

CVT: CITY OF SOUTH LYON

YEAR: 2025

LAND TYPE: COMMERCIAL

| COM (SF TABLE) BREAKDOWN |               |                     |                |
|--------------------------|---------------|---------------------|----------------|
| SF                       | OLD RATE (SF) | INDICATED RATE (SF) | USED RATE (SF) |
| AVG                      | \$7.12        | \$9.72              | \$7.83         |
| MED                      | \$3.87        | \$5.28              | \$4.26         |
| MIN                      | \$0.77        | \$1.05              | \$0.85         |
| MAX                      | \$49.68       | \$67.81             | \$54.65        |

| COM (ALL RATES)  |          |                                   |
|------------------|----------|-----------------------------------|
| SALE SAMPLE SIZE | USED % Δ | PROJECTED LAND VALUE / TCV (LtoB) |
| 21.68%           | 10.0%    | 17.53%                            |

| CVT | PARCEL NUMBER    | ADDRESS               | SALE DATE  | SALE PRICE  | 2024 SEV    | LAND VALUE | TOTAL ACRES | EXTRACTED LAND VALUE | EXTRACTED LAND VALUE / 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 |
|-----|------------------|-----------------------|------------|-------------|-------------|------------|-------------|----------------------|-----------------------------------|--------------------------------|------------------------------|------------------|------------------|------------------|-----------------|-----------------|
| 80  | 80-21-19-476-012 | 327 N LAFAYETTE ST    | 11/8/2023  | \$350,000   | \$112,950   | \$37,401   | 0.270       | \$165,050            | 73.06%                            | 611,296                        | \$14.03                      | 0                | 0                | 0                | 0               | 0               |
| 80  | 80-21-20-358-001 | 346 N LAFAYETTE ST    | 10/3/2022  | \$425,000   | \$176,240   | \$84,288   | 0.500       | \$161,889            | 45.93%                            | 323,778                        | \$7.43                       | 80-21-20-358-002 | 0                | 0                | 0               | 0               |
| 80  | 80-21-20-360-027 | 110 N LAFAYETTE ST    | 11/18/2022 | \$400,000   | \$109,980   | \$35,785   | 0.050       | \$205,422            | 93.39%                            | 4,108,440                      | \$94.32                      | 0                | 0                | 0                | 0               | 0               |
| 80  | 80-21-29-101-001 | 101 S LAFAYETTE ST    | 3/1/2024   | \$600,000   | \$181,170   | \$84,124   | 0.140       | \$310,126            | 85.59%                            | 2,215,186                      | \$50.85                      | 80-21-29-101-002 | 0                | 0                | 0               | 0               |
| 80  | 80-21-29-101-005 | 116 E LAKE ST         | 9/14/2022  | \$245,000   | \$123,990   | \$35,785   | 0.050       | \$25,904             | 10.45%                            | 518,080                        | \$11.89                      | 0                | 0                | 0                | 0               | 0               |
| 80  | 80-21-29-101-008 | 134 E LAKE ST         | 11/15/2023 | \$665,000   | \$182,480   | \$42,941   | 0.060       | \$331,805            | 90.92%                            | 5,530,083                      | \$126.95                     | 0                | 0                | 0                | 0               | 0               |
| 80  | 80-21-29-104-037 | 209 S LAFAYETTE ST    | 3/4/2024   | \$530,000   | \$197,370   | \$91,999   | 0.320       | \$232,525            | 58.91%                            | 726,641                        | \$16.68                      | 0                | 0                | 0                | 0               | 0               |
| 80  | 80-21-30-232-012 | 224 S LAFAYETTE ST    | 12/14/2022 | \$475,000   | \$256,880   | \$122,090  | 0.490       | \$69,260             | 13.48%                            | 141,347                        | \$3.24                       | 0                | 0                | 0                | 0               | 0               |
| 92  | 92-17-23-379-002 | 2352 S COMMERCE RD    | 6/26/2024  | \$170,000   | \$66,290    | \$60,139   | 0.234       | \$92,258             | 69.59%                            | 394,265                        | \$9.05                       | 0                | 0                | 0                | 0               | 0               |
| 92  | 92-17-26-307-048 | 1270 S COMMERCE RD    | 9/19/2023  | \$2,000,000 | \$719,940   | \$417,889  | 1.770       | \$677,585            | 47.06%                            | 382,816                        | \$8.79                       | 0                | 0                | 0                | 0               | 0               |
| 92  | 92-17-34-226-013 | 929 N PONTIAC TRL     | 12/13/2022 | \$380,000   | \$155,810   | \$71,480   | 0.185       | \$123,503            | 39.63%                            | 667,584                        | \$15.33                      | 0                | 0                | 0                | 0               | 0               |
| 92  | 92-17-34-229-011 | 1075 E WEST MAPLE RD  | 5/12/2023  | \$550,000   | \$220,700   | \$122,013  | 0.264       | \$196,183            | 44.45%                            | 743,117                        | \$17.06                      | 0                | 0                | 0                | 0               | 0               |
| 92  | 92-17-34-229-014 | 800 N PONTIAC TRL     | 12/6/2023  | \$850,000   | \$491,870   | \$420,202  | 1.635       | \$261,955            | 26.63%                            | 160,217                        | \$3.68                       | 0                | 0                | 0                | 0               | 0               |
| 92  | 92-17-34-229-018 | 1113 E WEST MAPLE RD  | 11/1/2023  | \$940,000   | \$423,690   | \$432,499  | 1.260       | \$514,250            | 60.69%                            | 408,135                        | \$9.37                       | 0                | 0                | 0                | 0               | 0               |
| 92  | 92-17-34-253-025 | 523 N PONTIAC TRL     | 3/6/2023   | \$680,000   | \$313,520   | \$157,612  | 0.313       | \$172,639            | 27.53%                            | 551,562                        | \$12.66                      | 92-17-34-253-026 | 92-17-34-253-027 | 92-17-34-253-028 | 0               | 0               |
| 92  | 92-17-34-276-004 | 620 N PONTIAC TRL     | 8/22/2023  | \$1,125,000 | \$502,450   | \$292,407  | 0.938       | \$356,809            | 35.51%                            | 380,393                        | \$8.73                       | 92-17-34-276-003 | 92-17-34-276-005 | 92-17-34-277-046 | 0               | 0               |
| 92  | 92-17-34-276-023 | 490 N PONTIAC TRL     | 8/17/2022  | \$1,180,000 | \$452,440   | \$501,880  | 1.926       | \$807,452            | 89.23%                            | 419,238                        | \$9.62                       | 92-17-34-276-024 | 92-17-34-276-025 | 0                | 0               | 0               |
| 92  | 92-17-34-401-010 | 132 W WALLED LAKE DR  | 11/4/2022  | \$128,000   | \$57,510    | \$30,137   | 0.078       | \$35,860             | 31.18%                            | 459,744                        | \$10.55                      | 0                | 0                | 0                | 0               | 0               |
| 92  | 92-17-34-409-007 | 131 FERLAND ST        | 10/25/2023 | \$270,000   | \$122,250   | \$58,181   | 0.113       | \$68,690             | 28.09%                            | 607,876                        | \$13.95                      | 0                | 0                | 0                | 0               | 0               |
| 92  | 92-17-35-126-002 | 1501 E WEST MAPLE RD  | 6/3/2022   | \$707,850   | \$278,830   | \$258,332  | 1.120       | \$389,763            | 69.89%                            | 348,003                        | \$7.99                       | 92-17-35-126-003 | 0                | 0                | 0               | 0               |
| E   | E -17-10-127-014 | 1111 N COMMERCE RD    | 11/21/2023 | \$230,000   | \$100,920   | \$125,138  | 0.720       | -\$77,020            | -38.16%                           | -106,972                       | -\$2.46                      | 0                | 0                | 0                | 0               | 0               |
| E   | E -17-10-127-040 | 1203 N COMMERCE RD    | 3/21/2024  | \$1,815,000 | \$1,028,090 | \$880,679  | 3.240       | \$658,347            | 32.02%                            | 203,194                        | \$4.66                       | 0                | 0                | 0                | 0               | 0               |
| E   | E -17-12-426-008 | 3133 UNION LAKE RD    | 7/30/2024  | \$480,000   | \$272,770   | \$152,913  | 0.320       | \$87,653             | 16.07%                            | 273,916                        | \$6.29                       | 0                | 0                | 0                | 0               | 0               |
| E   | E -17-12-476-023 | 3315 UNION LAKE RD    | 8/31/2023  | \$300,000   | \$171,410   | \$176,065  | 0.810       | \$204,052            | 59.52%                            | 251,916                        | \$5.78                       | 0                | 0                | 0                | 0               | 0               |
| E   | E -17-13-326-010 | 4057 PIONEER DR       | 4/13/2023  | \$1,500,000 | \$753,790   | \$187,352  | 1.150       | \$238,011            | 15.79%                            | 206,966                        | \$4.75                       | 0                | 0                | 0                | 0               | 0               |
| E   | E -17-13-326-029 | 8605 RICHARDSON RD    | 5/31/2022  | \$1,500,000 | \$623,040   | \$354,600  | 4.050       | \$458,830            | 36.82%                            | 113,291                        | \$2.60                       | 0                | 0                | 0                | 0               | 0               |
| E   | E -17-15-353-013 | 1010 W OAKLEY PARK RD | 5/4/2022   | \$211,000   | \$127,940   | \$61,115   | 0.230       | \$19,129             | 7.48%                             | 83,170                         | \$1.91                       | 0                | 0                | 0                | 0               | 0               |
| E   | E -17-36-200-032 | 500 LOOP RD           | 2/15/2023  | \$1,275,000 | \$738,200   | \$817,290  | 1.880       | \$653,425            | 44.26%                            | 347,566                        | \$7.98                       | 0                | 0                | 0                | 0               | 0               |
| E   | E -17-36-400-020 | 455 HAGGERTY RD       | 12/8/2022  | \$3,150,000 | \$1,009,700 | \$976,985  | 1.550       | \$2,160,460          | 106.99%                           | 1,393,845                      | \$32.00                      | 0                | 0                | 0                | 0               | 0               |
| EW  | EW-17-22-431-027 | 297 GLENGARY RD       | 9/27/2023  | \$479,600   | \$187,430   | \$76,012   | 0.500       | \$181,809            | 48.50%                            | 363,618                        | \$8.35                       | 0                | 0                | 0                | 0               | 0               |
| EW  | EW-17-23-101-015 | 3031 S COMMERCE RD    | 10/31/2022 | \$775,000   | \$333,120   | \$272,873  | 1.570       | \$368,674            | 55.34%                            | 234,824                        | \$5.39                       | 0                | 0                | 0                | 0               | 0               |

CVT: CITY OF SOUTH LYON

YEAR: 2025

LAND TYPE: INDUSTRIAL

| IND (SF TABLE) BREAKDOWN |               |                     |                |
|--------------------------|---------------|---------------------|----------------|
| SF                       | OLD RATE (SF) | INDICATED RATE (SF) | USED RATE (SF) |
| AVG                      | \$1.58        | \$2.29              | \$1.74         |
| MED                      | \$1.30        | \$1.88              | \$1.43         |
| MIN                      | \$0.28        | \$0.41              | \$0.31         |
| MAX                      | \$4.04        | \$5.85              | \$4.44         |

| IND (ALL RATES)        |          |                                      |
|------------------------|----------|--------------------------------------|
| SALE<br>SAMPLE<br>SIZE | USED % Δ | PROJECTED LAND VALUE /<br>TCV (LtoB) |
| 27.03%                 | 10.0%    | 21.43%                               |

| CVT | PARCEL NUMBER    | ADDRESS                     | SALE DATE | SALE PRICE  | 2024 SEV    | LAND<br>VALUE | TOTAL<br>ACRES | EXTRACTED<br>LAND VALUE | EXTRACTED<br>LAND VALUE<br>/ TCV (LtoB) | EXTRACTED<br>LAND VALUE<br>\$ / ACRE | EXTRACTED<br>LAND VALUE<br>\$ / SF | OTHER PARCELS 0  | OTHER PARCELS 1  | OTHER PARCELS 2 | OTHER PARCELS 3 | OTHER PARCELS 4 |
|-----|------------------|-----------------------------|-----------|-------------|-------------|---------------|----------------|-------------------------|-----------------------------------------|--------------------------------------|------------------------------------|------------------|------------------|-----------------|-----------------|-----------------|
| 80  | 80-21-29-176-026 | 245 S MILL ST               | 7/15/2022 | \$5,000,000 | \$1,845,590 | \$405,386     | 10.830         | \$1,330,507             | 36.05%                                  | \$122,854                            | \$2.82                             | 80-21-29-176-006 | 80-21-29-176-027 | 0               | 0               | 0               |
| E   | E -17-13-300-080 | 4359 PINEVIEW DR            | 5/17/2023 | \$1,300,000 | \$597,370   | \$232,597     | 1.530          | \$257,894               | 21.59%                                  | \$168,558                            | \$3.87                             | 0                | 0                | 0               | 0               | 0               |
| E   | E -17-13-300-081 | 2605 E OAKLEY PARK RD STE A | 3/20/2023 | \$1,875,000 | \$743,880   | \$280,526     | 2.000          | \$573,096               | 38.52%                                  | \$286,548                            | \$6.58                             | 0                | 0                | 0               | 0               | 0               |
| E   | E -17-13-326-006 | 4181 PIONEER DR             | 5/12/2023 | \$905,000   | \$350,440   | \$124,638     | 0.710          | \$279,844               | 39.93%                                  | \$394,146                            | \$9.05                             | 0                | 0                | 0               | 0               | 0               |
| E   | E -17-13-400-043 | 8232 GOLDIE ST              | 9/9/2024  | \$165,000   | \$105,070   | \$180,813     | 1.030          | \$136,445               | 64.93%                                  | \$132,471                            | \$3.04                             | 0                | 0                | 0               | 0               | 0               |
| E   | E -17-24-126-007 | 2000 OAKLEY PARK RD         | 8/18/2023 | \$2,350,000 | \$1,189,420 | \$390,472     | 3.320          | \$162,449               | 6.83%                                   | \$48,930                             | \$1.12                             | 0                | 0                | 0               | 0               | 0               |
| E   | E -17-24-200-017 | 3041 HAGGERTY RD            | 7/27/2022 | \$747,035   | \$338,690   | \$432,011     | 1.840          | \$483,405               | 71.36%                                  | \$262,720                            | \$6.03                             | 0                | 0                | 0               | 0               | 0               |
| E   | E -17-24-200-047 | 2873 HAGGERTY RD            | 7/19/2022 | \$665,000   | \$276,310   | \$258,485     | 0.920          | \$349,443               | 63.23%                                  | \$379,829                            | \$8.72                             | 0                | 0                | 0               | 0               | 0               |
| E   | E -17-25-226-031 | 3181 WALNUT LAKE RD         | 4/7/2022  | \$940,000   | \$477,600   | \$310,718     | 1.770          | \$244,169               | 25.56%                                  | \$137,949                            | \$3.17                             | 0                | 0                | 0               | 0               | 0               |
| E   | E -17-27-351-012 | 1145 RIG ST                 | 4/12/2023 | \$395,000   | \$172,760   | \$136,927     | 0.780          | \$170,989               | 49.49%                                  | \$219,217                            | \$5.03                             | 0                | 0                | 0               | 0               | 0               |

CVT: CITY OF SOUTH LYON  
YEAR: 2025  
LAND TYPE: VACANT

| VACANT LAND SALES BREAKDOWN |       |                        |                         |                |       |    |                   |                 |
|-----------------------------|-------|------------------------|-------------------------|----------------|-------|----|-------------------|-----------------|
| SALES                       | COUNT | SALE PRICE<br>(TOTALS) | CURRENT SEV<br>(TOTALS) | SALES<br>RATIO | ACRES | SF | SALE \$ /<br>ACRE | SALE \$ /<br>SF |
| ALL                         | 0     | \$0                    | \$0                     | 0.00%          | 0.000 | 0  | \$0               | \$0.00          |
| COM                         | 0     | \$0                    | \$0                     | 0.00%          | 0.000 | 0  | \$0               | \$0.00          |
| IND                         | 0     | \$0                    | \$0                     | 0.00%          | 0.000 | 0  | \$0               | \$0.00          |

| CVT | PARCEL<br>NUMBER | ADDRESS | SALE DATE | SALE<br>PRICE | SALE<br>RATIO | 2024 SEV | LAND<br>VALUE | TOTAL<br>ACRES | EXTRACTED<br>LAND VALUE | EXTRACTED<br>LAND VALUE<br>/ 2024 TCV<br>(LtoB) | SALE \$ /<br>ACRE | SALE \$ /<br>SF | OTHER PARCELS<br>0 | OTHER PARCELS<br>1 | OTHER PARCELS<br>2 | OTHER PARCELS<br>3 | OTHER PARCELS<br>4 |
|-----|------------------|---------|-----------|---------------|---------------|----------|---------------|----------------|-------------------------|-------------------------------------------------|-------------------|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|-----|------------------|---------|-----------|---------------|---------------|----------|---------------|----------------|-------------------------|-------------------------------------------------|-------------------|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|