

**TOWNSHIP OF 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	\$12,760,000	\$1,621,906	\$11,138,094	\$10,219,793	\$6,079,680	47.65%	1.090

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
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	43.99%	
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	44.39%	
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	38.67%	
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	64-14-29-381-019	18 LORRAINE CT	APT	Apartments 10 units and under	201	Land Table COM	02/02/24	\$160,000	\$9,605	\$150,395	\$276,171	\$71,350	0.545	44.59%	
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%	
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	43.56%	
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	42.20%	
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%	
W	W -13-05-279-043	4081 AIRPORT RD	APT	Apartments 10 units and under	201	Land Table APP	03/14/25	\$620,000	\$99,355	\$520,645	\$266,366	\$229,910	1.955	57.12%	
W	W -13-25-458-019	1058 PREMONT AVE	APT	Apartments 10 units and under	201	Land Table APP	12/26/24	\$270,000	\$23,500	\$246,500	\$200,713	\$146,520	1.228	58.77%	

**TOWNSHIP OF LYON**  
**ECF FOR 2026: AUT**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$28,913,000	\$8,838,195	\$20,074,805	\$19,443,333	\$16,022,310	55.42%	1.032

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
22	22-23-19-451-047	24631 HATHAWAY	AUT	Garage Service Repair	201	RETAIL LAND TABLE	01/21/25	\$2,000,000	\$537,234	\$1,462,766	\$926,060	\$912,180	1.580	45.61%	
22	22-23-21-376-016	34600 GRAND RIVER	AUT	Garage Service Repair	201	INDUSTRIAL LAND	08/11/23	\$2,379,000	\$567,788	\$1,811,212	\$755,182	\$870,610	2.398	36.60%	
22	22-23-36-306-011	28975 GRAND RIVER	COF	Auto Dealerships	201	OFFICE LAND RATES	11/14/24	\$975,000	\$358,093	\$616,907	\$413,768	\$318,150	1.491	32.63%	
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%	
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%	
O	O-09-26-300-007	3800 S LAPEER RD	CAS	Auto Dealerships	201	COMM Land Table	02/05/24	\$12,640,000	\$4,529,233	\$8,110,767	\$5,234,221	\$5,484,470	1.550	43.39%	O-09-26-300-014, O-09-35-300-033
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-13-26-251-007	3381 HIGHLAND RD	AUT	Auto Dealerships	201	Land Table AUTH	05/08/23	\$349,000	\$92,129	\$256,871	\$66,971	\$77,520	3.836	22.21%	
X	X-18-06-229-033	7055 COOLEY LAKE	AUT	Garage Service Repair	201	COMM land Table	10/30/24	\$200,000	\$138,525	\$61,475	\$130,489	\$148,130	0.471	74.07%	
X	X-18-34-200-231	6800 ORCHARD LAKE	AUT	Auto Dealerships	201	COMM land Table	05/24/23	\$5,100,000	\$1,139,319	\$3,960,681	\$9,008,461	\$6,032,090	0.440	118.28%	

**TOWNSHIP OF 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
14	\$44,249,000	\$5,681,600	\$38,567,400	\$42,467,182	\$14,301,340	32.32%	0.908

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
K	K -21-10-300-001	28704 MILFORD RD	CMS	Golf Course/Clubhouse	201	K Commercial Land	09/25/24	\$8,000,000	\$2,025,990	\$5,974,010	\$434,264	\$1,211,760	13.757	15.15%	K -21-10-300-002, K -21-10-300-005, K -21-10-400-001
K	K -21-26-400-026	22805 COUNTRY CLUB DR	CMS	Fraternal/Clubhouse/Banquet	201	K Commercial Land	06/12/23	\$5,730,000	\$1,518,724	\$4,211,276	\$640,489	\$1,045,660	6.575	18.25%	K -21-26-100-039, K -21-26-100-019
02	02-14-14-351-018	1565 N OPDYKE RD		Hotel or Motel	201	Com. North Opdyke	12/06/23	\$2,924,000	\$0	\$2,924,000	\$3,474,298	\$1,034,130	0.842	35.37%	
02	02-14-23-176-010	2550 AIMEE LN		Hotel or Motel	201	Com. Univ. 175	11/14/24	\$4,500,000	\$0	\$4,500,000	\$9,919,974	\$3,034,960	0.454	67.44%	
20	20-23-27-352-003	33300 W 9 MILE RD		Veterinary Clinic	201	Land Table COM	05/29/24	\$1,935,000	\$0	\$1,935,000	\$1,022,088	\$666,560	1.893	34.45%	
22	22-23-15-101-038	33103 HAMILTON CT		Hotel or Motel	201	RETAIL LAND TABLE	12/21/23	\$9,000,000	\$0	\$9,000,000	\$20,079,466	\$3,598,520	0.395	39.98%	
44	44-25-12-101-057	30728 JOHN R RD	MIS	Fraternal/Clubhouse/Banquet	201	Land Table 200	04/25/23	\$625,000	\$384,344	\$240,656	\$239,396	\$308,210	1.005	49.31%	
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%	
64	64-14-18-479-041	1063 STANLEY AVE	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	06/28/24	\$255,000	\$49,774	\$205,226	\$256,535	\$121,560	0.800	47.67%	
64	64-14-20-481-011	121 CHAMBERLAIN ST	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	10/06/23	\$270,000	\$32,473	\$237,527	\$426,749	\$176,780	0.557	65.47%	
64	64-14-29-279-036	154 N SAGINAW ST	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	10/18/24	\$8,200,000	\$237,780	\$7,962,220	\$4,364,713	\$1,791,360	1.824	21.85%	64-14-29-283-020
64	64-19-05-257-001	600 MOTOR ST	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	09/19/24	\$275,000	\$92,431	\$182,569	\$317,934	\$140,480	0.574	51.08%	
70	70-15-31-101-038	3915 W AUBURN RD		Veterinary Clinic	201	COMMERCIAL	10/09/24	\$135,000	\$0	\$135,000	\$142,090	\$65,020	0.950	48.16%	
W	W -13-26-307-018	183 S WINDING DR	MIS	Religious	201	Land Table EXE	08/05/24	\$450,000	\$201,106	\$248,894	\$789,332	\$386,640	0.315	85.92%	

**TOWNSHIP OF 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
9	\$8,780,000	\$2,360,413	\$6,419,587	\$4,396,031	\$3,593,420	40.93%	1.460

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	22-23-02-126-124	32430 NORTHWESTERN	AUT	Garage Service Repair	201	RETAIL LAND TABLE	04/30/24	\$700,000	\$160,625	\$539,375	\$182,936	\$204,770	2.948	29.25%	
22	22-23-19-451-047	24631 HATHAWAY	AUT	Garage Service Repair	201	RETAIL LAND TABLE	01/21/25	\$2,000,000	\$537,234	\$1,462,766	\$926,060	\$912,180	1.580	45.61%	
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%	
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%	
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%	
X	X -18-06-229-033	7055 COOLEY LAKE	AUT	Garage Service Repair	201	COMM land Table	10/30/24	\$200,000	\$138,525	\$61,475	\$130,489	\$148,130	0.471	74.07%	

**TOWNSHIP OF LYON**  
**ECF FOR 2026: COF**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMINT	TOTAL SALES RATIO	ECF
25	\$19,276,500	\$5,669,916	\$13,606,584	\$14,489,936	\$9,483,040	49.19%	0.939

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMINT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
K	K -21-11-276-007	53425 GRAND RIVER AVE	COF	Office	201	K Commercial Land	09/12/23	\$1,150,000	\$263,360	\$886,640	\$542,908	\$402,040	1.633	34.96%	
K	K -21-03-305-001	56655 GRAND RIVER AVE	COF	Office	201	K Commercial Land	10/17/24	\$540,000	\$78,153	\$461,847	\$201,168	\$137,460	2.296	25.46%	
K	K -21-03-304-001	56757 GRAND RIVER AVE	COF	Office	201	K Commercial Land	11/13/24	\$303,000	\$228,082	\$74,918	\$155,208	\$191,150	0.483	63.09%	
H	H -11-34-301-018	2628 S MILFORD RD	COF	Office	201	Land Table COM	02/22/24	\$412,500	\$32,376	\$380,124	\$243,210	\$141,410	1.563	34.28%	
H	H -11-22-302-010	210 W HIGHLAND RD	COF	Office	201	Land Table COM	04/26/24	\$375,000	\$33,455	\$341,545	\$286,235	\$164,550	1.193	43.88%	
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%	
H	H -11-22-301-007	140 W HIGHLAND RD	COF	Office	201	Land Table COM	11/03/23	\$1,080,000	\$238,116	\$841,884	\$521,238	\$388,700	1.615	35.99%	
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%	
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 -17-01-205-006	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%	
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	\$234,306	\$150,960	0.873	58.06%	
50	50-22-36-477-031	40000 EIGHT MILE	COF	Medical or Dental Office	201	COMMERCIAL	11/02/23	\$2,650,000	\$943,255	\$1,706,745	\$2,796,674	\$1,654,610	0.610	62.44%	
50	50-22-36-400-024	39650 ORCHARD HILL	COF	Medical or Dental Office	201	COMMERCIAL	03/01/24	\$2,200,000	\$800,333	\$1,399,667	\$1,298,621	\$964,550	1.078	43.84%	
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%	
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	50-22-24-351-001	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%	
22	22-23-26-153-031	23330 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	12/31/24	\$550,000	\$150,084	\$399,916	\$591,549	\$280,080	0.676	50.92%	
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	22-23-14-477-024	26029 MIDDLEBELT	COF	Bank	201	OFFICE LAND RATES	06/15/23	\$650,000	\$293,596	\$356,404	\$488,873	\$333,190	0.729	51.26%	
22	22-23-12-351-012	29330 TWELVE MILE	COF	Medical or Dental Office	201	OFFICE LAND RATES	08/15/23	\$950,000	\$202,598	\$747,402	\$522,191	\$446,310	1.431	46.98%	
22	22-23-08-451-020	36400 TWELVE MILE	COF	Residential Conversion	201	OFFICE LAND RATES	01/03/25	\$510,000	\$190,890	\$319,110	\$264,104	\$267,180	1.208	52.39%	
22	22-23-02-426-017	31811 MIDDLEBELT	COF	Office	201	OFFICE LAND RATES	03/07/24	\$105,000	\$22,170	\$82,830	\$58,838	\$56,390	1.408	53.70%	
22	22-23-02-304-014	29956 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	01/05/24	\$185,000	\$79,010	\$105,990	\$138,143	\$98,990	0.767	53.51%	
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	22-23-02-301-059	30110 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	11/15/23	\$580,000	\$189,646	\$390,354	\$557,003	\$339,710	0.701	58.57%	

**TOWNSHIP OF 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
20	\$13,342,765	\$4,535,305	\$8,807,460	\$7,678,948	\$6,198,830	46.46%	1.147

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
K	K -21-04-201-035	30567 MILFORD RD	CRL	Discount Store	201	K Commercial Land	01/30/25	\$3,310,345	\$760,494	\$2,549,851	\$690,905	\$768,940	3.691	23.23%	
K	K -21-11-251-001	54001 GRAND RIVER AVE	CRL	Retail	201	K Commercial Land	02/27/25	\$650,000	\$91,722	\$558,278	\$70,396	\$84,890	7.931	13.06%	
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%	
36	36-18-01-303-026	2091 CASS LAKE RD	CRL	Retail	201	Land Table COM	12/15/23	\$235,000	\$36,198	\$198,802	\$241,748	\$140,990	0.822	60.00%	
36	36-18-02-435-059	3000 ORCHARD LAKE RD	CRL	Discount Store	201	Land Table COM	09/12/24	\$1,150,000	\$530,138	\$619,862	\$1,238,330	\$904,420	0.501	78.65%	36-18-02-435-053
50	50-22-02-200-041	42191 FOURTEEN MILE	CRL	Discount Store	201	COMMERCIAL	06/14/23	\$1,295,420	\$1,113,746	\$181,674	\$428,468	\$684,150	0.424	52.81%	
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	\$234,306	\$150,960	0.873	58.06%	
E	E -17-10-127-040	1203 N COMMERCE RD	CRL	Retail	201	Land Table COM	03/21/24	\$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	08/31/23	\$300,000	\$198,916	\$101,084	\$86,500	\$143,060	1.169	47.69%	
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%	
H	H -11-27-327-019	1155 S MILFORD RD	CRL	Retail	201	Land Table COM	05/04/23	\$949,500	\$94,028	\$855,472	\$563,634	\$436,620	1.518	45.98%	
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 -13-13-129-021	2580 DIXIE HWY	CRL	Retail Warehouse	201	Land Table CRL	09/14/23	\$200,000	\$32,955	\$167,045	\$153,100	\$96,440	1.091	48.22%	W -13-13-129-022, W -13-13-129-023
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 -13-25-404-037	2271 ELIZABETH LAKE RD	CRL	Retail	201	Land Table SPM	05/18/23	\$525,000	\$80,022	\$444,978	\$754,674	\$410,180	0.590	78.13%	
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
W	W -13-26-153-022	3860 ELIZABETH LAKE RD	CRL	Retail	201	Land Table CRL	11/07/23	\$155,000	\$73,989	\$81,011	\$134,276	\$101,740	0.603	65.64%	W -13-26-153-021

**TOWNSHIP OF 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
9	\$8,905,000	\$3,871,073	\$5,033,927	\$3,935,831	\$4,202,430	47.19%	1.279

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
K	K-21-03-151-015	30712 LYON CENTER DR E	CRS	Restaurant	201	K Commercial Land	04/05/23	\$1,350,000	\$960,185	\$389,815	\$463,198	\$777,920	0.842	57.62%	
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
22	22-23-36-452-001	28315 GRAND RIVER	CRL	Fast Food Restaurant	201	RETAIL LAND TABLE	03/19/25	\$375,000	\$89,781	\$285,219	\$156,351	\$138,810	1.824	37.02%	
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-17-36-200-032	500 LOOP RD	CMS	Restaurant	201	Land Table COM	12/20/24	\$2,450,000	\$911,021	\$1,538,979	\$515,958	\$762,760	2.983	31.13%	
W	W-13-16-451-014	5350 HIGHLAND RD	MIS	Fast Food Restaurant	201	LAND TABLE CRSH	08/18/23	\$500,000	\$231,594	\$268,406	\$550,562	\$386,300	0.488	77.26%	
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%	

**TOWNSHIP OF LYON**  
**ECF FOR 2026: DCC**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
9	\$6,323,000	\$2,635,486	\$3,687,514	\$3,095,662	\$3,060,610	48.40%	1.191

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	22-23-08-451-020	36400 TWELVE MILE	COF	Residential Conversion	201	OFFICE LAND RATES	01/03/25	\$510,000	\$190,890	\$319,110	\$264,104	\$267,180	1.208	52.39%	
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%	
64	64-14-18-479-041	1063 STANLEY AVE	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	06/28/24	\$255,000	\$49,774	\$205,226	\$256,535	\$121,560	0.800	47.67%	
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%	
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%	
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%	
O	O-09-09-452-036	1870 W CLARKSTON RD	CMS	Day Care Center	201	COMM Land Table	09/15/23	\$390,000	\$154,149	\$235,851	\$241,851	\$204,300	0.975	52.38%	
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-04-27-279-018	146 S WASHINGTON ST	COF	Residential Conversion	201	Land Table COM	02/09/24	\$223,000	\$69,348	\$153,652	\$139,515	\$114,970	1.101	51.56%	

**TOWNSHIP OF 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
10	\$15,460,000	\$3,803,623	\$11,656,377	\$10,059,328	\$6,996,520	45.26%	1.159

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
K	K-21-03-303-018	56849 GRAND RIVER AVE	NSC	Neighborhood Shopping	201	K Commercial Land	04/09/24	\$3,200,000	\$392,244	\$2,807,756	\$1,363,998	\$964,470	2.058	30.14%	
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%	
E	E-17-10-127-040	1203 N COMMERCE RD	CRL	Retail	201	Land Table COM	03/21/24	\$1,815,000	\$993,595	\$821,405	\$1,085,260	\$1,039,810	0.757	57.29%	
H	H-11-27-327-015	1449 S MILFORD RD	CRL	Neighborhood Shopping	201	Land Table COM	11/17/23	\$1,750,000	\$156,497	\$1,593,503	\$1,031,083	\$654,430	1.545	37.40%	
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
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%	

**TOWNSHIP OF LYON**  
**ECF FOR 2026: IND**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
14	\$20,557,000	\$5,001,967	\$15,555,033	\$13,430,190	\$9,297,520	45.23%	1.158

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
K	K -21-02-376-018	54790 GRAND RIVER AVE	IND	Warehouse	201	K Industrial Land	11/02/23	\$1,410,000	\$305,199	\$1,104,801	\$540,051	\$449,060	2.046	31.85%	
K	K -21-03-377-003	29555 COSTELLO DR	IND	Industrial Flex	301	K Industrial Land	12/15/23	\$205,000	\$35,879	\$169,121	\$116,834	\$84,950	1.448	41.44%	
K	K -21-03-401-001	55840 GRAND RIVER AVE	IND	Industrial Flex	301	K Industrial Land	02/27/24	\$2,725,000	\$390,820	\$2,334,180	\$1,285,530	\$920,140	1.816	33.77%	
K	K -21-11-276-013	29450 HAAS RD	IND	Industrial Flex	301	K Industrial Land	06/06/24	\$1,235,000	\$215,388	\$1,019,612	\$455,278	\$359,630	2.240	29.12%	
K	K -21-12-452-002	28115 LAKEVIEW DR	IND	Warehouse	201	K Industrial Land	01/26/24	\$2,167,000	\$520,802	\$1,646,198	\$1,604,124	\$1,160,550	1.026	53.56%	
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
96	96-22-08-126-008	29425 WALL ST	IND	Warehouse	201	Land Table IND	01/07/25	\$1,200,000	\$259,405	\$940,595	\$719,376	\$579,810	1.308	48.32%	
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 -17-13-326-006	4181 PIONEER DR	IND	Industrial Engineering	301	Land Table IND	05/12/23	\$905,000	\$134,862	\$770,138	\$576,791	\$379,290	1.335	41.91%	
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 -17-24-228-030	3070 OLD FARM LN	IND	Industrial Manufacturing	201	Land Table IND	01/21/25	\$540,000	\$180,488	\$359,512	\$257,258	\$229,670	1.397	42.53%	
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%	
W	W -13-04-403-005	5275 DIXIE HWY	IND	Warehouse	201	Land Table WHS	09/01/23	\$160,000	\$22,045	\$137,955	\$105,769	\$69,970	1.304	43.73%	
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%	