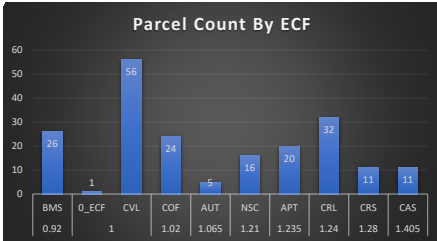


**LYON TWP**

**LAND FOR 2022: COM**

BSA DATABASE		SALES DATA	
Parcel Count	202	# of Sales	29
ECF Nbhhd	CAS, CRL, AUT, NSC, COF, CRS, BMS, CVL, APT, O, ECF	Sales Ratio	47.62%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	19.32%
Max ECF	1.405	Projected % Change	28.63%
Land Table LtoB	27.58%	Current Land Table LtoB	25.41%
CVT LtoB	21.89%	Projected Land Table LtoB	30.29%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$3.77	\$4.49	\$4.47
MEDIAN	\$2.45	\$2.92	\$2.91
MINIMUM	\$0.16	\$0.19	\$0.19
MAXIMUM	\$13.70	\$16.35	\$16.27



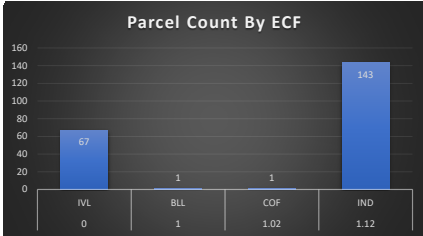
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
E -17-01-205-009	8322 COOLEY LAKE RD	03/27/20	\$200,000	\$110,340	\$220,678	\$24,485	\$45,163	0.32	\$76,516	\$1.76	COF		Land Table COM	20.47%
E -17-25-101-012	1830 WELCH RD	12/17/18	\$170,000	\$115,890	\$231,789	\$545	\$62,334	0.30	\$1,817	\$0.04	CRL		Land Table COM	26.89%
EW-17-22-431-027	297 GLENGARY RD	04/16/18	\$300,000	\$160,480	\$320,956	\$37,197	\$58,153	0.50	\$74,394	\$1.71	CRM		Land Table COM	18.12%
G -02-33-102-005	16200 DIXIE HWY	04/09/19	\$580,000	\$226,070	\$452,142	\$265,508	\$137,650	4.00	\$66,377	\$1.52	APT		Land Table COM	30.44%
I -01-28-301-001	15249 FISH LAKE RD	04/06/20	\$151,000	\$84,640	\$182,286	\$44,501	\$75,787	0.64	\$69,316	\$1.59	BMS		COM COMMERCIAL LAND	41.58%
I -01-28-302-014	3122 GRANGE HALL RD	04/24/18	\$1,987,500	\$1,022,250	\$2,044,508	\$264,632	\$321,640	6.24	\$51,545	\$1.18	MSW	I -01-28-302-015	COM COMMERCIAL LAND	17.45%
IH-01-27-301-027	1112 N SAGINAW ST	05/15/19	\$199,000	\$101,760	\$203,516	\$62,771	\$67,287	0.57	\$110,125	\$2.53	CRL		COM COMMERCIAL LAND	33.06%
IH-01-27-302-004	1014 N SAGINAW ST	06/20/18	\$285,000	\$159,660	\$319,325	\$5,899	\$40,224	0.18	\$32,772	\$0.75	BMS		COM COMMERCIAL LAND	12.60%
IH-01-28-427-033	1015 N SAGINAW ST	01/02/19	\$159,900	\$95,100	\$190,202	\$56,463	\$86,765	0.74	\$76,820	\$1.76	BMS		COM COMMERCIAL LAND	45.62%
IH-01-34-301-010	119 S SAGINAW ST	02/21/18	\$140,000	\$82,140	\$164,283	\$5,749	\$30,032	0.06	\$92,726	\$2.13	CRL		COM COMMERCIAL LAND	18.28%
IH-01-34-304-006	215 S SAGINAW ST	08/10/18	\$147,500	\$85,770	\$171,542	\$9,254	\$33,296	0.15	\$62,107	\$1.43	CRL		COM COMMERCIAL LAND	19.41%
K -21-03-304-012	30033 SHEPPO ST	07/23/20	\$273,000	\$153,500	\$307,002	\$52,247	\$86,249	0.44	\$59,372	\$1.36	COF		K Commercial Land	28.09%
K -21-03-305-001	56655 GRAND RIVER AVE	12/19/18	\$162,000	\$114,510	\$229,019	(\$18,014)	\$49,005	0.25	(\$72,056)	(\$1.65)	COF		K Commercial Land	21.40%
K -21-04-251-006	57721 GRAND RIVER AVE	06/21/19	\$490,000	\$335,450	\$670,903	(\$565)	\$180,338	1.2	(\$471)	(\$0.01)	CRS		K Commercial Land	26.88%
K -21-04-401-026	57735 NEW HUDSON DR	10/29/18	\$130,000					1.88	\$69,149	\$1.59	CVL		K Commercial Land	100.00%
K -21-05-176-002	60999 GRAND RIVER AVE	06/20/19	\$1,532,000	\$623,860	\$1,247,721	\$459,739	\$175,460	1.52	\$302,460	\$6.94	CRL		K Commercial Land	14.06%
K -21-07-200-009	61019 SILVER LAKE RD	2/7/2020	\$2,579,351	\$838,440	\$1,676,888	\$1,551,180	\$648,717	2.59	\$299,456	\$6.87	CRL		K Commercial Land	38.69%
K -21-09-400-015	28117 MILFORD RD	06/26/18	\$1,625,000	\$554,340	\$1,108,676	\$843,155	\$326,831	2.46	\$342,746	\$7.87	BMS		K Commercial Land	29.48%
K -21-11-276-007	53425 GRAND RIVER AVE	11/03/20	\$575,000	\$345,950	\$691,898	\$54,554	\$171,452	1.92	\$28,414	\$0.65	COF		K Commercial Land	24.78%
K -21-29-353-037	22540 PONTIAC TRL	01/31/20	\$840,000	\$511,900	\$1,023,793	\$175,185	\$358,978	4.02	\$43,578	\$1.00	CAS		K Commercial Land	35.06%
K -21-31-400-076	20905 PONTIAC TRL	03/11/20	\$1,630,000					16.5	\$98,788	\$2.27	CVL		K Commercial Land	100.00%
K -21-32-300-005	21200 PONTIAC TRL	08/09/18	\$975,000	\$679,470	\$1,358,936	(\$157,685)	\$226,251	1.96	(\$80,452)	(\$1.85)	NSC		K Commercial Land	16.65%
K -21-32-300-025	20758 PONTIAC TRL	04/23/18	\$2,250,000	\$967,170	\$1,934,344	\$674,747	\$359,091	5.57	\$121,139	\$2.78	NSC		K Commercial Land	18.56%
U -07-10-279-007	10063 DIXIE HWY	07/30/18	\$160,000	\$98,970	\$197,941	\$53,535	\$91,476	0.70	\$76,479	\$1.76	CRS		Land Table COM	46.21%
U -07-11-151-002	10070 DIXIE HWY	12/11/19	\$75,000	\$63,640	\$127,264	\$52,280	\$104,544	0.48	\$54,458	\$1.25	CAS	U -07-11-151-003	Land Table COM	82.15%
U -07-11-301-030	9941 DIXIE HWY	03/12/19	\$327,500	\$167,470	\$334,945	\$116,701	\$124,146	0.95	\$122,843	\$2.82	APT		Land Table COM	37.06%
U -07-11-351-001	9861 DIXIE HWY	03/20/18	\$404,000	\$188,620	\$377,241	\$155,865	\$129,106	1.31	\$118,981	\$2.73	BMS		Land Table COM	34.22%
U -07-17-178-016	634 BROADWAY RD	02/13/18	\$118,500	\$66,300	\$132,609	\$6,277	\$20,386	0.13	\$48,285	\$1.11	CRL		Land Table COM	15.37%
U -07-17-181-001	589 BROADWAY	01/30/19	\$75,000	\$37,880	\$75,760	\$53,244	\$54,004	0.57	\$93,411	\$2.14	CAS		Land Table COM	71.28%

**LYON TWP**

**LAND FOR 2022: IND**

BSA DATABASE		SALES DATA	
Parcel Count	212	# of Sales	22
ECF Nbrhd	IND, IVL, COF, BLL	Sales Ratio	46.85%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	26.13%
Max ECF	1.120	Projected % Change	44.49%
Land Table LtoB	17.08%	Current Land Table LtoB	25.78%
CVT LtoB	21.89%	Projected Land Table LtoB	28.91%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$2.48	\$3.13	\$2.94
MEDIAN	\$1.20	\$1.51	\$1.43
MINIMUM	\$0.16	\$0.20	\$0.19
MAXIMUM	\$18.00	\$22.70	\$21.38



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
96-22-07-301-008	51100 GRAND RIVER AVE	12/16/2019	\$2,600,000	\$1,273,980	\$2,547,958	\$485,649	\$433,607	4.56	\$106,502	\$2.44	INL		Land Table Industrial Properties	17.02%
96-22-08-100-005	48733 WEST RD	11/13/2019	\$3,673,567	\$2,060,980	\$4,121,964	\$270,421	\$718,818	9.19	\$29,432	\$0.68	INL		Land Table Industrial Properties	17.44%
96-22-09-102-003	46934 MAGELLAN	6/3/2019	\$825,000	\$415,690	\$831,374	\$116,898	\$123,272	1.05	\$111,014	\$2.55	INL		Land Table Industrial Properties	14.83%
96-22-09-300-034	28294 BECK RD	11/28/2018	\$620,728	\$461,890	\$923,782	-\$103,117	\$199,937	1.87	-\$55,172	-\$1.27	INL		Land Table Industrial Properties	21.64%
G-02-33-102-001	16140 DIXIE HWY	08/14/20	\$497,500	\$233,170	\$466,348	\$173,319	\$142,167	2.15	\$80,613	\$1.85	INL		Land Table IND	30.49%
K-21-03-377-009	29567 COSTELLO DR	06/21/19	\$40,000	\$29,590	\$59,175	(\$1,141)	\$18,034	0.02	(\$49,609)	(\$1.14)	IND		K Industrial Land	30.48%
K-21-03-377-010	29565 COSTELLO DR	07/07/20	\$130,000	\$63,650	\$127,293	\$19,086	\$16,379	0.05	\$406,085	\$9.32	IND		K Industrial Land	12.87%
K-21-03-401-007	30031 RESEARCH DR	01/14/20	\$860,000	\$295,160	\$590,329	\$364,741	\$95,070	0.97	\$376,022	\$8.63	IND		K Industrial Land	16.10%
K-21-03-401-008	30029 RESEARCH DR	04/24/20	\$1,050,000	\$436,920	\$873,837	\$279,074	\$102,911	1.05	\$265,785	\$6.10	IND		K Industrial Land	11.78%
K-21-11-251-020	28807 REILLY RD	11/11/20	\$935,000	\$281,460	\$562,918	\$559,847	\$187,765	2.33	\$120,139	\$2.76	IND		K Industrial Land	33.36%
K-21-11-251-024		11/30/20	\$275,000					1.79	\$153,631	\$3.53	IVL		K Industrial Land	100.00%
K-21-12-176-002		02/12/19	\$80,000					10.21	\$7,835	\$0.18	IVL		K Industrial Land	100.00%
K-21-13-100-010		06/01/20	\$650,000					90.43	\$7,188	\$0.17	IVL		K Industrial Land	100.00%
K-21-29-426-007	22675 GRISWOLD RD	02/28/20	\$335,000	\$93,160	\$186,325	\$335,000	\$184,847	3.69	\$90,786	\$2.08	IVL		K Industrial Land	99.21%
L-16-36-351-003	52972 PONTIAC TRL	09/13/18	\$150,000	\$90,690	\$181,388	\$121,490	\$152,878	4.28	\$28,386	\$0.65	IND		Land Table IND	84.28%
P-04-04-376-006	3020 ADVENTURE LN	06/21/19	\$620,000	\$268,610	\$537,211	\$286,217	\$203,428	3.80	\$75,320	\$1.73	IND		Land Table IND	37.87%
U-07-03-326-002	10555 ENTERPRISE DR	12/20/18	\$490,000	\$204,170	\$408,343	\$213,208	\$131,551	1.51	\$141,197	\$3.24	INL		Land Table IND	32.22%
U-07-03-326-004	10505 ENTERPRISE DR	12/11/18	\$725,000	\$282,530	\$565,062	\$326,294	\$166,356	2.01	\$162,335	\$3.73	INL		Land Table IND	29.44%
U-07-03-326-012	10585 ENTERPRISE DR	08/31/18	\$1,000,000	\$371,510	\$743,022	\$516,160	\$259,182	3.50	\$147,474	\$3.39	INL		Land Table IND	34.88%
U-07-03-327-001	10590 ENTERPRISE DR	05/18/18	\$400,000	\$196,590	\$393,181	\$197,350	\$190,531	2.43	\$81,214	\$1.86	INL		Land Table IND	48.46%
U-07-14-176-035	9644 DIXIE HWY	10/15/19	\$1,025,000	\$458,480	\$916,961	\$610,242	\$502,203	12.27	\$49,734	\$1.14	IMS	U-07-14-176-034	Land Table IND	54.77%
U-07-36-401-009	4600 CLAWSON TANK DR	10/17/19	\$1,170,000	\$514,750	\$1,029,501	\$453,434	\$312,935	4.49	\$100,988	\$2.32	INL		Land Table IND	30.40%