

CVT: TOWNSHIP OF LYON

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$5.20	\$6.88	\$5.20
MED	\$3.22	\$4.26	\$3.22
MIN	\$0.00	\$0.00	\$0.00
MAX	\$19.65	\$25.99	\$19.65

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
17.26%	0.0%	32.79%

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
K	K -21-03-127-005	56195 PONTIAC TRL	12/22/2022	\$6,261,597	\$1,981,120	\$1,894,468	16.350	\$3,867,453	97.61%	\$236,541	\$5.43	0	0	0	0	0
K	K -21-03-151-015	30712 LYON CENTER DR E	4/5/2023	\$1,350,000	\$805,790	\$932,794	1.660	\$673,708	41.80%	\$405,848	\$9.32	0	0	0	0	0
K	K -21-04-151-004	58019 GRAND RIVER AVE	7/8/2022	\$3,563,467	\$1,176,170	\$413,820	2.500	\$1,365,577	58.05%	\$546,231	\$12.54	0	0	0	0	0
K	K -21-04-251-001	57951 GRAND RIVER AVE	3/1/2024	\$660,000	\$393,140	\$604,613	2.210	\$421,525	53.61%	\$190,735	\$4.38	K -21-04-151-005	0	0	0	0
K	K -21-05-252-024	30625 MARTINDALE RD	9/30/2022	\$980,000	\$362,500	\$271,814	3.000	\$402,542	55.52%	\$134,181	\$3.08	0	0	0	0	0
K	K -21-11-276-007	53425 GRAND RIVER AVE	9/12/2023	\$1,150,000	\$381,590	\$245,051	1.920	\$550,620	72.15%	\$286,781	\$6.58	0	0	0	0	0
K	K -21-32-100-013	22024 PONTIAC TRL	3/1/2023	\$564,000	\$161,310	\$97,082	0.510	\$302,599	93.79%	\$593,331	\$13.62	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	92-17-34-409-007	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
96	96-22-08-376-026	49160 GRAND RIVER AVE	12/27/2023	\$1,096,114	\$493,770	\$449,101	1.091	\$668,082	67.65%	\$612,357	\$14.06	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 -17-12-276-010	2745 UNION LAKE RD	4/3/2023	\$730,000	\$194,040	\$245,474	0.470	\$595,503	153.45%	\$1,267,028	\$29.09	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-17-23-101-005	3065 S COMMERCE RD	4/28/2022	\$1,200,000	\$299,330	\$166,172	1.020	\$232,537	38.84%	\$227,977	\$5.23	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
L	L -16-21-276-001	2020 S MILFORD RD	3/28/2024	\$800,000	\$342,860	\$391,822	5.140	\$496,493	72.40%	\$96,594	\$2.22	0	0	0	0	0
L	L -16-22-300-046	2185 S MILFORD RD	2/24/2023	\$700,000	\$400,120	\$288,149	3.780	\$238,815	29.84%	\$63,179	\$1.45	0	0	0	0	0
LM	LM-16-03-477-006	780 N MILFORD RD	9/13/2022	\$1,500,000	\$561,500	\$415,780	1.660	\$793,149	70.63%	\$477,801	\$10.97	LM-16-03-477-008	0	0	0	0
LM	LM-16-10-229-003	624 N MILFORD RD	9/8/2023	\$280,000	\$151,100	\$187,866	0.240	\$162,294	53.70%	\$676,225	\$15.52	0	0	0	0	0
LM	LM-16-10-376-023	140 S MILFORD RD	3/19/2024	\$3,600,000	\$1,490,510	\$845,652	2.050	\$1,699,538	57.01%	\$829,043	\$19.03	0	0	0	0	0
LM	LM-16-11-108-011	402 UNION ST	4/26/2023	\$325,000	\$226,400	\$195,584	0.200	\$72,955	16.11%	\$364,775	\$8.37	0	0	0	0	0
LM	LM-16-11-151-021	344 N MAIN ST	10/25/2023	\$1,045,000	\$571,520	\$575,445	0.490	\$537,766	47.05%	\$1,097,482	\$25.19	0	0	0	0	0
LM	LM-16-11-152-001	334 UNION ST	2/6/2023	\$489,900	\$234,320	\$215,143	0.220	\$222,363	47.45%	\$1,010,741	\$23.20	0	0	0	0	0
LM	LM-16-11-204-012	1400 E COMMERCE ST	4/7/2022	\$425,000	\$262,410	\$367,516	1.300	\$260,607	49.66%	\$200,467	\$4.60	LM-16-11-204-013	0	0	0	0
LM	LM-16-11-301-013	115 E HURON ST	11/4/2023	\$300,000	\$156,640	\$130,044	0.230	\$140,498	44.85%	\$610,861	\$14.02	0	0	0	0	0
LM	LM-16-11-304-009	119 E WASHINGTON ST	2/15/2024	\$165,000	\$111,350	\$47,655	0.200	\$4,926	2.21%	\$24,630	\$0.57	0	0	0	0	0

CVT: TOWNSHIP OF LYON
YEAR: 2025
LAND TYPE: COMMERCIAL

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
LM	LM-16-11-304-015	303 S MAIN ST	6/6/2023	\$710,000	\$315,700	\$382,631	0.800	\$490,787	77.73%	\$613,484	\$14.08	0	0	0	0	0

CVT: TOWNSHIP OF LYON

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$3.44	\$3.98	\$3.79
MED	\$1.66	\$1.92	\$1.83
MIN	\$0.00	\$0.00	\$0.00
MAX	\$25.82	\$29.85	\$28.40

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
12.00%	10.0%	22.77%

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
K	K -21-02-376-018	54790 GRAND RIVER AVE	11/2/2023	\$1,410,000	\$443,510	\$227,183	1.780	\$732,928	82.63%	\$411,757	\$9.45	0	0	0	0	0
K	K -21-02-451-008	29700 WK SMITH DR	1/25/2023	\$6,860,000	\$3,464,690	\$889,513	7.480	\$607,528	8.77%	\$81,220	\$1.86	0	0	0	0	0
K	K -21-03-377-003	29555 COSTELLO DR	12/15/2023	\$205,000	\$83,340	\$26,004	0.052	\$57,436	34.46%	\$1,104,538	\$25.36	0	0	0	0	0
K	K -21-03-401-001	55840 GRAND RIVER AVE	2/27/2024	\$2,725,000	\$903,090	\$288,446	2.260	\$1,133,710	62.77%	\$501,642	\$11.52	0	0	0	0	0
K	K -21-03-402-018	55800 GRAND RIVER AVE	5/23/2023	\$3,200,000	\$906,280	\$298,656	2.340	\$1,613,340	89.01%	\$689,462	\$15.83	0	0	0	0	0
K	K -21-11-276-013	29450 HAAS RD	6/6/2024	\$1,235,000	\$350,870	\$161,172	2.500	\$703,823	100.30%	\$281,529	\$6.46	0	0	0	0	0
K	K -21-12-301-003	28505 AUTOMATION BLVD	3/1/2024	\$4,000,000	\$1,550,840	\$403,226	3.480	\$1,165,411	37.57%	\$334,888	\$7.69	0	0	0	0	0
K	K -21-12-452-002	28115 LAKEVIEW DR	1/26/2024	\$2,167,000	\$1,136,140	\$405,544	3.500	\$207,723	9.14%	\$59,349	\$1.36	0	0	0	0	0
96	96-22-04-351-008	29830 BECK RD	5/10/2022	\$1,722,500	\$642,630	\$310,411	2.050	\$682,763	53.12%	\$333,055	\$7.65	0	0	0	0	0
96	96-22-05-151-007	49323 SHAFER CT	12/14/2022	\$700,000	\$386,430	\$216,527	1.410	\$102,978	13.32%	\$73,034	\$1.68	0	0	0	0	0
96	96-22-05-476-026	48260 FRANK ST	2/23/2023	\$2,700,000	\$1,231,330	\$673,835	5.910	\$1,292,926	52.50%	\$218,769	\$5.02	0	0	0	0	0
96	96-22-06-101-028	50853 CENTURY CT	6/17/2022	\$1,500,000	\$878,630	\$506,269	9.100	\$154,531	8.79%	\$16,981	\$0.39	0	0	0	0	0
96	96-22-06-200-037	31155 OLD WIXOM RD	6/7/2022	\$1,660,000	\$949,080	\$464,272	3.119	\$119,058	6.27%	\$38,172	\$0.88	0	0	0	0	0
96	96-22-08-227-022	29362 LORIE LN	2/7/2023	\$240,000	\$78,900	\$135,018	0.803	\$214,951	136.22%	\$267,685	\$6.15	0	0	0	0	0
96	96-22-08-427-002	28525 BECK RD STE 102	3/23/2023	\$198,000	\$85,810	\$29,428	0.034	\$44,761	26.08%	\$1,316,500	\$30.22	0	0	0	0	0
96	96-22-08-427-010	28525 BECK RD STE 110	11/18/2022	\$210,000	\$85,810	\$29,428	0.034	\$56,761	33.07%	\$1,669,441	\$38.33	0	0	0	0	0
96	96-22-08-427-014	28525 BECK RD STE 114	5/27/2022	\$336,000	\$161,690	\$55,394	0.064	\$47,227	14.60%	\$737,922	\$16.94	0	0	0	0	0
96	96-22-08-427-019	28525 BECK RD STE 119	6/9/2022	\$223,100	\$107,000	\$39,815	0.046	\$38,293	17.89%	\$832,457	\$19.11	0	0	0	0	0
96	96-22-08-427-021	28525 BECK RD STE 121	9/23/2022	\$215,000	\$109,600	\$39,815	0.046	\$21,663	9.88%	\$470,935	\$10.81	0	0	0	0	0
96	96-22-08-427-025	28525 BECK RD STE 124	5/27/2022	\$150,000	\$74,390	\$25,101	0.029	\$16,708	11.23%	\$576,138	\$13.23	0	0	0	0	0
96	96-22-09-300-015	46916 W 12 MILE RD	5/23/2022	\$400,000	\$208,560	\$272,961	4.818	\$230,430	55.24%	\$47,827	\$1.10	96-22-09-300-016	0	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 -17-24-126-007	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 -17-24-226-004	3131 RULER DR	4/13/2023	\$720,000	\$231,710	\$218,811	1.040	\$451,332	97.39%	\$433,973	\$9.96	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: TOWNSHIP OF LYON
YEAR: 2025
LAND TYPE: VACANT

VACANT LAND SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	5	\$10,358,000	\$4,275,640	41.28%	154.450	6,727,842	\$67,064	\$1.54
K Com	2	\$1,408,000	\$332,630	23.62%	12.650	551,034	\$111,304	\$2.56
K IND	3	\$8,950,000	\$3,943,010	44.06%	141.800	6,176,808	\$63,117	\$1.45

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K	K -21-04-429-008	57017 GRAND RIVER AVE	5/12/2023	\$282,200	\$150,310	\$300,629	0.860	\$282,200	93.87%	\$328,140	\$7.53	K -21-04-429-007	0	0	0	0
K	K -21-05-401-030	0	6/17/2024	\$1,125,800	\$182,320	\$364,636	11.790	\$1,125,800	308.74%	\$95,488	\$2.19	0	0	0	0	0
K	K -21-09-201-007	0	1/30/2024	\$250,000	\$70,690	\$141,383	6.340	\$250,000	176.83%	\$39,432	\$0.91	0	0	0	0	0
K	K -21-09-226-018	0	11/30/2023	\$700,000	\$297,920	\$595,831	8.240	\$700,000	117.48%	\$84,951	\$1.95	K -21-09-226-020	K -21-09-226-019	0	0	0
K	K -21-10-200-003	0	5/23/2024	\$8,000,000	\$3,574,400	\$7,148,797	127.220	\$8,000,000	111.91%	\$62,883	\$1.44	0	0	0	0	0