

**CITY OF SOUTH LYON
ECF FOR 2026: APT**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$23,771,160	\$2,409,446	\$21,361,714	\$16,608,869	\$10,472,080	44.05%	1.286

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
22	22-23-02-126-129	30637 FOURTEEN MILE	APT	Senior Housing/Nursing Home	201	APARTMENT LAND TABLE	09/12/24	\$13,470,000	\$509,058	\$12,960,942	\$10,117,394	\$5,779,830	1.281	42.91	
22	22-23-25-301-053	23210 MIDDLEBELT	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	07/29/24	\$1,500,000	\$193,777	\$1,306,223	\$717,247	\$591,970	1.821	39.46	
22	22-23-34-201-031	32125 NINE MILE	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	07/26/23	\$4,176,160	\$492,811	\$3,683,349	\$2,579,489	\$1,762,390	1.428	42.20	
22	22-23-35-128-021	22013 SPRINGBROOK	APT	Apartments 10 units and under	201	APARTMENT LAND TABLE	03/07/25	\$365,000	\$128,248	\$236,752	\$200,496	\$202,520	1.181	55.48	
22	22-23-36-480-030	20745 ST FRANCIS	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	06/14/24	\$1,275,000	\$172,009	\$1,102,991	\$912,680	\$728,260	1.209	57.12	
64	64-14-28-481-022	98 S EDITH	APT	Apartments over 10 units	201	Land Table COM	03/31/25	\$350,000	\$22,091	\$327,909	\$303,830	\$129,340	1.079	36.95%	
64	64-14-29-412-005	43 W HURON ST	APT	Apartments 10 units and under	201	Land Table COM	12/13/24	\$360,000	\$20,028	\$339,972	\$447,567	\$184,180	0.760	51.16%	
64	64-14-33-210-065	389 OSMUN ST	APT	Apartments 10 units and under	201	Land Table COM	10/31/24	\$140,000	\$11,360	\$128,640	\$108,034	\$51,000	1.191	36.43%	
72	72-25-06-378-026	3410 FAIRMONT	APT	Apartments 10 units and under	201	C13 Greenfield to Crooks	09/20/24	\$1,000,000	\$99,700	\$900,300	\$845,032	\$436,150	1.065	43.62	
92	92-17-34-302-005	307 LADD	APT	Apartments 10 units and under	201	Land Table COM	03/31/25	\$475,000	\$155,751	\$319,249	\$202,265	\$207,710	1.578	43.73%	92-17-34-302-002, 92-17-34-302-001
K	K -21-04-251-001	57951 GRAND RIVER AVE	APT	Apartments 10 units and under	201	K Commercial Land	03/01/24	\$660,000	\$604,613	\$55,387	\$174,835	\$398,730	0.317	60.41%	K -21-04-151-005

**CITY OF SOUTH LYON
ECF FOR 2026: BMS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
12	\$20,061,000	\$4,162,071	\$15,898,929	\$13,382,357	\$8,410,140	41.92%	1.188

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
24	24-25-27-379-003	23140 WOODWARD AVE	MIS	Downtown Row	201	LAND TABLE COM	05/09/23	\$840,000	\$273,818	\$566,182	\$370,580	\$369,490	1.528	43.99%	
50	50-22-22-400-010	24555 NOVI	MIS	School	201	COMMERCIAL	06/08/23	\$1,950,000	\$1,138,978	\$811,022	\$359,854	\$719,700	2.254	36.91%	
68	68-15-10-377-002	871 OAKWOOD DR	MIS	Day Care Center	201	Land Table COM	09/06/23	\$2,200,000	\$856,394	\$1,343,606	\$1,331,774	\$1,282,480	1.009	58.29%	
70	70-15-21-477-014	1700 S ILLINOIS RD	MIS	Skating Rink	201	INDUSTRIAL	07/21/23	\$3,000,000	\$558,278	\$2,441,722	\$2,478,882	\$909,310	0.985	30.31%	
70	70-15-31-101-038	3915 W ALBURN RD	MIS	Veterinary Clinic	201	COMMERCIAL	10/09/24	\$135,000	\$51,787	\$83,213	\$142,090	\$65,020	0.586	48.16%	
96	96-17-32-354-016	49030 PONTIAC TRL	MIS	Downtown Row	201	Land Table COM	08/04/23	\$260,000	\$55,554	\$204,446	\$294,306	\$150,960	0.873	58.06%	
E	E-17-05-100-026	6011 MAJESTIC OAKS DR	CMS	Fraternal/Clubhouse/Banquet	201	Land Table COM	08/18/23	\$1,576,000	\$337,261	\$1,238,739	\$455,205	\$332,060	2.721	21.07%	E-17-05-100-023, E-17-05-100-024, E-17-05-100-025, E-17-05-100-020, E-17-05-100-027
H	H-11-02-300-002	1131 WHITE LAKE RD	BMS	Day Care Center	201	Land Table COM	12/04/23	\$300,000	\$45,172	\$254,828	\$139,236	\$100,830	1.830	33.61%	
IH	IH-01-34-152-030	200 ELM ST	CMS	Mini or Highrise Storage Facility	201	COM COMMERCIAL LAND	02/28/25	\$900,000	\$229,787	\$670,213	\$552,066	\$414,940	1.214	46.10%	
N	N-10-31-200-013	3215 SILVERBELL RD	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$7,000,000	\$265,238	\$6,734,762	\$6,585,270	\$3,481,300	1.023	49.73%	
Q	Q-09-14-300-024	1814 S LAPEER RD	CMS	Senior Housing/Nursing Home	201	COMM Land Table	12/19/24	\$1,475,000	\$219,150	\$1,255,850	\$561,792	\$463,450	2.235	31.42%	
U	U-07-14-478-037	9191 DIXIE HWY	BMS	Commercial Mixed Use	201	Land Table COM	05/16/24	\$425,000	\$130,654	\$294,346	\$171,304	\$120,600	1.718	28.38%	

**CITY OF SOUTH LYON
ECF FOR 2026: CAS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
14	\$10,195,000	\$2,721,241	\$7,473,759	\$5,826,384	\$4,490,560	44.05%	1.283

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
16	16-20-34-404-019	650 N ROCHESTER RD	AUT	Auto Dealerships	201	Land Table COM	06/23/23	\$750,000	\$253,832	\$496,168	\$486,379	\$387,280	1.020	51.64%	16-20-34-404-047
20	20-23-28-477-005	22145 FARMINGTON RD	AUT	Gas Stations and Gas Mini Marts	201	Land Table COM	08/02/23	\$1,200,000	\$303,651	\$896,349	\$1,033,020	\$740,170	0.868	61.68%	
22	22-23-26-482-001	29820 NINE MILE	AUT	Garage Storage/Condo	201	INDUSTRIAL LAND	12/20/24	\$200,000	\$61,107	\$138,893	\$92,223	\$102,120	1.506	51.06	
22	22-23-36-481-017	20719 ONTAGA ST	AUT	Garage Service Repair	201	RETAIL LAND TABLE	06/16/23	\$245,000	\$80,591	\$164,409	\$79,046	\$110,300	2.080	45.02	
28	28-25-35-480-010	140 W EIGHT MILE	AUT	Garage Storage/Condo	201	COMMERCIAL SOUTH	05/22/24	\$190,000	\$26,858	\$163,142	\$98,909	\$66,840	1.649	35.18%	28-25-35-480-009
28	28-25-36-360-025	637 E EIGHT MILE	AUT	Garage Storage/Condo	201	COMMERCIAL SOUTH	08/19/24	\$320,000	\$79,919	\$240,081	\$204,026	\$150,250	1.177	46.95%	28-25-36-360-022, 28-25-36-360-023
50	50-22-24-476-035	24355 HAGGERTY	CAS	Garage Service Repair	201	COMMERCIAL	01/25/24	\$3,275,000	\$910,539	\$2,364,461	\$1,820,552	\$1,195,780	1.299	36.51%	
76	76-24-25-102-017	24722 SOUTHFIELD	CAS	Gas Stations and Gas Mini Marts	201	200 - MASTER LAND	03/19/25	\$500,000	\$161,411	\$338,589	\$182,752	\$225,170	1.853	45.03%	
76	76-24-29-276-052	24125 TELEGRAPH	CAS	Auto Repair	201	200 - MASTER LAND	01/24/24	\$700,000	\$174,369	\$525,631	\$397,438	\$301,150	1.323	43.02%	
76	76-24-33-301-036	23640 W 8 MILE	CAS	Gas Stations and Gas Mini Marts	201	200 - MASTER LAND	03/19/25	\$500,000	\$153,960	\$346,040	\$192,827	\$229,270	1.795	45.85%	
IH	IH-01-34-451-004	722 E SHERMAN ST	CAS	Auto Repair	201	COM COMMERCIAL LAND	03/14/25	\$155,000	\$43,212	\$111,788	\$74,489	\$62,090	1.501	40.06%	
W	W-13-08-226-026	6011 WILLIAMS LAKE RD	AUT	Gas Stations and Gas Mini Marts	201	Land Table CMM	09/15/23	\$560,000	\$45,356	\$514,644	\$237,592	\$145,700	2.166	26.02%	
W	W-13-22-151-040	4882 PONTIAC LAKE RD	AUT	Garage Service Repair	201	Land Table CAS	08/30/24	\$1,000,000	\$230,912	\$769,088	\$522,203	\$485,800	1.473	48.58%	
W	W-13-26-201-065	3456 HIGHLAND RD	AUT	Car Wash	201	LAND TABLE CWAH	06/15/23	\$600,000	\$195,524	\$404,476	\$404,928	\$288,640	0.999	48.11%	

**CITY OF SOUTH LYON
ECF FOR 2026: COF**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
15	\$9,216,000	\$2,521,702	\$6,694,298	\$7,269,898	\$4,512,490	48.96%	0.921

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
80	80-21-19-476-012	327 N LAFAYETTE ST	COF	Residential Conversion	201	Land Table COM	11/08/23	\$350,000	\$54,990	\$295,010	\$200,007	\$115,460	1.475	32.99%	
80	80-21-29-104-036	201 S LAFAYETTE ST	COF	Medical or Dental Office	201	Land Table COM	11/14/24	\$550,000	\$130,916	\$419,084	\$320,469	\$205,920	1.308	37.44%	
20	20-23-28-280-013	23333 FARMINGTON RD	COF	Office	201	Land Table COM	05/26/23	\$600,000	\$151,663	\$448,337	\$315,463	\$238,740	1.421	39.79%	
22	22-23-02-304-003	30038 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	06/25/24	\$330,000	\$90,891	\$239,109	\$219,120	\$139,720	1.091	42.34	
22	22-23-26-153-030	23330 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	11/21/24	\$145,000	\$36,155	\$108,845	\$130,347	\$63,390	0.835	43.72	
22	22-23-35-476-026	21111 MIDDLEBELT	COF	Office	201	OFFICE LAND RATES	04/29/24	\$500,000	\$192,999	\$307,001	\$572,165	\$292,650	0.537	58.53	
50	50-22-24-351-001	24520 MEADOWBROOK	COF	Medical or Dental Office	201	COMMERCIAL	04/14/23	\$630,000	\$275,096	\$354,904	\$509,069	\$352,900	0.697	56.02%	
50	50-22-24-451-005	40255 GRAND RIVER	COF	Medical or Dental Office	201	COMMERCIAL	04/26/24	\$1,900,000	\$641,284	\$1,258,716	\$1,639,975	\$1,015,300	0.768	53.44%	
50	50-22-24-451-006	40245 GRAND RIVER	COF	Medical or Dental Office	201	COMMERCIAL	04/25/24	\$900,000	\$310,867	\$589,133	\$627,357	\$427,880	0.939	47.54%	
92	92-17-23-379-002	2352 S COMMERCE RD	COF	Office	201	Land Table COM	06/26/24	\$170,000	\$62,074	\$107,926	\$74,571	\$67,640	1.447	39.79%	
92	92-17-34-409-007	131 FERLAND ST	COF	Residential Conversion	201	Land Table COM	10/25/23	\$270,000	\$59,822	\$210,178	\$197,556	\$126,320	1.064	46.79%	
E	E-17-01-205-006	8255 CASCADE ST	COF	Office	201	Land Table COM	11/22/24	\$535,000	\$92,981	\$442,019	\$414,259	\$248,640	1.067	46.47%	
E	E-17-12-426-008	3133 UNION LAKE RD	COF	Office	201	Land Table COM	07/30/24	\$480,000	\$176,752	\$303,248	\$393,814	\$278,900	0.770	58.10%	
E	E-17-13-326-010	4057 PIONEER DR	COF	Office	201	Land Table COM	04/13/23	\$1,500,000	\$211,959	\$1,288,041	\$1,305,235	\$739,080	0.987	49.27%	
H	H-11-22-302-008	210 W HIGHLAND RD	COF	Office	201	Land Table COM	10/29/23	\$356,000	\$33,253	\$322,747	\$350,491	\$199,950	0.921	56.17%	

CITY OF SOUTH LYON
ECF FOR 2026: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
17	\$7,494,500	\$2,310,836	\$5,183,664	\$4,814,825	\$3,543,250	47.28%	1.077

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
80	80-21-29-101-001	101 S LAFAYETTE ST	CRL	Downtown Row	201	Land Table COM	03/01/24	\$600,000	\$116,062	\$483,938	\$259,460	\$188,020	1.865	31.34%	80-21-29-101-002
80	80-21-29-101-008	134 E LAKE ST	CRL	Downtown Row	201	Land Table COM	11/15/23	\$665,000	\$56,674	\$608,326	\$303,523	\$186,490	2.004	28.04%	
80	80-21-29-104-037	209 S LAFAYETTE ST	CRL	Retail	201	Land Table COM	03/04/24	\$530,000	\$128,053	\$401,947	\$281,108	\$204,200	1.430	38.53%	
22	22-23-35-128-023	30552 GRAND RIVER	CRL	Retail	201	RETAIL LAND TABLE	04/19/24	\$60,000	\$28,848	\$31,152	\$30,999	\$33,040	1.005	55.07	
22	22-23-36-482-022	27520 EIGHT MILE	CRL	Retail	201	RETAIL LAND TABLE	06/18/24	\$135,000	\$48,146	\$86,854	\$153,925	\$116,500	0.564	86.30	
E	E -17-10-127-040	1203 N COMMERCE RD	CRL	Retail	201	Land Table COM	3/21/2024	\$1,815,000	\$993,595	\$821,405	\$1,085,260	\$1,039,810	0.757	57.29%	
E	E -17-12-476-023	3315 UNION LAKE RD	CRL	Retail	201	Land Table COM	8/31/2023	\$300,000	\$198,916	\$101,084	\$86,500	\$143,060	1.169	47.69%	
IH	IH-01-33-226-024	507 N SAGINAW ST	CRL	Retail	201	COM COMMERCIAL LAND	07/25/23	\$299,000	\$75,276	\$223,724	\$209,753	\$121,520	1.067	40.64%	
IH	IH-01-34-101-003	602 N SAGINAW ST	CRL	Retail	201	COM COMMERCIAL LAND	10/20/23	\$145,000	\$43,315	\$101,685	\$134,427	\$75,400	0.756	52.00%	
IH	IH-01-34-101-004	107 THOMAS ST	CRL	Retail	201	COM COMMERCIAL LAND	10/29/24	\$125,000	\$60,699	\$64,301	\$95,063	\$68,450	0.676	54.76%	
PO	PO-04-27-226-005	18 S WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	02/12/24	\$225,000	\$70,959	\$154,041	\$165,237	\$123,270	0.932	54.79%	
PO	PO-04-27-279-043	150 S WASHINGTON ST	CRL	Retail	201	Land Table COM	10/03/23	\$418,000	\$115,828	\$302,172	\$304,492	\$239,090	0.992	57.20%	
W	W -13-03-452-031	3679 SASHABAW RD	CRL	Retail	201	Land Table CRL	10/06/23	\$190,000	\$57,392	\$132,608	\$117,386	\$86,280	1.130	45.41%	
W	W -13-10-253-038	4472 DIXIE HWY	CRL	Retail	201	Land Table CRL	02/12/24	\$125,000	\$12,215	\$112,785	\$142,675	\$75,340	0.791	60.27%	
W	W -13-10-401-001	4391 DIXIE HWY	CRL	Retail	201	Land Table COF	10/23/23	\$177,500	\$63,541	\$113,959	\$139,295	\$81,140	0.818	45.71%	
W	W -13-21-380-029	5570 ELIZABETH LAKE RD	CRL	Retail	201	Land Table CRL	11/15/24	\$160,000	\$39,362	\$120,638	\$117,888	\$78,100	1.023	48.81%	W -13-21-380-028
W	W -13-25-451-035	1156 W HURON ST	CRL	Retail	201	Land Table CRL	05/12/23	\$1,525,000	\$201,955	\$1,323,045	\$1,187,833	\$683,540	1.114	44.82%	W -13-25-451-022, W -13-25-451-034, W -13-25-451-023

**CITY OF SOUTH LYON
ECF FOR 2026: CRS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
14	\$16,167,500	\$6,149,672	\$10,017,828	\$8,973,051	\$8,185,360	50.63%	1.116

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
02	02-14-04-101-014	700 BROWN RD	MIS	Restaurant	201	Com Auburn Mile	08/27/24	\$2,090,000	\$815,737	\$1,274,263	\$1,264,106	\$1,039,000	1.008	49.71%	02-14-04-601-003
02	02-14-11-304-007	2705 LAPEER RD	MIS	Restaurant	201	Com Lapeer Opdyke	06/10/24	\$677,500	\$323,424	\$354,076	\$323,918	\$321,750	1.093	47.49%	
22	22-23-23-351-028	24234 ORCHARD LAKE	MIS	Restaurant	201	RETAIL LAND TABLE	10/27/23	\$837,500	\$316,506	\$520,994	\$393,134	\$414,120	1.325	49.45	
22	22-23-26-101-052	30859 TEN MILE	MIS	Restaurant	201	RETAIL LAND TABLE	10/19/23	\$900,000	\$473,811	\$426,189	\$472,570	\$544,470	0.902	60.50	22-23-26-101-053
36	36-18-02-478-041	3011 ORCHARD LAKE RD	CMS	Bar	201	Land Table COM	11/22/24	\$300,000	\$57,815	\$242,185	\$100,792	\$87,250	2.403	29.08%	
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CMS	Restaurant	201	Land Table COM	10/30/24	\$650,000	\$289,179	\$360,821	\$368,370	\$341,310	0.980	52.51%	
36	36-18-11-230-003	3425 ORCHARD LAKE RD	CRL	Restaurant	201	Land Table COM	08/09/23	\$325,000	\$51,016	\$273,984	\$155,082	\$105,780	1.767	32.55%	
68	68-15-15-232-029	301 S MAIN ST	MIS	Restaurant	201	Land Table COM	01/21/25	\$1,160,000	\$277,212	\$882,788	\$674,246	\$591,380	1.309	50.98%	
92	92-17-34-229-018	1113 E WEST MAPLE RD	MIS	Fast Food Restaurant	201	Land Table COM	11/01/23	\$940,000	\$450,389	\$489,611	\$339,517	\$442,820	1.442	47.11%	
E	E-17-01-477-028	2323 UNION LAKE RD	CRL	Restaurant	201	Land Table COM	12/02/24	\$4,500,000	\$1,554,615	\$2,945,385	\$2,438,534	\$2,218,230	1.208	49.29%	
K	K-21-03-151-015	30712 LYON CENTER DR E	CMS	Restaurant	201	K Commercial Land	04/05/23	\$1,350,000	\$960,185	\$389,815	\$463,198	\$777,920	0.842	57.62%	
PO	PO-04-27-202-044	21 S WASHINGTON ST	CRL	Restaurant	201	Land Table DTR	12/22/23	\$885,000	\$141,997	\$743,003	\$935,044	\$566,100	0.795	63.97%	
W	W-13-18-351-025	7890 HIGHLAND RD	MIS	Restaurant	201	LAND TABLE CRSH	09/12/23	\$1,100,000	\$288,050	\$811,950	\$491,609	\$387,960	1.652	35.27%	
W	W-13-25-476-017	9 N TELEGRAPH RD	MIS	Restaurant	201	Land Table CRL	11/25/24	\$452,500	\$149,736	\$302,764	\$552,932	\$347,270	0.548	76.74%	

**CITY OF SOUTH LYON
ECF FOR 2026: INL**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
16	\$17,335,500	\$4,183,472	\$13,152,028	\$12,919,890	\$7,614,840	43.93%	1.018

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
80	80-21-20-326-017	521 N MILL ST	IND	Warehouse	301	Land Table IND	06/26/23	\$1,608,000	\$111,751	\$1,496,250	\$800,449	\$457,730	1.869	28.47%	
80	80-21-20-326-018	515 N MILL ST	IND	Warehouse	201	Land Table IND	10/20/23	\$1,080,000	\$97,793	\$982,207	\$508,290	\$301,490	1.932	27.92%	
80	80-21-20-352-004	410 PETTIBONE ST	IND	Warehouse	201	Land Table IND	03/11/25	\$255,000	\$75,100	\$179,901	\$89,091	\$76,700	2.019	30.08%	
22	22-23-35-101-005	31015 GRAND RIVER	IND	Industrial Manufacturing	201	RETAIL LAND TABLE	12/31/24	\$1,975,000	\$1,021,854	\$953,146	\$820,923	\$906,100	1.161	45.88	
50	50-22-24-451-002	40375 GRAND RIVER	IND	Industrial Manufacturing	301	INDUSTRIAL LAND	04/03/24	\$785,000	\$334,900	\$450,100	\$478,595	\$347,560	0.940	44.28%	50-22-24-451-003
70	70-15-30-377-008	2935 WATERVIEW DR	IND	Industrial Engineering	301	INDUSTRIAL	01/06/25	\$932,500	\$221,948	\$710,552	\$788,819	\$362,840	0.901	38.91%	
70	70-15-30-476-021	2980 TECHNOLOGY DR	IND	Industrial Manufacturing	301	INDUSTRIAL	07/26/24	\$3,100,000	\$592,175	\$2,507,825	\$2,642,246	\$1,154,880	0.949	37.25%	
96	96-22-08-427-017	28525 BECK RD	IND	Industrial Flex	201	Land Table IND	08/17/23	\$230,000	\$43,802	\$186,198	\$174,087	\$132,250	1.070	57.50%	
E	E-17-13-300-080	4359 PINEVIEW DR	IND	Industrial Engineering	201	Land Table IND	05/17/23	\$1,300,000	\$243,512	\$1,056,488	\$965,063	\$644,710	1.095	49.59%	
E	E-17-24-126-007	2000 OAKLEY PARK RD	IND	Industrial Engineering	201	Land Table IND	08/18/23	\$2,350,000	\$429,672	\$1,920,328	\$2,044,882	\$1,304,350	0.939	55.50%	
E	E-17-27-351-012	1145 RIG ST	IND	Industrial Manufacturing	201	Land Table IND	04/12/23	\$395,000	\$146,277	\$248,723	\$204,177	\$182,610	1.218	46.23%	
IH	IH-01-34-381-003	436 COGSHALL ST	IND	Warehouse	201	INDUSTRIAL	03/26/25	\$200,000	\$74,257	\$125,743	\$189,068	\$96,080	0.665	48.04%	
W	W-13-04-253-023	5394 DIXIE HWY	IND	Industrial Manufacturing	201	Land Table CRL	08/30/23	\$150,000	\$73,371	\$76,629	\$132,746	\$100,670	0.577	67.11%	
W	W-13-09-251-031	5401 PERRY DR	IND	Warehouse-Distribution	301	Land Table IND	09/30/24	\$700,000	\$185,651	\$514,349	\$612,428	\$333,560	0.840	47.65%	
W	W-13-13-151-018	2260 SCOTT LAKE RD	INL	Industrial Manufacturing	301	Land Table IND	09/29/23	\$2,000,000	\$431,845	\$1,568,155	\$2,319,977	\$1,106,370	0.676	55.32%	
W	W-13-13-176-006	2627 WILLIAMS AVE	INL	Industrial Manufacturing	301	Land Table IND	12/08/23	\$275,000	\$99,565	\$175,435	\$149,048	\$106,940	1.177	38.89%	

**CITY OF SOUTH LYON
ECF FOR 2026: NSC**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
13	\$18,345,500	\$3,881,460	\$14,464,040	\$14,522,750	\$9,129,360	49.76%	0.996

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
28	28-25-26-479-085	23001 JOHN R RD	CRL	Neighborhood Shopping	201	COMMERCIAL NORTH	05/01/24	\$8,580,000	\$1,335,141	\$7,244,859	\$7,084,712	\$4,190,020	1.023	48.83%	28-25-26-479-084
50	50-22-25-106-001	24100 MEADOWBROOK	CRL	Neighborhood Shopping	201	COMMERCIAL	04/28/23	\$765,000	\$298,259	\$466,741	\$441,648	\$280,150	1.057	36.62%	
96	96-17-30-200-015	2051 N WIXOM RD	CRL	Neighborhood Shopping	201	Land Table COM	12/06/24	\$3,150,000	\$798,347	\$2,351,653	\$2,184,272	\$1,737,170	1.077	55.15%	
H	H-11-13-455-011	2961 E HIGHLAND RD	CRL	Retail	201	Land Table COM	04/28/23	\$125,000	\$22,489	\$102,511	\$107,351	\$82,690	0.955	66.15%	
I	I-01-28-301-011	3045 GRANGE HALL RD	NSC	Neighborhood Shopping	201	COM COMMERCIAL LAND	01/22/25	\$1,450,000	\$488,696	\$961,304	\$1,435,537	\$818,400	0.670	56.44%	I-01-28-301-010
IH	IH-01-28-427-039	1121 N SAGINAW ST	NSC	Neighborhood Shopping	201	COM COMMERCIAL LAND	10/29/24	\$900,000	\$261,295	\$638,705	\$558,297	\$354,340	1.144	39.37%	IH-01-28-427-015
PO	PO-04-27-226-005	18 S WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	02/12/24	\$225,000	\$70,959	\$154,041	\$165,237	\$123,270	0.932	54.79%	
PO	PO-04-27-279-043	150 S WASHINGTON ST	CRL	Retail	201	Land Table COM	10/03/23	\$418,000	\$115,828	\$302,172	\$304,492	\$239,090	0.992	57.20%	
W	W-13-10-253-038	4472 DIXIE HWY	CRL	Retail	201	Land Table CRL	02/12/24	\$125,000	\$12,215	\$112,785	\$142,675	\$75,340	0.791	60.27%	
W	W-13-10-401-001	4391 DIXIE HWY	CRL	Retail	201	Land Table COF	10/23/23	\$177,500	\$63,541	\$113,959	\$139,295	\$81,140	0.818	45.71%	
W	W-13-16-378-019	5720 HIGHLAND RD	CRL	Neighborhood Shopping	201	Land Table NSCH	03/05/25	\$1,040,000	\$163,330	\$876,670	\$794,677	\$467,750	1.103	44.98%	
W	W-13-25-401-002	2395 ELIZABETH LAKE RD	CRL	Neighborhood Shopping	201	Land Table SPM	05/02/24	\$490,000	\$67,632	\$422,368	\$494,797	\$269,340	0.854	54.97%	
W	W-13-31-476-103	7150 COOLEY LAKE RD	CRL	Neighborhood Shopping	201	Land Table NSC	01/31/25	\$900,000	\$183,728	\$716,272	\$669,760	\$410,660	1.069	45.63%	