

CITY OF SOUTH LYON

ECF FOR 2024: APT

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
11					\$13,574,450	\$4,010,719	\$9,563,731	\$7,952,427	\$5,169,570	38.08%	1.203	
UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
4	04-25-17-305-009	2200 BERKLEY AVE	APT	10/02/20	\$3,525,000	\$666,340	\$2,858,660	\$2,919,227	\$1,316,700	37.35%	68-15-11-304-026, 68-15-11-304-012, 68-15-11-304-013	201
8	08-19-36-456-018	355 E 14 MILE RD	APT	07/12/23	\$1,725,000	\$1,150,317	\$574,683	\$469,014	\$792,790	45.96%		201
8	08-20-30-456-020	2555 E MAPLE RD	APT	12/06/21	\$950,000	\$381,309	\$568,691	\$427,054	\$421,650	44.38		201
16	16-25-03-128-023	220 S ROCHESTER RD	APT	11/17/21	\$1,526,450	\$295,759	\$1,230,691	\$1,018,897	\$538,600	35.28		201
24	24-25-34-178-022	334 W MARSHALL ST	APP	05/11/22	\$425,000	\$175,164	\$249,836	\$155,451	\$176,120	41.44		201
64	64-14-33-210-065	389 OSMUN ST	APS	08/05/22	\$138,000	\$10,108	\$127,892	\$108,034	\$46,690	33.83		201
68	68-15-11-304-011	327 LYSANDER ST	APT	12/21/21	\$1,400,000	\$567,332	\$832,668	\$863,018	\$713,780	50.98		201
IH	IH-01-34-102-001	204 ROSETTE ST	APT	11/09/21	\$975,000	\$146,192	\$828,808	\$590,724	\$301,500	30.92		201
K	K -21-05-252-024	30625 MARTINDALE RD	APT	09/30/22	\$980,000	\$285,579	\$694,421	\$422,929	\$354,940	36.22		201
LM	LM-16-10-428-006	234 CLINTON ST	APT	05/27/21	\$480,000	\$141,396	\$338,604	\$220,521	\$195,210	40.67		201
U	U -07-03-177-006	10660 E HOLLY RD	APT	07/15/22	\$1,450,000	\$191,223	\$1,258,777	\$757,558	\$311,590	21.49		201

CITY OF SOUTH LYON

ECF FOR 2024: BMS

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
11					\$10,475,900	\$3,151,268	\$7,324,632	\$6,174,594	\$4,431,760	42.30%	1.186	

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
24	24-25-26-457-028	1915 E 9 MILE RD	BMS	04/27/21	\$190,000	\$175,840	\$14,160	\$99,166	\$128,790	67.78		201
28	28-25-36-359-036	345 E 8 MILE RD	BMS	03/24/22	\$460,000	\$76,767	\$383,233	\$376,757	\$212,180	46.13		201
44	44-25-12-227-018	30351 DEQUINDRE RD	BMS	12/10/21	\$1,100,000	\$570,009	\$529,991	\$855,650	\$645,330	58.67		201
44	44-25-12-376-017	639 E 12 MILE RD	BMS	04/09/21	\$110,000	\$39,492	\$70,508	\$74,217	\$51,370	46.70		201
64	64-14-19-431-002	311 W MONTCALM ST	BMS	07/15/21	\$335,000	\$17,579	\$317,421	\$292,223	\$112,660	33.63		201
64	64-14-32-178-003	235 WESSEN ST	BMS	01/21/22	\$650,000	\$227,597	\$422,403	\$575,022	\$310,640	47.79		201
68	68-15-11-301-001	1100 N MAIN ST	BMS	08/31/21	\$1,420,000	\$399,475	\$1,020,525	\$732,460	\$642,340	45.24		201
96	96-22-04-351-003	29686 BECK RD	IMS	08/03/21	\$2,472,400	\$670,899	\$1,801,501	\$1,032,779	\$817,880	33.08		201
IH	IH-01-27-326-011	4228 GRANGE HALL RD	IMS	09/15/21	\$2,502,500	\$330,315	\$2,172,185	\$1,358,872	\$911,160	36.41		201
U	U -07-10-226-001	10197 DIXIE HWY	BMS	04/27/23	\$215,000	\$155,889	\$59,111	\$125,347	\$161,250	75.00		201
U	U -07-14-176-005	9700 DIXIE HWY	BMS	05/25/22	\$1,021,000	\$487,406	\$533,594	\$652,101	\$438,160	42.91	U -07-14-176-004	201

CITY OF SOUTH LYON

ECF FOR 2024: CAS

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
16					\$7,523,065	\$2,285,609	\$5,237,456	\$4,156,400	\$3,134,560	41.67%	1.260	

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-08-354-017	196 W WALTON BLVD	CAS	12/02/22	\$375,000	\$25,941	\$349,059	\$208,342	\$103,960	27.72	64-14-17-404-001	201
64	64-14-17-404-002	1076 BALDWIN AVE	CAS	04/01/21	\$169,000	\$70,160	\$98,840	\$96,742	\$77,760	46.01		201
64	64-14-19-129-034	CESAR CHAVEZ	CAS	11/12/21	\$153,000	\$31,841	\$121,159	\$153,441	\$82,540	53.95		201
64	64-14-19-251-014	870 CESAR E CHAVEZ AVE	CAS	07/15/21	\$950,000	\$60,807	\$889,193	\$793,971	\$377,930	39.78	64-14-20-305-008	201
64	64-14-20-305-029	550 CESAR E CHAVEZ AVE	CAS	09/14/21	\$150,000	\$39,259	\$110,741	\$205,148	\$109,150	72.77		201
64	64-14-21-357-004	440 N PADDOCK ST	CAS	01/04/22	\$179,000	\$38,947	\$140,053	\$181,443	\$98,490	55.02		201
64	64-14-29-101-012	335 N CASS AVE	CAS	05/13/21	\$95,000	\$13,812	\$81,188	\$86,715	\$44,810	47.17		201
64	64-14-29-126-025	307 CESAR E CHAVEZ AVE	CAS	12/02/22	\$167,065	\$29,750	\$137,315	\$72,929	\$46,860	28.05		201
64	64-14-29-153-016	304 N JOHNSON AVE	CAS	09/10/21	\$145,000	\$12,582	\$132,418	\$72,518	\$38,000	26.21	92-17-34-276-024, 92-17-34-276-025	201
64	64-14-30-452-013	688 W HURON ST	CMM	01/21/22	\$525,000	\$48,877	\$476,123	\$390,865	\$255,510	48.67		201
64	64-14-33-158-010	45895 WOODWARD AVE	CAS	12/29/22	\$295,000	\$67,314	\$227,686	\$151,308	\$84,710	28.72		201
64	64-14-34-103-001	684 AUBURN AVE	CAS	05/03/22	\$60,000	\$27,064	\$32,936	\$70,726	\$44,250	73.75		201
92	92-17-34-276-023	490 N PONTIAC TRL	CAS	08/17/22	\$1,180,000	\$512,131	\$667,869	\$359,332	\$427,670	36.24		201
EW	EW-17-23-101-015	3031 S COMMERCE RD	CAS	10/31/22	\$775,000	\$282,575	\$492,425	\$365,401	\$328,740	42.42	K -21-03-303-008	201
K	K -21-03-303-002	56891 GRAND RIVER AVE	CAS	08/30/21	\$405,000	\$196,567	\$208,433	\$182,400	\$174,130	43.00		201
K	K -21-31-400-075	20801 PONTIAC TRL	CAS	10/15/21	\$1,900,000	\$827,982	\$1,072,018	\$765,119	\$840,050	44.21		201

CITY OF SOUTH LYON

ECF FOR 2024: COF

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
15					\$8,208,900	\$2,828,809	\$5,380,091	\$5,894,063	\$4,054,740	49.39%	0.913	
UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
80	80-21-20-358-001	346 N LAFAYETTE ST	COF	10/03/22	\$425,000	\$93,355	\$331,645	\$283,819	\$167,270	39.36	80-21-20-358-002	201
92	92-17-34-253-025	523 N PONTIAC TRL	COF	03/06/23	\$680,000	\$166,124	\$513,876	\$488,857	\$300,330	44.17	92-17-34-253-026, 92-17-34-253-027, 92-17-34-253-028	201
92	92-17-34-255-010	341 N PONTIAC TRL	COF	07/02/21	\$435,000	\$167,051	\$267,949	\$357,206	\$232,170	53.37		201
96	96-17-32-301-008	646 N WIXOM RD	COF	12/13/21	\$219,000	\$89,539	\$129,461	\$145,797	\$113,730	51.93		201
96	96-22-05-352-014	29600 S WIXOM RD	COF	05/27/21	\$1,200,000	\$515,227	\$684,773	\$1,140,009	\$800,460	66.71		201
E	E -17-11-177-015	9640 COMMERCE RD	COF	02/22/22	\$120,000	\$6,333	\$113,667	\$186,162	\$91,230	76.03		201
E	E -17-15-353-013	1010 W OAKLEY PARK RD	COF	05/04/22	\$211,000	\$66,346	\$144,654	\$197,022	\$130,060	61.64		201
E	E -17-36-400-023	39440 W 14 MILE RD	COF	03/15/22	\$1,550,000	\$626,485	\$923,515	\$682,339	\$580,690	37.46		201
EW	EW-17-21-426-005	1585 GLENGARY RD	COF	12/07/21	\$300,000	\$113,048	\$186,952	\$209,541	\$165,200	55.07		201
EW	EW-17-23-101-021	3075 S COMMERCE RD	COF	05/07/21	\$390,000	\$156,013	\$233,987	\$253,976	\$196,370	50.35		201
K	K -21-31-400-037	21001 PONTIAC TRL	COF	10/27/21	\$455,000	\$183,988	\$271,012	\$361,225	\$244,450	53.73		201
LM	LM-16-10-229-016	560 N MILFORD RD	COF	05/07/21	\$1,000,000	\$306,150	\$693,850	\$855,252	\$538,700	53.87		201
LM	LM-16-11-104-019	129 E COMMERCE ST	COF	10/20/21	\$434,000	\$56,942	\$377,058	\$295,638	\$160,080	36.88		201
LM	LM-16-11-110-006	545 N MAIN ST	COF	09/30/21	\$300,000	\$65,451	\$234,549	\$171,521	\$110,440	36.81		201
LM	LM-16-11-152-001	334 UNION ST	COF	02/06/23	\$489,900	\$216,757	\$273,143	\$265,699	\$223,560	45.63		201

CITY OF SOUTH LYON

ECF FOR 2024: CRL

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF		
14					\$6,808,000	\$2,368,255	\$4,439,745	\$4,371,938	\$3,354,390	49.27%	1.016		

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
80	80-21-20-360-027	110 N LAFAYETTE ST	CRL	11/18/22	\$400,000	\$37,079	\$362,921	\$180,001	\$101,890	25.47		201
80	80-21-20-360-030	116 N LAFAYETTE ST	CRL	03/08/22	\$200,000	\$35,785	\$164,215	\$154,625	\$92,530	46.27		201
80	80-21-20-360-031	114 N LAFAYETTE ST	CRL	03/08/22	\$260,000	\$35,785	\$224,215	\$153,972	\$92,210	35.47		201
80	80-21-29-101-005	116 E LAKE ST	CRL	08/19/22	\$245,000	\$35,785	\$209,215	\$208,857	\$119,460	48.76		201
80	80-21-30-232-012	224 S LAFAYETTE ST	CRL	12/14/22	\$475,000	\$122,090	\$352,910	\$385,494	\$291,380	61.34		201
92	92-17-34-226-013	929 N PONTIAC TRL	CRL	12/13/22	\$380,000	\$73,121	\$306,879	\$218,805	\$129,650	34.12		201
92	92-17-34-401-010	132 W WALLED LAKE DR	CRL	11/04/22	\$128,000	\$33,155	\$94,845	\$75,101	\$53,740	41.98		201
92	92-17-34-409-003	209 E WALLED LAKE DR	CRL	05/21/21	\$430,000	\$118,977	\$311,023	\$289,223	\$204,950	47.66		201
92	92-17-35-201-022	1997 E WEST MAPLE RD	CRL	09/15/21	\$370,000	\$131,489	\$238,511	\$187,491	\$158,810	42.92		201
E	E -17-12-229-026	2569 UNION LAKE RD	CRL	04/29/21	\$600,000	\$348,259	\$251,741	\$369,798	\$358,490	59.75		201
E	E -17-24-200-009	2985 HAGGERTY RD	CRL	10/26/21	\$900,000	\$457,086	\$442,914	\$374,628	\$408,970	45.44		201
G	G -02-33-476-001	16745 DIXIE HWY	CRL	06/14/22	\$345,000	\$91,179	\$253,821	\$553,656	\$279,280	80.95		201
L	L -16-22-300-046	2185 S MILFORD RD	CRL	02/24/23	\$700,000	\$301,149	\$398,851	\$446,414	\$386,300	55.19		201
LM	LM-16-11-104-021	101 E COMMERCE ST	CRL	09/10/21	\$1,375,000	\$547,316	\$827,684	\$773,873	\$676,730	49.22		201

CITY OF SOUTH LYON

ECF FOR 2024: CRS

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
10					\$8,452,500	\$4,133,812	\$4,318,688	\$4,065,160	\$4,122,210	48.77%	1.062	
UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
14	14-08-20-451-018	18 S MAIN ST	CRS	06/16/22	\$1,600,000	\$426,701	\$1,173,299	\$937,348	\$772,010	48.25		201
20	20-23-28-128-035	34635 GRAND RIVER AVE	CRS	07/23/21	\$750,000	\$445,075	\$304,925	\$506,718	\$447,600	59.68		201
20	20-23-35-103-015	30746 GRAND RIVER AVE	CRS	03/21/22	\$120,000	\$33,290	\$86,710	\$97,078	\$61,340	51.12		201
20	20-23-35-126-010	30732 GRAND RIVER AVE	CRS	07/29/22	\$247,500	\$101,924	\$145,576	\$80,982	\$86,310	34.87		201
80	80-21-29-105-009	399 S LAFAYETTE ST	CRS	09/24/21	\$460,000	\$90,546	\$369,454	\$241,058	\$165,750	36.03		201
96	96-22-05-352-003	29710 S WIXOM RD	CRS	02/18/22	\$1,000,000	\$420,626	\$579,374	\$481,156	\$487,280	48.73		201
E	E -17-12-204-011	2614 UNION LAKE RD	CRS	12/07/21	\$1,350,000	\$278,535	\$1,071,465	\$377,486	\$354,280	26.24		201
E	E -17-36-200-032	500 LOOP RD	CRS	02/15/23	\$1,275,000	\$994,681	\$280,319	\$539,957	\$784,450	61.53		201
O	O -09-14-100-073	1476 S LAPEER RD	CRS	05/10/21	\$1,200,000	\$1,105,981	\$94,019	\$449,744	\$737,780	61.48	O -09-14-100-074	201
U	U -07-03-126-013	10816 DIXIE HWY	CRS	10/28/22	\$450,000	\$236,453	\$213,547	\$353,633	\$225,410	50.09		201

CITY OF SOUTH LYON

ECF FOR 2024: INL

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
11					\$12,902,416	\$3,350,903	\$9,551,513	\$10,473,897	\$7,018,500	54.40%	0.912	

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
80	80-21-20-327-015	299 N MILL ST	INL	08/30/21	\$600,000	\$241,680	\$358,320	\$277,694	\$230,670	38.45	80-21-20-327-003	301
80	80-21-20-352-004	410 PETTIBONE ST	INL	06/09/21	\$160,000	\$56,602	\$103,398	\$92,586	\$66,950	41.84		201
96	96-22-05-151-007	49323 SHAFER CT	INL	12/14/22	\$700,000	\$224,157	\$475,843	\$466,981	\$359,540	51.36	L -16-22-300-002, L -16-22-300-003	201
96	96-22-05-351-014	29632 WEST TECH DR	INL	05/21/21	\$942,416	\$215,012	\$727,404	\$758,669	\$514,930	54.64		301
96	96-22-05-352-005	49100 WIXOM TECH DR	INL	06/30/21	\$2,160,000	\$513,932	\$1,646,068	\$1,784,725	\$1,222,660	56.60		201
96	96-22-06-101-028	50853 CENTURY CT	INL	06/17/22	\$1,500,000	\$528,480	\$971,520	\$1,045,770	\$816,000	54.40		301
96	96-22-06-200-037	31155 OLD WIXOM RD	INL	06/17/22	\$1,660,000	\$483,083	\$1,176,917	\$1,204,319	\$977,720	58.90		201
96	96-22-08-427-021	28525 BECK RD	INL	09/23/22	\$215,000	\$39,815	\$175,185	\$152,669	\$103,050	47.93		201
96	96-22-08-427-025	28525 BECK RD	INL	05/27/22	\$150,000	\$25,101	\$124,899	\$105,254	\$69,970	46.65		201
E	E -17-25-226-031	3181 WALNUT LAKE RD	IND	04/07/22	\$940,000	\$324,673	\$615,327	\$662,318	\$444,310	47.27		201
L	L -16-22-300-040	1235 HOLDEN AVE	IND	06/29/21	\$3,875,000	\$698,368	\$3,176,632	\$3,922,912	\$2,212,700	57.10		301

CITY OF SOUTH LYON

ECF FOR 2024: NSC

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$4,133,000	\$1,326,774	\$2,806,226	\$3,043,436	\$2,166,800	52.43%	0.922

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
80	80-21-20-360-030	116 N LAFAYETTE ST	CRL	03/08/22	\$200,000	\$35,785	\$164,215	\$154,625	\$92,530	46.27		201
80	80-21-20-360-031	114 N LAFAYETTE ST	CRL	03/08/22	\$260,000	\$35,785	\$224,215	\$153,972	\$92,210	35.47		201
80	80-21-29-101-005	116 E LAKE ST	CRL	08/19/22	\$245,000	\$35,785	\$209,215	\$208,857	\$119,460	48.76		201
80	80-21-30-232-012	224 S LAFAYETTE ST	CRL	12/14/22	\$475,000	\$122,090	\$352,910	\$385,494	\$291,380	61.34		201
92	92-17-34-226-013	929 N PONTIAC TRL	CRL	12/13/22	\$380,000	\$73,121	\$306,879	\$218,805	\$129,650	34.12		201
92	92-17-34-401-010	132 W WALLED LAKE DR	CRL	11/04/22	\$128,000	\$33,155	\$94,845	\$75,101	\$53,740	41.98		201
92	92-17-34-409-003	209 E WALLED LAKE DR	CRL	05/21/21	\$430,000	\$118,977	\$311,023	\$289,223	\$204,950	47.66		201
92	92-17-35-201-022	1997 E WEST MAPLE RD	CRL	09/15/21	\$370,000	\$131,489	\$238,511	\$187,491	\$158,810	42.92		201
E	E -17-12-229-026	2569 UNION LAKE RD	CRL	04/29/21	\$600,000	\$348,259	\$251,741	\$369,798	\$358,490	59.75		201
G	G -02-33-476-001	16745 DIXIE HWY	CRL	06/14/22	\$345,000	\$91,179	\$253,821	\$553,656	\$279,280	80.95		201
L	L -16-22-300-046	2185 S MILFORD RD	CRL	02/24/23	\$700,000	\$301,149	\$398,851	\$446,414	\$386,300	55.19		201