

True Value:

A Comparative Study of Assessed Property Values



Planning and Economic Development Department
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Introduction

Thinking like a Farmer

High-value goods command high prices. Differentiated products command higher prices. Commodity goods command lower prices but make up for lower real or perceived value through volume.

These market truths can be applied to real estate values and prices to provide insight about what kind of homes, stores, offices, and places are valued higher than others. Of course, there is a huge variety of development styles, sizes, and locations which influence price. Fortunately, there is a way to normalize real estate values in a way that allows for value comparisons across different sizes and styles of development. This is to think about value the way that a farmer does – by the acre. Analyzing assessed property values on a per-acre basis allows for a comparison of different kinds of land uses on a one-to-one basis.

The reason to look at property value per acre is to avoid perpetuating a common error when it comes to how we think about real estate. Our mistake has been looking at the overall value of a development project rather than its per unit productivity. Especially relevant in these times of limited public means, communities must think long and hard about encouraging, and not accidentally discouraging, the property tax bonus that comes with high-value development. Put simply, when given a choice between two different ways of developing commercial (or office, or residential) land uses we should opt for the higher bang for the buck.

For comparison, let's consider an everyday example of measuring economic value. When we buy our cars, do we assess fuel economy based on a vehicle's miles-per-tank rating? Of course not, we look at the miles per gallon rating – it's a much better indicator of efficiency. We rank the efficiency value of our cars this way because we all know the price of a gallon of fuel. Why wouldn't we do the same with our land? Shouldn't we value the consumption of our land the way we value a gallon of gas? After all, an acre of land is far more expensive than a gallon of gas.

Market Considerations

When faced with choices about which crops to plant, a farmer has to take into account external factors such as market demand, soil suitability, soil productivity, and crop rotation. Once those factors are considered, the farmer will choose to grow the crop or combination of crops that will return the highest value per acre planted.

Similarly, local municipalities, counties, and school districts rely upon the property tax yield to fund our operations. Local municipalities, through planning and zoning, can determine which land uses and what style of development occur in the community. These land uses are subsequently priced by the market in the form of home prices for residential uses and rents per square foot for commercial, office, and industrial uses. These values eventually translate into property tax yields.

So, like farmers, a local municipality chooses which crops to plant. Unlike farmers, municipalities cannot quickly change or rotate crops to adjust to changing market conditions, and further, municipalities don't often engage in the critical value per acre analysis that farmers do when choosing crops to plant.

Cost of Services Considerations

Of course, much like a farmer, municipalities have to weigh market demand for each type of land use to avoid saturating the market with one type of development which will lead to price collapses. And much like farmers have to consider the costs involved in growing different types of crops, municipalities have to consider the costs to support

and maintain different kinds of land uses. For example, a wide range of costs of community services studies conducted over many years have consistently found that residential development consumes between \$1.15 and \$1.50 in public services for every dollar of tax revenue it generates. On the other hand, commercial and industrial development consumes between \$0.35 and \$0.65 in public services for each tax dollar generated.¹

A Guide for Planning Decisions

Communities establish a vision for their future character through the planning and zoning process. However, that visioning process must be grounded in fiscal reality to ensure that tax revenues will be sufficient to support and maintain public services and infrastructure. This value per acre study is not intended to push an agenda for one development style over another, but rather to provide a rational and real basis for comparison of the relative values of different land uses, and also the comparative value of different styles of development within land use categories (i.e. comparing different kinds of retail development).

Prices in desirable places are bid up by the market while prices in less desirable places stagnate or decline as those with means choose to vote with their pocketbooks. Studying the characteristics of successful and highly valued places can provide clues as to how to best guide development to ensure that all parts of our community are loved and sustained by those who live, work, and shop there.

Rochester Hills and Rochester Comparative Data

Throughout this document Rochester Hills values per acre are compared with similar properties in the City of Rochester. This is done for two reasons: 1) Rochester data is easily available, and 2) Rochester is a different kind of community that provides an interesting comparison for two different kinds of development. Rochester and Rochester Hills have property values that are among the highest in the region compared to similar communities. Therefore, from a value per acre basis a comparison of a top-tier suburban community against a top-tier downtown community should provide some interesting comparisons across community types. The purpose of this analysis is not to suggest that Rochester Hills or Rochester should try to change the type of community they are, but rather to identify ways to increase community value while staying true to the desired character of place as determined by residents, elected, and appointed officials.

Methodology

This study analyzes the assessed value per acre of parcels and groupings of parcels. The assessed value per acre is derived by dividing the assessed value by the area in acres. All assessment data and neighborhood groupings are the most recent available from the Rochester Hills assessor.

Assessed property values are determined either by the cash flow or comparable sales basis. The cash flow basis is used for income generating properties, such as commercial retail centers, office buildings, and multiple-family properties. The comparables approach is used for single family residential properties and for some owner-occupied nonresidential properties for which the cash flow basis cannot be used.

The assessed value is equivalent to about 50% of true market value, so the values in this report can be doubled to derive an estimate of true market value.

In some cases, particularly for residential developments, the assessed value has been reduced to 80% to account for infrastructure improvements such as roads and stormwater management basins that are necessary to serve residential

¹ <http://ohioline.osu.edu/cd-fact/1260.html>

units. Nonresidential parcels typically have these improvements on-site, and so their non-productive costs are already figured into the value per acre analysis. Further, the area of preserved open space has been included in some of the residential analyses. This is a better indication of the overall value per acre of residential development that reflects the true value of the development as a whole. However, in some cases this analysis does compare the per-lot value of lots in open space subdivisions against similarly sized lots in conventional non-open space developments to allow for a comparison of the impact of open space on individual lot values.

A Note on Hidden Tax Incentives

Finally, this analysis highlights a significant limitation of our current tax regime – notably, that when it comes to assessing how much a property owner owes, we place very little value on the land beneath a building as compared to the building itself. Compounding that issue is the fact that if you construct a building without innovative architecture or sustainable materials, you can actually benefit by lower tax value. The combination of these two factors creates a disincentive for good design and/or good architecture. The result is that the community loses, both in terms of the property tax it collects and the long-term legacy of cheap single-use buildings. In basic terms, we've created tax breaks to construct disposable buildings, and there's nothing smart about that kind of growth.

Changing taxing regimes requires state action, and so we cannot realistically expect to effect that change ourselves. However, we can strive to ensure that our planning and regulatory structures create enough incentives for good, sustainable, and desirable development to overcome the many and varied incentives for cheap, disposable development.

Commercial/Mixed Use Development

The figures on the following pages summarize the value of notable commercial and mixed-use properties and categories in Rochester Hills and Rochester.

Some notable points from the data:

- Barclay Square is the highest value retail property in Rochester Hills. This is surprising, but in fact other shopping centers with a similar size and layout as Barclay Square generally have higher values than larger shopping centers. This is very likely due to the great efficiency of the Barclay Square layout with one parking row being located between the building and the street. This minimizes the distance between the building and the street while still offering visible parking. Barclay Square is one of the newest retail centers in the City and as such is likely commanding higher rents than similar older centers which are showing their age.
- Of the larger shopping centers in town, the ones with perceived parking problems have the highest per-acre assessed value. The Village of Rochester Hills and the Papa Joe's center both have very high per-acre values. A typical larger shopping center has a value between \$250,000 and \$450,000 per acre. Hampton Village has a value of just \$87,000 per acre despite having the most floor area of any shopping center in town.
- Downtown Rochester carries great value. The highest value parcel has an assessed value of over \$5 million per acre, while the average downtown Rochester parcel is between \$2 million and \$3.5 million per acre. When all land area in the downtown core of Rochester is aggregated, including all buildings and public parking lots, the downtown has a value of \$1.33 million per acre.
- The strip mall at the south edge of downtown Rochester located at 138 South Main Street has a value of \$940,000 per acre. The nearly identically sized strip mall at 1292 West Auburn Road has a value of \$418,000 per acre. This is further evidence of the value premium associated with downtown Rochester.

Rochester Hills Retail Value per Acre



Rochester & Rochester Hills Retail Value per Acre



Regional Centers

Table 1. Selected Regional Shopping Areas

	Site Area (acres)	Building Area (sq. ft.)	Floor Area Ratio	Parking Spaces	Parking Ratio	Parking Area (sq. ft.)	Value per Acre
Downtown Rochester	16.3	405,000	57%	817	2.02	8.4 acres	\$1,332,451
Village of Rochester Hills	23.4	258,400	25.4%	1,065	4.12	11.5 acres	\$916,117
Winchester Mall (South)	29.2	317,000	24.9%	1,758	5.55	18.1 acres	\$464,542
Wal-Mart	21.2	204,000	22.1%	960	4.71	10.5 acres	\$281,387
Hampton Village	70.5	486,925	15.9%	3,430	7.04	35.4 acres	\$87,356

Community Centers

Table 2. Selected Community Shopping Areas

	Site Area (acres)	Building Area (sq. ft.)	Floor Area Ratio	Parking Spaces	Parking Ratio	Parking Area (sq. ft.)	Value per Acre
Papa Joe's Center	9.7	114,000	27.1%	473	4.15	212,850	\$668,677
North Hill Center	10.2	102,077	23.1%	538	5.27	242,100	\$286,496

Neighborhood Centers

Table 3. Selected Neighborhood Shopping Areas

	Site Area (acres)	Building Area (sq. ft.)	Floor Area Ratio	Parking Spaces	Parking Ratio	Parking Area (sq. ft.)	Value per Acre
Barclay Square	1.8	18,800	23.8%	92	4.89	41,400	\$978,250
138 South Main Street	0.4	6,900	38.4%	20	2.90	9,000	\$940,645
137 West Auburn	2.0	18,000	20.9%	94	5.22	42,300	\$434,052
1292 West Auburn	0.7	7,200	23.6%	37	5.14	16,650	\$418,175

Retail Conclusions

The tables on the previous page indicate a few retail takeaways:

- **Retail development gets tired quickly.** Shopping centers with otherwise identical metrics (i.e. site area, floor area, parking ratio) can have drastically different value, and it is most often the case that it is the newer center that has higher value. Barclay Square and the 137 West Auburn centers are examples of this. Location is also important.

This raises implications for many of the City's aging retail centers. Absentee landlords of shopping centers that are paid for have little incentive to reinvest in their properties so long as they are still returning modest cash flows. This is not an issue that is confined to Rochester Hills, of course, but it does point to the need for creative and aggressive redevelopment options for older retail sites.

- **Parking does not pay.** Centers with limited parking and higher design value command anywhere from 2 to 11 times the value when compared against garden-variety retail centers. The assessed value of properties stems directly from the cash flows which they generate, and parking spaces generate no cash flow, and so there is a very real economic benefit to avoid excessive parking. Adjusting parking requirements to require only the bare minimum parking necessary has economic and environmental benefits by maximizing the efficient use of land.

Recent parking market-pricing research indicates that 85% occupancy of parking spaces is an optimal outcome for demand-based pricing.

- **Upgraded building design pays.** Centers with higher design quality yield higher value. Barclay Square is a tastefully designed center with upgraded materials that compares favorably with other similarly sized centers. Papa Joe's has a design and building material quality which clearly exceeds the norm. The City Walk development bears watching in future years as it leases out and its true value per acre becomes evident.
- **Walkable design pays.** The Village of Rochester Hills and downtown Rochester have nearly identical overall areas, and aside from Barclay Square, are the two highest valued commercial/mixed use areas. Both areas feature a walkable layout and human-scale building design that induces and encourages walking.
- **Design Standards.** There may be value in adopting design standards reflective of existing higher value properties.

Office

The figures on this and the following page summarize the value of notable office neighborhoods and office properties in Rochester Hills and Rochester.

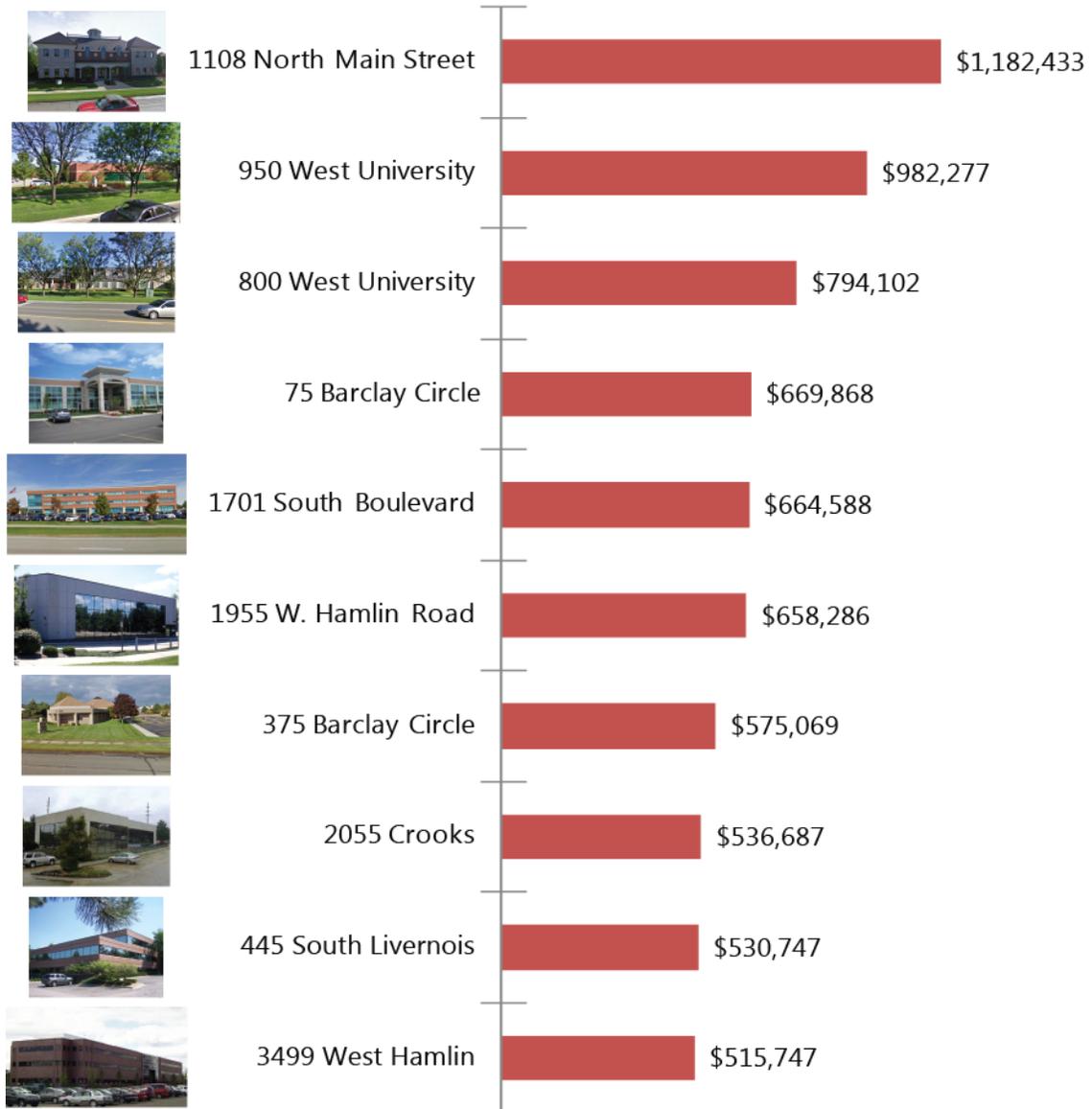
Some notable points from the data:

- Office properties in Rochester are anywhere from 1.6 to 2.75 times the value of Rochester Hills office categories.
- Barclay medical office properties have the highest value in the City. Medical office in general has a higher value than general office.
- The newer office area along South Boulevard is also highly valued. This area contains a combination of medical and general office in newer class A and B buildings.
- The highest valued office property is the office building at 1108 North Main Street in Rochester. Note that buildings classified for office use that are located in downtown Rochester were included in the downtown Rochester category in the commercial/mixed use section of this report.
- The recently refreshed office building at 75 Barclay Circle is the highest value office property in Rochester Hills.

Value per Acre by Office Category



Rochester & Rochester Hills Office Value per Acre



Office Sites Comparison

Table 4. Office Value Per Acre – Selected Sites

	Site Area (acres)	Building Area (sq. ft.)	Floor Area Ratio	Parking Spaces	Parking per 1,000 sq. ft.	Parking Area (sq. ft.)	Value per Acre
1108 North Main St.	0.7	11,400	39.7%	38	3.33	17,100	\$1,182,433
950 West University	1.4	22,834	38.0%	70	3.07	31,500	\$982,277
800 West University	2.5	40,400	37.7%	155	3.83	69,750	\$794,102
75 Barclay Circle	3.3	51,116	36.1%	222	4.34	99,900	\$669,868
1701 South Boulevard	7.9	92,597	27.0%	422	4.55	189,900	\$664,588
1955 West Hamlin	0.8	12,600	38.6%	43	3.41	19,350	\$658,286
375 Barclay Circle	1.3	10,925	19.1%	52	4.75	23,400	\$575,069
2055 Crooks	1.3	15,168	27.2%	75	4.94	33,750	\$536,687
445 South Livernois	2.8	54,132	43.8%	250	4.62	112,500	\$530,747
3499 West Hamlin	11.9	120,693	23.2%	606	5.02	272,700	\$515,227

Office Conclusions

- Value Factors.** The office value equation is simple – a higher FAR and a lower parking ratio equals higher valuation. With a few exceptions, the value per acre is inversely related to parking spaces per 1,000 square feet. The 1955 West Hamlin center is one of those exceptions. That building is class C space, which carries the lowest rents. However, because the site does not have an excess of parking its value is actually higher on a per-acre basis than other class A and B buildings that have more parking.
- Site Design.** The higher valuation of Rochester office buildings may be influenced in part by site design. Office buildings located along University Drive in Rochester have smaller front yard setbacks (typically about 15-20 feet) with no parking being located between the building and the street. It is likely not a coincidence that the highest value office category in Rochester Hills is the Barclay Medical Office category, as most of those office buildings share similar front yard designs with the Rochester office buildings (i.e. green space instead of parking in the front yard).
- Building Design.** The Rochester buildings have traditional, human-scale design, where as most buildings in Rochester Hills (except many of those located along Barclay) have more imposing, slab-sided designs without a human scale.
- Setback Requirements.** There may be value in reducing front yard setback requirements in the O-1, RO, and ORT districts in line with the higher value properties in the survey.
- Design Standards.** There may be value in adopting design standards reflective of existing higher value properties.

Industrial

The standardized nature of industrial park development leads to little variation in values. The supply of industrial property in the City is quite homogeneous and does not display great variety.

The majority of industrial sites are classified as engineering or light manufacturing, as shown in the following table. Those sites are located primarily in the various industrial parks located in the REC area.

Table 5. Industrial Value per Acre by Neighborhood

Category	Sites	Acres	Average Value per Acre
Mini-Storages	6	38.64	\$127,878
Industrial (engineering)	51	129.79	\$272,634
Industrial (light manufacturing)	126	398.55	\$207,996
Hamlin Road Industrial (east side)	16	101.63	\$23,087
Starbatt	12	57.65	\$128,016
Industrial (Leach Road)	53	30.65	\$126,531
Industrial (Twist Drill)	3	41.36	\$48,950
Industrial (miscellaneous)	11	49.39	\$92,194
Devondale	10	25.32	\$36,359
Industrial (heavy)	12	22.09	\$51,512
Fanuc Robotics	1	39.03	\$238,276

There is little of note with respect to individual industrial parcels. Most industrial park parcels range from \$200,000 to \$450,000 of assessed value per acre.

The one outlier is the Compass self-storage facility on Avon Road west of Rochester Road. That facility has an assessed value of \$815,000 per acre. Unlike other self-storage facilities in the city, the Compass facility is not land intensive as it is an indoor, multi-level facility. This means that the cash flows per acre are higher due to stacking units and using much less land than a conventional metal shed building style self-storage facility. The Compass facility also has very little paved site area, so the floor area ratio is quite high, meaning that there is a high ratio of productive floor area to site area.

Single Family Residential

Residential valuations are calculated on a comparable sales basis rather than a cash flow basis. There is also a greater variation in the type, style, and quality of residential unit that can be built on a particular lot. These factors mean that it is not useful to analyze residential properties at the parcel level, but rather to examine neighborhoods.

To best assess the value of different types and styles of residential neighborhood this section identifies high-value neighborhoods, analyzes the impact of lot area on value, and analyzes the value of conservation development as compared to conventional development.

High Value Residential Neighborhoods

The first analysis is a simple evaluation of high value neighborhoods on a per-lot and per-acre basis.

The average lot value takes into account only the average value of residential parcels. The average lot value measure returns the neighborhoods that are commonly thought of when the term “high value” is used.

The value per acre considers all parts of the residential development, including open spaces, preserved natural features, roads, and stormwater management infrastructure. This average value per acre measure indicates which neighborhoods return the highest value per unit of land.

Both measures of value are instructive, and a following section examines the impact of open space protection on the total value per acre and the average lot value for individual parcels within a development.

Table 6 shows that the neighborhoods with the highest average lot value are typically low-density, large lot developments. Knorrwood 4, Hillside Creek and Walnut Brook Estates are notable for their relatively small average lot areas (less than ½ acre).

Table 6. Neighborhoods with Highest Average Lot Value

Code	Neighborhood	Value per Acre	Lots	Average Lot Area	Units/Acre	Average Lot Value
K04	Kollin Woods	\$193,805	7	59,172	0.32	\$615,229
K03	Stony Hollow	\$184,945	10	29,305	0.36	\$508,345
06A	Oakpointe Estates	\$92,121	21	108,120	0.29	\$316,359
07G	Pinecreek Estates	\$193,726	13	55,672	0.61	\$315,835
01A	Millrace & Winkler Pond	\$42,585	61	231,666	0.15	\$283,099
K33	Walnut Brook Estates	\$358,105	70	22,118	1.41	\$254,077
03I	Hillside Creek	\$310,731	33	16,333	1.39	\$223,778
04J	North Oaks	\$273,218	107	27,532	1.24	\$220,597
19B	Butler Ridge	\$287,384	159	24,337	1.31	\$218,718
08H	Manchester Knolls 1&2	\$239,947	44	27,265	1.13	\$211,488
03C	Knorrwood 4	\$208,867	30	21,986	1.47	\$206,276
20B	Pheasant Ring	\$87,478	45	71,129	0.43	\$205,510

The following Table 7 indicates that value per acre is highest in moderate-density developments with lot areas typically between 8,000 and 12,000 square feet. Walnut Brook Estates has the largest average lot size in this list, and is the only neighborhood to appear in both Table 6 and Table 7. Finally, it is notable that new in-town houses in Rochester have the highest value per acre, at \$803,856. Remember that this is *assessed* value, so the market value of new in-town Rochester houses is upwards of \$1.5 million per acre.

Table 7. Neighborhoods with Highest Value per Acre

Code	Neighborhood	Value per Acre	Lots	Average Lot Area	Units/ Acre	Average Lot Value
²	Rochester New In-Town	\$643,045	193	8,315	4.19	\$153,440
06G	Hawthorn 7	\$464,049	70	13,348	2.61	\$177,747
25G	Autumn Hills	\$391,137	27	11,674	2.65	\$147,819
22E	Winchester Village 1-3	\$371,712	154	5,834	5.33	\$69,709
25E	Avon Lakes Village 1-3	\$365,635	154	11,355	3.03	\$120,517
30E	Rookery Woods 1&2	\$363,226	225	12,507	2.09	\$173,881
K33	Walnut Brook Estates	\$358,105	70	22,118	1.41	\$254,077
35A	Wildflower I	\$343,688	190	9,332	3.23	\$106,430
³	Rochester Historic In-Town	\$328,850	1,319	8,222	4.24	\$77,585
⁴	Rochester Suburban	\$328,804	1,524	16,560	2.10	\$156,245
26D	Easthampton	\$323,518	117	10,914	2.51	\$129,112
31F	Adams Oaks	\$320,512	50	10,669	2.70	\$118,490

² The Rochester New In-Town category includes the following neighborhood codes: RDP, RDS, RMA, RMC, RNH

³ The Rochester Historic In-Town category includes the following neighborhood codes: R33 through R49, R-5 through R-9

⁴ The Rochester Suburban category includes the following neighborhood codes: RPC, RSN, RSP, RSR, RSC, RPH, RFC, RTB, RBR, RCR, RSS, and R-4

The Influence of Lot Area on Value

Minimum lot area is a common measure used to control density, and it is commonly held that larger lot area is related to higher property value. On an absolute basis, this usually proves true. However, is lot area the best indicator of actual value as measured on a per-acre basis?

The following Figure 1 is a scatter plot showing the average lot area of the various neighborhoods in the City against assessed value. Two distinct trend lines are apparent on the scatter plot. One trend line shows a relatively flat assessed value line that indicates that the value of a lot is weakly related to its area in some neighborhoods. The other trend line indicates that there is a strong relationship between lot area and average value in some neighborhoods, up to a point.

The question becomes, why does the average value of a lot increase with lot area in some neighborhoods, while it remains flat in others?

Figure 1. Average Lot Value by Lot Area – All Lots

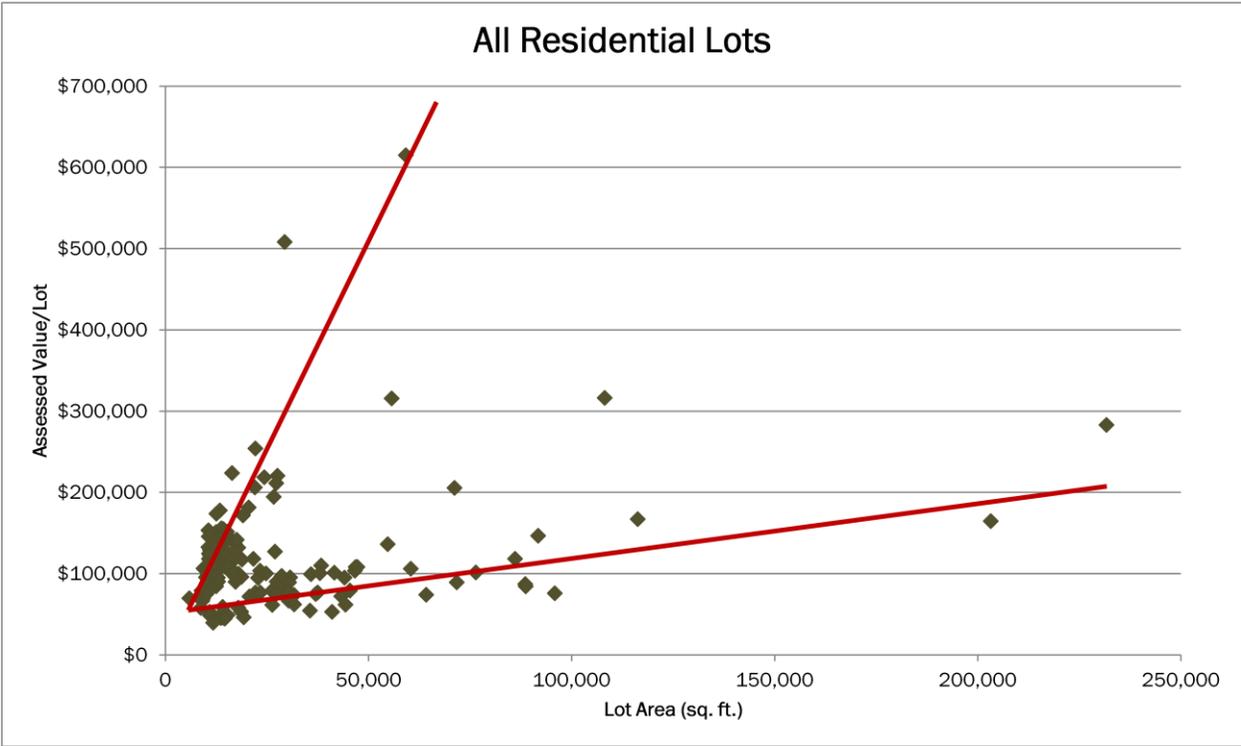


Figure 2. Average Lot Value by Lot Area – Lots 50,000 sq. ft. and Under

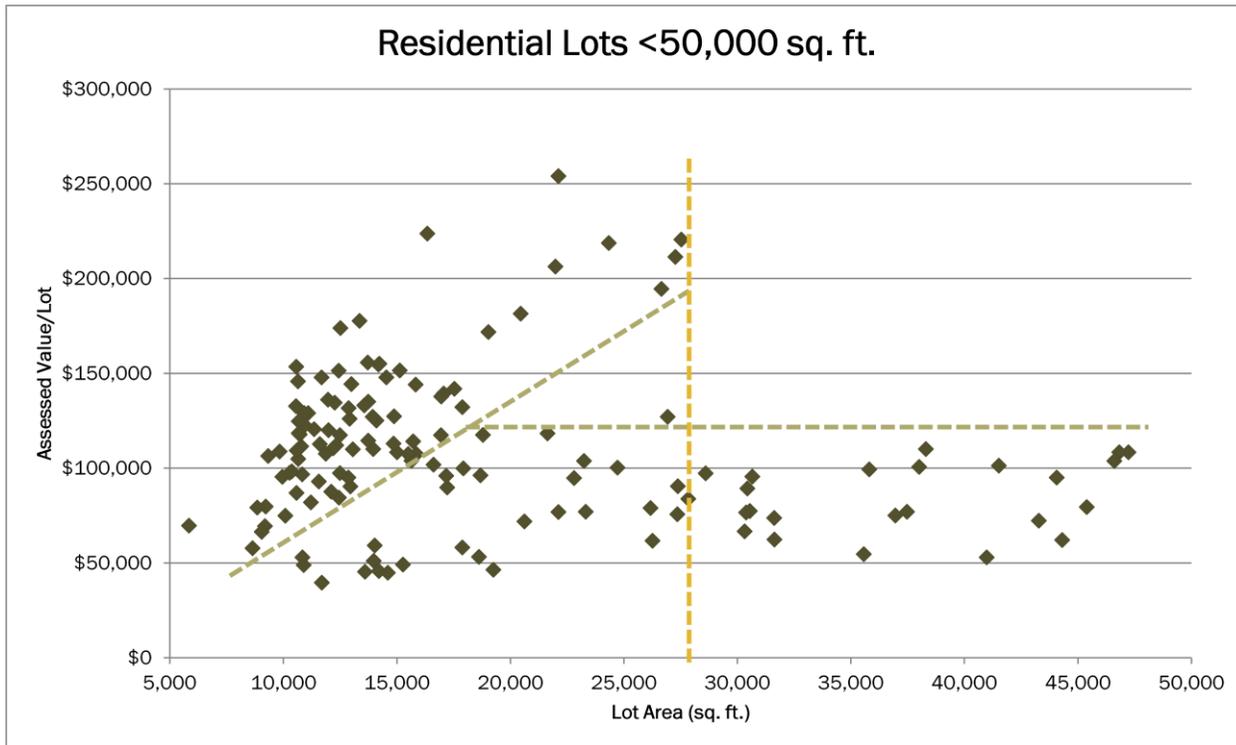


Figure 2 shows only neighborhoods with an average lot area of 50,000 square feet or lower. These neighborhoods are the majority of neighborhoods within the City. Eliminating neighborhoods with lots larger than 50,000 square feet eliminates much of the noise from Figure 1 and allows for a more concise analysis of the average value to lot area relationship.

Figure 2 shows two very distinct trends. First – the average value of lots increases with lot area up to about 28,000 square feet per lot (shown by the vertical yellow line). Neighborhoods with lots greater than 28,000 square feet are confined within an assessed value band of about \$50,000 to \$110,000 per lot.

One potential explanation for this observed phenomenon is that, due to the nature of how property is assessed, the house is a more accurate predictor of value than the land upon which it sits. Larger lot areas allow for progressively larger houses to be built, and larger houses presumably are more valuable than smaller houses. However, there must come a point where ever larger houses cannot be built because a market does not exist for their purchase because not enough households exist with high enough wealth and/or income to afford such homes. It is no accident that the developments with the highest average value per lot in the City are small with typically 10-20 units. And so, a likely explanation for the end of value increase is simply that the market will not support the construction of houses more expensive or larger than those which will fit on a 28,000 square foot lot.

A second possible explanation has to do with the cost of infrastructure. It is possible that a development “sweet spot” exists between 20,000 and 28,000 square foot lot areas where a developer can realize enough value to support the cost of infrastructure improvements. However, if the value of houses has an upper limit in the \$400,000-\$500,000 range, a developer may not be able to support the cost of infrastructure improvements at the low development density imposed by lots greater than 28,000 square feet.

Figure 3. Value per Acre by Average Lot Area

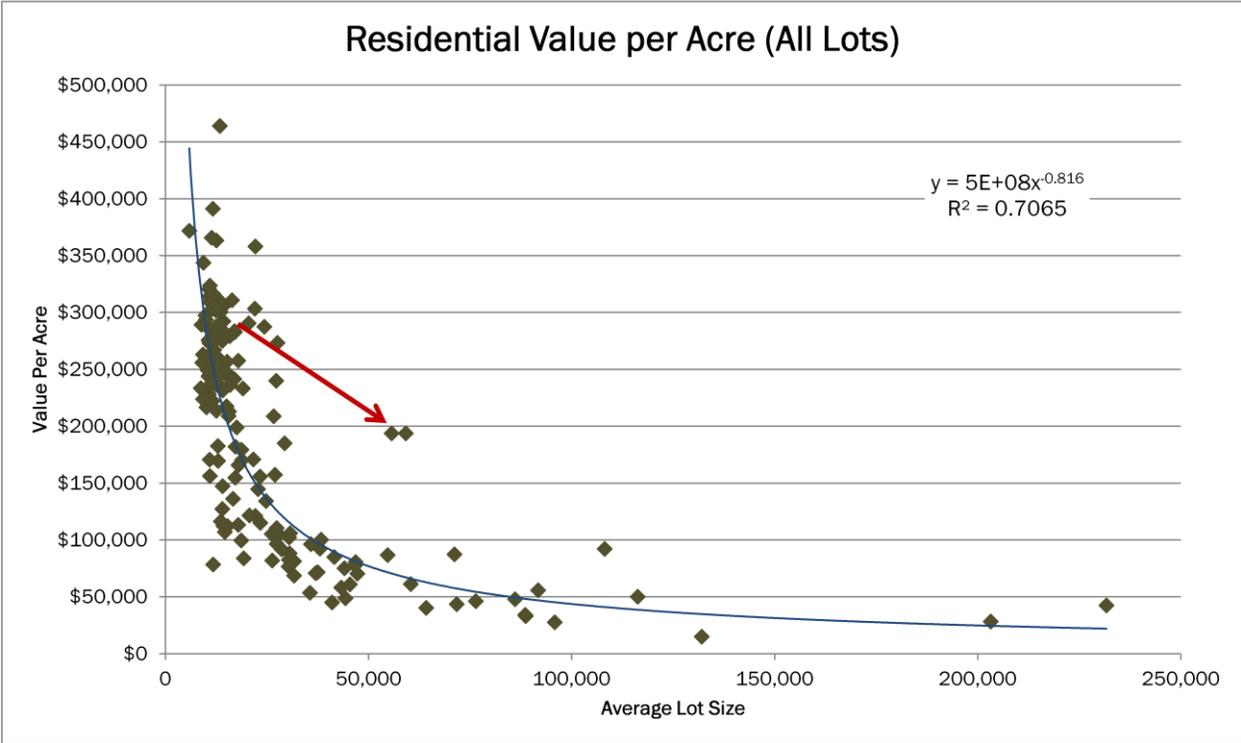


Figure 3 shows the relationship between average lot area and the value per acre of residential neighborhoods. There is a clear trendline that demonstrates diminishing returns to value based on lot area. The best-fit line indicates that about 70% of the variation in value per acre is due to the average lot area.

Note that the two outliers in Figure 3 are Kollin Woods and Pinecreek Estates.

There does appear to be some noise for lots less than an acre, so Figure 4 shows the relationship between lot area and value per acre for lots smaller than 50,000 square feet.

Figure 4. Value per Acre by Average Lot Area (Lots Less than 50,000 sq. ft.)

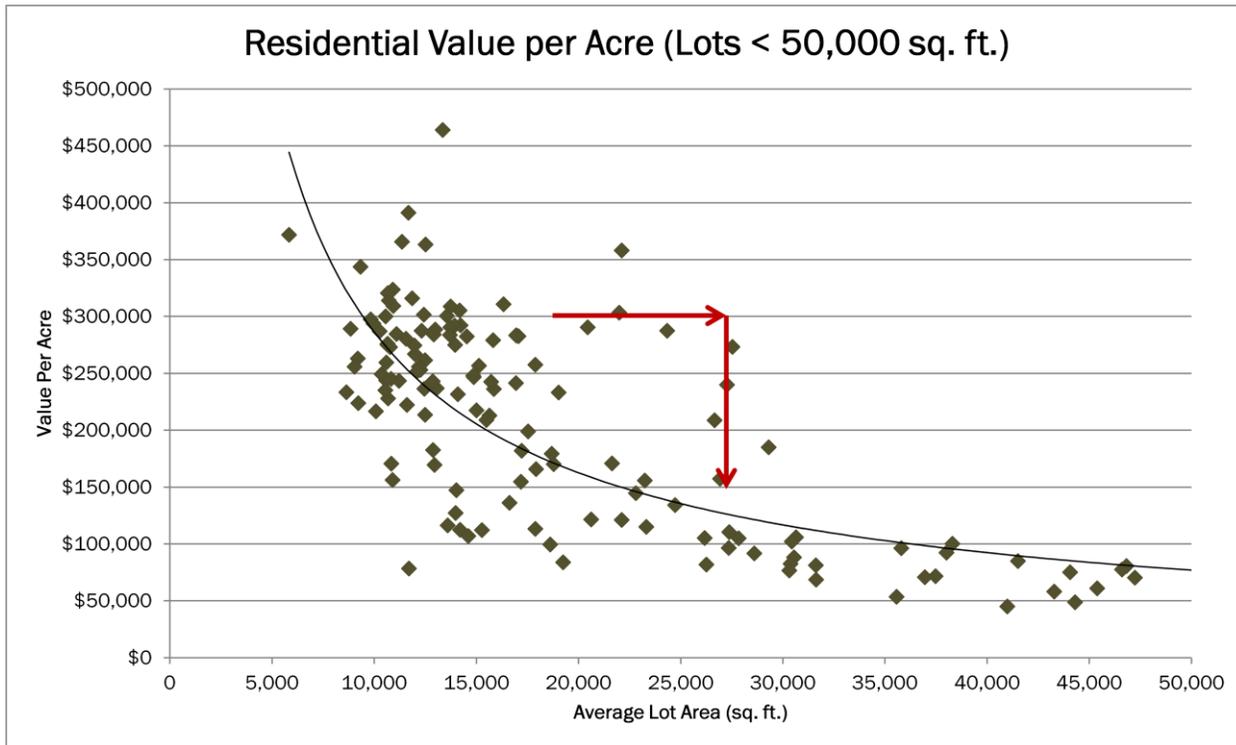


Figure 4 shows only lots less than 50,000 square feet. The trendline still holds, but not as tightly as the previous figure. In fact, this figure makes clear that some neighborhoods with lots up to 28,000 square feet hold a consistent value of about \$300,000 per acre, avoiding the diminishing returns on lot area.

The following is a list of neighborhoods with high value per acre for their average lot area. The purpose of the table is to identify any notable characteristics that make these neighborhoods more valuable than other neighborhoods with comparable lot areas.

Table 8. Qualitative Analysis of High Value Neighborhoods

Neighborhood	Image	Comments
<p>Hawthorn 7 <i>Value per Acre: \$464,000</i> <i>Average Lot Area: 13,348 sq. ft.</i></p>		<p>Larger, high-quality homes on moderate sized lots.</p>
<p>Autumn Hills <i>Value per Acre: \$391,000</i> <i>Average Lot Area: 11,674 sq. ft.</i></p>		<p>An unremarkable development layout with quite nice houses on moderate sized lots.</p>

Neighborhood	Image	Comments
<p>Winchester Village <i>Value per Acre: \$371,000</i> <i>Average Lot Area: 5,834 sq. ft.</i></p>		<p>Zoned RM-1, and an example of how a large number of lower-priced units can have a high aggregate value per acre.</p>
<p>Avon Lakes Village <i>Value per Acre: \$366,000</i> <i>Average Lot Area: 11,355 sq. ft.</i></p>		<p>Example of how natural features – in this case water – can raise values for a neighborhood with smaller lots.</p>
<p>Rookery Woods <i>Value per Acre: \$363,000</i> <i>Average Lot Area: 12,507</i></p>		<p>Nice houses on smaller lots combined with a high-quality preserved natural feature (in this case the Clinton River).</p>
<p>Walnut Brook Estates <i>Value per Acre: \$358,000</i> <i>Average Lot Area: 22,118 sq. ft.</i></p>		<p>Large expensive homes on 1/2 acre lots with extensive landscaping and hardscape improvements. A number of lots remain to be developed, which will increase value.</p>
<p>Wildflower <i>Value per Acre: \$343,000</i> <i>Average Lot Area: 9,332 sq. ft.</i></p>		<p>Nicer moderately-sized homes on smaller lots. Neighborhood features a nature preserve with park amenities.</p>
<p>Knorrwood 4 <i>Value per Acre: \$303,337</i> <i>Average Lot Area: 21,986</i></p>		<p>Larger homes on 1/2 acre lots.</p>
<p>Butler Ridge <i>Value per Acre: \$287,384</i> <i>Average Lot Area: 24,337</i></p>		<p>Value is sure to increase, as there are a number of vacant lots holding down the current value/acre.</p>
<p>North Oaks <i>Value per Acre: \$273,218</i> <i>Average Lot Area: 27,532</i></p>		<p>Expensive homes on larger 27,000 sq. ft. lots.</p>

There are two takeaways from the lot area to value analysis. First, given standard infrastructure requirements, there is no economic argument for lots greater than about 30,000 square feet in area. Second, if large lot development is deemed desirable, then the City should consider lowering the level of required infrastructure for large lot developments. As an example, at very low densities it is unlikely that standard public streets with on-street parking and sidewalks are necessary.

Conservation Development vs. Conventional Development

It is apparent that natural features and open space have a positive impact on residential value. In order to test this relationship the following analysis compares conventional and open space developments with similar density. An open space development will allow for an equivalent density to conventional development, but with smaller private lots to allow for common space to preserve natural features or to create communal open space amenities.

Conservation developments were identified by comparing the ratio of the area of lots to the total area of each residential neighborhood. Neighborhoods with that have 15% or more open space are considered to be conservation neighborhoods, while neighborhoods that have 5% or less open space are considered to be conventional neighborhoods. To ensure an apples to apples comparison, the analysis compares neighborhoods with similar densities.

Table 9. Conservation and Conventional Residential Development Comparison

Development Type	Value per Acre	Average Lot Area	Density	Average Lot Value	Open Space
Development at about 2 units/acre					
Conservation	\$234,597	15,956	1.99	\$147,285	27.07%
Conventional	\$152,619	21,929	1.94	\$98,219	2.22%
Development at about 2.5 units/acre					
Conservation	\$276,645	12,554	2.54	\$135,930	26.68%
Conventional	\$202,825	16,544	2.58	\$98,323	2.07%
Development at about 3.3 units/acre					
Conservation	\$261,797	10,131	3.30	\$99,061	23.17%
Conventional	\$144,461	13,684	3.17	\$57,036	0.54%

Table 9 clearly indicates that there is a premium for conservation-style development that incorporates common open space and/or natural features protection into the development. In fact, there is a double bonus where the value per acre in conservation developments ranges from 35 to 80 percent higher than comparable density conventional developments (benefitting the City in terms of more tax revenue per acre), and also 38 to 74% higher average lot value (which primarily benefits the property owner).

Residential Conclusions

- **There is a limit to the benefits of larger lots.** There is little justification for larger lot areas on the basis of value. Value increases stop after lots reach 28,000 square feet in area.
- **House quality is a better determinant of value than lot area.** Residential value is more closely tied to the quality of the house than the size of the lot.
- **Low density development is less economically viable because of low value/acre yield.** In order to make larger lots more economically feasible, lower infrastructure requirements that are more consistent with a semi-rural low density environment should be considered, chiefly road design standards.
- **Open space and preserved natural features have a positive correlation with higher land values.** The City has done a commendable job preserving its natural features, which has translated to high property values compared to the region.
- **New in-town infill development in Rochester has the highest value per acre, despite being on very small lots.** When taken in conjunction with the retail and office findings, this points to significant exogenous value-added benefits of a close-knit, walkable community on individual property values.
- **Regulating residential development by density rather than lot area may have benefits.** As development moves from a greenfield to an infill model, it may be worthwhile to examine regulating development by density range. This allows for more creative use of the land, and also allows for the preservation of natural features or the creation of value-added amenities such as parks. A reasonable minimum lot area can also be required to prevent too-small lots that may be undesirable.
- **Residential design standards may have benefit.** Provided that the design standards are style-neutral and are not cost-prohibitive, it is likely that design standards would increase property values in the long run. This would have to be a carefully considered initiative, and would most likely have to exempt existing structures from any kind of design regulation.

Next Steps

Based on the results of the study, the following actions are supported by the data:

1. Right-size parking requirements.
2. Encourage walkable “park-once” design for retail centers.
3. Adopt design standards for retail, office, mixed use, and possibly residential uses (exempt existing residential).
4. Reduce front yard setback requirements for office uses and limit front yard parking.
5. Adopt lower infrastructure design standards for low-density residential development (less than 1-1.25 units/acre), recognizing that high infrastructure requirements are unnecessary for and cannot be sustained by large lot residential development.

Data Tables

Following are the raw data tables which are the source of the analysis completed in this study. Note that individual parcel-level data is presented for commercial/mixed use, office, and industrial categories because of the relatively small number of parcels in these categories. Residential data is presented by neighborhood, as there are well over 20,000 individual residential parcels and so presenting parcel-level data tables is impractical.

ECF Codes & Descriptions

The following tables list the Assessor's codes for the various non-residential and residential neighborhoods. These codes are shown on the neighborhood maps on following pages.

Code	Description
00002	Community Shopping Centers
00003	Regional Shopping Centers
00004	Neighborhood Shopping Centers
00005	Brooklands Commercial
00006	Rochester Road Commercial
00007	Free Standing Retail
00008	Auburn Road Commercial
00009	Drug Stores (free standing)
00010	Auto Dealers
00015	Restaurant (full service bar)
00016	Restaurants (full service family)
00017	Restaurants (fast food)
00020	GS, CONVMKT
00021	GS, GARSRV
00030	General Office
00031	Medical Office
00032	Regal Condo
00033	Banks
00034	Rivercrest Condos
00035	South Boulevard Offices
00036	Barclay General Offices
00037	Barclay Medical Offices
00040	Apartment Complexes
00041	Mobile Home Parks
00042	Nursing Homes/Sr. Housing
00050	Day Care/Preschools
00058	Mini Storages
00059	Industrial (engineering)
00060	Industrial (light manufacturing)
00062	Hamlin Road Industrial (east side)
00063	Starbatt

Code	Description
00064	Industrial (Leach Road)
00065	Industrial (Twist Drill)
00066	Industrial (miscellaneous)
00067	Devondale
00068	Industrial (heavy)
00069	Fanuc-robotics
00070	ORT
00080	Utility
00085	Golf courses
00100	Misc exempt
00200	Commercial (miscellaneous)

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Code	Description
01A	Millrace & Winkler Pond
01B	Winkler Mill Estates
01C	Stoney Creek
02A	Waverly Woods
02B	Acreage Section 2 & Hillwood Sub.
02D	Cross Creek
02E	Clear Creek
03A	Knorrwood 2 part of 3/Avon Hills
03B	Skyview, Hillview, Perrydale, Avon Hills, Ralyae, Tienken
03C	Knorrwood 4
03H	Quailcrest
03I	Hillside Creek
04A	Paint Creek Hills, Rochester Hills, Acreage Section 3&4
04C	Chichester East
04D	North Fairview Farms 1-3
04F	Fairview Farms 2-5
04G	Chichester 3&4
04I	Vintage Estates 1-4
04J	North Oaks
04K	North Fairview Farms 5-8
05A	Acreage Section 5
05B	Hawthorn 2, 3, 5
05C	Chichester 2
05D	Judson Park/Brabach Orchards
05E	Meadowview
05F	Chichester
05H	Hawthorn 4
05I	Ashford Farms
06A	Oakpointe Estates
06B	Hawthorn Hills 1-6
06C	Oxford Estates
06D	Thornridge
06E	Bridgewood Farms
06F	Acreage Section 6-8
06G	Hawthorn 7
07A	Hunters Creek
07B	Brookdale West
07C	Brookdale Woods 1-3
07D	Bellarmino Hills
07E	Brookdale 4
07F	Falcon Estates 1-3
07G	Pinecreek Estates

Code	Description
08A	Acreage on Arrowood Court
08B	Shadow Woods 2
08C	Shadow Woods 1
08D	Avon Meadows
08F	Brookwood Golf Club
08G	Hitchman's Haven
08H	Manchester Knolls 1&2
09A	Tienken Manor Estates
09B	Long Meadows
09C	Great Oaks West 1&2
09D	Grosse Pines
09E	Lochmoor Hills
09F	Valley Stream
09G	Heartpiece Hills
10A	Great Oaks
10B	North Hill
11A	
13A	Section 13 & 24 John R Parcels
14A	Heatherwood Village
14C	Acreage Section 14, Eysters Bloomer
14D	Avon Pointe
14E	Walnut Creek
15A	Golden Hills
15B	Avon Ravines 2
15C	Avon Ravines 1
15E	Yawkey Chapman
16A	Rochester Knolls
16B	Willowood
16C	Rochdale
16D	University Hills
16E	Deer Run
16F	Avon Hollow
16G	Avon Heights
17A	Spring Hill 1&2
17B	Stratford Knolls 1-9
17C	Stratford Knolls 10
17E	Meadowbrook Valley
17F	Spring Hill 3&4
19A	Quail Ridge
19B	Butler Ridge
20A	Christian Hills
20B	Pheasant Ring
20C	Clinton River Valley

Code	Description
20D	Heritage Oaks
20E	Riverside Highlands
21A	Eyster's Avon Estates
21B	Acreage Section 21
22A	Rochester Glens
22B	Avon Hills Village 1&2
22C	Acreage/Main Roads Section 22, 27, 28
22D	Avon Hills 3-5
22E	Winchester Village 1-3
23A	Oakland View
23B	Eddington Woods
23C	Eddington Farms
23D	Acreage Section 23
23E	Yorktown Commons
23F	Arcadia Park
24A	Acreage Section 24 Including Landfill
25B	Mackary
25C	Acreage Section 25
25D	Supervisor's Plat Brooklands 3-5-11
25E	Avon Lakes Village 1-3
25G	Autumn Hills
26A	Heatherview, Golfview East
26B	Edenshire 2&3
26C	Edenshire 1
26D	Easthampton
27B	Cumberland Hills 1-3
27D	Juengel's Orchards
27F	Denison Acres
27G	Rochester Hills Heathers
28B	Whispering Willows
28C	Glidewell
28E	Covington Place 1-3
29D	Avondale Farms Leggett
30B	Wheaton & Whorall's Dee's Sub
30E	Rookery Woods 1&2
31A	Dodge Auburn Park & Eldon Acres
31B	Hillcrest, Klem Gardens
31E	Nelda Hill, Pon-Avon, Messmore Farms
31F	Adams Oaks
32A	Coolidge Highway
32D	South Boulevard Gardens
32E	Supervisor's Plats - Grant M Johns & Gableman
32F	Elmdale & Supervisor's Plat 12

Code	Description
33A	Sunnydale Garden
33B	Belle Cone Gardens
33C	Kensington Forest
33D	Homestead Acres & Ingram Acres
33E	Northbrooke
34E	Gunthar's Run
34G	Supervisor's Plats 5&6, Avoncroft
35A	Wildflower I
35B	Supervisor's Plat 8, Grandview
35C	Supervisor's Plats 7&11, J.R. Highlands
35F	Brooklands (original)
35H	Wildflower 2
36A	Avon Manor Estates
36C	Supervisor's Plat of Brooklands 1, 2, & 4
K03	Stony Hollow
K04	Kollin Woods
K08	Waltonshire
K30	Meadow Creek
K32	Kingston Pointe N&S
K33	Walnut Brook Estates
K78	Sugar Creek
K86	Rockhaven Estates
K89	Hickory Ridge
K90	Pine Trace Village
K92	Hazelwood Hills
K93	Country Club Village
K94	Meadow Creek 2
K98	Shortridge Estates
K99	Michelson Meadows

Value per Acre of All Parcels by Use Category

Category	Rochester Hills	Rochester
201 – Commercial	\$231,453	\$615,008
301 – Industrial	\$197,628	\$190,559
401 – Residential	\$178,124	\$492,930

Commercial/Mixed Use Data – Rochester Hills

Description	Site Address	Acres	Assessed Value	Value per Acre	Neighborhood	Use Code	Use Description
Barclay Square	2601 S ROCHESTER RD	1.81	\$1,772,330	\$978,250	00002	201	BUSINESS IMPROVED
Village of Rochester Hills	82 N ADAMS RD	23.50	\$21,525,850	\$916,117	00003	201	BUSINESS IMPROVED
Papa Joe's Center		9.65	\$6,454,880	\$668,677	00002	201	BUSINESS IMPROVED
1669 E. Auburn Road	1669 E AUBURN RD	0.15	\$97,620	\$641,839	00005	201	BUSINESS IMPROVED
1390 W. Auburn Road Medical Office	1390 W AUBURN RD	0.36	\$229,020	\$637,129	00008	201	BUSINESS IMPROVED
North Hill Marathon	1497 N ROCHESTER RD	0.39	\$236,250	\$609,838	00020	201	BUSINESS IMPROVED
Speedway @ Papa Joe's	6980 N ROCHESTER RD	0.66	\$389,860	\$587,669	00020	201	BUSINESS IMPROVED
730 S Rochester Road Office	730 S ROCHESTER RD	0.25	\$140,470	\$567,605	00006	201	BUSINESS IMPROVED
Boulevard Shoppes	1220 WALTON BLVD	7.62	\$4,186,590	\$549,493	00003	201	BUSINESS IMPROVED
586 S. Rochester Road	586 S ROCHESTER RD	0.19	\$100,820	\$529,124	00006	201	BUSINESS IMPROVED
University Square		11.80	\$6,229,060	\$527,886	00002	201	BUSINESS IMPROVED
1756 E. Auburn Road	1756 E AUBURN RD	0.25	\$129,450	\$515,213	00005	201	BUSINESS IMPROVED
Old Town Marathon	1961 E AUBURN RD	0.40	\$197,440	\$492,881	00020	201	BUSINESS IMPROVED
Walgreens	2050 S ROCHESTER RD	1.90	\$937,030	\$492,379	00009	201	BUSINESS IMPROVED
Zero Lot Line Jewelers	945 S ROCHESTER RD	0.51	\$247,580	\$490,207	00006	201	BUSINESS IMPROVED
National Auto Glass	560 S ROCHESTER RD	0.30	\$146,160	\$487,751	00006	201	BUSINESS IMPROVED
Shell @ Crooks/South	3980 CROOKS RD	0.42	\$197,500	\$475,640	00020	201	BUSINESS IMPROVED
Lens Crafters	3160 S ROCHESTER RD	0.52	\$243,860	\$472,737	00006	201	BUSINESS IMPROVED
Winchester (South)	1160 S ROCHESTER RD	29.19	\$13,562,210	\$464,542	00002	201	BUSINESS IMPROVED
Campus Corners (North)		10.87	\$5,001,590	\$460,149	00002	201	BUSINESS IMPROVED
NE Walton & Rochdale	1400 WALTON BLVD	7.99	\$3,623,680	\$453,616	00002	201	BUSINESS IMPROVED
Old Town Valero	1799 E AUBURN RD	0.57	\$253,130	\$442,774	00020	201	BUSINESS IMPROVED
1686 E Auburn	1686 E AUBURN RD	0.07	\$30,270	\$439,333	00005	201	BUSINESS IMPROVED
1727-1747 Auburn	1727 E AUBURN RD	0.57	\$248,480	\$435,930	00005	201	BUSINESS IMPROVED
157 W. Auburn Center	157 W AUBURN RD	1.98	\$858,530	\$434,052	00004	201	BUSINESS IMPROVED
CVS Adams/Walton	3010 WALTON BLVD	2.15	\$920,880	\$429,213	00007	201	BUSINESS IMPROVED
Mobil @ Livernois/Walton	1295 WALTON BLVD	0.61	\$261,630	\$428,016	00020	201	BUSINESS IMPROVED
BP @ Auburn/Crooks	2021 W AUBURN RD	0.69	\$296,990	\$427,418	00020	201	BUSINESS IMPROVED
		1.64	\$699,740	\$427,350	00004	201	BUSINESS IMPROVED
CJ Mahoney's Plaza	3250 S ROCHESTER RD	3.18	\$1,342,270	\$421,452	00004	201	BUSINESS IMPROVED
	1650 E AUBURN RD	0.23	\$98,550	\$420,858	00005	201	BUSINESS IMPROVED
1292 W. Auburn Center	1292 W AUBURN RD	0.70	\$294,360	\$418,175	00004	201	BUSINESS IMPROVED
Al's Auto Wash	2955 JOHN R RD	0.48	\$200,510	\$417,793	00021	201	BUSINESS IMPROVED
D&H Quick Lube	6 E AUBURN RD	0.56	\$234,920	\$415,826	00021	201	BUSINESS IMPROVED
Alex's	3178 S ROCHESTER RD	0.82	\$339,530	\$415,205	00016	201	BUSINESS IMPROVED
Rick Young Insurance	2993 CORINTHIA DR	0.38	\$157,820	\$414,911	00008	201	BUSINESS IMPROVED
Sero's Restaurant Plaza	1340 WALTON BLVD	1.15	\$476,310	\$413,943	00004	201	BUSINESS IMPROVED

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Description	Site Address	Acres	Assessed Value	Value per Acre	Neighborhood	Use Code	Use Description
	1619 E AUBURN RD	0.24	\$95,840	\$405,171	00005	201	BUSINESS IMPROVED
Citgo @ Adams/Auburn	3985 W AUBURN RD	0.39	\$155,410	\$402,941	00021	201	BUSINESS IMPROVED
Shell @ Rochester/Avon	975 S ROCHESTER RD	0.51	\$204,400	\$402,905	00021	201	BUSINESS IMPROVED
SW Rochester & Wabash	2658 S ROCHESTER RD	6.03	\$2,427,370	\$402,420	00002	201	BUSINESS IMPROVED
	1156 W AUBURN RD	0.41	\$166,510	\$401,670	00008	201	BUSINESS IMPROVED
Rochester-Hamlin Retail Center	50 W HAMLIN RD	7.36	\$2,935,070	\$398,635	00002	201	BUSINESS IMPROVED
Old Town Plaza (little caesars)	1820 E AUBURN RD	0.74	\$296,800	\$398,582	00004	201	BUSINESS IMPROVED
Shell @ Adams/Walton	2980 WALTON BLVD	0.84	\$332,980	\$398,395	00020	201	BUSINESS IMPROVED
A&A Liquor	3019 CROOKS RD	0.30	\$119,190	\$395,228	00008	201	BUSINESS IMPROVED
Mobil @ Livernois/Auburn	1020 W AUBURN RD	0.78	\$306,190	\$394,301	00020	201	BUSINESS IMPROVED
	1416 W AUBURN RD	0.12	\$46,990	\$393,636	00008	201	BUSINESS IMPROVED
Crestview Cadillac	555 S ROCHESTER RD	6.77	\$2,661,840	\$393,462	00010	201	BUSINESS IMPROVED
Wendy's	3140 S ROCHESTER RD	0.86	\$336,230	\$393,153	00017	201	BUSINESS IMPROVED
BP Rochester Road north of South	3841 S ROCHESTER RD	0.76	\$294,060	\$388,693	00020	201	BUSINESS IMPROVED
BP @ Rochester/Hamlin	2020 S ROCHESTER RD	0.42	\$159,970	\$385,369	00020	201	BUSINESS IMPROVED
KFC	606 S ROCHESTER RD	0.77	\$295,350	\$384,857	00017	201	BUSINESS IMPROVED
	1725 E AUBURN RD	0.15	\$58,480	\$384,350	00005	201	BUSINESS IMPROVED
Speedway @ Rochester/Avon	1010 S ROCHESTER RD	0.72	\$276,920	\$382,939	00020	201	BUSINESS IMPROVED
Hampton Plaza	2019 S ROCHESTER RD	11.78	\$4,402,460	\$373,707	00002	201	BUSINESS IMPROVED
	1524 E AUBURN RD	0.30	\$112,950	\$373,641	00005	201	BUSINESS IMPROVED
Mobil @ Adams/Walton	2995 WALTON BLVD	0.92	\$339,860	\$370,470	00020	201	BUSINESS IMPROVED
Citgo @ Rochester/Auburn	3010 S ROCHESTER RD	0.71	\$262,070	\$370,310	00021	201	BUSINESS IMPROVED
	636 S ROCHESTER RD	0.25	\$93,570	\$367,327	00016	201	BUSINESS IMPROVED
Burger King	2593 CROOKS RD	1.22	\$446,800	\$366,736	00017	201	BUSINESS IMPROVED
	3965 W AUBURN RD	0.13	\$46,960	\$365,278	00008	201	BUSINESS IMPROVED
Speedway @ Crooks/Star Batt	2255 CROOKS RD	1.41	\$513,490	\$365,223	00020	201	BUSINESS IMPROVED
Zetouna Liquor Store	3793 S ROCHESTER RD	0.47	\$168,850	\$362,106	00006	201	BUSINESS IMPROVED
Campus Corners (South)		5.97	\$2,144,380	\$359,084	00002	201	BUSINESS IMPROVED
294 West Tienken Plaza	294 W TIENKEN RD	1.90	\$674,610	\$355,116	00004	201	BUSINESS IMPROVED
McDonald's	808 S ROCHESTER RD	1.01	\$356,940	\$352,353	00017	201	BUSINESS IMPROVED
Pools & Spas A-Go-Go	3100 S ROCHESTER RD	0.30	\$105,030	\$348,608	00006	201	BUSINESS IMPROVED
	1700 E AUBURN RD	0.12	\$42,060	\$339,266	00005	201	BUSINESS IMPROVED
Ye Olde Wine Shoppe	2044 SOUTH BLVD W	0.22	\$72,400	\$328,516	00007	201	BUSINESS IMPROVED
Lino's @ Papa Joe's	50 W TIENKEN RD	0.69	\$224,710	\$327,849	00015	201	BUSINESS IMPROVED
	1979 E AUBURN RD	0.14	\$46,700	\$327,106	00005	201	BUSINESS IMPROVED
Barnes & Noble	2800 S ROCHESTER RD	4.98	\$1,629,180	\$327,012	00007	201	BUSINESS IMPROVED
Dunkin Donuts	940 S ROCHESTER RD	0.51	\$166,370	\$326,727	00017	201	BUSINESS IMPROVED
Big Boy	3756 S ROCHESTER RD	1.02	\$333,790	\$326,550	00016	201	BUSINESS IMPROVED
McDonald's	2590 CROOKS RD	1.34	\$434,330	\$324,881	00017	201	BUSINESS IMPROVED
McDonald's	2985 WALTON BLVD	1.10	\$356,170	\$324,020	00017	201	BUSINESS IMPROVED
Target	2887 S ROCHESTER RD	8.89	\$2,843,610	\$319,909	00004	201	BUSINESS IMPROVED
Arby's	744 S ROCHESTER RD	0.83	\$261,680	\$316,670	00017	201	BUSINESS IMPROVED
NW Auburn & John R	871 E AUBURN RD	9.99	\$3,139,830	\$314,282	00002	201	BUSINESS IMPROVED
Meijer - Marketplace	3610 MARKETPLACE CIR	13.54	\$4,175,270	\$308,366	00200	201	BUSINESS IMPROVED
	1663 E AUBURN RD	0.57	\$173,770	\$305,838	00005	201	BUSINESS IMPROVED
	1681 E AUBURN RD	0.42	\$127,540	\$305,645	00005	201	BUSINESS IMPROVED
Law Offices	2951 S ADAMS RD	0.25	\$75,910	\$305,049	00008	201	BUSINESS IMPROVED
	1180 W AUBURN RD	0.34	\$104,660	\$303,832	00008	201	BUSINESS IMPROVED

Description	Site Address	Acres	Assessed Value	Value per Acre	Neighborhood	Use Code	Use Description
	1380 W AUBURN RD	0.19	\$57,270	\$301,439	00008	201	BUSINESS IMPROVED
Rochester Hills Chrysler	1301 S ROCHESTER RD	6.51	\$1,949,460	\$299,370	00010	201	BUSINESS IMPROVED
Verizon Wireless	3035 S ROCHESTER RD	1.19	\$355,030	\$298,711	00006	201	BUSINESS IMPROVED
	1629 E AUBURN RD	0.15	\$45,020	\$296,041	00005	201	BUSINESS IMPROVED
Parisian	400 N ADAMS RD	9.87	\$2,900,000	\$293,744	00003	201	BUSINESS IMPROVED
Discount Tire	3809 S ROCHESTER RD	1.36	\$400,000	\$293,460	00007	201	BUSINESS IMPROVED
	3725 W AUBURN RD	0.25	\$73,900	\$292,647	00008	201	BUSINESS IMPROVED
Arby's	746 S ROCHESTER RD	0.52	\$150,200	\$290,787	00006	201	BUSINESS IMPROVED
Sunoco @ Rochester/M-59	3420 S ROCHESTER RD	1.37	\$399,540	\$290,715	00020	201	BUSINESS IMPROVED
Sherwin Williams	3054 JOHN R RD	0.82	\$239,000	\$290,318	00007	201	BUSINESS IMPROVED
	1550 E AUBURN RD	0.23	\$67,100	\$286,916	00005	201	BUSINESS IMPROVED
North Hill Center	1459 N ROCHESTER RD	10.15	\$2,908,350	\$286,496	00002	201	BUSINESS IMPROVED
850 S. Rochester Plaza	850 S ROCHESTER RD	4.45	\$1,269,790	\$285,636	00004	201	BUSINESS IMPROVED
	1990 E AUBURN RD	0.93	\$265,740	\$285,551	00005	201	BUSINESS IMPROVED
Sunoco @ Livernois/Walton	1310 WALTON BLVD	1.02	\$287,090	\$282,577	00021	201	BUSINESS IMPROVED
NW Crooks & Auburn Center	2124 W AUBURN RD	3.57	\$1,008,710	\$282,544	00004	201	BUSINESS IMPROVED
	1711 E AUBURN RD	0.42	\$117,720	\$282,491	00015	201	BUSINESS IMPROVED
Shell @ Crooks/Star Batt	2260 CROOKS RD	0.96	\$269,630	\$281,883	00021	201	BUSINESS IMPROVED
Wal-Mart	2500 S ADAMS RD	21.23	\$5,973,840	\$281,387	00002	201	BUSINESS IMPROVED
Empty Restaurant	2640 CROOKS RD	2.12	\$591,340	\$279,162	00017	201	BUSINESS IMPROVED
	190 W TIENKEN RD	0.32	\$90,430	\$278,904	00200	201	BUSINESS IMPROVED
Wendy's	1344 WALTON BLVD	0.99	\$275,740	\$277,760	00017	201	BUSINESS IMPROVED
	1536 E AUBURN RD	0.11	\$30,190	\$274,453	00005	201	BUSINESS IMPROVED
Loyal Order of Moose	3967 S LIVERNOIS RD	0.46	\$126,370	\$273,430	00007	201	BUSINESS IMPROVED
	3915 W AUBURN RD	0.19	\$52,930	\$272,881	00008	201	BUSINESS IMPROVED
Burger King	2975 WALTON BLVD	1.05	\$285,940	\$272,079	00017	201	BUSINESS IMPROVED
Jax Kar Wash	2728 S ROCHESTER RD	5.00	\$1,344,760	\$269,035	00006	201	BUSINESS IMPROVED
	1603 E AUBURN RD	0.22	\$58,340	\$265,621	00005	201	BUSINESS IMPROVED
Marketplace		19.53	\$5,138,560	\$263,136	00002	201	BUSINESS IMPROVED
Mark's Coney Island	3990 W AUBURN RD	0.27	\$69,100	\$258,880	00016	201	BUSINESS IMPROVED
NW Rochester/South Office	3950 S ROCHESTER RD	9.48	\$2,446,590	\$258,173	00006	201	BUSINESS IMPROVED
Old Gas @ Rochester/Diversion	532 S ROCHESTER RD	0.38	\$96,050	\$255,155	00020	201	BUSINESS IMPROVED
World of Floors	1850 S ROCHESTER RD	1.89	\$480,710	\$254,081	00006	201	BUSINESS IMPROVED
Chapman's Mill Plaza	2222 CROOKS RD	4.42	\$1,102,980	\$249,552	00004	201	BUSINESS IMPROVED
Gold Star	650 S ROCHESTER RD	0.64	\$159,240	\$249,505	00016	201	BUSINESS IMPROVED
Pizza Hut	1360 WALTON BLVD	0.77	\$191,540	\$249,309	00016	201	BUSINESS IMPROVED
	2960 EASTERN AVE	0.23	\$56,420	\$241,589	00005	201	BUSINESS IMPROVED
Bill Fox	755 S ROCHESTER RD	4.67	\$1,092,500	\$233,907	00010	201	BUSINESS IMPROVED
	2364 W AUBURN RD	0.37	\$85,180	\$231,211	00008	201	BUSINESS IMPROVED
Grand Tavern	3512 MARKETPLACE CIR	3.29	\$746,320	\$226,972	00015	201	BUSINESS IMPROVED
Bill Fox	725 S ROCHESTER RD	8.62	\$1,936,030	\$224,532	00010	201	BUSINESS IMPROVED
Lifetime Fitness	200 W AVON RD	23.47	\$5,232,770	\$222,969	00200	201	BUSINESS IMPROVED
	1927 W AUBURN RD	0.63	\$139,140	\$220,244	00008	201	BUSINESS IMPROVED
	3737 W AUBURN RD	0.25	\$55,380	\$219,302	00008	201	BUSINESS IMPROVED
Action One Quick Services	996 E AUBURN RD	0.75	\$163,390	\$217,960	00021	201	BUSINESS IMPROVED
Bolyard Lumber	3770 S ROCHESTER RD	5.08	\$1,104,140	\$217,244	00006	201	BUSINESS IMPROVED
Marathon @ John R/Auburn	1015 E AUBURN RD	1.26	\$271,140	\$214,759	00021	201	BUSINESS IMPROVED
Huntington Ford	74 W AUBURN RD	1.21	\$259,830	\$214,234	00010	201	BUSINESS IMPROVED

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Description	Site Address	Acres	Assessed Value	Value per Acre	Neighborhood	Use Code	Use Description
	2155 W AUBURN RD	0.44	\$94,560	\$213,343	00008	201	BUSINESS IMPROVED
US Scuba Center	515 S ROCHESTER RD	0.55	\$116,750	\$213,166	00006	201	BUSINESS IMPROVED
	1505 E AUBURN RD	0.43	\$91,340	\$210,527	00005	201	BUSINESS IMPROVED
KLM Bike & Fitness	2680 S ROCHESTER RD	0.92	\$193,190	\$210,330	00006	201	BUSINESS IMPROVED
East Side Mario's	2273 CROOKS RD	3.14	\$659,110	\$209,623	00016	201	BUSINESS IMPROVED
Meadowbrook Dodge site	3050 S ROCHESTER RD	4.41	\$916,770	\$207,918	00010	201	BUSINESS IMPROVED
	3721 W AUBURN RD	0.25	\$52,240	\$206,870	00008	201	BUSINESS IMPROVED
	1959 W AUBURN RD	0.28	\$57,560	\$205,028	00008	201	BUSINESS IMPROVED
	1598 E AUBURN RD	0.40	\$80,940	\$202,785	00005	201	BUSINESS IMPROVED
	3776 W AUBURN RD	0.46	\$93,950	\$202,441	00008	201	BUSINESS IMPROVED
	1672 E AUBURN RD	0.17	\$32,690	\$197,804	00005	201	BUSINESS IMPROVED
A & A Auto Supply	3760 W AUBURN RD	0.55	\$108,790	\$197,800	00008	201	BUSINESS IMPROVED
Lowe's	3277 S ROCHESTER RD	16.88	\$3,299,920	\$195,549	00200	201	BUSINESS IMPROVED
	1020 E AUBURN RD	1.01	\$197,430	\$194,989	00008	201	BUSINESS IMPROVED
BP Rochester Road north of South		0.32	\$61,430	\$194,172	00020	201	BUSINESS IMPROVED
Muldoon's	3982 W AUBURN RD	0.83	\$161,700	\$193,815	00015	201	BUSINESS IMPROVED
	2600 S LIVERNOIS RD	1.36	\$261,580	\$192,873	00050	201	BUSINESS IMPROVED
Powerhouse Gym Plaza	240 E AUBURN RD	5.78	\$1,108,220	\$191,715	00004	201	BUSINESS IMPROVED
Rochester Lawn Equipment	94 W AUBURN RD	1.21	\$230,970	\$190,557	00008	201	BUSINESS IMPROVED
	1923 W AUBURN RD	0.53	\$100,390	\$189,313	00008	201	BUSINESS IMPROVED
	1765 E AUBURN RD	0.29	\$54,700	\$187,938	00005	201	BUSINESS IMPROVED
	10 E AUBURN RD	0.97	\$181,290	\$186,804	00007	201	BUSINESS IMPROVED
Eitel Dahm	45441 DEQUINDRE RD	5.94	\$1,101,950	\$185,603	00010	201	BUSINESS IMPROVED
Home Depot	225 W AVON RD	14.38	\$2,656,370	\$184,770	00200	201	BUSINESS IMPROVED
Russ Shelton	855 S ROCHESTER RD	5.02	\$923,100	\$183,867	00010	201	BUSINESS IMPROVED
Sukhothai	54 W AUBURN RD	1.21	\$221,440	\$182,336	00015	201	BUSINESS IMPROVED
		0.11	\$19,810	\$179,949	00008	201	BUSINESS IMPROVED
	1927 E AUBURN RD	0.29	\$52,060	\$179,821	00005	201	BUSINESS IMPROVED
Meijer - Rochester Road	3175 S ROCHESTER RD	31.05	\$5,554,910	\$178,904	00004	201	BUSINESS IMPROVED
Huntington Ford	2890 S ROCHESTER RD	8.00	\$1,429,280	\$178,615	00010	201	BUSINESS IMPROVED
	226 MEADOWFIELD DR	0.90	\$159,850	\$177,633	00050	201	BUSINESS IMPROVED
	1995 E AUBURN RD	0.28	\$49,100	\$177,428	00005	201	BUSINESS IMPROVED
	3055 CROOKS RD	0.45	\$79,780	\$175,906	00008	201	BUSINESS IMPROVED
	46851 DEQUINDRE RD	0.44	\$76,620	\$175,718	00005	201	BUSINESS IMPROVED
Avon Country Market	990 JOHN R RD	0.37	\$63,990	\$172,990	00007	201	BUSINESS IMPROVED
	1033 E AUBURN RD	0.61	\$103,960	\$171,643	00005	201	BUSINESS IMPROVED
	1923 E AUBURN RD	0.57	\$97,030	\$170,324	00005	201	BUSINESS IMPROVED
	3755 S ROCHESTER RD	0.58	\$97,830	\$170,025	00006	201	BUSINESS IMPROVED
	872 E AUBURN RD	0.48	\$82,120	\$169,615	00008	201	BUSINESS IMPROVED
	1875 W AUBURN RD	1.05	\$176,130	\$168,475	00050	201	BUSINESS IMPROVED
Hertz	546 S ROCHESTER RD	0.52	\$84,790	\$163,237	00006	201	BUSINESS IMPROVED
Deyonker Window & Door	3911 S ROCHESTER RD	1.02	\$161,200	\$158,305	00006	201	BUSINESS IMPROVED
	2300 W AUBURN RD	0.50	\$78,360	\$156,933	00008	201	BUSINESS IMPROVED
	991 W AUBURN RD	0.52	\$80,310	\$155,354	00008	201	BUSINESS IMPROVED
	981 W AUBURN RD	0.46	\$70,980	\$154,577	00008	201	BUSINESS IMPROVED
	2580 CROOKS RD	5.30	\$809,200	\$152,784	00200	201	BUSINESS IMPROVED
	1263 S ADAMS RD	4.57	\$695,940	\$152,335	00200	201	BUSINESS IMPROVED
	3820 W AUBURN RD	0.11	\$16,670	\$151,394	00008	201	BUSINESS IMPROVED
	150 W TIENKEN RD	2.71	\$402,120	\$148,315	00200	201	BUSINESS IMPROVED
	3675 W AUBURN RD	0.25	\$37,120	\$146,994	00008	201	BUSINESS IMPROVED

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	2388 W AUBURN RD	0.50	\$71,100	\$143,179	00008	201	BUSINESS IMPROVED
	2287 W AUBURN RD	0.86	\$121,490	\$141,552	00008	201	BUSINESS IMPROVED
	1221 E AVON RD	0.92	\$128,200	\$139,489	00050	201	BUSINESS IMPROVED
Crissman Lincoln	1185 S ROCHESTER RD	6.35	\$880,020	\$138,560	00010	201	BUSINESS IMPROVED
	1440 W AUBURN RD	0.77	\$105,430	\$137,739	00008	201	BUSINESS IMPROVED
	2955 MIDVALE DR	0.72	\$97,370	\$135,367	00008	201	BUSINESS IMPROVED
	45545 DEQUINDRE RD	0.41	\$53,460	\$129,352	00200	201	BUSINESS IMPROVED
	820 E AUBURN RD	0.80	\$100,620	\$126,450	00200	201	BUSINESS IMPROVED
Winchester (North)	1100 S ROCHESTER RD	12.96	\$1,613,500	\$124,481	00003	201	BUSINESS IMPROVED
	852 E AUBURN RD	0.67	\$83,220	\$123,926	00200	201	BUSINESS IMPROVED
		0.14	\$17,520	\$123,678	00008	201	BUSINESS IMPROVED
Haley Stone Supply		0.24	\$29,430	\$123,668	00006	201	BUSINESS IMPROVED
	45555 DEQUINDRE RD	0.60	\$70,550	\$118,201	00200	201	BUSINESS IMPROVED
Haley Stone Supply	3975 S ROCHESTER RD	0.91	\$103,810	\$114,051	00006	201	BUSINESS IMPROVED
		0.21	\$23,630	\$114,004	00008	201	BUSINESS IMPROVED
	1616 E AUBURN RD	0.06	\$6,130	\$111,328	00005	201	BUSINESS IMPROVED
	961 W AUBURN RD	0.46	\$50,000	\$108,880	00008	201	BUSINESS IMPROVED
	900 W AVON RD	3.59	\$379,650	\$105,615	00200	201	BUSINESS IMPROVED
1055 E Auburn	1055 E AUBURN RD	1.54	\$160,000	\$103,962	00004	201	BUSINESS IMPROVED
1065 E Auburn	1065 E AUBURN RD	0.66	\$66,650	\$100,970	00004	201	BUSINESS IMPROVED
Russ Shelton	875 S ROCHESTER RD	5.06	\$510,340	\$100,886	00010	201	BUSINESS IMPROVED
	2384 W AUBURN RD	0.67	\$67,040	\$100,196	00008	201	BUSINESS IMPROVED
		0.14	\$13,500	\$98,114	00008	201	BUSINESS IMPROVED
		0.11	\$10,800	\$98,094	00008	201	BUSINESS IMPROVED
		0.21	\$20,310	\$98,048	00008	201	BUSINESS IMPROVED
		0.03	\$3,090	\$92,117	00021	201	BUSINESS IMPROVED
Hampton Village		70.49	\$6,157,930	\$87,356	00002	201	BUSINESS IMPROVED
NE Auburn & Crooks	2985 CROOKS RD	12.80	\$924,510	\$72,252	00009	201	BUSINESS IMPROVED
		0.03	\$2,290	\$67,324	00050	201	BUSINESS IMPROVED
	1950 E AVON RD	1.64	\$110,360	\$67,274	00200	201	BUSINESS IMPROVED
Bordine's	1835 S ROCHESTER RD	28.17	\$1,804,690	\$64,060	00006	201	BUSINESS IMPROVED
	254 HAMPTON CIR	3.50	\$207,840	\$59,397	00200	201	BUSINESS IMPROVED
Ye Olde Wine Shoppe		0.11	\$6,000	\$54,451	00007	201	BUSINESS IMPROVED
Ye Olde Wine Shoppe		0.11	\$6,000	\$54,451	00007	201	BUSINESS IMPROVED
Heart of the Hills Swim Club	995 OLD PERCH RD	3.15	\$165,310	\$52,518	00200	205	COMMERCIAL-MISC.
Hampton Corners	2972 S ROCHESTER RD	2.10	\$101,470	\$48,260	00004	201	BUSINESS IMPROVED
	1880 E AVON RD	5.19	\$204,460	\$39,374	00200	201	BUSINESS IMPROVED
	694 S ROCHESTER RD	9.35	\$282,520	\$30,226	00006	201	BUSINESS IMPROVED
	2896 CROOKS RD	1.68	\$49,370	\$29,336	00200	201	BUSINESS IMPROVED
	1750 E AVON RD	3.34	\$60,570	\$18,134	00200	201	BUSINESS IMPROVED
Great Oaks CC (east)	777 GREAT OAKS BLVD	101.96	\$1,498,500	\$14,696	00085	205	COMMERCIAL-MISC.
Great Oaks CC (west)		36.89	\$332,090	\$9,001	00085	205	COMMERCIAL-MISC.
Hampton Golf Course	2600 CLUB DR	47.84	\$234,910	\$4,910	00085	205	COMMERCIAL-MISC.

Commercial/Mixed Use Data – Rochester

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Site Address	Acres	Assessed Value	Value per Acre	Use Description	Use Code	Neighbor- Hood
339 S MAIN ST	0.209	\$1,141,890	\$5,456,251	BUSINESS IMPROVED	201	BNK
543 N MAIN ST	0.493	\$2,280,170	\$4,621,069	BUSINESS IMPROVED	201	RSM
425 S MAIN ST	0.083	\$364,910	\$4,415,440	BUSINESS IMPROVED	201	CRL
313 S MAIN ST	0.076	\$288,450	\$3,807,463	BUSINESS IMPROVED	201	CRL
308 S MAIN ST	0.103	\$373,350	\$3,613,871	BUSINESS IMPROVED	201	CRL
301 S MAIN ST	0.103	\$347,300	\$3,383,784	BUSINESS IMPROVED	201	CRL
336 S MAIN ST	0.073	\$243,150	\$3,347,928	BUSINESS IMPROVED	201	CRL
412 S MAIN ST	0.213	\$687,320	\$3,221,413	BUSINESS IMPROVED	201	CRL
339 WALNUT BLVD	0.185	\$573,390	\$3,102,695	BUSINESS IMPROVED	201	CMT
306 S MAIN ST	0.103	\$316,980	\$3,068,259	BUSINESS IMPROVED	201	CRS
400 S MAIN ST	0.023	\$69,940	\$3,046,602	BUSINESS IMPROVED	201	CRL
333 1/2 S MAIN ST	0.077	\$230,440	\$2,974,181	BUSINESS IMPROVED	201	CRL
340 S MAIN ST	0.127	\$375,910	\$2,970,260	BUSINESS IMPROVED	201	CRL
234 S MAIN ST	0.098	\$273,700	\$2,786,123	BUSINESS IMPROVED	201	CRL
418 S MAIN ST	0.079	\$219,830	\$2,770,401	BUSINESS IMPROVED	201	CRL
415 S MAIN ST	0.103	\$284,370	\$2,752,742	BUSINESS IMPROVED	201	CRL
304 S MAIN ST	0.103	\$283,860	\$2,747,678	BUSINESS IMPROVED	201	CRS
327 S MAIN ST	0.138	\$359,230	\$2,608,054	BUSINESS IMPROVED	201	CRS
401 S MAIN ST	0.161	\$419,640	\$2,601,375	BUSINESS IMPROVED	201	CRS
322 W UNIVERSITY DR	0.207	\$530,950	\$2,569,798	BUSINESS IMPROVED	201	CMT
404 S MAIN ST	0.183	\$465,320	\$2,548,353	BUSINESS IMPROVED	201	CRL
309 S MAIN ST	0.059	\$146,360	\$2,500,172	BUSINESS IMPROVED	201	CRL
334 S MAIN ST	0.063	\$154,190	\$2,465,586	BUSINESS IMPROVED	201	CRL
405 S MAIN ST	0.056	\$130,840	\$2,352,065	BUSINESS IMPROVED	201	CRL
311 S MAIN ST	0.069	\$161,940	\$2,351,387	BUSINESS IMPROVED	201	CRL
300 S MAIN ST	0.103	\$235,570	\$2,280,404	BUSINESS IMPROVED	201	CRL
321 S MAIN ST	0.157	\$353,480	\$2,247,630	BUSINESS IMPROVED	201	CRL
124 W 4TH ST	0.151	\$338,750	\$2,244,910	BUSINESS IMPROVED	201	CRS
431 S MAIN ST	0.138	\$303,920	\$2,206,440	BUSINESS IMPROVED	201	CRL
319 S MAIN ST	0.049	\$108,720	\$2,203,253	BUSINESS IMPROVED	201	CRL
407 S MAIN ST	0.076	\$166,510	\$2,197,887	BUSINESS IMPROVED	201	CRL
335 S MAIN ST	0.075	\$163,330	\$2,183,264	BUSINESS IMPROVED	201	CRL
406 S MAIN ST	0.070	\$152,680	\$2,183,095	BUSINESS IMPROVED	201	CRL
429 S MAIN ST	0.158	\$334,700	\$2,113,000	BUSINESS IMPROVED	201	CRL
423 S MAIN ST	0.209	\$441,780	\$2,112,689	BUSINESS IMPROVED	201	BAR
251 DIVERSION ST	0.561	\$1,172,010	\$2,087,892	BUSINESS IMPROVED	201	IVL
430 S MAIN ST	0.207	\$421,990	\$2,042,378	BUSINESS IMPROVED	201	CRL
125 E 3RD ST	0.154	\$313,690	\$2,033,432	BUSINESS IMPROVED	201	CRL
209 S MAIN ST	0.310	\$622,010	\$2,007,021	BUSINESS IMPROVED	201	BAR

Site Address	Acres	Assessed Value	Value per Acre	Use Description	Use Code	Neighbor- Hood
116 E 4TH ST	0.050	\$99,070	\$1,997,846	BUSINESS IMPROVED	201	RCV
312 S MAIN ST	0.771	\$1,524,150	\$1,975,871	BUSINESS IMPROVED	201	CRL
204 S MAIN ST	0.077	\$150,450	\$1,966,306	BUSINESS IMPROVED	201	CRL
413 S MAIN ST	0.052	\$99,250	\$1,921,500	BUSINESS IMPROVED	201	CRL
139 S MAIN ST	0.207	\$396,570	\$1,919,391	BUSINESS IMPROVED	201	CRL
223 S MAIN ST	0.207	\$387,770	\$1,876,829	BUSINESS IMPROVED	201	CRL
435 S MAIN ST	0.103	\$191,390	\$1,852,630	BUSINESS IMPROVED	201	CRL
303 S MAIN ST	0.104	\$190,210	\$1,829,369	BUSINESS IMPROVED	201	CRL
408 S MAIN ST	0.138	\$251,690	\$1,827,187	BUSINESS IMPROVED	201	MRU
411 S MAIN ST	0.052	\$94,270	\$1,825,081	BUSINESS IMPROVED	201	CRL
331 S MAIN ST	0.052	\$91,270	\$1,766,959	BUSINESS IMPROVED	201	CRL
409 S MAIN ST	0.052	\$90,580	\$1,753,639	BUSINESS IMPROVED	201	CRL
120 E 4TH ST	0.043	\$74,820	\$1,752,164	BUSINESS IMPROVED	201	CRL
420 S MAIN ST	0.121	\$209,520	\$1,738,342	BUSINESS IMPROVED	201	CRL
111 E UNIVERSITY DR	0.050	\$85,810	\$1,730,632	BUSINESS IMPROVED	201	CRS
128 E 4TH ST	0.059	\$99,750	\$1,684,071	BUSINESS IMPROVED	201	RCV
307 S MAIN ST	0.079	\$130,810	\$1,651,633	BUSINESS IMPROVED	201	CRL
200 S MAIN ST	0.124	\$196,790	\$1,587,420	BUSINESS IMPROVED	201	CRL
235 S MAIN ST	0.413	\$646,380	\$1,564,238	BUSINESS IMPROVED	201	NSC
130 E UNIVERSITY DR	0.157	\$244,480	\$1,556,870	BUSINESS IMPROVED	201	CRL
610 N MAIN ST	0.465	\$695,280	\$1,496,298	BUSINESS IMPROVED	201	CMD
120 E UNIVERSITY DR	0.099	\$147,350	\$1,485,709	BUSINESS IMPROVED	201	RCV
419 S MAIN ST	0.066	\$97,900	\$1,474,932	BUSINESS IMPROVED	201	CRL
428 S MAIN ST	0.207	\$303,190	\$1,467,373	BUSINESS IMPROVED	201	CRL
315 S MAIN ST	0.131	\$184,390	\$1,409,137	BUSINESS IMPROVED	201	CRL
116 W 4TH ST	0.122	\$165,760	\$1,355,665	BUSINESS IMPROVED	201	CRL
212 W 3RD ST	0.052	\$68,790	\$1,314,268	BUSINESS IMPROVED	201	RCV
600 N MAIN ST	0.434	\$569,280	\$1,311,352	BUSINESS IMPROVED	201	CRL
600 E UNIVERSITY DR	5.043	\$6,470,320	\$1,282,936	BUSINESS IMPROVED	201	HOT
511 N MAIN ST	0.152	\$190,980	\$1,260,450	BUSINESS IMPROVED	201	CRL
113 W UNIVERSITY DR	0.140	\$174,240	\$1,247,704	BUSINESS IMPROVED	201	CRL
432 W UNIVERSITY DR	0.482	\$595,800	\$1,235,856	BUSINESS IMPROVED	201	CMD
301 WALNUT BLVD	0.154	\$181,790	\$1,178,379	BUSINESS IMPROVED	201	RCV
300 EAST ST	0.062	\$72,160	\$1,164,233	BUSINESS IMPROVED	201	RCV
114 W 3RD ST	0.048	\$54,820	\$1,153,585	BUSINESS IMPROVED	201	RCV
205 S MAIN ST	0.310	\$354,340	\$1,143,339	BUSINESS IMPROVED	201	CRL
401 WALNUT BLVD	0.413	\$465,970	\$1,127,645	BUSINESS IMPROVED	201	CRL
637 N MAIN ST	1.217	\$1,371,440	\$1,127,006	BUSINESS IMPROVED	201	CRF
117 W 4TH ST # 119	0.069	\$76,420	\$1,106,809	BUSINESS IMPROVED	201	CRL
304 EAST ST	0.062	\$67,040	\$1,081,543	BUSINESS IMPROVED	201	RCV
134 S MAIN ST	0.207	\$221,630	\$1,072,638	BUSINESS IMPROVED	201	CRL
528 N MAIN ST	0.321	\$343,120	\$1,070,325	BUSINESS IMPROVED	201	CRL

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Site Address	Acres	Assessed Value	Value per Acre	Use Description	Use Code	Neighbor- Hood
1001 N MAIN ST	0.367	\$391,820	\$1,067,363	BUSINESS IMPROVED	201	BNK
103 S MAIN ST	0.620	\$657,290	\$1,060,425	BUSINESS IMPROVED	201	NSC
100 W UNIVERSITY DR	0.332	\$347,910	\$1,046,836	BUSINESS IMPROVED	201	CMM
133 S MAIN ST	0.413	\$419,440	\$1,015,045	BUSINESS IMPROVED	201	CRL
500 N MAIN ST	0.124	\$122,210	\$985,918	BUSINESS IMPROVED	201	CRS
210 W UNIVERSITY DR	0.824	\$783,490	\$950,348	BUSINESS IMPROVED	201	CRL
226 S MAIN ST	0.413	\$391,170	\$946,593	BUSINESS IMPROVED	201	CAS
138 S MAIN ST	0.413	\$388,710	\$940,645	BUSINESS IMPROVED	201	CRL
433 W UNIVERSITY DR	0.462	\$431,210	\$932,917	BUSINESS IMPROVED	201	CMD
213 W UNIVERSITY DR	0.282	\$263,380	\$932,757	BUSINESS IMPROVED	201	CAS
121 E UNIVERSITY DR	0.170	\$150,670	\$886,200	BUSINESS IMPROVED	201	CRL
202 E 4TH ST # 212	0.241	\$213,480	\$885,598	BUSINESS IMPROVED	201	RCV
118 W UNIVERSITY DR	0.138	\$120,890	\$877,643	BUSINESS IMPROVED	201	CRL
302 W UNIVERSITY DR	0.273	\$231,540	\$847,550	BUSINESS IMPROVED	201	RCV
427 W UNIVERSITY DR	0.236	\$195,830	\$830,334	BUSINESS IMPROVED	201	CMD
302 WALNUT BLVD	0.136	\$111,320	\$816,342	BUSINESS IMPROVED	201	RCV
408 EAST ST	0.218	\$178,060	\$814,994	BUSINESS IMPROVED	201	CRL
811 OAKWOOD DR	0.916	\$738,610	\$805,934	BUSINESS IMPROVED	201	CMD
337 W 4TH ST	0.160	\$127,490	\$799,089	BUSINESS IMPROVED	201	APS
510 N MAIN ST	0.331	\$261,950	\$792,159	BUSINESS IMPROVED	201	CAS
311 W UNIVERSITY DR	0.171	\$131,550	\$770,760	BUSINESS IMPROVED	201	RCV
303 W UNIVERSITY DR	0.254	\$193,760	\$763,283	BUSINESS IMPROVED	201	CMD
871 OAKWOOD DR	0.918	\$698,780	\$760,998	BUSINESS IMPROVED	201	CME
810 N MAIN ST	0.544	\$411,640	\$756,760	BUSINESS IMPROVED	201	NSC
265 E 2ND ST	0.303	\$213,860	\$705,376	BUSINESS IMPROVED	201	CMD
402 EAST ST	0.094	\$65,540	\$700,567	BUSINESS IMPROVED	201	RCV
321 W UNIVERSITY DR	0.134	\$90,650	\$678,040	BUSINESS IMPROVED	201	RCV
415 WALNUT BLVD	0.207	\$138,630	\$670,975	BUSINESS IMPROVED	201	RCV
116 W 2ND ST	0.142	\$94,660	\$666,547	BUSINESS IMPROVED	201	RCV
116 TERRY AVE	0.253	\$164,550	\$649,701	BUSINESS IMPROVED	201	MOT
421 WALNUT BLVD	0.207	\$133,240	\$644,881	BUSINESS IMPROVED	201	RCV
828 N MAIN ST	0.323	\$207,940	\$643,440	BUSINESS IMPROVED	201	CRL
429 WALNUT BLVD	0.191	\$122,150	\$639,142	BUSINESS IMPROVED	201	RCV
203 E UNIVERSITY DR	0.201	\$128,120	\$637,284	BUSINESS IMPROVED	201	CRL
701 N MAIN ST # -723	0.505	\$321,060	\$635,702	BUSINESS IMPROVED	201	NSC
606 N MAIN ST	0.506	\$319,850	\$631,946	BUSINESS IMPROVED	201	CRL
308 EAST ST	0.138	\$86,670	\$629,195	BUSINESS IMPROVED	201	RCV
425 WALNUT BLVD	0.146	\$90,310	\$617,078	BUSINESS IMPROVED	201	RCV
1117 N WILCOX ST	0.102	\$61,330	\$604,025	BUSINESS IMPROVED	201	CAS
804 N MAIN ST	0.541	\$323,910	\$598,653	BUSINESS IMPROVED	201	CMM
630 WOODWARD AVE	0.226	\$134,700	\$596,016	BUSINESS IMPROVED	201	CRM
403 W UNIVERSITY DR	0.170	\$100,780	\$594,263	BUSINESS IMPROVED	201	RCV

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1020 N MAIN ST	0.303	\$176,500	\$582,040	BUSINESS IMPROVED	201	CRL
345 GRIGGS ST	0.195	\$112,340	\$575,741	BUSINESS IMPROVED	201	DCC
912 N MAIN ST	0.809	\$465,350	\$575,164	BUSINESS IMPROVED	201	BNK
100 W UNIVERSITY DR	0.138	\$77,740	\$564,394	BUSINESS IMPROVED	201	CVL
630 N MAIN ST	0.864	\$486,380	\$562,677	BUSINESS IMPROVED	201	CRL
	0.103	\$56,080	\$542,826	BUSINESS VACANT	202	CVL
180 E 2ND ST	0.519	\$281,500	\$542,790	BUSINESS IMPROVED	201	CMD
150 S ELIZABETH ST	0.487	\$261,840	\$538,165	BUSINESS IMPROVED	201	IND
613 N MAIN ST	0.233	\$125,420	\$537,415	BUSINESS IMPROVED	201	BAR
909 N MAIN ST	0.184	\$98,180	\$533,276	BUSINESS IMPROVED	201	RCV
100 E 2ND ST	0.930	\$479,410	\$515,271	BUSINESS IMPROVED	201	INL
803 N MAIN ST	0.178	\$91,020	\$511,168	BUSINESS IMPROVED	201	R-7
326 WALNUT BLVD	0.620	\$313,420	\$505,794	BUSINESS IMPROVED	201	BNK
417 W UNIVERSITY DR	0.236	\$118,720	\$503,079	BUSINESS IMPROVED	201	RCV
52999 DEQUINDRE RD	12.867	\$6,431,180	\$499,813	BUSINESS IMPROVED	201	CRF
917 N MAIN ST	0.368	\$182,420	\$496,223	BUSINESS IMPROVED	201	CRL
913 N MAIN ST	0.184	\$88,820	\$482,694	BUSINESS IMPROVED	201	CRL
139 ROMEO RD	0.276	\$131,780	\$476,782	BUSINESS IMPROVED	201	RCV
180 S ELIZABETH ST	0.364	\$171,550	\$471,917	BUSINESS IMPROVED	201	IND
907 N MAIN ST	0.184	\$86,000	\$466,848	BUSINESS IMPROVED	201	RCV
727 N MAIN ST	1.017	\$462,600	\$454,648	BUSINESS IMPROVED	201	CVL
1100 N MAIN ST	0.661	\$299,100	\$452,776	BUSINESS IMPROVED	201	MOT
1031 N MAIN ST	0.554	\$250,630	\$452,370	BUSINESS IMPROVED	201	CAS
815 N MAIN ST	0.183	\$82,170	\$449,049	BUSINESS IMPROVED	201	RMA
255 E 2ND ST	0.784	\$348,620	\$444,834	BUSINESS IMPROVED	201	BNK
743 N MAIN ST	0.294	\$128,840	\$438,076	BUSINESS IMPROVED	201	CRS
510 W UNIVERSITY DR	0.184	\$78,020	\$423,053	BUSINESS IMPROVED	201	R-9
1002 N MAIN ST	0.839	\$348,430	\$415,097	BUSINESS IMPROVED	201	CFH
511 N MAIN ST	0.155	\$64,020	\$413,142	BUSINESS IMPROVED	201	CVL
120 S MAIN ST	0.598	\$236,070	\$394,767	BUSINESS IMPROVED	201	CAS
908 N MAIN ST	0.403	\$156,900	\$389,069	BUSINESS IMPROVED	201	CRL
821 N MAIN ST	0.124	\$46,860	\$378,575	BUSINESS IMPROVED	201	R-7
401 W UNIVERSITY DR	0.102	\$37,490	\$368,111	BUSINESS IMPROVED	201	CVL
316 W UNIVERSITY DR	0.207	\$75,230	\$364,115	BUSINESS IMPROVED	201	CVL
432 W UNIVERSITY DR	0.207	\$75,110	\$363,533	BUSINESS IMPROVED	201	CVL
432 W UNIVERSITY DR	0.207	\$74,720	\$361,647	BUSINESS IMPROVED	201	CVL
900 N MAIN ST	0.485	\$169,570	\$349,690	BUSINESS IMPROVED	201	CMD
300 SOUTH ST	2.258	\$785,410	\$347,865	BUSINESS IMPROVED	201	INL
414 W UNIVERSITY DR	0.207	\$71,230	\$344,754	BUSINESS VACANT	202	CVL
317 W UNIVERSITY DR	0.118	\$40,610	\$343,203	BUSINESS VACANT	202	CVL
329 WALNUT BLVD	0.275	\$93,990	\$341,186	BUSINESS IMPROVED	201	CVL
	0.172	\$57,880	\$336,159	BUSINESS IMPROVED	201	CVL

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	0.172	\$57,560	\$334,293	BUSINESS IMPROVED	201	CVL
	0.103	\$34,400	\$332,993	BUSINESS IMPROVED	201	CVL
432 W UNIVERSITY DR	0.226	\$73,970	\$326,692	BUSINESS IMPROVED	201	CVL
214 W 2ND ST	0.083	\$26,030	\$314,963	BUSINESS VACANT	202	CVL
211 E 3RD ST	0.186	\$58,340	\$313,721	BUSINESS VACANT	202	CVL
200 E 2ND ST	1.132	\$349,530	\$308,821	BUSINESS IMPROVED	201	INL
650 WOODWARD AVE	0.592	\$180,220	\$304,520	BUSINESS IMPROVED	201	CFH
	0.226	\$68,380	\$302,207	BUSINESS IMPROVED	201	CVL
	0.122	\$36,790	\$301,047	BUSINESS IMPROVED	201	CVL
333 E 2ND ST	0.958	\$288,340	\$301,030	BUSINESS IMPROVED	201	IND
390 SOUTH ST	0.477	\$142,990	\$299,553	BUSINESS IMPROVED	201	INL
519 N MAIN ST	0.152	\$45,270	\$298,785	BUSINESS IMPROVED	201	CVL
621 N MAIN ST	0.516	\$153,610	\$297,789	BUSINESS IMPROVED	201	CRL
	0.092	\$27,250	\$296,289	BUSINESS VACANT	202	CVL
213 W 4TH ST	0.056	\$16,590	\$294,962	BUSINESS VACANT	202	CVL
211 E 4TH ST	0.058	\$16,880	\$292,906	BUSINESS VACANT	202	CVL
520 WOODWARD AVE	1.431	\$417,260	\$291,521	BUSINESS IMPROVED	201	CAS
515 N MAIN ST	0.687	\$197,590	\$287,754	BUSINESS IMPROVED	201	INL
607 WOODWARD AVE	2.886	\$809,420	\$280,462	BUSINESS IMPROVED	201	CRL
218 SOUTH ST	0.937	\$260,260	\$277,783	BUSINESS IMPROVED	201	INL
101 SOUTH ST	0.962	\$266,460	\$276,933	BUSINESS IMPROVED	201	INL
202 SOUTH ST	0.777	\$214,890	\$276,499	BUSINESS IMPROVED	201	CAS
380 SOUTH ST	0.613	\$168,680	\$275,041	BUSINESS IMPROVED	201	IND
543 N MAIN ST	0.989	\$270,700	\$273,605	BUSINESS VACANT	201	RSM
97 MILL ST	0.537	\$139,260	\$259,488	BUSINESS IMPROVED	201	INL
431 PINE ST	0.099	\$25,270	\$253,974	BUSINESS VACANT	202	RCV
	0.279	\$70,740	\$253,245	BUSINESS VACANT	202	CVL
	0.148	\$37,570	\$253,006	BUSINESS IMPROVED	201	CVL
322 W UNIVERSITY DR	0.138	\$34,770	\$252,430	BUSINESS IMPROVED	201	CVL
111 SOUTH ST	0.419	\$105,450	\$251,816	BUSINESS IMPROVED	201	INL
521 PINE ST	0.193	\$48,460	\$251,300	BUSINESS IMPROVED	201	CVL
117 WALNUT BLVD	0.085	\$21,220	\$248,999	BUSINESS VACANT	202	CVL
637 N MAIN ST	0.638	\$158,810	\$248,814	BUSINESS IMPROVED	201	CVL
	0.177	\$42,380	\$239,496	BUSINESS IMPROVED	201	CVL
	0.183	\$43,520	\$237,307	BUSINESS IMPROVED	201	CVL
341 SOUTH ST	0.753	\$174,540	\$231,695	BUSINESS IMPROVED	201	IND
637 N MAIN ST	1.914	\$443,160	\$231,482	BUSINESS VACANT	202	CVL
321 SOUTH ST	0.423	\$97,050	\$229,541	BUSINESS IMPROVED	201	INL
303 E UNIVERSITY DR	1.386	\$315,120	\$227,387	BUSINESS IMPROVED	201	CRL
500 E 2ND ST	2.234	\$503,850	\$225,562	BUSINESS IMPROVED	201	INL
375 E 2ND ST	1.520	\$340,050	\$223,728	BUSINESS IMPROVED	201	IND
259 MILL ST	0.525	\$115,540	\$220,070	BUSINESS IMPROVED	201	INL

Site Address	Acres	Assessed Value	Value per Acre	Use Description	Use Code	Neighbor- Hood
362 SOUTH ST STE 10	1.810	\$392,860	\$217,018	BUSINESS IMPROVED	201	IND
410 SOUTH ST	1.526	\$317,770	\$208,178	BUSINESS IMPROVED	201	INL
440 E 2ND ST	0.853	\$177,520	\$208,142	BUSINESS IMPROVED	201	INL
213 SOUTH ST	0.872	\$177,460	\$203,402	BUSINESS IMPROVED	201	INL
	0.327	\$66,120	\$202,005	BUSINESS VACANT	202	CVL
313 SOUTH ST	0.215	\$43,130	\$200,266	BUSINESS IMPROVED	201	INL
310 SOUTH ST	1.973	\$391,420	\$198,390	BUSINESS IMPROVED	201	IND
1235 N MAIN ST	0.334	\$61,810	\$185,101	BUSINESS VACANT	202	CVL
216 SOUTH ST	1.130	\$189,450	\$167,655	BUSINESS IMPROVED	201	CAS
396 SOUTH ST # 398	0.471	\$77,360	\$164,118	BUSINESS IMPROVED	201	INL
361 SOUTH ST	1.527	\$249,690	\$163,524	BUSINESS IMPROVED	201	INL
100 SOUTH ST	0.995	\$158,320	\$159,051	BUSINESS IMPROVED	201	CAS
	0.608	\$95,340	\$156,845	BUSINESS VACANT	202	CVL
265 SOUTH ST	0.607	\$84,370	\$138,897	BUSINESS IMPROVED	201	INL
130 SOUTH ST	0.734	\$99,430	\$135,513	BUSINESS IMPROVED	201	CAS
301 HACKER ST	1.917	\$255,510	\$133,302	BUSINESS IMPROVED	201	INL
210 CAMPBELL ST	2.474	\$328,060	\$132,612	BUSINESS IMPROVED	201	INL
394 SOUTH ST	1.091	\$137,160	\$125,712	BUSINESS IMPROVED	201	INL
600 E UNIVERSITY DR	1.077	\$117,610	\$109,201	BUSINESS VACANT	202	CVL
211 1ST ST	0.694	\$65,040	\$93,709	BUSINESS IMPROVED	201	CAS
363 SOUTH ST	3.582	\$297,590	\$83,085	BUSINESS IMPROVED	201	INL
328 SOUTH ST	2.558	\$184,710	\$72,222	BUSINESS IMPROVED	201	INL
300 SOUTH ST	0.713	\$41,600	\$58,351	BUSINESS IMPROVED	201	IVL
399 SOUTH ST	2.930	\$167,000	\$57,001	BUSINESS IMPROVED	201	INL
	0.099	\$4,000	\$40,322	BUSINESS VACANT	202	IVL
315 EAST ST	1.085	\$0	\$0	BUSINESS VACANT	202	CVL
	0.218	\$0	\$0	BUSINESS VACANT	202	CVL
219 WALNUT BLVD	0.207	\$0	\$0	BUSINESS VACANT	202	RMC

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Site Address	Acres	Assessed Value	Value per Acre	Neighbor- hood	Use Code	Use Description
210 W TIENKEN RD	0.40	\$296,250	\$749,212	00030	201	BUSINESS IMPROVED
75 BARCLAY CIR	3.25	\$2,179,400	\$669,868	00036	201	BUSINESS IMPROVED
1701 SOUTH BLVD E	7.88	\$5,236,190	\$664,588	00035	201	BUSINESS IMPROVED
1955 W HAMLIN RD	0.75	\$494,590	\$658,286	00030	201	BUSINESS IMPROVED
375 BARCLAY CIR	1.31	\$753,070	\$575,069	00037	201	BUSINESS IMPROVED
1555 SOUTH BLVD E	7.11	\$3,969,830	\$558,392	00035	202	BUSINESS VACANT
2055 CROOKS RD	1.28	\$687,390	\$536,687	00031	201	BUSINESS IMPROVED
1055 SOUTH BLVD E	3.24	\$1,719,260	\$531,151	00035	201	BUSINESS IMPROVED
445 S LIVERNOIS RD	2.84	\$1,509,440	\$530,747	00030	201	BUSINESS IMPROVED
811 SOUTH BLVD E	1.97	\$1,028,250	\$521,118	00030	201	BUSINESS IMPROVED
455 BARCLAY CIR	1.08	\$563,690	\$520,710	00037	201	BUSINESS IMPROVED
3499 W HAMLIN RD	11.93	\$6,147,720	\$515,227	00070	201	BUSINESS IMPROVED
1423 WALTON BLVD	0.47	\$240,510	\$509,627	00030	201	BUSINESS IMPROVED
441 S LIVERNOIS RD	3.00	\$1,521,860	\$507,510	00031	201	BUSINESS IMPROVED
2930 CROOKS RD	2.33	\$1,173,960	\$504,322	00031	201	BUSINESS IMPROVED
455 S LIVERNOIS RD	0.75	\$375,590	\$497,694	00031	201	BUSINESS IMPROVED
135 BARCLAY CIR	1.69	\$781,200	\$463,544	00037	201	BUSINESS IMPROVED
245 BARCLAY CIR	2.09	\$955,500	\$458,091	00036	201	BUSINESS IMPROVED
455 S LIVERNOIS RD	0.83	\$375,290	\$452,317	00031	201	BUSINESS IMPROVED
2820 CROOKS RD	1.40	\$630,650	\$451,529	00031	201	BUSINESS IMPROVED
2840 CROOKS RD	1.40	\$630,650	\$450,326	00031	201	BUSINESS IMPROVED
645 BARCLAY CIR	1.10	\$483,080	\$440,355	00037	201	BUSINESS IMPROVED
70 W TIENKEN RD	1.23	\$539,610	\$437,363	00033	201	BUSINESS IMPROVED
1460 WALTON BLVD	3.73	\$1,587,560	\$426,098	00030	201	BUSINESS IMPROVED
555 BARCLAY CIR	1.56	\$659,170	\$422,797	00037	201	BUSINESS IMPROVED
1500 WALTON BLVD	0.34	\$141,720	\$418,758	00031	201	BUSINESS IMPROVED
44 N ADAMS RD	0.69	\$286,130	\$415,228	00033	201	BUSINESS IMPROVED
2450 WALTON BLVD	0.90	\$365,860	\$405,626	00031	201	BUSINESS IMPROVED
2950 WALTON BLVD	1.01	\$406,970	\$404,897	00033	201	BUSINESS IMPROVED
905 SOUTH BLVD E	3.23	\$1,303,630	\$403,003	00030	201	BUSINESS IMPROVED
111 ROCHDALE DR S	2.04	\$813,140	\$398,598	00031	201	BUSINESS IMPROVED
305 BARCLAY CIR	1.71	\$669,590	\$390,708	00036	201	BUSINESS IMPROVED
110 SOUTH BLVD W	1.10	\$425,000	\$387,932	00035	201	BUSINESS IMPROVED
994 SOUTH BLVD W	0.52	\$191,920	\$371,295	00030	201	BUSINESS IMPROVED
1383 S ROCHESTER RD	1.24	\$453,650	\$366,734	00033	202	BUSINESS VACANT
2005 W HAMLIN RD	0.52	\$189,700	\$364,496	00030	201	BUSINESS IMPROVED
1498 WALTON BLVD	0.27	\$97,620	\$362,210	00031	201	BUSINESS IMPROVED
2565 S ROCHESTER RD	1.17	\$419,800	\$359,028	00036	201	BUSINESS IMPROVED
455 S LIVERNOIS RD	1.10	\$391,780	\$357,750	00031	201	BUSINESS IMPROVED
101 HAMPTON CIR	1.01	\$359,230	\$357,291	00036	201	BUSINESS IMPROVED
1700 W HAMLIN RD	1.12	\$400,000	\$356,611	00070	201	BUSINESS IMPROVED
2580 S ROCHESTER RD	1.04	\$361,950	\$348,030	00033	201	BUSINESS IMPROVED
3255 W HAMLIN RD	6.20	\$2,129,680	\$343,616	00070	201	BUSINESS IMPROVED
405 BARCLAY CIR	1.31	\$440,300	\$336,576	00037	201	BUSINESS IMPROVED
75 N ADAMS RD	1.43	\$477,390	\$334,645	00033	201	BUSINESS IMPROVED
175 S LIVERNOIS RD	1.03	\$344,260	\$333,292	00033	201	BUSINESS IMPROVED
330 W TIENKEN RD	1.86	\$600,410	\$322,780	00031	201	BUSINESS IMPROVED
1205 W UNIVERSITY DR	0.51	\$162,580	\$318,204	00030	201	BUSINESS IMPROVED
55 W AVON RD	0.90	\$285,720	\$317,170	00033	201	BUSINESS IMPROVED

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	3.40	\$1,058,280	\$311,394	00036	201	BUSINESS IMPROVED
300 W TIENKEN RD	0.35	\$105,940	\$300,909	00030	201	BUSINESS IMPROVED
1812 S ROCHESTER RD	2.70	\$800,150	\$296,662	00031	201	BUSINESS IMPROVED
1130 TIENKEN CT	1.43	\$420,670	\$294,145	00030	201	BUSINESS IMPROVED
1290 WALTON BLVD	1.41	\$409,650	\$289,994	00033	201	BUSINESS IMPROVED
705 BARCLAY CIR	1.44	\$416,210	\$288,105	00036	201	BUSINESS IMPROVED
715 SOUTH BLVD E	2.87	\$808,100	\$281,798	00030	201	BUSINESS IMPROVED
25 BARCLAY CIR	1.15	\$320,000	\$278,963	00033	201	BUSINESS IMPROVED
3345 W AUBURN RD	1.04	\$280,950	\$270,093	00030	201	BUSINESS IMPROVED
71 N LIVERNOIS RD	0.73	\$196,730	\$269,512	00030	201	BUSINESS IMPROVED
3989 CROOKS RD	1.71	\$458,710	\$268,571	00033	202	BUSINESS VACANT
2370 WALTON BLVD	1.51	\$401,040	\$265,698	00031	201	BUSINESS IMPROVED
1435 WALTON BLVD	0.84	\$221,240	\$264,764	00031	201	BUSINESS IMPROVED
6800 N ROCHESTER RD	2.00	\$525,010	\$262,969	00033	201	BUSINESS IMPROVED
2731 S ADAMS RD	0.67	\$172,830	\$256,101	00030	201	BUSINESS IMPROVED
480 W TIENKEN RD	0.57	\$142,720	\$250,496	00031	201	BUSINESS IMPROVED
3901 W HAMLIN RD	13.05	\$3,203,890	\$245,531	00070	201	BUSINESS IMPROVED
3900 W HAMLIN RD	39.03	\$9,300,690	\$238,276	00069	201	BUSINESS IMPROVED
1200 S LIVERNOIS RD	0.85	\$201,890	\$237,567	00031	201	BUSINESS IMPROVED
2490 WALTON BLVD	1.42	\$334,520	\$235,192	00030	201	BUSINESS IMPROVED
2155 CROOKS RD	0.61	\$140,030	\$228,864	00030	201	BUSINESS IMPROVED
3985 S ROCHESTER RD	0.53	\$119,830	\$228,080	00030	201	BUSINESS IMPROVED
3200 S ROCHESTER RD	1.21	\$272,510	\$224,918	00033	201	BUSINESS IMPROVED
923 S ROCHESTER RD	2.33	\$492,000	\$210,934	00033	201	BUSINESS IMPROVED
83 E AVON RD	1.35	\$257,080	\$189,852	00031	201	BUSINESS IMPROVED
633 SOUTH BLVD E	7.25	\$1,297,050	\$179,019	00030	201	BUSINESS IMPROVED
1800 W AUBURN RD	0.61	\$101,350	\$165,941	00031	201	BUSINESS IMPROVED
2015 WALTON BLVD	1.79	\$295,880	\$164,909	00033	201	BUSINESS IMPROVED
933 W AUBURN RD	0.92	\$149,240	\$162,521	00030	201	BUSINESS IMPROVED
6700 N ROCHESTER RD	9.52	\$1,487,980	\$156,364	00031	201	BUSINESS IMPROVED
3995 MARKETPLACE CIR	1.28	\$195,150	\$152,403	00033	202	BUSINESS VACANT
595 BARCLAY CIR 1A	1.61	\$202,410	\$125,592	00037	201	BUSINESS IMPROVED
310 W TIENKEN RD	2.27	\$284,100	\$124,902	00033	201	BUSINESS IMPROVED
	0.81	\$98,930	\$121,641	00033	202	BUSINESS VACANT
2727 S ADAMS RD	0.66	\$79,040	\$120,171	00030	201	BUSINESS IMPROVED
1147 SOUTH BLVD E	0.70	\$83,810	\$119,917	00035	202	BUSINESS VACANT
380 W TIENKEN RD	0.69	\$74,350	\$107,923	00030	401	RESIDENTIAL IMPROVED
2860 CROOKS RD	0.87	\$92,250	\$106,454	00030	201	BUSINESS IMPROVED
1159 SOUTH BLVD E	0.70	\$74,650	\$106,351	00035	202	BUSINESS VACANT
	1.87	\$185,480	\$99,179	00070	201	BUSINESS IMPROVED
	1.38	\$135,010	\$98,016	00030	202	BUSINESS VACANT
	1.87	\$183,250	\$98,013	00030	202	BUSINESS VACANT
1750 W HAMLIN RD	1.84	\$159,430	\$86,484	00070	201	BUSINESS IMPROVED
	1.94	\$150,350	\$77,647	00035	202	BUSINESS VACANT
2880 CROOKS RD	0.87	\$67,080	\$77,422	00030	202	BUSINESS VACANT
	2.14	\$164,250	\$76,845	00035	202	BUSINESS VACANT
1101 SOUTH BLVD E	1.22	\$92,290	\$75,908	00035	202	BUSINESS VACANT
1171 SOUTH BLVD E	1.06	\$80,230	\$75,794	00035	202	BUSINESS VACANT
	0.49	\$36,810	\$75,407	00070	202	BUSINESS VACANT
2463 W HAMLIN RD	3.15	\$232,880	\$73,964	00070	201	BUSINESS IMPROVED
460 W TIENKEN RD	0.78	\$56,870	\$72,453	00030	202	BUSINESS VACANT
	15.55	\$1,104,250	\$70,996	00036	202	BUSINESS VACANT
1405 SOUTH BLVD E	0.64	\$45,140	\$70,474	00035	202	BUSINESS VACANT

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Site Address	Acres	Assessed Value	Value per Acre	Neighborhood	Use Code	Use Description
2915 W HAMLIN RD	0.82	\$56,840	\$69,220	00070	202	BUSINESS VACANT
	2.04	\$140,700	\$69,023	00035	202	BUSINESS VACANT
	6.00	\$399,440	\$66,604	00070	202	BUSINESS VACANT
	3.34	\$219,490	\$65,767	00030	202	BUSINESS VACANT
	1.62	\$101,810	\$62,812	00035	202	BUSINESS VACANT
2791 WALTON BLVD	2.83	\$177,020	\$62,469	00030	201	BUSINESS IMPROVED
	2.52	\$146,800	\$58,327	00035	202	BUSINESS VACANT
	9.60	\$470,450	\$48,990	00070	202	BUSINESS VACANT
	0.62	\$28,130	\$45,321	00035	202	BUSINESS VACANT
2550 S ROCHESTER RD	2.76	\$96,480	\$34,900	00032	201	BUSINESS IMPROVED
950 W AVON RD A1	5.54	\$143,610	\$25,925	00034	201	BUSINESS IMPROVED
1544 W HAMLIN RD	9.51	\$0	\$0	00070	202	BUSINESS VACANT
1600 W HAMLIN RD	6.12	\$0	\$0	00070	202	BUSINESS VACANT
	0.04	\$0	\$0	00030	202	BUSINESS VACANT
	0.04	\$0	\$0	00030	202	BUSINESS VACANT
	1.10	\$0	\$0	00036	202	BUSINESS VACANT
	2.13	\$0	\$0	00030	201	BUSINESS IMPROVED

Office – Rochester

Site Address	Acres	Assessed Value	Value per Acre	Use Code	Use Description	Neighborhood
439 S MAIN ST	0.138	\$484,390	\$3,516,690	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
436 S MAIN ST	0.207	\$667,540	\$3,230,761	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
101 S MAIN ST	0.186	\$568,650	\$3,058,074	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
329 1/2 S MAIN ST	0.069	\$195,040	\$2,831,994	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
113 E UNIVERSITY DR	0.061	\$160,720	\$2,628,215	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
220 S MAIN ST	0.207	\$531,230	\$2,571,080	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
339 EAST ST	0.055	\$129,840	\$2,356,478	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
410 W UNIVERSITY DR	0.111	\$246,790	\$2,216,539	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
120 E 3RD ST	0.048	\$93,550	\$1,940,450	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
115 WALNUT BLVD	0.109	\$191,480	\$1,758,974	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
129 E UNIVERSITY DR	0.117	\$191,230	\$1,641,007	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
127 W UNIVERSITY DR	0.110	\$172,830	\$1,565,170	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
312 EAST ST	0.207	\$290,760	\$1,407,243	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
126 E 3RD ST	0.076	\$103,820	\$1,371,609	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
1108 N MAIN ST	0.654	\$773,810	\$1,182,433	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
414 EAST ST	0.207	\$230,130	\$1,113,773	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
155 ROMEO RD	0.244	\$269,790	\$1,107,037	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
805 OAKWOOD DR STE 100	0.940	\$999,500	\$1,063,740	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
612 W UNIVERSITY DR	0.435	\$451,980	\$1,039,747	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
950 W UNIVERSITY DR STE 300	1.377	\$1,352,960	\$982,277	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
203 WALNUT BLVD	0.124	\$117,930	\$951,306	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
139 WALNUT BLVD	0.128	\$111,410	\$870,290	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
310 W UNIVERSITY DR	0.195	\$169,820	\$870,279	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV

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Site Address	Acres	Assessed Value	Value per Acre	Use Code	Use Description	Neighborhood
1235 N MAIN ST	0.334	\$289,830	\$867,192	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
444 W UNIVERSITY DR	0.207	\$174,960	\$846,803	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
800 W UNIVERSITY DR	2.464	\$1,956,470	\$794,102	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
431 6TH ST	0.172	\$133,230	\$773,793	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
118 W 3RD ST	0.126	\$97,450	\$773,215	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
134 W UNIVERSITY DR	2.087	\$1,592,070	\$762,773	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
530 PINE ST	0.608	\$456,230	\$750,276	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
226 WALNUT BLVD	0.224	\$167,830	\$749,807	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
311 WALNUT BLVD	0.413	\$309,650	\$749,354	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
516 W UNIVERSITY DR	0.102	\$76,760	\$749,093	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
426 W UNIVERSITY DR	0.207	\$153,330	\$742,119	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
321 E 2ND ST	1.360	\$999,380	\$734,919	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
420 W UNIVERSITY DR	0.207	\$147,330	\$713,075	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
324 EAST ST	0.207	\$143,570	\$694,848	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
524 W UNIVERSITY DR	0.209	\$143,100	\$684,164	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
919 W UNIVERSITY DR	0.503	\$338,160	\$671,693	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
400 WATER ST	2.847	\$1,899,370	\$667,218	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
130 WALNUT BLVD	0.207	\$135,070	\$653,739	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
415 W UNIVERSITY DR	0.232	\$149,100	\$643,803	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
407 6TH ST	0.306	\$189,350	\$617,835	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
118 WALNUT BLVD	0.207	\$125,230	\$606,120	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
427 6TH ST	0.172	\$102,680	\$596,377	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
722 W UNIVERSITY DR	0.684	\$404,560	\$591,866	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
1126 N MAIN ST	0.252	\$147,850	\$585,761	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
1000 W UNIVERSITY DR	2.296	\$1,334,340	\$581,258	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
411 WOODWARD AVE	0.183	\$103,600	\$565,033	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
280 MILL ST	0.300	\$168,390	\$561,817	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
640 W UNIVERSITY DR	0.296	\$157,790	\$533,555	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
1214 N MAIN ST STE A	0.547	\$286,650	\$523,700	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
817 N MAIN ST	0.183	\$95,430	\$521,493	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
1050 W UNIVERSITY DR	0.689	\$355,510	\$516,219	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
602 W UNIVERSITY DR	0.214	\$109,450	\$510,774	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
1100 W UNIVERSITY DR	0.689	\$345,510	\$501,700	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
135 ROMEO RD	0.167	\$82,120	\$491,165	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
807 N MAIN ST	0.183	\$88,070	\$481,291	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
121 WALNUT BLVD	0.205	\$95,580	\$465,227	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
827 N MAIN ST	0.246	\$113,110	\$460,664	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
1142 N MAIN ST	0.245	\$98,230	\$401,551	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
961 OAKWOOD DR	0.918	\$366,150	\$398,750	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
322 W UNIVERSITY DR	0.156	\$56,800	\$364,392	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
527 PINE ST	0.165	\$41,730	\$252,469	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	OCV
811 OAKWOOD DR	0.138	\$30,540	\$221,720	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
805 OAKWOOD DR	0.240	\$52,910	\$220,561	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
345 DIVERSION ST # 100	0.531	\$103,010	\$194,027	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
1600 PARKDALE RD	7.782	\$1,490,460	\$191,517	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
71 WALNUT BLVD STE 108	0.364	\$49,780	\$136,811	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF
929 W UNIVERSITY DR	0.933	\$0	\$0	201	BUS IMP (COMMERCIAL BUSINESS IMP.)	COF

Residential Neighborhoods – Rochester Hills & Rochester

The following table shows values for residential neighborhoods in Rochester Hills and Rochester.

A description of the columns in this table:

Value per Acre (Total) = the total assessed value of lots divided by the total area of lots and open space.

Value per Acre (80%) = the total assessed value of lots divided by the total area of lots and open space plus a 20% land usage factor to account for roads.

Code	Neighborhood	Value per Acre (Total)	Value per Acre (80%)	Lots	Average Lot Area (sq. ft.)	Density (units per acre)	Average Lot Value	Acres (Lots Only)	Acres (Total)
01A	Millrace & Winkler Pond	\$53,231	\$42,585	61	231,666	0.19	\$283,099	324.42	324.42
01B	Winkler Mill Estates	\$97,048	\$77,639	37	46,603	0.93	\$103,828	39.58	39.58
01C	Stoney Creek	\$127,869	\$102,296	27	30,438	1.43	\$89,351	18.87	18.87
02A	Waverly Woods	\$106,345	\$85,076	34	41,514	1.05	\$101,350	32.40	32.40
02B	Acreage Section 2 & Hillwood Sub.	\$35,299	\$28,240	37	203,171	0.21	\$164,643	172.57	172.57
02D	Cross Creek	\$248,763	\$199,010	121	17,528	1.75	\$141,897	48.69	69.02
02E	Clear Creek	\$261,084	\$208,867	264	26,653	1.34	\$194,563	161.53	196.74
03A	Knorrwood 2 part of 3/Avon Hills	\$125,290	\$100,232	180	38,295	1.14	\$110,147	158.24	158.24
03B	Skyview, Hillview, Perrydale, Avon Hills, Ralyae, Tienken	\$94,009	\$75,207	178	44,065	0.99	\$95,098	180.06	180.06
03C	Knorrwood 4	\$379,171	\$303,337	30	21,986	1.84	\$206,276	15.14	16.32
03H	Quailcrest	\$381,645	\$305,316	45	14,181	2.47	\$154,644	14.65	18.23
03I	Hillside Creek	\$388,414	\$310,731	33	16,333	1.74	\$223,778	12.37	19.01
04A	Paint Creek Hills, Rochester Hills, Acreage Section 3&4	\$69,737	\$55,790	93	91,708	0.47	\$146,821	195.80	195.80
04C	Chichester East	\$271,761	\$217,409	115	15,005	2.51	\$108,418	39.61	45.88
04D	North Fairview Farms 1-3	\$212,034	\$169,627	207	12,948	2.35	\$90,370	61.53	88.22
04F	Fairview Farms 2-5	\$193,332	\$154,666	280	17,175	2.01	\$95,970	110.40	138.99
04G	Chichester 3&4	\$326,820	\$261,456	127	12,486	2.78	\$117,444	36.40	45.64
04I	Vintage Estates 1-4	\$291,437	\$233,150	165	19,031	1.70	\$171,857	72.09	97.30
04J	North Oaks	\$341,522	\$273,218	107	27,532	1.55	\$220,597	67.63	69.11
04K	North Fairview Farms 5-8	\$359,232	\$287,385	245	12,322	3.21	\$112,014	69.30	76.40
05A	Acreage Section 5	\$62,663	\$50,130	6	116,236	0.37	\$167,210	16.01	16.01
05B	Hawthorn 2, 3, 5	\$212,757	\$170,205	222	18,783	1.81	\$117,485	95.72	122.59
05C	Chichester 2	\$295,225	\$236,180	90	15,857	2.75	\$107,472	32.76	32.76
05D	Judson Park/Brabach Orchards	\$103,332	\$82,666	241	30,379	1.35	\$76,585	168.07	178.62
05E	Meadowview	\$196,572	\$157,257	10	26,921	1.55	\$127,065	6.18	6.46
05F	Chichester	\$170,146	\$136,116	95	16,616	1.67	\$101,826	36.24	56.85
05H	Hawthorn 4	\$354,298	\$283,438	26	16,950	2.57	\$137,863	10.12	10.12
05I	Ashford Farms	\$363,145	\$290,516	9	20,446	2.00	\$181,504	4.22	4.50
06A	Oakpointe Estates	\$115,151	\$92,121	21	108,120	0.36	\$316,359	52.12	57.69
06B	Hawthorn Hills 1-6	\$353,115	\$282,492	287	14,531	2.39	\$147,845	95.74	120.16
06C	Oxford Estates	\$355,210	\$284,168	248	12,910	2.82	\$126,041	73.50	88.00
06D	Thornridge	\$360,767	\$288,614	333	12,989	2.50	\$144,405	99.30	133.29
06E	Bridgewood Farms	\$321,932	\$257,545	87	17,880	2.44	\$132,145	35.71	35.71
06F	Acreage Section 6-8	\$59,913	\$47,931	17	86,044	0.51	\$118,346	33.58	33.58
06G	Hawthorn 7	\$580,061	\$464,049	70	13,348	3.26	\$177,747	21.45	21.45
07A	Hunters Creek	\$311,583	\$249,266	208	10,366	3.17	\$98,328	49.50	65.64

Value per Acre Study
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Code	Neighborhood	Value per Acre (Total)	Value per Acre (80%)	Lots	Average Lot Area (sq. ft.)	Density (units per acre)	Average Lot Value	Acres (Lots Only)	Acres (Total)
07B	Brookdale West	\$319,844	\$255,876	182	12,191	2.89	\$110,542	50.94	62.90
07C	Brookdale Woods 1-3	\$306,533	\$245,226	379	10,824	3.17	\$96,806	94.17	119.69
07D	Bellarmino Hills	\$143,871	\$115,096	102	23,315	1.87	\$77,004	54.59	54.59
07E	Brookdale 4	\$343,665	\$274,932	42	13,959	3.12	\$110,130	13.46	13.46
07F	Falcon Estates 1-3	\$320,851	\$256,681	91	15,121	2.12	\$151,565	31.59	42.99
07G	Pinecreek Estates	\$242,157	\$193,726	13	55,672	0.77	\$315,835	16.61	16.96
08A	Acreage on Arrowood Court	\$108,528	\$86,823	8	54,679	0.80	\$136,230	10.04	10.04
08B	Shadow Woods 2	\$364,893	\$291,914	181	13,934	2.87	\$127,121	57.90	63.06
08C	Shadow Woods 1	\$333,784	\$267,027	239	11,985	2.78	\$120,003	65.76	85.93
08D	Avon Meadows	\$207,253	\$165,803	66	17,923	2.07	\$99,910	27.16	31.82
08F	Brookwood Golf Club	\$270,701	\$216,561	54	10,087	3.61	\$74,938	12.50	14.95
08G	Hitchman's Haven	\$120,546	\$96,437	201	27,351	1.59	\$75,691	126.21	126.21
08H	Manchester Knolls 1&2	\$299,934	\$239,947	44	27,265	1.42	\$211,488	27.54	31.03
09A	Tienken Manor Estates	\$224,230	\$179,384	261	18,683	2.33	\$96,171	111.94	111.94
09B	Long Meadows	\$115,449	\$92,359	42	38,003	1.15	\$100,722	36.64	36.64
09C	Great Oaks West 1&2	\$301,829	\$241,463	132	16,940	2.57	\$117,379	51.33	51.33
09D	Grosse Pines	\$353,213	\$282,570	142	17,064	2.53	\$139,415	55.63	56.05
09E	Lochmoor Hills	\$132,409	\$105,927	45	30,650	1.38	\$95,603	31.66	32.49
09F	Valley Stream	\$213,690	\$170,952	115	21,635	1.81	\$118,320	57.12	63.68
09G	Heartpiece Hills	\$114,587	\$91,670	20	28,603	1.18	\$97,340	13.13	16.99
10A	Great Oaks	\$328,887	\$263,110	10	9,190	4.74	\$69,387	2.11	2.11
10B	North Hill	\$319,874	\$255,899	167	9,040	4.82	\$66,383	34.66	34.66
11A		\$151,885	\$121,508	99	20,618	2.11	\$71,890	46.86	46.86
13A	Section 13 & 24 John R Parcels	\$54,392	\$43,513	126	71,672	0.61	\$89,494	207.31	207.31
14A	Heatherwood Village	\$279,890	\$223,912	433	9,222	3.51	\$79,751	91.67	123.38
14C	Acreage Section 14, Eysters Bloomer	\$110,443	\$88,354	139	30,543	1.43	\$77,439	97.46	97.46
14D	Avon Pointe	\$308,458	\$246,766	86	14,872	2.42	\$127,395	29.36	35.52
14E	Walnut Creek	\$343,289	\$274,631	35	11,961	2.52	\$136,148	9.61	13.88
15A	Golden Hills	\$95,867	\$76,694	112	30,314	1.44	\$66,715	77.94	77.94
15B	Avon Ravines 2	\$228,247	\$182,598	57	12,874	1.73	\$131,714	16.85	32.89
15C	Avon Ravines 1	\$395,093	\$316,074	27	11,862	3.67	\$107,590	7.35	7.35
15E	Yawkey Chapman	\$291,757	\$233,406	38	8,634	5.05	\$57,829	7.53	7.53
16A	Rochester Knolls	\$131,463	\$105,170	118	26,167	1.66	\$78,970	70.88	70.88
16B	Willowood	\$310,081	\$248,065	180	14,852	2.75	\$112,905	61.37	65.54
16C	Rochdale	\$138,096	\$110,477	116	27,379	1.53	\$90,438	72.91	75.97
16D	University Hills	\$266,258	\$213,006	269	15,635	2.56	\$103,995	96.55	105.07
16E	Deer Run	\$267,052	\$213,642	89	12,487	2.74	\$97,429	25.51	32.47
16F	Avon Hollow	\$354,215	\$283,372	70	16,950	2.57	\$137,830	27.24	27.24
16G	Avon Heights	\$100,828	\$80,663	69	46,817	0.93	\$108,368	74.16	74.16
17A	Spring Hill 1&2	\$180,998	\$144,799	213	22,803	1.91	\$94,748	111.50	111.50
17B	Stratford Knolls 1-9	\$227,329	\$181,864	369	17,214	2.53	\$89,834	145.82	145.82
17C	Stratford Knolls 10	\$261,157	\$208,925	82	15,492	2.43	\$107,534	29.16	33.76
17E	Meadowbrook Valley	\$386,002	\$308,801	134	13,738	2.86	\$135,007	42.26	46.87
17F	Spring Hill 3&4	\$194,644	\$155,715	107	23,241	1.87	\$103,852	57.09	57.09
19A	Quail Ridge	\$354,754	\$283,803	148	13,710	2.28	\$155,760	46.58	64.98
19B	Butler Ridge	\$359,230	\$287,384	159	24,337	1.64	\$218,718	88.83	96.81
20A	Christian Hills	\$120,364	\$96,291	393	35,802	1.21	\$99,422	323.00	324.62
20B	Pheasant Ring	\$109,347	\$87,478	45	71,129	0.53	\$205,510	73.48	84.57
20C	Clinton River Valley	\$365,182	\$292,145	76	14,232	2.36	\$155,065	24.83	32.27
20D	Heritage Oaks	\$316,202	\$252,961	133	12,260	2.35	\$134,590	37.43	56.61

Value per Acre Study
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Code	Neighborhood	Value per Acre (Total)	Value per Acre (80%)	Lots	Average Lot Area (sq. ft.)	Density (units per acre)	Average Lot Value	Acres (Lots Only)	Acres (Total)
20E	Riverside Highlands	\$87,924	\$70,339	29	47,227	0.81	\$108,396	31.44	35.75
21A	Eyster's Avon Estates	\$57,856	\$46,285	86	76,394	0.57	\$101,466	150.82	150.82
21B	Acreage Section 21	\$42,861	\$34,289	1	88,531	0.49	\$87,110	2.03	2.03
22A	Rochester Glens	\$303,721	\$242,976	173	12,863	3.19	\$95,075	51.09	54.15
22B	Avon Hills Village 1&2	\$361,435	\$289,148	171	8,844	4.56	\$79,263	34.72	37.50
22C	Acreage/Main Roads Section 22, 27, 28	\$41,498	\$33,198	90	88,642	0.49	\$84,446	183.14	183.14
22D	Avon Hills 3-5	\$367,085	\$293,668	220	9,956	3.85	\$95,442	50.28	57.20
22E	Winchester Village 1-3	\$464,640	\$371,712	154	5,834	6.67	\$69,709	20.62	23.10
23A	Oakland View	\$50,329	\$40,263	56	64,149	0.68	\$74,117	82.47	82.47
23B	Eddington Woods	\$344,062	\$275,249	19	10,643	2.36	\$145,820	4.64	8.05
23C	Eddington Farms	\$345,232	\$276,185	305	10,653	3.29	\$104,797	74.59	92.58
23D	Acreage Section 23	\$76,586	\$61,269	4	60,384	0.72	\$106,165	5.54	5.54
23E	Yorktown Commons	\$358,758	\$287,006	128	10,270	3.68	\$97,558	30.18	34.81
23F	Arcadia Park	\$375,202	\$300,161	181	10,559	2.44	\$153,546	43.87	74.07
24A	Acreage Section 24 Including Landfill	\$18,810	\$15,048	69	132,024	0.33	\$57,010	209.13	209.13
25B	Mackary	\$101,588	\$81,270	66	31,620	1.38	\$73,742	47.91	47.91
25C	Acreage Section 25	\$61,009	\$48,807	48	44,307	0.98	\$62,055	48.82	48.82
25D	Supervisor's Plat Brooklands 3-5-11	\$140,478	\$112,382	688	14,204	3.07	\$45,808	224.35	224.35
25E	Avon Lakes Village 1-3	\$457,044	\$365,635	154	11,355	3.79	\$120,517	40.14	40.61
25G	Autumn Hills	\$488,922	\$391,137	27	11,674	3.31	\$147,819	7.24	8.16
26A	Heatherview, Golfview East	\$350,471	\$280,377	147	11,557	3.77	\$92,981	39.00	39.00
26B	Edenshire 2&3	\$314,971	\$251,977	161	12,107	3.60	\$87,543	44.75	44.75
26C	Edenshire 1	\$295,588	\$236,470	62	12,449	3.50	\$84,477	17.72	17.72
26D	Easthampton	\$404,397	\$323,518	117	10,914	3.13	\$129,112	29.32	37.35
27B	Cumberland Hills 1-3	\$304,911	\$243,928	516	10,577	3.50	\$86,999	125.30	147.23
27D	Juengel's Orchards	\$151,400	\$121,120	128	22,108	1.97	\$76,840	64.96	64.96
27F	Denison Acres	\$131,176	\$104,941	96	27,836	1.56	\$83,824	61.35	61.35
27G	Rochester Hills Heathers	\$348,908	\$279,126	14	15,820	2.42	\$144,145	5.08	5.78
28B	Whispering Willows	\$296,192	\$236,953	109	13,061	2.69	\$110,013	32.68	40.49
28C	Glidewell	\$145,329	\$116,263	404	13,590	3.21	\$45,341	126.04	126.04
28E	Covington Place 1-3	\$375,596	\$300,477	79	13,560	2.82	\$133,061	24.59	27.99
29D	Avondale Farms Leggett	\$66,888	\$53,511	112	35,563	1.22	\$54,608	91.44	91.44
30B	Wheaton & Whorall's Dee's Sub	\$141,664	\$113,331	68	17,879	2.44	\$58,145	27.91	27.91
30E	Rookery Woods 1&2	\$454,032	\$363,226	225	12,507	2.61	\$173,881	64.60	86.17
31A	Dodge Auburn Park & Eldon Acres	\$140,178	\$112,142	295	15,272	2.85	\$49,145	103.42	103.42
31B	Hillcrest, Klem Gardens	\$85,867	\$68,693	125	31,628	1.38	\$62,347	90.76	90.76
31E	Nelda Hill, Pon-Avon, Messmore Farms	\$34,563	\$27,650	48	95,820	0.45	\$76,029	105.59	105.59
31F	Adams Oaks	\$400,639	\$320,512	50	10,669	3.38	\$118,490	12.25	14.79
32A	Coolidge Highway	\$133,843	\$107,074	100	14,598	2.98	\$44,855	33.51	33.51
32D	South Boulevard Gardens	\$159,198	\$127,359	86	13,980	3.12	\$51,092	27.60	27.60
32E	Supervisor's Plats - Grant M Johns & Gableman	\$56,278	\$45,022	71	40,980	1.06	\$52,945	66.80	66.80
32F	Elmdale & Supervisor's Plat 12	\$104,895	\$83,916	122	19,251	2.26	\$46,357	53.92	53.92
33A	Sunnydale Garden	\$102,433	\$81,946	198	26,255	1.66	\$61,749	119.34	119.36
33B	Belle Cone Gardens	\$213,189	\$170,551	321	10,832	4.02	\$53,012	79.82	79.82
33C	Kensington Forest	\$341,410	\$273,128	89	10,780	3.06	\$111,469	22.02	29.06
33D	Homestead Acres & Ingram Acres	\$72,795	\$58,236	97	43,282	1.01	\$72,330	96.38	96.38

Value per Acre Study
Rochester Hills Planning and Economic Development
May 29, 2012

Code	Neighborhood	Value per Acre (Total)	Value per Acre (80%)	Lots	Average Lot Area (sq. ft.)	Density (units per acre)	Average Lot Value	Acres (Lots Only)	Acres (Total)
33E	Northbrooke	\$392,543	\$314,034	59	10,715	3.33	\$117,850	14.51	17.71
34E	Gunthar's Run	\$303,182	\$242,546	10	15,717	2.66	\$114,139	3.61	3.76
34G	Supervisor's Plats 5&6, Avoncroft	\$88,459	\$70,767	323	36,952	1.18	\$75,040	274.00	274.00
35A	Wildflower I	\$429,610	\$343,688	190	9,332	4.04	\$106,430	40.71	47.07
35B	Supervisor's Plat 8, Grandview	\$124,423	\$99,539	93	18,609	2.34	\$53,153	39.73	39.73
35C	Supervisor's Plats 7&11, J.R. Highlands	\$89,519	\$71,615	144	37,474	1.16	\$77,011	123.88	123.88
35F	Brooklands (original)	\$76,254	\$61,003	32	45,384	0.96	\$79,447	33.34	33.34
35H	Wildflower 2	\$284,819	\$227,855	43	10,677	2.28	\$124,738	10.54	18.83
36A	Avon Manor Estates	\$184,260	\$147,408	106	14,017	3.11	\$59,290	34.11	34.11
36C	Supervisor's Plat of Brooklands 1, 2, & 4	\$195,275	\$156,220	513	10,893	4.00	\$48,830	128.28	128.28
K03	Stony Hollow	\$231,181	\$184,945	10	29,305	0.45	\$508,345	6.73	21.99
K04	Kollin Woods	\$242,257	\$193,805	7	59,172	0.39	\$615,229	9.51	17.78
K08	Waltonshire	\$363,049	\$290,439	13	13,733	3.17	\$114,500	4.10	4.10
K30	Meadow Creek	\$324,567	\$259,654	43	10,589	2.97	\$109,364	10.45	14.49
K32	Kingston Pointe N&S	\$355,728	\$284,583	81	11,088	2.76	\$129,069	20.62	29.39
K33	Walnut Brook Estates	\$447,631	\$358,105	70	22,118	1.76	\$254,077	35.54	39.73
K78	Sugar Creek	\$371,750	\$297,400	61	9,826	3.42	\$108,783	13.76	17.85
K86	Rockhaven Estates	\$277,768	\$222,214	19	11,598	2.46	\$112,701	5.06	7.71
K89	Hickory Ridge	\$98,115	\$78,492	50	11,695	2.48	\$39,617	13.42	20.19
K90	Pine Trace Village	\$377,014	\$301,611	108	12,434	2.49	\$151,385	30.83	43.37
K92	Hazelwood Hills	\$289,582	\$231,666	35	14,093	2.31	\$125,099	11.32	15.12
K93	Country Club Village	\$293,826	\$235,061	256	10,548	2.21	\$132,749	61.99	115.66
K94	Meadow Creek 2	\$304,337	\$243,470	58	11,213	3.71	\$81,945	14.93	15.62
K98	Shortridge Estates	\$386,534	\$309,227	26	10,934	3.15	\$122,705	6.53	8.25
K99	Michelson Meadows	\$167,788	\$134,231	7	24,721	1.67	\$100,333	3.97	4.19
	Rochester Historic In-Town	\$411,063	--	1,319	8,222	4.24	\$77,585	248.95	--
	Rochester New In-Town	\$803,856	--	193	8,315	4.19	\$153,440	36.84	--
	Rochester Suburban	\$411,005	--	1,524	16,560	2.10	\$153,245	579.36	--

Maps

Residential Neighborhoods – Rochester Hills

Nonresidential Neighborhoods – Rochester Hills

Rochester Neighborhoods

Commercial Value per Acre

Commercial Vacant Value per Acre

Industrial Value per Acre

Industrial Vacant Value per Acre

Residential Value per Acre

Residential Vacant Value per Acre