

CITY OF SOUTH LYON

ECF FOR 2025: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$7,038,000	\$2,776,465	\$4,261,535	\$3,310,294	1.287

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
08	08-19-36-456-018	355 E 14 MILE RD	APT	201	7/12/2023	\$1,725,000	\$1,264,792	\$460,208	\$469,014					
24	24-25-33-126-014	1491 W 9 MILE RD APT 1	APT	201	12/27/2022	\$1,050,000	\$145,212	\$904,788	\$535,528					
24	24-25-34-178-022	334 W MARSHALL ST	APP	201	5/11/2022	\$425,000	\$175,072	\$249,928	\$155,451					
64	64-14-29-381-019	18 LORRAINE CT	APP	201	2/2/2024	\$160,000	\$9,605	\$150,395	\$276,171					
64	64-14-30-452-021	21 MONROE ST	APP	201	1/12/2024	\$220,000	\$16,171	\$203,829	\$352,654	64-14-20-452-022				
64	64-14-33-210-065	389 OSMUN ST	APS	201	8/5/2022	\$138,000	\$11,360	\$126,640	\$108,033					
E	E -17-10-127-014	1111 N COMMERCE RD	APT	201	11/21/2023	\$230,000	\$125,435	\$104,565	\$71,108					
K	K -21-04-251-001	57951 GRAND RIVER AVE	APT	201	3/1/2024	\$660,000	\$553,287	\$106,713	\$174,835	K -21-04-151-005				
K	K -21-05-252-024	30625 MARTINDALE RD	APT	201	9/30/2022	\$980,000	\$285,217	\$694,783	\$413,529					
U	U -07-03-177-006	10660 E HOLLY RD	APT	201	7/15/2022	\$1,450,000	\$190,314	\$1,259,686	\$753,970					

CITY OF SOUTH LYON
ECF FOR 2025: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$11,257,467	\$3,889,320	\$7,368,147	\$6,001,316	1.228

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS <u>3</u>	OTHER PARCELS <u>4</u>	OTHER PARCELS <u>5</u>
44	44-25-12-101-057	30728 JOHN R RD	BMS	201	4/25/2023	\$625,000	\$366,195	\$258,805	\$239,396					
68	68-15-14-108-019	265 E 2ND ST	BMS	201	11/10/2023	\$1,100,000	\$228,061	\$871,939	\$418,206					
92	92-17-34-226-013	929 N PONTIAC TRL	CRL	201	12/13/2022	\$380,000	\$73,062	\$306,938	\$210,848					
92	92-17-34-401-010	132 W WALLED LAKE DR	CRL	201	11/4/2022	\$128,000	\$33,101	\$94,899	\$73,760					
96	96-17-32-354-016	49030 PONTIAC TRL STE 300	BMS	201	8/4/2023	\$260,000	\$55,554	\$204,446	\$237,803					
E	E -17-10-127-040	1203 N COMMERCE RD	CRL	201	3/21/2024	\$1,815,000	\$906,999	\$908,001	\$1,102,764					
K	K -21-04-151-004	58019 GRAND RIVER AVE	DCC	201	7/8/2022	\$3,563,467	\$433,347	\$3,130,120	\$1,816,817					
LM	LM-16-11-304-009	119 E WASHINGTON ST	CRL	201	2/15/2024	\$165,000	\$51,519	\$113,481	\$152,997					
O	O -09-04-151-007	2375 STANTON RD	CMS	201	5/15/2023	\$2,200,000	\$1,256,167	\$943,833	\$1,086,613	O -09-04-101-001	P -04-33-300-008			
U	U -07-14-176-005	9700 DIXIE HWY	BMS	201	5/25/2022	\$1,021,000	\$485,315	\$535,685	\$662,112	U -07-14-176-004				

CITY OF SOUTH LYON
ECF FOR 2025: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
13	\$15,787,400	\$4,213,568	\$11,573,832	\$8,979,541	1.289

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
20	20-23-28-477-005	22145 FARMINGTON RD	CAS	201	8/2/2023	\$1,200,000	\$305,047	\$894,953	\$1,055,976					
24	24-25-34-427-001	21800 WOODWARD AVE	CAS	201	12/12/2022	\$8,105,000	\$1,794,422	\$6,310,578	\$3,766,262	24-25-34-427-003	24-25-34-427-071	24-25-34-427-035	24-25-34-427-066	24-25-34-427-067
40	40-24-23-229-029	26727 SOUTHFIELD RD	CAS	201	9/29/2023	\$890,000	\$89,563	\$800,437	\$532,549					
44	44-25-24-106-008	26312 JOHN R RD	CAS	201	8/3/2022	\$200,000	\$113,531	\$86,469	\$70,955					
64	64-14-08-354-017	196 W WALTON BLVD	CAS	201	12/2/2022	\$375,000	\$28,305	\$346,695	\$203,711					
64	64-14-09-352-003	263 E WALTON BLVD	CAS	301	4/6/2022	\$2,287,500	\$409,531	\$1,877,969	\$2,248,055					
64	64-14-16-201-029	618 E WALTON BLVD	CAS	201	6/22/2022	\$810,000	\$713,872	\$96,128	\$177,446					
64	64-14-19-253-019	820 CESAR E CHAVEZ AVE	CAS	201	7/20/2023	\$265,000	\$74,433	\$190,567	\$145,312	64-14-19-253-012				
64	64-14-19-282-018	756 CESAR E CHAVEZ AVE	CAS	201	1/30/2024	\$249,900	\$38,352	\$211,548	\$123,730	64-14-19-282-008	64-14-19-282-009			
64	64-14-20-301-002	250 W MONTCALM ST	CAS	201	12/18/2023	\$100,000	\$32,027	\$67,973	\$107,439					
EW	EW-17-23-101-015	3031 S COMMERCE RD	CAS	201	10/31/2022	\$775,000	\$282,134	\$492,866	\$359,987					
IH	IH-01-33-426-011	101 CIVIC DR	CAS	201	6/14/2022	\$230,000	\$196,850	\$33,150	\$38,271					
LM	LM-16-11-301-013	115 E HURON ST	CAS	201	11/4/2023	\$300,000	\$135,501	\$164,499	\$149,850					

CITY OF SOUTH LYON
ECF FOR 2025: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$6,560,900	\$1,632,982	\$4,927,918	\$5,358,568	0.920

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	7/1/2022	\$460,000	\$108,321	\$351,679	\$473,254					
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	201	1/16/2024	\$500,000	\$93,673	\$406,327	\$399,911					
40	40-24-24-154-001	26060 SOUTHFIELD RD	COF	201	2/21/2023	\$745,000	\$162,522	\$582,478	\$701,323					
92	92-17-34-253-025	523 N PONTIAC TRL	COF	201	3/6/2023	\$680,000	\$165,910	\$514,090	\$488,857	92-17-34-253-026	92-17-34-253-027	92-17-34-253-028		
92	92-17-34-276-004	620 N PONTIAC TRL	COF	201	8/22/2023	\$1,125,000	\$314,963	\$810,037	\$767,458	92-17-34-276-003	92-17-34-276-005	92-17-34-277-046		
92	92-17-34-409-007	131 FERLAND ST	COF	201	10/25/2023	\$270,000	\$59,874	\$210,126	\$201,429					
E	E -17-13-326-010	4057 PIONEER DR	COF	201	4/13/2023	\$1,500,000	\$192,644	\$1,307,356	\$1,325,630					
E	E -17-15-353-013	1010 W OAKLEY PARK RD	COF	201	5/4/2022	\$211,000	\$66,208	\$144,792	\$197,023					
IH	IH-01-27-354-001	912 N SAGINAW ST	COF	201	3/15/2024	\$300,000	\$60,687	\$239,313	\$423,990					
LM	LM-16-10-229-003	624 N MILFORD RD	COF	201	9/8/2023	\$280,000	\$191,465	\$88,535	\$113,993					
LM	LM-16-11-152-001	334 UNION ST	COF	201	2/6/2023	\$489,900	\$216,715	\$273,185	\$265,699					

CITY OF SOUTH LYON
ECF FOR 2025: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$6,386,162	\$1,936,043	\$4,450,119	\$4,237,101	1.050

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
92	92-17-34-401-010	132 W WALLED LAKE DR	CRL	201	11/4/2022	\$128,000	\$33,101	\$94,899	\$73,760					
E	E -17-10-127-040	1203 N COMMERCE RD	CRL	201	3/21/2024	\$1,815,000	\$906,999	\$908,001	\$1,102,764					
EW	EW-17-22-431-027	297 GLENGARY RD	CRL	201	9/27/2023	\$479,600	\$112,282	\$367,318	\$255,391					
IH	IH-01-33-226-024	507 N SAGINAW ST	CRL	201	7/25/2023	\$299,000	\$75,443	\$223,557	\$214,034					
IH	IH-01-34-101-003	602 N SAGINAW ST	CRL	201	10/20/2023	\$145,000	\$43,388	\$101,612	\$137,169					
IH	IH-01-34-301-002	103 S SAGINAW ST	CRL	201	9/26/2022	\$275,000	\$37,493	\$237,507	\$206,807					
IH	IH-01-34-308-007	310 S BROAD ST	CRL	201	9/26/2022	\$375,000	\$52,557	\$322,443	\$405,780					
L	L -16-22-300-046	2185 S MILFORD RD	CRL	201	2/24/2023	\$700,000	\$300,667	\$399,333	\$439,439					
LM	LM-16-11-304-009	119 E WASHINGTON ST	CRL	201	2/15/2024	\$165,000	\$51,519	\$113,481	\$152,997					
U	U -07-03-126-012	10788 DIXIE HWY	CRL	201	9/29/2022	\$1,804,562	\$185,390	\$1,619,172	\$1,122,718					
U	U -07-03-176-003	10740 DIXIE HWY	CRL	201	4/1/2022	\$200,000	\$137,204	\$62,796	\$126,243					

CITY OF SOUTH LYON
ECF FOR 2025: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$8,472,500	\$4,164,631	\$4,307,869	\$3,823,168	1.127

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
14	14-08-20-451-018	18 S MAIN ST	CRS	201	6/16/2022	\$1,600,000	\$488,736	\$1,111,264	\$940,305	14-08-20-451-017				
16	16-20-34-453-004	55 N ROCHESTER RD	CRS	201	9/27/2022	\$160,000	\$131,739	\$28,261	\$64,205					
20	20-23-27-326-016	32704 GRAND RIVER AVE	CRS	201	2/9/2023	\$900,000	\$185,298	\$714,702	\$428,915					
20	20-23-35-126-010	30732 GRAND RIVER AVE	CRS	201	7/29/2022	\$247,500	\$106,213	\$141,287	\$80,982					
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CRS	201	1/17/2023	\$750,000	\$289,933	\$460,067	\$368,370					
92	92-17-34-229-018	1113 E WEST MAPLE RD	CRS	201	11/1/2023	\$940,000	\$451,006	\$488,994	\$346,590					
E	E -17-36-200-032	500 LOOP RD	CRS	201	2/15/2023	\$1,275,000	\$829,602	\$445,398	\$527,957					
K	K -21-03-151-015	30712 LYON CENTER DR E	CRS	201	4/5/2023	\$1,350,000	\$961,238	\$388,762	\$540,324					
L	L -16-21-276-001	2020 S MILFORD RD	CRS	201	3/28/2024	\$800,000	\$484,993	\$315,007	\$179,104					
U	U -07-03-126-013	10816 DIXIE HWY	CRS	201	10/28/2022	\$450,000	\$235,873	\$214,127	\$346,415					

CITY OF SOUTH LYON
ECF FOR 2025: INL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
13	\$8,220,435	\$2,559,139	\$5,661,296	\$5,600,112	1.011

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
96	96-22-05-151-007	49323 SHAFER CT	INL	201	12/14/2022	\$700,000	\$223,825	\$476,175	\$458,929					
96	96-22-06-101-028	50853 CENTURY CT	INL	301	6/17/2022	\$1,500,000	\$527,686	\$972,314	\$1,030,391					
96	96-22-06-200-037	31155 OLD WIXOM RD	INL	201	6/7/2022	\$1,660,000	\$481,334	\$1,178,666	\$1,269,150					
96	96-22-08-427-002	28525 BECK RD STE 102	INL	201	3/23/2023	\$198,000	\$29,428	\$168,572	\$119,252					
96	96-22-08-427-014	28525 BECK RD STE 114	INL	201	5/27/2022	\$336,000	\$55,394	\$280,606	\$224,726					
96	96-22-08-427-017	28525 BECK RD STE 117	INL	201	8/17/2023	\$230,000	\$39,815	\$190,185	\$179,133					
96	96-22-08-427-019	28525 BECK RD STE 119	INL	201	6/9/2022	\$223,100	\$39,815	\$183,285	\$143,819					
96	96-22-08-427-021	28525 BECK RD STE 121	INL	201	9/23/2022	\$215,000	\$39,815	\$175,185	\$150,457					
96	96-22-08-427-025	28525 BECK RD STE 124	INL	201	5/27/2022	\$150,000	\$25,101	\$124,899	\$103,729					
E	E -17-24-200-017	3041 HAGGERTY RD	INL	201	7/27/2022	\$747,035	\$435,728	\$311,307	\$247,536					
E	E -17-27-351-012	1145 RIG ST	INL	201	4/12/2023	\$395,000	\$146,552	\$248,448	\$204,178					
G	G -02-12-276-006	160 N ORTONVILLE RD	INL	201	1/20/2023	\$766,300	\$174,414	\$591,886	\$586,829					
U	U -07-03-326-012	10585 ENTERPRISE DR	INL	301	6/13/2023	\$1,100,000	\$340,232	\$759,768	\$881,984					

CITY OF SOUTH LYON
ECF FOR 2025: NSC

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$4,998,600	\$1,874,342	\$3,124,258	\$3,224,886	0.969

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
92	92-17-34-226-013	929 N PONTIAC TRL	CRL	201	12/13/2022	\$380,000	\$73,062	\$306,938	\$210,848					
E	E -17-10-127-040	1203 N COMMERCE RD	CRL	201	3/21/2024	\$1,815,000	\$906,999	\$908,001	\$1,102,764					
EW	EW-17-22-431-027	297 GLENGARY RD	CRL	201	9/27/2023	\$479,600	\$112,282	\$367,318	\$255,391					
IH	IH-01-33-226-024	507 N SAGINAW ST	CRL	201	7/25/2023	\$299,000	\$75,443	\$223,557	\$214,034					
IH	IH-01-33-228-031	421 N SAGINAW ST	CRL	201	2/20/2024	\$330,000	\$135,247	\$194,753	\$126,412					
IH	IH-01-34-101-003	602 N SAGINAW ST	CRL	201	10/20/2023	\$145,000	\$43,388	\$101,612	\$137,169					
IH	IH-01-34-301-002	103 S SAGINAW ST	CRL	201	9/26/2022	\$275,000	\$37,493	\$237,507	\$206,807					
IH	IH-01-34-308-007	310 S BROAD ST	CRL	201	9/26/2022	\$375,000	\$52,557	\$322,443	\$405,780					
L	L -16-22-300-046	2185 S MILFORD RD	CRL	201	2/24/2023	\$700,000	\$300,667	\$399,333	\$439,439					
U	U -07-03-176-003	10740 DIXIE HWY	CRL	201	4/1/2022	\$200,000	\$137,204	\$62,796	\$126,243					