

**CVT: LYON TOWNSHIP
YEAR: 2026
LAND TYPE: COMMERCIAL**

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	CALC'D RATE (SF)	USED RATE (SF)
AVG	\$5.20	\$5.37	\$5.20
MED	\$3.22	\$3.33	\$3.22
MIN	\$0.00	\$0.00	\$0.00
MAX	\$19.65	\$20.31	\$19.65

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	37	19,408,320	40,579,714	47.83%	12,535,565	12,956,890	32.29%	33.38%	3.36%

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
18.97%	0.0%	30.60%

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	
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-21-03-303-018	56849 GRAND RIVER AVE	4/9/2024	\$3,200,000	\$964,470	\$365,251	2.600	\$1,448,641	75.10%	\$557,170	\$12.79	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	
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	80-21-29-101-001	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	80-21-29-104-036	201 S LAFAYETTE ST	11/14/2024	\$550,000	\$205,920	\$101,199	0.320	\$204,892	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	
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	
E	E-17-01-205-006	8255 CASCADE ST	11/22/2024	\$535,000	\$248,640	\$85,308	0.510	\$120,110	24.15%	\$235,510	\$5.41	0	0	0	0	0	
E	E-17-01-205-022	1560 UNION LAKE RD	12/9/2024	\$225,000	\$85,620	\$52,577	0.100	\$100,079	58.44%	\$1,000,790	\$22.97	0	0	0	0	0	
E	E-17-01-402-030	2270 UNION LAKE RD	9/5/2025	\$3,450,000	\$1,089,780	\$587,119	2.880	\$1,786,618	81.97%	\$620,353	\$14.24	0	0	0	0	0	
E	E-17-01-477-028	2323 UNION LAKE RD	12/2/2024	\$4,500,000	\$2,218,230	\$1,537,681	2.110	\$1,488,547	33.55%	\$705,473	\$16.20	0	0	0	0	0	
E	E-17-10-127-040	1203 N COMMERCE RD	3/21/2024	\$1,815,000	\$1,039,810	\$968,182	3.240	\$638,126	30.68%	\$196,952	\$4.52	0	0	0	0	0	
E	E-17-10-434-011	415 W COMMERCE RD	4/11/2025	\$1,300,000	\$667,620	\$256,072	1.190	\$210,441	15.76%	\$176,841	\$4.06	0	0	0	0	0	
E	E-17-12-204-010	2500 UNION LAKE RD	4/12/2024	\$950,000	\$511,800	\$273,400	0.520	\$180,258	17.61%	\$346,650	\$7.96	0	0	0	0	0	
E	E-17-12-426-008	3133 UNION LAKE RD	7/30/2024	\$480,000	\$278,900	\$168,246	0.320	\$84,375	15.13%	\$263,672	\$6.05	0	0	0	0	0	
E	E-17-13-326-010	4057 PIONEER DR	4/13/2023	\$1,500,000	\$739,080	\$206,888	1.150	\$211,883	14.33%	\$184,246	\$4.23	0	0	0	0	0	
E	E-17-36-200-004	3480 E WEST MAPLE RD	9/7/2023	\$1,524,000	\$363,680	\$346,759	1.450	\$793,144	85.53%	\$546,996	\$12.56	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	0
L	L-16-03-205-002	1550 N MILFORD RD	6/28/2024	\$175,000	\$109,810	\$70,450	0.270	\$22,395	10.20%	\$82,944	\$1.90	0	0	0	0	0	
L	L-16-03-205-004	1550 N MILFORD RD	3/11/2025	\$180,000	\$102,430	\$70,450	0.270	\$42,502	20.75%	\$157,415	\$3.61	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	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%	\$682,421	\$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	\$389,897	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	

**CVT: LYON TOWNSHIP
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				
												OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
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
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	\$322,650	\$382,631	0.800	\$431,898	66.95%	\$539,873	\$12.39	0	0	0	0	0

**CVT: LYON TOWNSHIP
YEAR: 2026
LAND TYPE: INDUSTRIAL**

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	CALC'D RATE (SF)	USED RATE (SF)
AVG	\$3.79	\$5.08	\$4.35
MED	\$1.83	\$2.45	\$2.10
MIN	\$0.00	\$0.00	\$0.00
MAX	\$28.40	\$38.09	\$32.66

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	31	28,118,550	61,976,142	45.37%	11,915,415	15,980,614	21.19%	28.42%	34.12%

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
15.90%	15.0%	24.45%

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	
K	K-21-02-376-018	54790 GRAND RIVER AVE	11/2/2023	\$ 1,410,000	\$449,060	\$249,668	1.780	\$693,633	77.23%	\$389,681	\$8.95	0	0	0	0	0	
K	K-21-03-377-003	29555 COSTELLO DR	12/15/2023	\$ 205,000	\$84,950	\$28,608	0.052	\$50,954	29.99%	\$979,885	\$22.50	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	
K	K-21-12-301-003	28505 AUTOMATION BLVD	3/1/2024	\$ 4,000,000	\$1,578,370	\$444,155	3.480	\$986,344	31.25%	\$283,432	\$6.51	0	0	0	0	0	
80	80-21-20-326-003	299 N MILL ST	1/1/2025	\$ 390,000	\$269,830	\$246,044	5.340	\$62,211	11.53%	\$11,650	\$0.27	80-21-20-327-015	0	0	0	0	
80	80-21-20-352-004	410 PETTIBONE 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	96-22-04-151-011	30540 BECK RD	7/11/2025	\$ 6,809,200	\$3,024,860	\$728,432	4.920	\$1,570,782	25.96%	\$319,265	\$7.33	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	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	
96	96-22-08-427-017	28525 BECK RD STE 117	8/4/2025	\$ 340,000	\$132,250	\$43,802	0.046	\$100,630	38.05%	\$2,187,609	\$50.22	0	0	0	0	0	
E	E-17-13-300-080	4359 PINEVIEW DR	5/17/2023	\$ 1,300,000	\$644,710	\$232,597	1.530	\$126,185	9.79%	\$82,474	\$1.89	0	0	0	0	0	
E	E-17-13-326-006	4181 PIONEER DR	5/12/2023	\$ 905,000	\$379,290	\$124,638	0.710	\$199,742	26.33%	\$281,327	\$6.46	0	0	0	0	0	
E	E-17-13-326-024	4228 PIONEER DR	12/7/2023	\$ 680,000	\$238,760	\$119,372	0.680	\$288,842	60.49%	\$424,768	\$9.75	0	0	0	0	0	
E	E-17-24-226-001	3080 E OAKLEY PARK RD	5/10/2024	\$ 680,000	\$203,260	\$145,172	0.690	\$386,505	95.08%	\$560,152	\$12.86	0	0	0	0	0	
E	E-17-24-226-004	3131 RULER DR	4/13/2023	\$ 720,000	\$246,340	\$218,811	1.040	\$413,161	83.86%	\$397,270	\$9.12	0	0	0	0	0	
E	E-17-24-226-006	3255 OLD FARM LN	10/1/2025	\$ 595,000	\$235,570	\$145,569	0.620	\$237,486	50.41%	\$383,042	\$8.79	0	0	0	0	0	
E	E-17-24-228-030	3070 OLD FARM LN	1/21/2025	\$ 540,000	\$229,670	\$174,628	0.830	\$224,144	48.80%	\$270,053	\$6.20	0	0	0	0	0	
E	E-17-25-226-025	3170 WALNUT LAKE RD	9/23/2024	\$ 1,250,000	\$396,730	\$372,159	2.120	\$789,120	99.45%	\$372,226	\$8.55	0	0	0	0	0	
E	E-17-27-351-012	1145 RIG ST	4/12/2023	\$ 395,000	\$182,610	\$136,927	0.780	\$139,616	38.23%	\$178,995	\$4.11	0	0	0	0	0	
E	E-17-28-476-020	1200 BENSTEIN RD	7/30/2025	\$ 1,450,000	\$430,470	\$321,547	7.610	\$854,642	99.27%	\$112,305	\$2.58	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: LYON TOWNSHIP

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	9	13,860,200	4,734,440	34.16%	65.790	2,865,812	\$210,673	\$4.84
COM	3	932,200	380,500	40.82%	7.790	339,332	\$119,666	\$2.75
IND	6	12,928,000	4,353,940	33.68%	58.000	2,526,480	\$222,897	\$5.12

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K	K-21-03-305-005	56601 GRAND RIVER AVE	10/1/2025	\$325,000	\$167,670	\$322,623	4.380	\$313,353	93.44%	\$71,542	\$1.64	K-21-03-351-027	0	0	0	0
K	K-21-03-351-027		10/1/2025	\$325,000	\$62,520	\$125,035	2.760	\$325,000	259.92%	\$117,754	\$2.70	0	0	0	0	0
K	K-21-04-429-008	57017 GRAND RIVER AVE	5/12/2023	\$282,200	\$150,310	\$300,629	0.650	\$282,200	93.87%	\$434,154	\$9.97	K-21-04-429-007	0	0	0	0
K	K-21-09-201-007		1/30/2024	\$250,000	\$77,540	\$155,074	6.340	\$250,000	161.21%	\$39,432	\$0.91	0	0	0	0	0
K	K-21-09-226-018		11/30/2023	\$700,000	\$328,430	\$656,850	8.240	\$700,000	106.57%	\$84,951	\$1.95	K-21-09-226-020	K-21-09-226-019	0	0	0
K	K-21-10-101-001	55018 AMBASSADOR PKWY W	5/23/2024	\$8,000,000	\$3,308,050	\$1,738,750	28.110	\$2,599,907	39.30%	\$92,490	\$2.12	0	0	0	0	0
K	K-21-11-152-005	54012 AMBASSADOR PKWY E	12/27/2024	\$1,908,000	\$253,890	\$507,783	6.370	\$1,908,000	375.75%	\$299,529	\$6.88	0	0	0	0	0
K	K-21-11-152-006	54009 AMBASSADOR PKWY E	4/4/2025	\$1,920,000	\$268,640	\$537,278	6.740	\$1,920,000	357.36%	\$284,866	\$6.54	0	0	0	0	0
K	K-21-11-276-012		9/4/2025	\$150,000	\$117,390	\$234,788	2.200	\$150,000	63.89%	\$68,182	\$1.57	0	0	0	0	0