

Lyon Township

2022 Land Value Analysis & Determination

Lakefront

(All classes)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Road/No Road
007-013-011-0030		08/19/20	\$420,000	\$420,000	192.5	529.0	1.17	\$2,182	\$358,974	\$8.24	007-013-011-0040	LAKEFRONT FF VALUES	No Road
007-014-016-0140	6630 W HIGGINS LAKE DRIVE	04/12/19	\$255,900	\$255,900	50.0	284.0	0.33	\$5,118	\$784,969	\$18.02		LAKEFRONT FF VALUES	No Road
007-014-016-0220	6722 W HIGGINS LAKE DRIVE	10/11/19	\$500,000	\$311,990	51.0	240.0	0.28	\$6,117	\$1,110,285	\$25.49		LAKEFRONT FF VALUES	No Road
007-015-004-0040	8348 W HIGGINS LAKE DRIVE	09/04/20	\$610,000	\$435,642	100.0	528.0	1.21	\$4,356	\$359,441	\$8.25		LAKEFRONT FF VALUES	No Road
007-200-007-0000	8388 W HIGGINS LAKE DRIVE	11/23/20	\$185,000	\$88,010	10.0	464.0	0.11	\$8,801	\$822,523	\$18.88		LAKEFRONT FF VALUES	No Road
007-330-008-2000	314 LAKESHORE DRIVE	08/28/19	\$250,000	\$250,000	50.0	219.0	0.25	\$5,000	\$996,016	\$22.87		LAKEFRONT FF VALUES	No Road
007-330-041-0000	6830 W HIGGINS LAKE DRIVE	12/11/20	\$603,000	\$423,850	99.0	156.0	0.71	\$4,281	\$599,505	\$13.76	007-330-050-0000	LAKEFRONT FF VALUES	No Road
007-350-962-0000	6400 W HIGGINS LAKE DRIVE	01/06/20	\$761,450	\$296,513	80.0	282.0	0.52	\$3,706	\$572,419	\$13.14		LAKEFRONT FF VALUES	No Road
007-363-001-0000	104 MINNEHAHA STREET	10/29/20	\$320,000	\$263,788	52.0	161.0	0.19	\$5,073	\$1,373,896	\$31.54		LAKEFRONT FF VALUES	Road
007-365-001-0000	901 SAM O SET BOULEVARD	06/20/19	\$450,000	\$145,863	50.0	175.0	0.20	\$2,917	\$725,687	\$16.66		LAKEFRONT FF VALUES	Road
007-366-001-0000	104 RAY STREET	07/10/20	\$335,000	\$274,878	51.0	136.0	0.16	\$5,390	\$1,728,792	\$39.69		LAKEFRONT FF VALUES	Road
007-450-014-1000	8900 W HIGGINS LAKE DRIVE	10/30/20	\$562,500	\$454,195	75.0	129.0	0.22	\$6,056	\$2,045,923	\$46.97		LAKEFRONT FF VALUES	No Road
007-450-022-1000	8866 W HIGGINS LAKE DRIVE	06/19/20	\$365,000	\$265,213	40.0	124.0	0.11	\$6,630	\$2,326,430	\$53.41		LAKEFRONT FF VALUES	No Road
007-451-005-0000	8830 W HIGGINS LAKE DRIVE	08/07/20	\$270,000	\$238,417	75.0	112.0	0.19	\$3,179	\$1,235,321	\$28.36		LAKEFRONT FF VALUES	Road
007-640-001-0000	112 ALBEMARLE BOULEVARD	11/19/20	\$655,000	\$448,207	100.0	116.0	0.27	\$4,482	\$1,684,989	\$38.68	007-940-500-0000	LAKEFRONT FF VALUES	Road
007-670-018-1000	103 COOKE AVENUE	09/14/20	\$730,000	\$214,523	50.0	288.0	0.33	\$4,290	\$648,106	\$14.88		LAKEFRONT FF VALUES	No Road
007-681-002-0000	101 KENMORE AVENUE	10/30/20	\$496,125	\$395,375	51.0	138.0	0.16	\$7,752	\$2,440,586	\$56.03		LAKEFRONT FF VALUES	Road
007-711-023-1000	145 SAM O SET BOULEVARD	09/06/19	\$356,000	\$221,407	50.0	247.0	0.28	\$4,428	\$779,602	\$17.90		LAKEFRONT FF VALUES	Road
007-758-003-0000	105 SAM O SET BOULEVARD	07/31/20	\$405,000	\$322,933	50.0	95.0	0.11	\$6,459	\$2,962,688	\$68.01		LAKEFRONT FF VALUES	Road

As Applied:

No Road	\$5700/ff	\$39/sq ft
Road	\$4000/ff	\$21/sq ft

Lyon Township

M&B

2022 Land Value Analysis & Determination

(All classes)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale
007-022-004-0002	W AUSABLE ROAD	07/23/20	\$10,500	\$10,500	0.86	\$12,181	
007-025-003-0070	DARGITZ ROAD	02/28/20	\$8,800	\$8,800	0.88	\$10,000	
008-004-006-0120	W HIGGINS LAKE	03/03/21	\$10,000	\$10,000	1.00	\$10,000	
004-019-010-0050	N TOWNLINE ROAD	10/19/20	\$10,000	\$10,000	1.00	\$10,000	
004-019-010-0070	8372 N TOWNLINE ROAD	10/26/20	\$18,000	\$18,000	1.00	\$18,000	
008-019-005-0250	VAN Y RD	11/12/20	\$10,000	\$10,000	1.01	\$9,901	
007-022-004-0002		07/23/20	\$10,500	\$10,500	1.09	\$9,633	
008-019-005-0290	VAN Y RD	06/15/19	\$7,000	\$7,000	1.10	\$6,364	
004-032-014-0462	W HIGGINS LAKE DRIVE	01/08/21	\$13,500	\$13,500	1.20	\$11,250	
007-025-005-0064	HILLCREST RD	09/04/20	\$13,000	\$13,000	1.24	\$10,484	
004-020-006-0340	W HIGGINS LAKE DRIVE	09/10/19	\$14,000	\$14,000	1.80	\$7,778	
004-003-016-0022	W SUNSET DRIVE	10/11/19	\$26,000	\$26,000	1.80	\$14,444	
004-002-015-0015	OLD ORCHARD COURT	02/22/21	\$15,000	\$15,000	1.84	\$8,170	
004-022-009-0323	2751 E HIGGINS LAKE DRIVE	09/16/19	\$8,000	\$8,000	2.00	\$4,000	
004-012-007-0260	ALLEN COURT	01/02/20	\$9,500	\$9,500	2.00	\$4,750	
004-009-005-2101	E HIGGINS LAKE DRIVE	09/04/20	\$25,000	\$25,000	2.24	\$11,161	
004-020-006-0324	W HIGGINS LAKE DRIVE	09/12/19	\$16,000	\$16,000	2.26	\$7,080	
004-002-015-0015	11140 OLD ORCHARD COURT	02/22/21	\$15,000	\$15,000	2.54	\$5,906	
007-009-001-0160	HEIDEMAN ROAD	09/03/19	\$9,000	\$9,000	3.00	\$3,000	
008-017-003-0140	FLINT RD	09/30/20	\$9,500	\$9,500	3.04	\$3,130	
004-002-015-0121	W SUNSET DRIVE	07/08/20	\$21,800	\$21,800	3.10	\$7,032	
006-024-006-0020	LONG POINT DR	05/24/19	\$5,000	\$5,000	3.15	\$1,587	
007-024-010-0200	6958 W BIRCH RD	09/11/20	\$12,000	\$12,000	3.32	\$3,614	007-024-010-0210, 007-024-010-0220
004-002-013-0038	FAIRWAY DRIVE	11/17/20	\$15,900	\$15,900	4.53	\$3,510	
007-022-016-0021	N LOXLEY RD	06/10/20	\$13,000	\$13,000	4.25	\$3,059	
007-025-005-0500	W BIRCH RD	07/07/20	\$20,000	\$20,000	4.79	\$4,174	
007-024-012-0130	HILLCREST RD	05/30/19	\$15,000	\$15,000	4.94	\$3,036	007-024-012-0150
004-003-016-0022	2032 W SUNSET DRIVE	10/11/19	\$26,000	\$26,000	4.95	\$5,253	
008-009-011-2001	JENNY LN	12/26/20	\$35,700	\$35,700	4.99	\$7,157	
004-012-003-0082	W MAPLEHURST DRIVE	05/15/20	\$14,500	\$14,500	5.00	\$2,900	
007-024-015-0100	HILLCREST RD	02/21/20	\$20,000	\$20,000	5.00	\$4,000	
004-019-013-0020	EASEMENT/W HLD	09/21/20	\$5,000	\$5,000	5.00	\$1,000	
004-004-007-0040	E HIGGINS LAKE DRIVE	01/18/21	\$25,000	\$25,000	5.00	\$5,000	
007-025-005-0500		07/07/20	\$20,000	\$20,000	5.00	\$4,000	

007-025-006-0020	W BIRCH RD	07/07/20	\$20,000	\$20,000	5.00	\$4,000	
004-010-013-0085	ARNES COURT	09/12/19	\$33,000	\$33,000	5.07	\$6,509	004-010-013-0090
004-010-013-0070	W MAPLEHURST DRIVE	08/28/20	\$26,250	\$26,250	5.74	\$4,573	
008-028-016-0120	E HOUGHTON LAKE DR	03/26/21	\$29,900	\$29,900	6.21	\$4,819	
006-024-002-0325	E HOUGHTON LAKE DR	02/15/21	\$7,500	\$7,500	6.76	\$1,110	
004-020-010-0350	W HIGGINS LAKE DRIVE	12/26/19	\$57,500	\$57,500	7.79	\$7,381	004-020-010-0355
007-036-009-0015		06/28/19	\$25,000	\$25,000	8.28	\$3,019	007-036-009-0022
007-026-001-0030	W BIRCH RD	06/18/20	\$27,000	\$27,000	8.80	\$3,068	
007-034-014-0180	N HARRISON RD	04/19/19	\$19,000	\$19,000	9.38	\$2,026	
004-004-026-0200	E HIGGINS LAKE DRIVE	01/10/20	\$24,000	\$24,000	9.95	\$2,412	
007-024-015-0120	HILLCREST RD	06/29/20	\$55,000	\$55,000	9.97	\$5,517	007-024-015-0160
004-010-003-0040	N CUT ROAD	12/03/20	\$40,000	\$40,000	10.00	\$4,000	
007-004-014-0020	W PINWOOD DR	09/24/19	\$22,000	\$22,000	10.00	\$2,200	
004-010-014-0250	POTAWATOMI TRAIL	01/22/21	\$51,000	\$51,000	10.00	\$5,100	
004-032-009-0140		02/10/21	\$20,000	\$20,000	10.00	\$2,000	
008-025-016-0140	N ROSCOMMON RD	09/25/20	\$10,600	\$10,600	10.77	\$984	
008-010-007-0060	N CUT RD	02/13/20	\$20,000	\$20,000	11.10	\$1,802	
006-013-009-0020	E HOUGHTON LAKE DR	09/04/19	\$13,000	\$13,000	11.40	\$1,140	
008-017-012-0060	FLINT RD	11/30/20	\$25,000	\$25,000	12.16	\$2,057	
007-027-005-0020	W BIRCH RD	03/12/21	\$50,000	\$50,000	15.00	\$3,333	
004-010-003-0040	N CUT RD	12/03/20	\$40,000	\$40,000	15.49	\$2,582	
004-036-008-0020	LAND LOCKED & SWAMP	01/10/20	\$10,000	\$10,000	20.00	\$500	
007-024-012-0200		05/11/20	\$93,000	\$93,000	30.22	\$3,077	007-024-012-0220, 007-024-012-0240, 007-024-012-0260, 007-024-012-0280, 007-024-012-0300
004-010-003-0060	W MAPLEHURST DRIVE	10/08/20	\$150,000	\$150,000	30.51	\$4,917	
004-001-026-0020	W FEDERAL HWY	02/23/21	\$79,000	\$79,000	32.00	\$2,469	
004-025-006-0020	W BIRCH ROAD	08/30/19	\$70,000	\$70,000	38.00	\$1,842	
004-004-008-0020	BAYER/PINEWOOD	10/09/20	\$149,000	\$149,000	40.00	\$3,725	
004-010-003-0060	W MAPLEHURST DRIVE	10/08/20	\$150,000	\$150,000	40.00	\$3,750	
007-023-005-0025	OTTOWA TRL	09/04/19	\$156,000	\$156,000	40.00	\$3,900	
008-016-012-0020	N MARKEY RD	04/27/20	\$55,000	\$55,000	40.32	\$1,364	
008-018-002-0020	GARDNER RD	11/25/20	\$145,000	\$145,000	82.70	\$1,753	008-018-005-0020

Breakdown of Analysis:

1A	\$11,500	10A	\$2,900
1.5A	\$9,600	15A	\$2,150
2A	\$7,500	20A	\$1,750
2.5A	\$6,200	25A	\$1,700
3A	\$5,350	30A	\$1,675
4A	\$4,375	40A	\$1,625
5A	\$4,000	50A	\$1,600
7A	\$3,600	100A	\$1,200

As Applied

1A	11500	10A	29000
1.5A	14400	15A	32250
2A	15000	20A	35000
2.5A	15500	25A	42500
3A	16050	30A	50250
4A	17500	40A	65000
5A	20000	50A	80000
7A	25200	100A	120000

Lyon Township

Private Lake Access

2022 Land Value Analysis & Determination

(All classes)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale	Land Table
007-342-030-0000	106 LODGE DRIVE	01/13/20	\$290,000	\$82,885	84.4	151.0	\$982		PRIVATE LAKE ACCESS
007-342-034-0000	114 LODGE DRIVE	07/19/19	\$285,000	\$87,506	84.4	151.0	\$1,036		PRIVATE LAKE ACCESS
007-350-955-0000	6324 W HIGGINS LAKE DRIVE	09/16/19	\$230,000	\$164,121	65.8	88.3	\$2,495		PRIVATE LAKE ACCESS
007-351-033-0000	120 NORWAY ROAD	03/29/21	\$126,500	\$80,668	51.2	105.0	\$1,574		PRIVATE LAKE ACCESS
007-351-034-1000	118 NORWAY ROAD	03/30/21	\$270,000	\$24,525	102.5	105.0	\$239		PRIVATE LAKE ACCESS
007-351-043-5000		08/23/19	\$10,250	\$10,250	52.0	100.4	\$197		PRIVATE LAKE ACCESS
007-351-047-0000	111 NORWAY ROAD	10/24/19	\$53,000	\$20,084	50.0	100.0	\$402		PRIVATE LAKE ACCESS
007-351-057-0000	205 NORWAY ROAD	05/29/19	\$55,000	\$2,554	75.0	100.0	\$34		PRIVATE LAKE ACCESS
007-351-086-0000	105 HEMLOCK ROAD	10/16/20	\$159,000	\$107,156	99.0	200.0	\$1,082		PRIVATE LAKE ACCESS
007-351-086-5000	103 HEMLOCK ROAD	09/04/20	\$105,000	\$57,942	148.7	209.0	\$390	007-351-124-0000	PRIVATE LAKE ACCESS
007-351-110-0000		12/13/19	\$25,000	\$25,000	100.0	100.0	\$250		PRIVATE LAKE ACCESS
007-351-112-0000	204 MAPLE ROAD	06/25/19	\$134,000	\$28,533	50.0	100.0	\$571		PRIVATE LAKE ACCESS
007-351-156-0000		10/09/20	\$20,000	\$20,000	100.0	100.0	\$200		PRIVATE LAKE ACCESS
007-351-178-0000	216 CHESTNUT ROAD	09/25/20	\$86,900	\$29,901	50.0	100.0	\$598		PRIVATE LAKE ACCESS
007-351-179-0000	214 CHESTNUT ROAD	07/06/20	\$73,500	\$31,450	63.0	100.0	\$499		PRIVATE LAKE ACCESS
007-351-205-0000	214 ACORN ROAD	10/19/20	\$125,000	\$67,965	137.0	100.0	\$496		PRIVATE LAKE ACCESS
007-351-222-1000	203 ACORN ROAD	09/14/20	\$169,000	\$11,256	70.7	200.0	\$159		PRIVATE LAKE ACCESS
007-680-013-0000	121 SHORT AVENUE	07/17/20	\$229,900	\$164,622	62.5	100.0	\$2,634		PRIVATE LAKE ACCESS
007-680-021-0000	133 SHORT AVENUE	04/19/19	\$139,500	\$79,960	50.0	100.0	\$1,599		PRIVATE LAKE ACCESS

Outliers not used in this analysis:

007-351-034-1000	118 NORWAY ROAD	\$43,903	\$185,000	-\$60,475	102.5	105.0	-\$590		PRIVATE LAKE ACCESS
007-351-161-0000	105 PEACH ROAD	\$43,679	\$110,000	-\$13,838	146.9	172.0	-\$94		PRIVATE LAKE ACCESS

As applied:

All PLA exc Hillcrest #1	\$1200/ff
Hillcrest #1	\$450/ff

Lyon Township

Subdivision Lots

2022 Land Value Analysis & Determination

(All classes)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Other Parcels In Sale	Land Table
007-220-020-0000		08/21/20	\$8,700	\$8,700	127.7	140.7	0.53	\$68		OFF LAKE SUBS B
007-320-048-0000		07/09/20	\$12,000	\$12,000	84.9	223.0	0.41	\$141		OFF LAKE SUBS B
007-350-150-1000		01/08/21	\$7,000	\$7,000	100.0	100.0	0.23	\$70		OFF LAKE SUBS B
007-350-182-1000		05/22/20	\$9,000	\$9,000	144.0	100.0	0.33	\$63		OFF LAKE SUBS B
007-350-290-1000		12/18/20	\$17,500	\$17,500	832.3	130.0	2.19	\$21	007-350-272-1000	OFF LAKE SUBS B
007-350-301-0000	956 SUMMIT RD	01/08/21	\$15,000	\$15,000	350.0	160.0	1.45	\$43		OFF LAKE SUBS B
007-350-359-0000		03/15/21	\$7,500	\$7,500	119.6	143.0	0.33	\$63		OFF LAKE SUBS B
007-702-019-0000		08/14/20	\$13,500	\$13,500	109.6	125.0	0.38	\$123		OFF LAKE SUBS B
007-702-022-0000		09/28/19	\$11,000	\$11,000	129.7	194.0	0.56	\$85		OFF LAKE SUBS B
007-556-025-0000		06/18/19	\$9,500	\$9,500	75.0	100.0	0.17	\$127		OFF LAKE SUBS C
007-612-018-0000		08/26/20	\$12,000	\$12,000	125.0	100.0	0.29	\$96		OFF LAKE SUBS C
007-612-032-0000		07/09/20	\$15,000	\$15,000	75.0	100.0	0.17	\$200		OFF LAKE SUBS C
007-629-030-0000	322 ELM AVENUE	03/25/21	\$19,000	\$19,000	75.0	100.0	0.17	\$253		OFF LAKE SUBS C
007-654-009-0000		12/04/20	\$25,000	\$25,000	100.0	100.0	0.23	\$250		OFF LAKE SUBS C
007-730-009-0000		06/27/19	\$9,750	\$9,750	150.0	300.0	0.35	\$65	007-730-011-0000, 007-730-013-0000	OFF LAKE SUBS C
007-730-046-0000		09/30/20	\$4,000	\$4,000	25.0	100.0	0.06	\$160		OFF LAKE SUBS C
007-736-037-0000		06/15/19	\$9,000	\$9,000	125.0	200.0	0.29	\$72	007-736-039-0000	OFF LAKE SUBS C
007-739-001-0000		08/28/20	\$37,333	\$37,333	400.0	400.0	0.92	\$93	007-732-039-0000, 007-739-009-0000, 007-739-011-0000	OFF LAKE SUBS C
007-745-047-1000		09/01/20	\$10,000	\$10,000	100.0	100.0	0.23	\$100		OFF LAKE SUBS C
007-747-032-1000		03/03/21	\$14,000	\$14,000	125.0	100.0	0.29	\$112		OFF LAKE SUBS C
007-237-003-0000		07/27/20	\$27,000	\$27,000	70.7	200.0	0.23	\$382		OFF LAKE SUBS D
007-330-091-0000		12/20/19	\$16,000	\$16,000	140.8	372.0	0.62	\$114	007-330-092-0000	OFF LAKE SUBS D
007-330-114-1000		06/01/20	\$17,000	\$17,000	113.6	106.0	0.38	\$150		OFF LAKE SUBS D

As applied

A Subs	\$50/ff
B Subs	\$50/ff
C Subs	\$120/ff
D Subs	\$185/ff