

**CVT: CITY OF SOUTH LYON
YEAR: 2026
LAND TYPE: COMMERCIAL**

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	CALC'D RATE (SF)	USED RATE (SF)
AVG	\$7.83	\$9.15	\$9.40
MED	\$4.26	\$4.98	\$5.11
MIN	\$0.85	\$0.99	\$1.02
MAX	\$54.65	\$63.86	\$65.58

IMPROVED SALES BREAKDOWN									
COM	COUNT	CURRENT SEV	SALE PRICE	SALE RATIO	CURRENT LAND VALUE	EXTRACTED LAND VALUE	CURRENT LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE / TCV (LtoB)	% Δ CURRENT LAND VALUE VS EXTRACTED LAND VALUE
ALL	46	22,852,110	50,072,391	45.64%	14,657,531	17,127,107	32.07%	37.47%	16.85%

COM RATES (ALL)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
32.17%	20.0%	19.08%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
80	80-21-19-476-012	327 N LAFAYETTE ST	11/8/2023	\$350,000	\$115,460	\$41,164	0.270	\$135,000	58.46%	\$500,000	\$11.48	0	0	0	0	0
80	80-21-20-360-025	102 N LAFAYETTE ST	8/7/2025	\$450,000	\$115,470	\$31,485	0.040	\$219,012	94.84%	\$5,475,300	\$125.70	0	0	0	0	0
80	80-21-29-101-001	101 S LAFAYETTE ST	3/1/2024	\$600,000	\$188,020	\$92,517	0.140	\$279,455	74.32%	\$1,996,107	\$45.82	80-21-29-101-002	0	0	0	0
80	80-21-29-101-004	112 E LAKE ST	7/2/2025	\$450,000	\$220,740	\$102,326	0.090	\$118,699	26.89%	\$1,318,878	\$30.28	80-21-29-101-003	0	0	0	0
80	80-21-29-101-008	134 E LAKE ST	11/15/2023	\$665,000	\$186,490	\$47,228	0.060	\$295,916	79.34%	\$4,931,933	\$113.22	0	0	0	0	0
80	80-21-29-104-036	201 S LAFAYETTE ST	11/14/2024	\$550,000	\$205,920	\$101,199	0.320	\$204,992	49.77%	\$640,600	\$14.71	0	0	0	0	0
80	80-21-29-104-037	209 S LAFAYETTE ST	3/4/2024	\$530,000	\$204,200	\$101,199	0.320	\$181,559	44.46%	\$567,372	\$13.03	0	0	0	0	0
92	92-17-23-379-002	2352 S COMMERCE RD	6/26/2024	\$170,000	\$67,640	\$60,139	0.234	\$91,331	67.51%	\$390,303	\$8.96	0	0	0	0	0
92	92-17-26-307-048	1270 S COMMERCE RD	9/19/2023	\$2,000,000	\$735,180	\$417,889	1.770	\$669,059	45.50%	\$377,999	\$8.68	0	0	0	0	0
92	92-17-26-376-014	1630 N PONTIAC TRL	4/2/2025	\$1,110,000	\$267,860	\$115,782	0.600	\$51,179	9.55%	\$85,298	\$1.96	0	0	0	0	0
92	92-17-34-229-011	1075 E WEST MAPLE RD	5/12/2023	\$550,000	\$206,150	\$122,013	0.264	\$233,297	56.58%	\$883,701	\$20.29	0	0	0	0	0
92	92-17-34-229-014	800 N PONTIAC TRL	12/6/2023	\$850,000	\$522,280	\$420,202	1.635	\$244,945	23.45%	\$149,813	\$3.44	0	0	0	0	0
92	92-17-34-229-018	1113 E WEST MAPLE RD	11/1/2023	\$940,000	\$442,820	\$432,499	1.260	\$501,110	56.58%	\$397,706	\$9.13	0	0	0	0	0
92	92-17-34-276-004	620 N PONTIAC TRL	8/22/2023	\$1,125,000	\$517,490	\$292,407	0.938	\$336,426	32.51%	\$358,663	\$8.23	92-17-34-276-003	92-17-34-277-005	92-17-34-277-046	0	0
92	92-17-34-277-015	1038 E WEST MAPLE RD	6/20/2025	\$295,000	\$121,900	\$80,368	0.375	\$126,266	51.79%	\$336,709	\$7.73	92-17-34-277-014	0	0	0	0
92	92-17-34-277-016	1044 E WEST MAPLE RD	4/11/2025	\$78,000	\$44,030	\$15,790	0.046	\$3,164	3.59%	\$68,783	\$1.58	0	0	0	0	0
92	92-17-34-302-005	307 LADD	3/31/2025	\$475,000	\$207,710	\$153,459	0.736	\$202,886	48.84%	\$275,660	\$6.33	92-17-34-302-002	92-17-34-302-001	0	0	0
92	92-17-34-409-007	131 FERLAND ST	10/25/2023	\$270,000	\$126,320	\$58,181	0.113	\$65,074	25.76%	\$575,876	\$13.22	0	0	0	0	0
92	92-17-35-176-003	1700 E WEST MAPLE RD	9/30/2025	\$2,100,000	\$341,540	\$683,081	4.870	\$2,100,000	307.43%	\$431,211	\$9.90	0	0	0	0	0
96	96-17-30-200-015	2051 N WIXOM RD	12/6/2024	\$3,150,000	\$1,737,170	\$765,903	5.312	\$205,922	5.93%	\$38,765	\$0.89	0	0	0	0	0
96	96-22-08-376-026	49160 GRAND RIVER AVE	12/27/2023	\$1,096,114	\$505,000	\$449,101	1.091	\$536,826	53.15%	\$492,049	\$11.30	0	0	0	0	0
EW	EW-17-22-431-027	297 GLENGARY RD	9/27/2023	\$479,600	\$185,610	\$83,635	0.500	\$173,166	46.65%	\$346,332	\$7.95	0	0	0	0	0
EW	EW-17-27-428-002	1403 S COMMERCE RD	10/18/2024	\$800,000	\$516,360	\$324,642	2.250	\$52,353	5.07%	\$23,268	\$0.53	EW-17-27-428-006	0	0	0	0
K	K-21-03-151-015	30712 LYON CENTER DR E	4/5/2023	\$1,350,000	\$777,920	\$932,794	3.320	\$717,673	46.13%	\$216,167	\$4.96	0	0	0	0	0
K	K-21-03-304-001	56757 GRAND RIVER AVE	11/13/2024	\$303,000	\$191,150	\$227,457	0.470	\$133,198	34.84%	\$283,400	\$6.51	0	0	0	0	0
K	K-21-03-327-023	56270 GRAND RIVER AVE	8/13/2025	\$1,800,000	\$783,570	\$570,078	4.920	\$804,335	51.33%	\$163,483	\$3.75	0	0	0	0	0
K	K-21-04-251-001	57951 GRAND RIVER AVE	3/1/2024	\$660,000	\$398,730	\$604,613	2.210	\$461,213	57.84%	\$208,694	\$4.79	K-21-04-151-005	0	0	0	0
K	K-21-11-276-007	53425 GRAND RIVER AVE	9/12/2023	\$1,150,000	\$402,040	\$245,051	1.920	\$539,922	67.15%	\$281,209	\$6.46	0	0	0	0	0
K	K-21-25-100-024	52365 10 MILE RD	9/23/2025	\$7,000,000	\$3,592,580	\$533,266	9.490	\$484,941	6.75%	\$51,100	\$1.17	0	0	0	0	0
K	K-21-31-400-075	20801 PONTIAC TRL	6/3/2025	\$2,785,677	\$950,320	\$701,316	5.750	\$1,567,748	82.49%	\$272,652	\$6.26	0	0	0	0	0
LM	LM-16-03-326-013	1265 N MILFORD RD	5/13/2024	\$1,080,000	\$441,680	\$524,245	4.120	\$708,081	80.16%	\$171,864	\$3.95	LM-16-03-326-012	0	0	0	0
LM	LM-16-03-401-003	1181 N MILFORD RD	5/24/2024	\$1,050,000	\$543,010	\$197,767	0.830	\$144,329	13.29%	\$173,890	\$3.99	0	0	0	0	0
LM	LM-16-10-229-003	624 N MILFORD RD	9/8/2023	\$280,000	\$151,300	\$187,866	0.240	\$163,781	54.12%	\$882,421	\$15.67	0	0	0	0	0
LM	LM-16-10-376-023	140 S MILFORD RD	3/19/2024	\$3,600,000	\$1,511,160	\$845,652	2.050	\$1,280,219	42.36%	\$624,497	\$14.34	0	0	0	0	0
LM	LM-16-10-432-010	105 W HURON ST	2/27/2025	\$930,000	\$298,570	\$226,164	0.400	\$543,791	91.07%	\$1,359,478	\$31.21	0	0	0	0	0
LM	LM-16-10-451-025	161 S MILFORD RD	1/5/2024	\$3,150,000	\$2,405,340	\$2,051,016	10.510	\$347,200	7.22%	\$33,035	\$0.76	0	0	0	0	0
LM	LM-16-11-104-021	101 E COMMERCE ST	4/30/2025	\$1,375,000	\$724,620	\$532,286	0.680	\$389,697	26.89%	\$573,084	\$13.16	0	0	0	0	0
LM	LM-16-11-105-006	504 UNION ST	3/31/2025	\$360,000	\$172,000	\$147,756	0.200	\$156,289	45.43%	\$781,445	\$17.94	0	0	0	0	0
LM	LM-16-11-108-004	216 E COMMERCE ST	6/16/2025	\$425,000	\$167,700	\$95,658	0.200	\$175,990	52.47%	\$879,950	\$20.20	0	0	0	0	0
LM	LM-16-11-108-011	402 UNION ST	4/26/2023	\$325,000	\$231,350	\$195,584	0.200	\$53,258	11.51%	\$266,290	\$6.11	0	0	0	0	0
LM	LM-16-11-151-003	340 N MAIN ST	12/19/2023	\$900,000	\$326,140	\$82,206	0.070	\$284,354	43.59%	\$4,062,200	\$93.26	0	0	0	0	0
LM	LM-16-11-151-006	312 N MAIN ST	1/14/2025	\$400,000	\$157,480	\$91,601	0.078	\$162,407	51.56%	\$2,082,141	\$47.80	0	0	0	0	0

CVT: CITY OF SOUTH LYON

YEAR: 2026

LAND TYPE: COMMERCIAL

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
LM	LM-16-11-159-008	118 CANAL ST	12/9/2024	\$750,000	\$251,910	\$112,616	2.060	\$325,140	64.53%	\$157,835	\$3.62	0	0	0	0	0
LM	LM-16-11-301-013	115 E HURON ST	11/4/2023	\$300,000	\$154,140	\$130,044	0.230	\$117,055	37.97%	\$508,935	\$11.68	0	0	0	0	0
LM	LM-16-11-304-009	119 E WASHINGTON ST	6/30/2025	\$305,000	\$115,490	\$47,655	0.200	\$106,951	46.30%	\$534,755	\$12.28	0	0	0	0	0
LM	LM-16-11-304-015	303 S MAIN ST	6/6/2023	\$710,000	\$322,550	\$382,631	0.800	\$431,898	66.95%	\$539,873	\$12.39	0	0	0	0	0

CVT: CITY OF SOUTH LYON

YEAR: 2026

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	CALC'D RATE (SF)	USED RATE (SF)
AVG	\$1.74	\$2.21	\$2.18
MED	\$1.43	\$1.81	\$1.79
MIN	\$0.31	\$0.39	\$0.39
MAX	\$4.44	\$5.64	\$5.55

IMPROVED SALES BREAKDOWN									
IND	COUNT	CURRENT SEV	SALE PRICE	SALE RATIO	CURRENT LAND VALUE	EXTRACTED LAND VALUE	CURRENT LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE / TCV (LtoB)	% Δ CURRENT LAND VALUE VS EXTRACTED LAND VALUE
ALL	18	20,622,050	44,594,942	46.24%	8,432,559	10,702,746	20.45%	25.95%	26.92%

IND RATES (ALL)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
12.59%	25.0%	24.17%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
80	80-21-20-326-014	465 N MILL ST	2/29/2024	\$1,600,000	\$471,010	\$104,479	1.950	\$676,025	71.76%	\$346,679	\$7.96	0	0	0	0	0
80	80-21-20-326-017	521 N MILL ST	6/26/2023	\$1,608,000	\$457,730	\$76,422	1.020	\$680,865	74.37%	\$667,515	\$15.32	0	0	0	0	0
80	80-21-20-326-018	515 N MILL ST	10/20/2023	\$1,080,000	\$301,490	\$68,372	0.720	\$489,239	81.14%	\$679,499	\$15.60	0	0	0	0	0
80	80-21-20-352-004	410 PETIBONE ST	3/11/2025	\$255,000	\$76,700	\$54,694	0.730	\$146,882	95.75%	\$201,208	\$4.62	0	0	0	0	0
96	96-22-05-476-059	29883 BECK RD	6/12/2025	\$6,393,400	\$3,116,030	\$1,008,567	7.390	\$1,253,455	20.11%	\$169,615	\$3.89	0	0	0	0	0
96	96-22-05-476-060	29835 BECK RD	6/12/2025	\$8,069,000	\$3,974,260	\$1,022,105	7.610	\$1,323,731	16.65%	\$173,946	\$3.99	0	0	0	0	0
96	96-22-06-400-027	49800 MARTIN DR	5/1/2025	\$5,400,000	\$2,630,510	\$1,083,025	8.600	\$1,313,516	24.97%	\$152,734	\$3.51	0	0	0	0	0
96	96-22-07-301-015	1 CLOVER CT	10/11/2023	\$11,000,000	\$5,490,880	\$2,100,695	17.672	\$1,215,756	11.07%	\$68,796	\$1.58	96-22-07-301-016	0	0	0	0
96	96-22-08-126-008	29425 WALL ST	1/7/2025	\$1,200,000	\$579,810	\$240,770	1.430	\$192,224	16.58%	\$134,422	\$3.09	0	0	0	0	0
96	96-22-08-200-001	48225 WEST RD	12/6/2023	\$2,764,542	\$1,266,230	\$1,358,915	25.680	\$1,454,449	57.43%	\$56,637	\$1.30	0	0	0	0	0
K	K-21-03-402-003	55378 LYON INDUSTRIAL DR UNIT 14	7/10/2025	\$1,285,000	\$591,160	\$234,240	1.670	\$351,810	29.76%	\$210,665	\$4.84	0	0	0	0	0
L	L-16-24-101-010	2279 CHILDS LAKE RD	9/28/2023	\$150,000	\$116,110	\$104,980	2.410	\$17,014	7.33%	\$7,060	\$0.16	0	0	0	0	0
L	L-16-25-100-012	2273 FYKE DR	8/6/2024	\$540,000	\$206,710	\$120,382	1.960	\$235,275	56.91%	\$120,038	\$2.76	0	0	0	0	0
L	L-16-25-100-061	2180 FYKE DR	12/29/2023	\$650,000	\$332,360	\$181,384	3.470	\$146,297	22.01%	\$42,161	\$0.97	0	0	0	0	0
L	L-16-25-201-010	2530 E BUNO RD	1/24/2024	\$650,000	\$216,110	\$115,469	1.880	\$319,453	73.91%	\$169,922	\$3.90	0	0	0	0	0
L	L-16-25-401-014	3795 CHILDS LAKE RD	9/27/2024	\$550,000	\$245,440	\$161,520	3.090	\$207,319	42.23%	\$67,094	\$1.54	0	0	0	0	0
L	L-16-25-401-031	2569 ZAM PKWY	4/7/2023	\$600,000	\$266,350	\$235,006	8.300	\$295,651	55.50%	\$35,621	\$0.82	0	0	0	0	0
L	L-16-35-451-029	4893 MCCARTHY DR	11/27/2024	\$800,000	\$283,160	\$161,534	2.630	\$383,785	67.77%	\$145,926	\$3.35	0	0	0	0	0

CVT: CITY OF SOUTH LYON

YEAR: 2026

LAND TYPE: VACANT

VACANT LAND SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	1	900,000	202,230	22.47%	3.730	162,479	\$241,287	\$5.54
COM	1	900,000	202,230	22.47%	3.730	162,479	\$241,287	\$5.54
IND	0	0	0	0.00%	0.000	0	\$0	\$0.00

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	CURRENT LAND VALUE / TCV (LtoB)	EXTRACTED							
										LAND VALUE / CURRENT TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
80	80-21-17-301-030	26800 PONTIAC TRL	8/22/2024	\$900,000	\$202,230	\$138,107	3.730	\$626,739	34.15%	154.96%	\$168,027	\$3.86	0	0	0	0	0