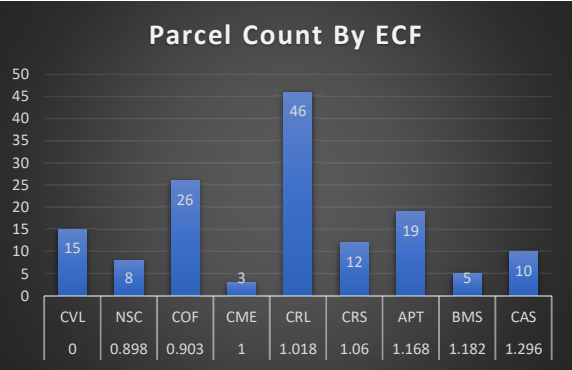


CITY OF SOUTH LYON

LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	144	# of Sales	26
ECF Nbhd	BMS, CRS, CRL, NSC, COF, APT, CAS, CVL, CME	Sales Ratio	47.24%
Min ECF	0.898	(Land Resid.-Est. Land Value)/Est. LV	25.37%
Max ECF	1.296	% Change	10.00%
Land Table LtoB	13.89%	Projected Land Table LtoB	15.28%
CVT LtoB	13.87%	Sale Sample Size	18.06%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$6.47	\$8.11	\$7.12
MEDIAN	\$3.52	\$4.41	\$3.87
MINIMUM	\$0.70	\$0.88	\$0.77
MAXIMUM	\$45.16	\$56.62	\$49.68

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
80	80-21-19-201-005	61661 11 MILE RD	6/16/2020	\$470,000	\$541,310	\$67,550	\$133,921	1.83	\$36,913	\$0.85		COM	24.74%
80	80-21-19-476-015	188 WHIPPLE ST	12/23/2020	\$365,000	\$157,083	\$256,870	\$35,249	0.28	\$917,393	\$21.06		COM	22.44%
80	80-21-20-358-001	346 N LAFAYETTE ST	10/3/2022	\$425,000	\$334,540	\$176,452	\$76,666	0.5	\$352,904	\$8.10	80-21-20-358-002	COM	22.92%
80	80-21-20-360-027	110 N LAFAYETTE ST	11/18/2022	\$400,000	\$203,770	\$230,100	\$32,539	0.05	\$4,602,000	\$105.65		COM	15.97%
80	80-21-20-360-030	116 N LAFAYETTE ST	3/8/2022	\$260,000	\$369,473	-\$44,395	\$65,078	0.1	-\$443,950	-\$10.19	80-21-20-360-029	COM	17.61%
80	80-21-29-101-005	116 E LAKE ST	8/19/2022	\$245,000	\$238,928	\$38,611	\$32,539	0.05	\$772,220	\$17.73		COM	13.62%
80	80-21-29-104-002	138 E LIBERTY ST	11/3/2020	\$120,000	\$120,427	\$42,925	\$39,814	0.2	\$214,625	\$4.93		COM	33.06%
80	80-21-29-105-009	399 S LAFAYETTE ST	9/24/2021	\$460,000	\$331,509	\$213,178	\$62,308	0.16	\$1,332,363	\$30.59		COM	18.80%
80	80-21-29-151-029	635 S LAFAYETTE ST	3/6/2020	\$381,804	\$568,093	-\$65,911	\$108,264	0.86	-\$76,641	-\$1.76		COM	19.06%
80	80-21-30-228-014	106 S LAFAYETTE ST	11/9/2020	\$475,000	\$315,729	\$226,559	\$62,726	0.24	\$943,996	\$21.67		COM	19.87%
80	80-21-30-232-012	224 S LAFAYETTE ST	12/14/2022	\$475,000	\$582,761	\$3,230	\$110,991	0.49	\$6,592	\$0.15		COM	19.05%
80	80-21-30-232-019	321 WASHINGTON AVE	9/16/2020	\$650,000	\$296,998	\$493,316	\$106,461	0.65	\$758,948	\$17.42		COM	35.85%
92	92-17-34-255-010	341 N PONTIAC TRL	7/2/2021	\$435,000	\$464,337	\$130,354	\$150,282	0.46	\$283,378	\$6.51		COM	32.36%
92	92-17-34-257-016	545 N PONTIAC TRL	12/30/2020	\$180,000	\$197,558	\$10,985	\$22,343	0.037	\$296,892	\$6.82	92-17-34-257-015	COM	11.31%
92	92-17-34-409-003	209 E WALLED LAKE DR	5/21/2021	\$430,000	\$409,892	\$133,552	\$111,036	0.247	\$540,696	\$12.41		COM	27.09%
92	92-17-35-103-009	1350 E WEST MAPLE RD	2/1/2020	\$400,000	\$442,348	\$174,357	\$204,678	1.253	\$139,152	\$3.19		COM	46.27%
92	92-17-35-103-019	1374 E WEST MAPLE RD	1/28/2021	\$550,000	\$544,882	\$225,916	\$210,726	1.28	\$176,497	\$4.05	92-17-35-103-020	COM	38.67%
92	92-17-35-126-014	1679 E WEST MAPLE RD	6/25/2020	\$365,000	\$357,323	\$105,772	\$91,478	0.28	\$377,757	\$8.67		COM	25.60%
E	E -17-01-205-007	1516 UNION LAKE RD	3/12/2020	\$750,000	\$703,156	\$274,276	\$218,497	0.48	\$571,408	\$13.12		COM	31.07%
E	E -17-13-400-014	4272 HAGGERTY RD	12/9/2020	\$700,000	\$683,243	\$317,321	\$300,564	1.5	\$211,547	\$4.86		IND	43.99%

CITY OF SOUTH LYON

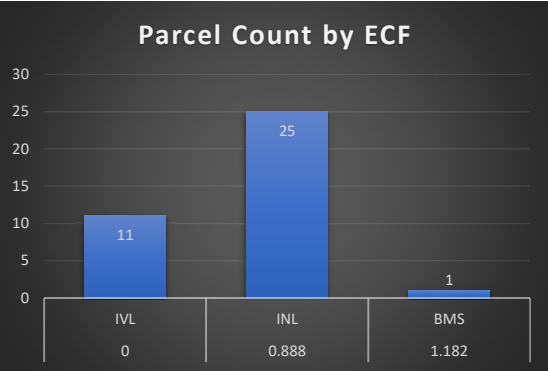
LAND FOR 2024: COM LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
E	E -17-24-228-001	3170 OAKLEY PARK RD	11/5/2020	\$640,000	\$667,367	\$222,661	\$234,667	0.91	\$244,682	\$5.62	E -17-24-228-002	IND	35.16%
E	E -17-25-226-031	3181 WALNUT LAKE RD	4/7/2022	\$940,000	\$888,625	\$362,271	\$296,069	1.77	\$204,673	\$4.70		IND	33.32%
E	E -17-27-351-012	1145 RIG ST	6/29/2020	\$325,000	\$316,735	\$148,911	\$130,471	0.78	\$190,912	\$4.38		IND	41.19%
E	E -17-36-100-027	2750 W WEST MAPLE RD	10/13/2021	\$350,000	\$387,996	\$264,232	\$302,228	1.13	\$233,834	\$5.37		IND	77.89%
EW	EW-17-21-426-005	1585 GLENGARY RD	12/7/2021	\$300,000	\$330,397	\$78,222	\$94,002	0.65	\$120,342	\$2.76		COM	28.45%
EW	EW-17-23-101-021	3075 S COMMERCE RD	5/7/2021	\$390,000	\$392,742	\$146,102	\$143,173	0.99	\$147,578	\$3.39		COM	36.45%

CITY OF SOUTH LYON

LAND FOR 2024: IND LAND

BSA DATABASE		SALES DATA	
Parcel Count	37	# of Sales	25
ECF Nbhd	IVL, INL, BMS	Sales Ratio	47.95%
Min ECF	0.888	(Land Resid.-Est. Land Value)/Est. LV	26.25%
Max ECF	1.182	% Change	10.00%
Land Table LtoB	13.48%	Projected Land Table LtoB	14.83%
CVT LtoB	13.87%	Sale Sample Size	67.57%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.44	\$1.82	\$1.58
MEDIAN	\$1.18	\$1.49	\$1.30
MINIMUM	\$0.25	\$0.32	\$0.28
MAXIMUM	\$3.67	\$4.63	\$4.04

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
80	80-21-20-326-003	299 N MILL ST	8/30/2021	\$600,000	\$461,346	\$361,074	\$203,769	5.34	\$67,617	\$1.55	80-21-20-327-015	IND	44.17%
80	80-21-20-352-004	410 PETTIBONE ST	6/9/2021	\$160,000	\$133,907	\$78,507	\$45,154	0.73	\$107,544	\$2.47		IND	33.72%
80	80-21-29-176-026	245 S MILL ST	7/13/2022	\$5,000,000	\$3,463,432	\$1,958,532	\$369,633	10.83	\$180,843	\$4.15	80-21-29-176-006, 80-21-29-176-027	IND	10.67%
92	92-17-34-176-010	850 LADD RD BLDG E	1/25/2022	\$1,800,000	\$1,785,409	\$353,254	\$313,946	4.29	\$82,344	\$1.89		IND	17.58%
92	92-17-34-176-021	850 LADD RD BLDG A	10/7/2021	\$1,900,000	\$1,904,734	\$255,227	\$221,006	3.02	\$84,512	\$1.94		IND	11.60%
96	96-22-05-151-007	49323 SHAFER CT	12/14/2022	\$700,000	\$719,083	\$185,721	\$196,842	1.41	\$131,717	\$3.02		IND	27.37%
96	96-22-05-276-009	30553 ANDERSEN CT	9/15/2020	\$1,600,000	\$1,611,383	\$573,008	\$471,741	6.728	\$85,168	\$1.96		IND	29.28%
96	96-22-05-351-014	29632 WEST TECH DR	5/21/2021	\$942,416	\$1,029,862	\$109,679	\$182,925	1.28	\$85,687	\$1.97		IND	17.76%
96	96-22-05-476-020	29905 ANTHONY DR	1/6/2021	\$1,319,500	\$1,455,191	\$391,211	\$506,199	4.137	\$94,564	\$2.17		IND	34.79%
96	96-22-06-101-028	50853 CENTURY CT	6/17/2022	\$1,500,000	\$1,631,995	\$351,254	\$460,245	9.1	\$38,599	\$0.89		IND	28.20%
96	96-22-07-326-037	28044 CENTER OAKS CT	6/4/2020	\$1,135,000	\$1,123,026	\$248,458	\$209,093	1.519	\$163,567	\$3.75		IND	18.62%
96	96-22-08-100-043	48385 WEST RD	11/24/2020	\$400,000	\$448,582	\$162,630	\$200,482	1.444	\$112,625	\$2.59		IND	44.69%
96	96-22-08-127-011	29200 WALL ST	1/10/2020	\$2,200,000	\$2,221,279	\$340,286	\$324,451	2.357	\$144,373	\$3.31		IND	14.61%
96	96-22-08-177-013	28966 WALL ST	5/24/2021	\$1,970,000	\$1,841,449	\$469,624	\$300,087	2.18	\$215,424	\$4.95		IND	16.30%
96	96-22-08-227-027	47955 ANNA CT	2/25/2021	\$850,000	\$790,381	\$276,705	\$209,506	1.522	\$181,804	\$4.17		IND	26.51%
96	96-22-08-427-021	28525 BECK RD STE 121	9/23/2022	\$215,000	\$206,097	\$45,091	\$36,188	0.046	\$980,239	\$22.50		IND	17.56%
96	96-22-08-427-025	28525 BECK RD STE 124	5/27/2022	\$150,000	\$139,946	\$32,868	\$22,814	0.029	\$1,133,379	\$26.02		IND	16.30%
96	96-22-09-102-012	46969 WEST RD	8/13/2020	\$1,301,800	\$1,361,145	\$176,843	\$201,767	1.456	\$121,458	\$2.79		IND	14.82%
E	E -17-13-326-003	4224 MARTIN RD	1/27/2021	\$605,000	\$549,040	\$209,272	\$143,853	0.86	\$243,340	\$5.59		IND	26.20%
E	E -17-13-400-014	4272 HAGGERTY RD	12/9/2020	\$700,000	\$683,243	\$317,321	\$300,564	1.5	\$211,547	\$4.86		IND	43.99%

CITY OF SOUTH LYON

LAND FOR 2024: IND LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
E	E -17-24-127-002	3160 DALLAVO CT	12/31/2020	\$4,450,000	\$4,633,404	\$1,067,347	\$1,214,732	12.02	\$88,798	\$2.04		IND	26.22%
E	E -17-24-228-001	3170 OAKLEY PARK RD	11/5/2020	\$640,000	\$667,367	\$222,661	\$234,667	0.91	\$244,682	\$5.62	E -17-24-228-002	IND	35.16%
E	E -17-25-226-031	3181 WALNUT LAKE RD	4/7/2022	\$940,000	\$888,625	\$362,271	\$296,069	1.77	\$204,673	\$4.70		IND	33.32%
E	E -17-27-351-012	1145 RIG ST	6/29/2020	\$325,000	\$316,735	\$148,911	\$130,471	0.78	\$190,912	\$4.38		IND	41.19%
E	E -17-36-100-027	2750 W WEST MAPLE RD	10/13/2021	\$350,000	\$387,996	\$264,232	\$302,228	1.13	\$233,834	\$5.37		IND	77.89%

CITY OF SOUTH LYON

LAND FOR 2024: AREA LAND SALES

COLOR CODING KEY

VACANT LAND SALE

DEMO AFTER SALE OR

VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
80	80-21-29-129-004	430 E LIBERTY ST	12/27/2021	\$120,000	\$108,988	\$76,697	\$65,685	0.39	\$195,158	\$4.48		RMX	60.27%