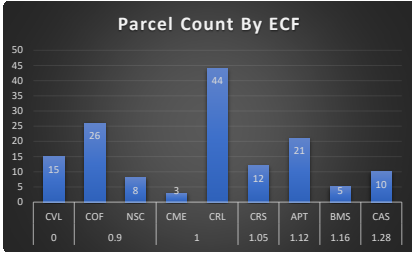


CITY OF SOUTH LYON

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	144	# of Sales	13
ECF Nbhhd	BMS, CRS, CRL, NSC, COF, APT, CAS, CVL, CME	Sales Ratio	46.16%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	28.84%
Max ECF	1.280	Projected % Change	11.11%
Land Table LtoB	15.94%	Current Land Table LtoB	28.85%
CVT LtoB	15.71%	Projected Land Table LtoB	31.97%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$5.82	\$7.50	\$6.47
MEDIAN	\$3.17	\$4.08	\$3.52
MINIMUM	\$0.63	\$0.81	\$0.70
MAXIMUM	\$40.64	\$52.36	\$45.16



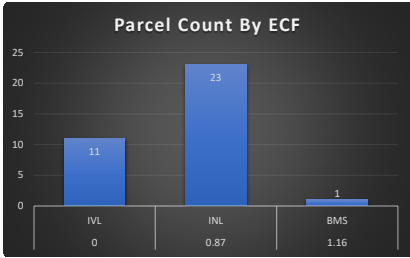
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
80-21-17-301-030	26800 PONTIAC TRL	6/11/2019	\$250,000	\$159,290	\$318,579	\$33,783	\$102,362	3.73	\$9,057	\$0.21	CRS		Land Table COM	32.13%
80-21-19-201-005	61661 11 MILE RD	6/16/2020	\$470,000	\$226,920	\$453,837	\$136,532	\$120,369	1.83	\$74,607	\$1.71	APT		Land Table COM	26.52%
80-21-19-476-015	188 WHIPPLE ST	12/23/2020	\$365,000	\$55,200	\$110,399	\$286,313	\$31,712	0.28	\$1,022,546	\$23.47	CAS		Land Table COM	28.72%
80-21-29-104-002	138 E LIBERTY ST	11/3/2020	\$120,000	\$52,680	\$105,361	\$50,445	\$35,806	0.20	\$252,225	\$5.79	COF		Land Table COM	33.98%
80-21-29-151-029	635 S LAFAYETTE ST	3/6/2020	\$381,804	\$238,160	\$476,321	\$2,883	\$97,400	0.86	\$3,352	\$0.08	CAS		Land Table COM	20.45%
80-21-30-228-014	106 S LAFAYETTE ST	11/9/2020	\$475,000	\$189,690	\$379,370	\$152,084	\$56,454	0.24	\$633,683	\$14.55	CRL		Land Table COM	14.88%
80-21-30-232-019	321 WASHINGTON AVE	9/16/2020	\$650,000	\$133,170	\$266,335	\$479,366	\$95,701	0.65	\$737,486	\$16.93	CRL		Land Table COM	35.93%
80-21-30-476-009	22645 PONTIAC TRL	2/27/2019	\$300,000	\$186,390	\$372,770	\$56,133	\$128,903	0.72	\$77,963	\$1.79	CRL		Land Table COM	34.58%
92-17-35-103-009	1350 E WEST MAPLE RD	2/1/2020	\$400,000	\$187,880	\$375,760	\$202,173	\$177,933	1.25	\$161,351	\$3.70	COF		Land Table COM	47.35%
92-17-35-126-014	1679 E WEST MAPLE RD	6/25/2020	\$365,000	\$154,420	\$308,844	\$135,558	\$79,402	0.28	\$484,136	\$11.11	CAS		Land Table COM	25.71%
96-17-32-351-011	120 N WIXOM RD	11/15/2019	\$190,000	\$151,180	\$302,359	\$5,422	\$117,781	0.36	\$15,019	\$0.34	COF		Land Table COM COM^L LAND	38.95%
96-22-04-152-010	30366 BECK RD	8/3/2019	\$278,500	\$184,240	\$368,489	-\$9,635	\$80,354	0.86	-\$11,203	-\$0.26	OFC		Land Table COM COM^L LAND	21.81%
96-22-08-451-001	48200 W 12 MILE RD	11/15/2019	\$1,000,000	\$502,030	\$1,004,055	\$268,702	\$272,757	2.93	\$91,833	\$2.11	BMS		Land Table COM COM^L LAND	27.17%

CITY OF SOUTH LYON

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	35	# of Sales	11
ECF Nbhd	IVL, INL, BMS	Sales Ratio	45.49%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	62.68%
Max ECF	1.160	Projected % Change	8.70%
Land Table LtoB	14.76%	Current Land Table LtoB	15.81%
CVT LtoB	15.71%	Projected Land Table LtoB	17.73%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.32	\$2.15	\$1.44
MEDIAN	\$1.09	\$1.77	\$1.18
MINIMUM	\$0.23	\$0.37	\$0.25
MAXIMUM	\$3.38	\$5.50	\$3.67



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
80-21-29-176-025	201 S MILL ST	3/28/2019	\$825,000	\$141,780	\$283,566	\$581,093	\$39,659	1.39	\$418,053	\$9.60	INL		Land Table IND	13.99%
92-17-26-351-030	1240 N PONTIAC TRL	3/19/2019	\$1,918,330	\$1,061,530	\$2,123,063	-\$36,469	\$168,264	4.65	-\$7,836	-\$0.18	IND		Land Table IND	7.93%
96-22-04-351-016	29560 BECK RD	1/15/2019	\$850,000	\$516,600	\$1,033,195	-\$24,280	\$158,915	1.48	-\$16,372	-\$0.38	COF		Land Table Industrial Properties	15.38%
96-22-05-276-009	30553 ANDERSEN CT	9/15/2020	\$1,600,000	\$551,750	\$1,103,497	\$863,107	\$366,604	6.73	\$128,286	\$2.95	INL		Land Table Industrial Properties	33.22%
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%
96-22-08-100-043	48385 WEST RD	11/24/2020	\$400,000	\$178,970	\$357,933	\$197,871	\$155,804	1.44	\$137,030	\$3.15	INL		Land Table Industrial Properties	43.53%
96-22-08-127-011	29200 WALL ST	1/10/2020	\$2,200,000	\$986,030	\$1,972,051	\$480,090	\$252,141	2.36	\$203,687	\$4.68	IND		Land Table Industrial Properties	12.79%
96-22-08-200-033	29105 LORIE LN	6/19/2019	\$645,000	\$292,020	\$584,031	\$134,310	\$73,341	0.62	\$216,979	\$4.98	INL		Land Table Industrial Properties	12.56%
96-22-08-200-034	29108 LORIE LN	12/11/2018	\$935,000	\$439,820	\$879,647	\$155,585	\$100,232	0.85	\$175,011	\$4.02	INL		Land Table Industrial Properties	11.39%
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%
96-22-09-102-012	46969 WEST RD	8/13/2020	\$1,301,800	\$556,090	\$1,112,183	\$346,419	\$156,802	1.46	\$237,925	\$5.46	INL		Land Table Industrial Properties	14.10%