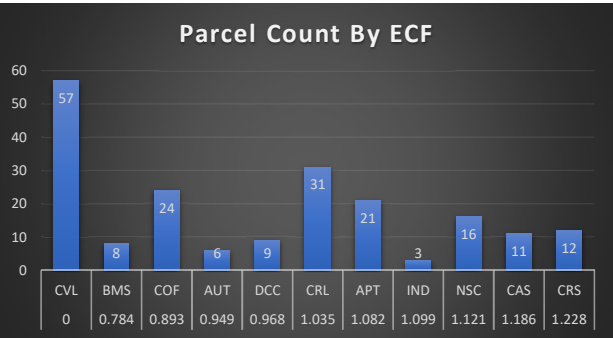


TOWNSHIP OF LYON
LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	198	# of Sales	45
ECF Nbhd	CAS, CVL, CRL, AUT, NSC, COF, CRS, DCC, APT, BMS, IND	Sales Ratio	46.62%
Min ECF	0.784	(Land Resid.-Est. Land Value)/Est. LV	28.72%
Max ECF	1.228	% Change	5.00%
Land Table LtoB	29.28%	Projected Land Table LtoB	30.74%
CVT LtoB	22.94%	Sale Sample Size	22.73%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$4.42	\$5.69	\$4.64
MEDIAN	\$2.93	\$3.77	\$3.08
MINIMUM	\$0.00	\$0.00	\$0.00
MAXIMUM	\$17.34	\$22.32	\$18.21

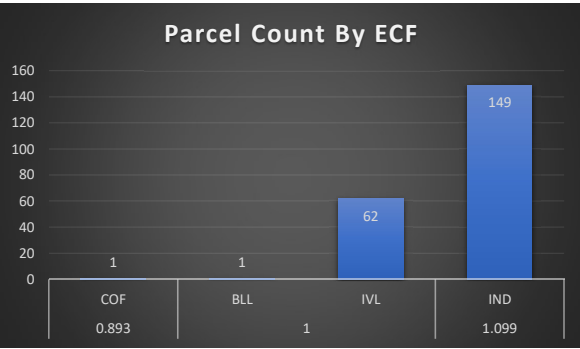
CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
80	80-21-19-201-005	61661 11 MILE RD	6/16/2020	\$470,000	\$541,310	\$67,550	\$133,921	1.83	\$36,913	\$0.85		COM	24.74%
80	80-21-20-360-030	116 N LAFAYETTE 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	80-21-29-151-029	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	80-21-30-232-012	224 S LAFAYETTE ST	12/14/2022	\$475,000	\$582,761	\$3,230	\$110,991	0.49	\$6,592	\$0.15		COM	19.05%
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	92-17-34-277-015	1038 E WEST MAPLE	5/13/2022	\$235,000	\$310,271	\$23,227	\$91,640	0.421	\$55,171	\$1.27	92-17-34-277-014, 92-17-34-277-016	COM	29.54%
92	92-17-34-402-001	305 N PONTIAC TRL	4/8/2022	\$525,000	\$777,145	-\$86,718	\$157,143	0.481	-\$180,287	-\$4.14		COM	20.22%
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%
96	96-17-30-426-001	1537 N WIXOM RD	2/5/2020	\$3,325,000	\$3,620,272	\$545,341	\$773,948	3.626	\$150,397	\$3.45		COM	21.38%
96	96-17-32-301-008	646 N WIXOM RD	12/13/2021	\$219,000	\$227,459	\$73,365	\$78,761	0.369	\$198,821	\$4.56		COM	34.63%
96	96-22-05-103-007	49175 PONTIAC TRL	3/10/2021	\$250,000	\$265,291	\$83,146	\$91,994	0.431	\$192,914	\$4.43		COM	34.68%
96	96-22-05-352-003	29710 S WIXOM RD	2/18/2022	\$1,000,000	\$974,557	\$408,869	\$373,222	1.4	\$292,049	\$6.70		COM	38.30%
96	96-22-05-352-014	29600 S WIXOM RD	5/27/2021	\$1,200,000	\$1,600,917	\$70,390	\$445,636	1.39	\$50,640	\$1.16		COM	27.84%
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%

TOWNSHIP OF 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 -17-01-205-007	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 -17-11-177-015	9640 COMMERCE RD	2/22/2022	\$120,000	\$182,452	-\$56,418	\$6,034	0.021	-\$2,686,571	-\$61.68		COM	3.31%
E	E -17-12-229-026	2569 UNION LAKE RD	4/29/2021	\$600,000	\$716,981	\$215,545	\$318,929	0.88	\$244,938	\$5.62		COM	44.48%
E	E -17-33-226-011	1050 BENSTEIN RD	7/14/2021	\$600,000	\$858,171	\$21,055	\$254,530	1.76	\$11,963	\$0.27		COM	29.66%
E	E -17-33-376-012	47100 W PONTIAC TRL	3/5/2021	\$600,000	\$727,063	\$327,172	\$436,105	1.08	\$302,937	\$6.95		COM	59.98%
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%
EW	EW-17-23-351-005	2515 S COMMERCE RD APT 8A	8/13/2021	\$575,000	\$796,174	\$24,528	\$238,273	1	\$24,528	\$0.56		COM	29.93%
K	K -21-03-303-002	56891 GRAND RIVER AVE	8/30/2021	\$405,000	\$392,613	\$199,797	\$184,015	0.5	\$399,594	\$9.17	K -21-03-303-008	K Com	46.87%
K	K -21-03-304-012	30033 SHEPPO ST	7/23/2020	\$273,000	\$342,166	\$54,267	\$117,682	0.44	\$123,334	\$2.83		K Com	34.39%
K	K -21-03-376-016	56461 GRAND RIVER AVE	2/4/2022	\$220,000	\$121,118	\$174,691	\$66,865	0.25	\$698,764	\$16.04		K Com	55.21%
K	K -21-04-151-014	58611 GRAND RIVER AVE	2/21/2022	\$4,200,000	\$2,409,085	\$3,782,544	\$1,747,100	16.97	\$222,896	\$5.12	K -21-04-151-011	K Com	72.52%
K	K -21-05-252-024	30625 MARTINDALE RD	9/30/2022	\$980,000	\$709,874	\$543,000	\$258,746	3	\$181,000	\$4.16		K Com	36.45%
K	K -21-07-200-009	61019 SILVER LAKE RD	2/7/2020	\$2,579,351	\$1,847,900	\$1,646,291	\$885,640	2.59	\$635,634	\$14.59		K Com	47.93%
K	K -21-11-276-007	53425 GRAND RIVER AVE	11/3/2020	\$575,000	\$741,918	\$86,695	\$233,342	1.92	\$45,154	\$1.04		K Com	31.45%
K	K -21-21-400-057	57156 10 MILE RD	6/1/2021	\$5,270,000	\$2,770,002	\$2,974,173	\$446,654	1.67	\$1,780,942	\$40.88		K Com	16.12%
K	K -21-29-353-037	22540 PONTIAC TRL	1/31/2020	\$840,000	\$1,014,803	\$357,378	\$488,560	4.02	\$88,900	\$2.04		K Com	48.14%
K	K -21-31-400-037	21001 PONTIAC TRL	10/27/2021	\$455,000	\$488,900	\$142,003	\$164,901	0.91	\$156,047	\$3.58		K Com	33.73%
K	K -21-31-400-075	20801 PONTIAC TRL	10/15/2021	\$1,900,000	\$1,680,109	\$1,018,658	\$668,755	5.75	\$177,158	\$4.07		K Com	39.80%
K	K -21-32-100-068	22310 PONTIAC TRL	6/2/2021	\$415,000	\$415,876	\$54,825	\$49,252	0.092	\$595,924	\$13.68		K Com	11.84%
L	L -16-03-205-001	1550 N MILFORD RD	12/15/2021	\$149,575	\$212,100	\$4,514	\$67,039	0.27	\$16,719	\$0.38		COM	31.61%
LM	LM-16-10-229-016	560 N MILFORD RD	5/7/2021	\$1,000,000	\$1,077,398	\$214,334	\$289,826	0.35	\$612,383	\$14.06		COM	26.90%
LM	LM-16-11-104-021	101 E COMMERCE ST	9/10/2021	\$1,375,000	\$1,353,458	\$543,742	\$506,812	0.68	\$799,621	\$18.36		COM	37.45%
LM	LM-16-11-108-004	216 E COMMERCE ST	5/3/2021	\$275,000	\$313,905	\$53,364	\$91,128	0.2	\$266,820	\$6.13		COM	29.03%
LM	LM-16-11-152-006	209 E LIBERTY ST	6/22/2021	\$250,000	\$281,382	\$62,249	\$91,128	0.2	\$311,245	\$7.15		COM	32.39%

TOWNSHIP OF LYON
LAND FOR 2024: IND LAND

BSA DATABASE		SALES DATA	
Parcel Count	213	# of Sales	25
ECF Nbhd	IVL, IND, COF, BLL	Sales Ratio	47.97%
Min ECF	0.893	(Land Resid.-Est. Land Value)/Est. LV	30.73%
Max ECF	1.099	% Change	5.00%
Land Table LtoB	17.68%	Projected Land Table LtoB	18.56%
CVT LtoB	22.94%	Sale Sample Size	11.74%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$2.57	\$3.36	\$2.70
MEDIAN	\$1.48	\$1.93	\$1.55
MINIMUM	\$0.00	\$0.00	\$0.00
MAXIMUM	\$17.76	\$23.22	\$18.65

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sal	Land Table	LtoB
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	96-22-05-476-020	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	96-22-08-127-011	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	96-22-08-427-021	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	96-22-09-102-012	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-17-13-400-014	4272 HAGGERTY RD	12/9/2020	\$700,000	\$683,243	\$317,321	\$300,564	1.5	\$211,547	\$4.86		IND	43.99%
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%
K	K-21-02-451-008	29700 WK SMITH DR	11/4/2022	\$6,860,000	\$7,458,047	\$294,630	\$847,155	7.48	\$39,389	\$0.90		K IND	11.36%
K	K-21-03-401-007	30031 RESEARCH DR	1/14/2020	\$860,000	\$812,810	\$194,781	\$129,717	0.97	\$200,805	\$4.61		K IND	15.96%
K	K-21-03-401-008	30029 RESEARCH DR	4/24/2020	\$1,050,000	\$1,092,188	\$133,978	\$140,416	1.05	\$127,598	\$2.93		K IND	12.86%
K	K-21-03-402-017	30026 RESEARCH DR UNIT 30	7/29/2021	\$1,240,000	\$1,025,467	\$498,909	\$245,495	2.02	\$246,985	\$5.67		K IND	23.94%
K	K-21-09-276-001	57455 TRAVIS RD	3/4/2022	\$365,000	\$337,920	\$172,655	\$137,650	2	\$86,328	\$1.98		K IND	40.73%
K	K-21-11-201-011	53600 GRAND RIVER AVE	1/30/2020	\$4,400,000	\$3,082,234	\$2,036,036	\$644,423	5.17	\$393,817	\$9.04		K IND	20.91%

TOWNSHIP OF 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 Sal	Land Table	LtoB
K	K-21-11-226-004	53400 GRAND RIVER AVE	3/31/2022	\$1,600,000	\$855,917	\$1,012,499	\$251,572	2.07	\$489,130	\$11.23		K IND	29.39%
K	K-21-11-251-020	28807 REILLY RD	11/11/2020	\$935,000	\$808,116	\$415,573	\$256,782	2.33	\$178,358	\$4.09		K IND	31.78%
K	K-21-12-251-009	51740 GRAND RIVER AVE	9/10/2020	\$1,880,000	\$1,727,615	\$483,604	\$315,984	2.79	\$173,335	\$3.98		K IND	18.29%
L	L-16-25-401-029	2739 E MAPLE RD	1/6/2021	\$425,000	\$445,122	\$173,606	\$180,935	5.69	\$30,511	\$0.70		IND	40.65%
L	L-16-35-451-024	4998 MCCARTHY DR	7/12/2021	\$1,800,000	\$1,938,549	\$32,189	\$152,412	3.21	\$10,028	\$0.23		IND	7.86%

TOWNSHIP OF 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
K	K -21-03-151-035	30622 LYON CENTER DR E	9/18/2020	\$450,000	\$1,165,698	-\$335,905	\$353,333	0.66	\$681,818	\$15.65		K Com	30.31%
K	K -21-09-400-016	28805 MILFORD RD	10/14/2021	\$330,000	\$445,776	\$330,000	\$445,776	2.46	\$134,146	\$3.08		K Com	100.00%
K	K -21-11-152-010	54061 AMBASSADOR PKWY E	10/6/2022	\$2,000,000	\$638,372	\$2,000,000	\$638,372	8.32	\$240,385	\$5.52	K -21-11-152-009	K IND	100.00%
K	K -21-11-251-024		11/30/2020	\$275,000	\$165,301	\$275,000	\$165,301	1.79	\$153,631	\$3.53		K IND	100.00%
K	K -21-13-100-010		6/1/2020	\$650,000	\$866,609	\$650,000	\$866,609	90.43	\$7,188	\$0.17		K IND	100.00%
K	K -21-29-426-007	22675 GRISWOLD RD	2/28/2020	\$335,000	\$255,372	\$335,000	\$253,964	3.69	\$90,786	\$2.08		K IND	99.45%
K	K -21-32-226-001	22269 GRISWOLD RD	8/16/2021	\$135,000	\$120,443	\$135,000	\$120,443	1.75	\$77,143	\$1.77		K IND	100.00%