7/19/2022	0	5%	\$7.47	10.0%	\$8.22
NWC Haggerty & Pontiac Trl.	Commerce Twp.	Oakland	B-3	8.10	352,836	\$2,650,000	\$7.51	6/15/2023	0	5%	\$7.51	15.0%	\$8.64
62 W Scripps Rd	Lake Orion	Oakland	Commercial	1.00	43,560	\$350,000	\$8.04	1/2/2024	0	5%	\$8.04	10.0%	\$8.84
800 Sam's Way Dr	Wixom	Oakland	FS (Freeway Serv.)	4.79	208,652	\$1,900,000	\$9.11	9/21/2022	0	5%	\$9.11	0.0%	\$9.11
37401 Ford Rd	Westland	Wayne	CB-4	3.44	149,846	\$1,450,000	\$9.68	7/16/2021	1	5%	\$10.16	10.0%	\$11.18
40347 Ann Arbor Rd	Plymouth	Wayne	ARC	3.68	160,301	\$1,850,000	\$11.54	10/12/2023	0	5%	\$11.54	0.0%	\$11.54
Hall Rd	Macomb Township	Macomb	C-2	3.14	136,778	\$2,000,000	\$14.62	3/1/2022	0.5	5%	\$14.99	10.0%	\$16.48
			Median Acres:	3.50								Minimum	\$3.84
			Mean Acres:	4.88								Maximum	\$16.48
												Median	\$7.05
												Mean	\$7.16
													USE FOR COMMERCIAL: \$9.05
													USE FOR OFFICE: \$6.45