

Lyon Township

Lakefront (all classes)

2024 Land Value Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels In Sale	Land Table	Rate Group 1	
007-014-016-0190	6684 W HIGGINS LAKE DRIVE	07/30/21	\$1,250,000	\$373,800	\$904,277	101.0	267.0	2.32	\$8,953	\$389,943	\$8.95	007-014-016-0250	LAKEFRONT FF VALUES	NO RD IN FRONT	
007-015-001-0060	8436 W HIGGINS LAKE DRIVE	12/01/21	\$940,000	\$448,600	\$310,749	100.0	475.0	1.09	\$3,107	\$285,091	\$6.54		LAKEFRONT FF VALUES	NO RD IN FRONT	
007-015-013-0070	8046 W HIGGINS LAKE DRIVE	06/15/22	\$1,205,000	\$353,100	\$820,523	75.0	319.0	2.78	\$10,940	\$295,258	\$6.78	007-015-013-0200	LAKEFRONT FF VALUES	NO RD IN FRONT	
007-330-016-0000	224 LAKESHORE DRIVE	11/08/22	\$950,000	\$335,900	\$746,266	192.0	400.0	0.88	\$3,887	\$846,107	\$19.42	007-330-070-0000	LAKEFRONT FF VALUES	NO RD IN FRONT	
007-330-020-0000	208 LAKESHORE DRIVE	07/21/22	\$865,000	\$291,600	\$766,671	91.0	202.0	0.42	\$8,425	\$1,816,756	\$41.71		LAKEFRONT FF VALUES	NO RD IN FRONT	
007-330-032-0000	6984 W HIGGINS LAKE DRIVE	06/11/21	\$1,500,000	\$417,400	\$898,768	93.0	359.0	0.77	\$9,664	\$1,173,326	\$26.94		LAKEFRONT FF VALUES	NO RD IN FRONT	
007-330-036-0000	6928 W HIGGINS LAKE DRIVE	09/24/21	\$1,100,000	\$373,000	\$709,225	98.0	190.0	0.43	\$7,237	\$1,660,948	\$38.13		LAKEFRONT FF VALUES	NO RD IN FRONT	
007-422-009-1000	9494 W HIGGINS LAKE DRIVE	05/16/22	\$1,395,000	\$473,800	\$600,115	75.0	432.0	0.74	\$8,002	\$806,606	\$18.52		LAKEFRONT FF VALUES	NO RD IN FRONT	
007-422-012-0000	9478 W HIGGINS LAKE DRIVE	05/21/21	\$885,000	\$275,000	\$398,853	50.0	419.0	0.48	\$7,977	\$829,216	\$19.04		LAKEFRONT FF VALUES	NO RD IN FRONT	
007-430-055-0000	9380 PARK VIEW TRAIL	09/29/22	\$825,000	\$202,200	\$643,184	50.0	125.0	0.14	\$12,864	\$4,497,790	\$103.26		LAKEFRONT FF VALUES	NO RD IN FRONT	
007-670-020-1000	102 EVENS AVENUE	10/08/21	\$640,000	\$171,700	\$494,098	50.0	239.0	0.27	\$9,882	\$1,803,277	\$41.40		LAKEFRONT FF VALUES	NO RD IN FRONT	
007-712-010-0000	245 SAM O SET BOULEVARD	01/30/23	\$800,000	\$318,400	\$414,840	96.1	117.3	0.26	\$4,317	\$1,601,699	\$36.77		LAKEFRONT FF VALUES	ROAD IN FRONT	
007-713-015-0001	336 AKRON STREET	07/29/22	\$170,000	\$40,000	\$118,109	30.8	108.8	0.16	\$3,835	\$761,994	\$17.49		LAKEFRONT FF VALUES	ROAD IN FRONT	
					\$7,292,729		975.0	10.33	\$7,480				USE:	USE:	
					\$532,949		126.9	0.41	\$4,200				\$50/sq ft	750Q/ff	NO RD IN FRONT
													\$31/sq ft	420Q/ff	ROAD IN FRONT

OUTLIERS NOT USED IN THIS ANALYSIS

007-364-001-0000	801 SAM O SET BOULEVARD	08/02/21	\$900,000	\$415,000	\$107,471	101.0	105.0	0.24	\$1,064	\$442,267	\$10.15		LAKEFRONT FF VALUES	ROAD IN FRONT
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Lyon Township

20242 Land Value Analysis & Determination

M&B-Acreage

(All Classes)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale	\$/Acre	Value as applied
004-034-007-0340	825 E HIGGINS LAKE DRIVE	06/17/2022	\$125,000	\$125,000	0.16	\$781,250			
004-022-011-0285	CHANEY POINT DRIVE	01/07/2022	\$10,000	\$10,000	0.50	\$20,000			
004-022-011-0300	CHANEY POINT DRIVE	09/14/2021	\$60,000	\$60,000	0.67	\$89,552			
004-022-011-0300	CHANEY POINT DRIVE	08/03/2022	\$62,000	\$62,000	0.67	\$92,537			
004-015-011-0105	E HIGGINS LAKE DRIVE	08/06/2021	\$40,000	\$40,000	0.77	\$51,948	004-015-011-0115	1 acre-\$15,000	\$15,000
007-022-013-0080	N LOXLEY	10/13/21	\$10,000	\$10,000	1.07	\$9,346			
008-006-005-0040	MARL LAKE RD	07/08/21	\$6,000	\$6,000	1.15	\$5,204			
007-025-005-0064	HILLCREST RD	10/29/21	\$19,500	\$19,500	1.24	\$15,726			
004-020-010-0300	W HIGGINS LAKE DRIVE	06/06/22	\$17,000	\$17,000	1.34	\$12,687			
004-001-007-1000	ROSEMARIE TRAIL	06/03/22	\$10,000	\$10,000	1.50	\$6,667		1.5 acres-\$13,000	\$19,500
004-010-014-0180	POTAWATOMI TRL	12/22/22	\$22,000	\$22,000	1.52	\$14,474			
004-010-014-0170	POTAWATOMI TRAIL	01/16/2023	\$21,000	\$21,000	1.52	\$13,816			
007-025-003-0085	7658 HILLCREST ROAD	12/09/22	\$27,500	\$27,500	1.76	\$15,625			
004-020-010-0327	W HIGGINS LAKE DRIVE	12/22/22	\$16,000	\$16,000	2.04	\$7,843		2 acres-\$10,000	\$20,000
004-020-010-0325	W HIGGINS LAKE DRIVE	12/22/22	\$16,000	\$16,000	2.09	\$7,656			
004-004-010-4400	W PINWOOD DRIVE	04/08/22	\$28,000	\$28,000	2.50	\$11,200		2.5 acres-\$8,800	\$22,000
004-010-014-0200	POTAWATOMI TRAIL	12/13/2021	\$36,900	\$36,900	2.61	\$14,138			
004-010-014-0220	POTAWATOMI TRAIL	08/10/21	\$22,500	\$22,500	2.65	\$8,491			
008-034-009-0040	E HOUGHTON LAKE DR	09/23/21	\$20,000	\$20,000	2.95	\$6,791			
004-015-008-0360	N CUT ROAD	05/11/22	\$24,000	\$24,000	3.24	\$7,407		3 acres-\$8,000	\$24,000
008-005-002-0081	W MARL LAKE RD	06/18/21	\$10,000	\$10,000	3.26	\$3,067			
004-003-008-0280	IVY/PINEWOOD	07/27/21	\$22,500	\$22,500	3.33	\$6,757			
007-023-010-0075	N LOXLEY RD	01/19/22	\$29,000	\$29,000	3.60	\$8,056			
004-009-005-0040	E HIGGINS LAKE DRIVE	12/08/21	\$42,000	\$42,000	3.90	\$10,769			
004-020-007-0380	W HIGGINS LAKE DRIVE	08/24/22	\$45,000	\$45,000	4.06	\$11,084		4 acres-\$7,250	\$29,000
007-022-016-0021	N LOXLEY RD	10/15/21	\$29,900	\$29,900	4.25	\$7,035			
004-012-007-0250	ALLEN COURT	08/04/22	\$27,500	\$27,500	4.25	\$6,471			
004-002-013-0038	FAIRWAY DRIVE	07/15/22	\$15,500	\$15,500	4.53	\$3,422			
004-002-009-0030	W PINWOOD DRIVE	07/29/22	\$35,000	\$35,000	4.80	\$7,292	004-002-009-0035		
004-030-002-0095	EASEMENT	02/03/23	\$42,000	\$42,000	4.81	\$8,739			
004-030-002-0090	PECK DR	07/07/22	\$52,000	\$52,000	4.81	\$10,802			

004-003-013-0040	W PINWOOD DRIVE	05/11/22	\$19,500	\$19,500	4.90	\$3,980			
004-003-013-0040	W PINWOOD DRIVE	04/21/22	\$9,000	\$9,000	4.90	\$1,837			
008-009-011-2000	JENNY LN	10/05/22	\$38,000	\$38,000	4.98	\$7,631			
007-024-015-0100	HILLCREST RD	07/30/21	\$25,000	\$25,000	5.00	\$5,000			
004-004-022-0090	BAYER ROAD	07/29/22	\$34,000	\$34,000	5.00	\$6,800			
004-015-008-0120	MEADOWLARK DRIVE	06/09/2021	\$44,000	\$44,000	5.00	\$8,800			
004-030-002-0090	7861 PECK DRIVE	07/07/2022	\$52,000	\$52,000	5.00	\$10,400	5 acres-\$6,100	\$31,500	
004-030-002-0095	W BIRCH ROAD	02/06/2023	\$42,000	\$42,000	5.05	\$8,317			
004-010-013-0080	ARNES COURT	10/26/21	\$35,000	\$35,000	5.48	\$6,387			
007-024-010-0110	W BIRCH RD	05/11/21	\$35,000	\$35,000	7.10	\$4,930	007-024-010-0100	7 acres-\$5,000	\$35,000
004-009-005-0080	E HIGGINS LAKE DRIVE	07/30/2021	\$63,000	\$63,000	7.31	\$8,618			
004-003-013-0120	W PINWOOD DRIVE	06/24/21	\$38,000	\$38,000	8.34	\$4,556	004-003-013-0060		
008-009-009-0080	MARKEY RD	05/24/22	\$46,500	\$46,500	9.70	\$4,794			
008-016-009-0020	N MARKEY	05/10/21	\$20,000	\$20,000	10.00	\$2,000			
004-014-015-0090	MURPHY ROAD	07/29/21	\$60,000	\$60,000	10.02	\$5,988	004-014-015-0100		
008-010-010-0030	REDWOOD RD	02/11/22	\$46,000	\$46,000	10.05	\$4,577			
008-010-010-0030	REDWOOD RD	06/14/21	\$35,000	\$35,000	10.05	\$3,483			
008-006-006-0080	TOWNLINE RD	05/25/21	\$37,000	\$37,000	10.64	\$3,477			
008-025-016-0140	N ROSCOMMON	10/19/22	\$25,000	\$25,000	10.77	\$2,322			
004-009-004-0025	REDWOOD ROAD	01/21/22	\$70,000	\$70,000	10.80	\$6,481	10 acres-\$4,000	\$40,000	
004-005-022-0040	N HIGGINS LAKE DRIVE	11/02/21	\$57,500	\$57,500	11.00	\$5,227			
007-023-016-0080	7148 W BIRCH ROAD	11/10/22	\$15,000	\$15,000	11.77	\$1,274			
008-017-012-0060	FLINT RD	05/11/21	\$26,000	\$26,000	12.16	\$2,139			
004-002-009-0060	W PINWOOD DRIVE	10/29/21	\$60,000	\$60,000	14.80	\$4,054	004-002-009-0045, 004-002-009-0025		
004-010-003-0045	N CUT ROAD	04/05/2021	\$25,000	\$25,000	15.00	\$1,667	15 acres-\$3,000	\$45,000	
006-024-001-0020	E HOUGHTON LAKE DR	05/14/21	\$25,000	\$25,000	17.56	\$1,424			
007-024-015-0020	W BIRCH RD	04/22/21	\$105,000	\$105,000	19.93	\$5,268	20 acres-\$3,000	\$60,000	
004-024-013-0020	WHEELER ROAD	06/02/22	\$63,000	\$63,000	19.50	\$3,231	25 acres-\$2,800	\$70,000	
008-016-008-0190	MARKEY RD	09/29/21	\$80,000	\$80,000	29.15	\$2,745	30 acres-\$2,650	\$79,500	
008-010-009-0020	CUT RD	03/10/23	\$120,000	\$120,000	40.11	\$2,992	40 acres-\$2,250	\$90,000	
004-003-010-0020	W PINWOOD DRIVE	03/14/22	\$163,450	\$163,450	60.00	\$2,724	50 acres-\$2,100	\$105,000	
004-025-010-0020	N EVERETT ROAD	09/26/22	\$196,000	\$196,000	80.00	\$2,450	100 acres-\$2,000	\$200,000	

Lyon Township

2024 Land Value Analysis & Determination

Off Lake Subs

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels In Sale	Land Table
007-220-001-0000		12/16/21	19-MULTI PARCEL ARM'S LENGTH	\$24,000	\$24,000	565.7	583.5	2.55	\$42	\$9,401	\$0.22	007-220-002-0000, 007-220-003-0000	OFF LAKE SUBS A
007-220-002-0000		07/14/22	19-MULTI PARCEL ARM'S LENGTH	\$25,000	\$25,000	565.7	583.5	2.55	\$44	\$9,792	\$0.22	007-220-001-0000, 007-220-003-0000	OFF LAKE SUBS A
007-220-028-0000		11/20/21	19-MULTI PARCEL ARM'S LENGTH	\$18,333	\$18,333	310.8	453.7	1.62	\$59	\$11,317	\$0.26	007-220-027-0000	OFF LAKE SUBS A
007-220-029-0000		11/20/21	03-ARM'S LENGTH	\$9,166	\$9,166	108.9	312.7	0.78	\$84	\$11,721	\$0.27		OFF LAKE SUBS A
007-220-030-0000		08/07/21	03-ARM'S LENGTH	\$10,000	\$10,000	125.7	269.7	0.78	\$80	\$12,853	\$0.30		OFF LAKE SUBS A
007-220-031-0000		05/16/22	03-ARM'S LENGTH	\$7,200	\$7,200	144.6	234.6	0.78	\$50	\$9,243	\$0.21		OFF LAKE SUBS A
007-220-034-0000		06/18/21	22-OUTLIER	\$7,500	\$7,500	329.6	349.7	1.34	\$23	\$5,580	\$0.13	007-220-035-0000	OFF LAKE SUBS A
007-220-042-0000		09/02/21	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$28,000	356.8	665.3	1.82	\$78	\$15,402	\$0.35	007-220-043-0000, 007-220-044-0000	OFF LAKE SUBS A
007-666-019-0000		01/14/22	03-ARM'S LENGTH	\$13,000	\$13,000	89.4	100.0	0.46	\$145	\$28,261	\$0.65		OFF LAKE SUBS A
007-310-042-0000		05/10/22	03-ARM'S LENGTH	\$2,500	\$2,500	43.0	100.0	0.12	\$58	\$21,739	\$0.50		OFF LAKE SUBS A
007-310-052-0000		06/10/22	03-ARM'S LENGTH	\$10,500	\$10,500	81.2	89.0	0.20	\$129	\$51,471	\$1.18		OFF LAKE SUBS B
007-320-010-0000		09/19/22	03-ARM'S LENGTH	\$6,100	\$6,100	67.4	160.0	0.28	\$90	\$22,182	\$0.51		OFF LAKE SUBS B
007-350-150-1000		12/15/22	03-ARM'S LENGTH	\$15,000	\$15,000	100.0	100.0	0.23	\$150	\$65,217	\$1.50		OFF LAKE SUBS B
007-350-268-1000		05/28/21	03-ARM'S LENGTH	\$8,000	\$8,000	150.0	100.0	1.79	\$53	\$4,467	\$0.10		OFF LAKE SUBS B
007-350-281-0000		12/02/22	03-ARM'S LENGTH	\$16,000	\$16,000	395.0	100.0	1.01	\$41	\$15,842	\$0.36		OFF LAKE SUBS B
007-350-343-1000		06/24/22	03-ARM'S LENGTH	\$10,000	\$10,000	477.1	100.0	1.26	\$21	\$7,918	\$0.18		OFF LAKE SUBS B
007-350-367-0000		08/18/21	03-ARM'S LENGTH	\$5,805	\$5,805	200.0	100.0	0.46	\$29	\$12,647	\$0.29		OFF LAKE SUBS B
007-350-489-0000		02/10/22	19-MULTI PARCEL ARM'S LENGTH	\$5,000	\$5,000	100.0	200.0	0.23	\$50	\$21,739	\$0.50	007-350-490-0000	OFF LAKE SUBS B
007-350-491-1000		06/14/22	03-ARM'S LENGTH	\$5,000	\$5,000	100.0	100.0	0.23	\$50	\$21,739	\$0.50		OFF LAKE SUBS B
007-350-537-0000		02/09/22	03-ARM'S LENGTH	\$5,000	\$5,000	107.0	100.0	0.25	\$47	\$20,325	\$0.47		OFF LAKE SUBS B
007-350-593-0000		09/16/21	19-MULTI PARCEL ARM'S LENGTH	\$4,800	\$4,800	100.0	200.0	0.23	\$48	\$20,870	\$0.48	007-350-594-0000	OFF LAKE SUBS B
007-350-643-0000		11/23/22	19-MULTI PARCEL ARM'S LENGTH	\$16,000	\$16,000	200.0	400.0	0.46	\$80	\$34,783	\$0.80	007-350-644-0000, 007-350-645-0000, 007-350-646-0000	OFF LAKE SUBS B
007-350-650-0000		11/30/22	03-ARM'S LENGTH	\$5,500	\$5,500	50.0	100.0	0.12	\$110	\$47,826	\$1.10		OFF LAKE SUBS B
007-350-653-1000	238 CLEARVIEW DRIVE	02/16/22	03-ARM'S LENGTH	\$16,000	\$16,000	153.0	100.0	0.35	\$105	\$45,584	\$1.05		OFF LAKE SUBS B
007-702-021-0000		08/12/21	03-ARM'S LENGTH	\$12,000	\$12,000	137.9	195.0	0.60	\$87	\$19,967	\$0.46		OFF LAKE SUBS B
007-780-078-0000		10/26/21	03-ARM'S LENGTH	\$13,000	\$13,000	90.0	187.0	0.39	\$144	\$33,679	\$0.77		OFF LAKE SUBS B
007-639-025-0000		05/17/21	03-ARM'S LENGTH	\$3,000	\$3,000	50.0	100.0	0.12	\$60	\$26,087	\$0.60		OFF LAKE SUBS B
007-642-033-0000	228 IRONWOOD ROAD	11/30/22	03-ARM'S LENGTH	\$20,000	\$20,000	75.0	100.0	0.17	\$267	\$116,279	\$2.67		OFF LAKE SUBS C
007-705-016-0000		09/02/21	03-ARM'S LENGTH	\$15,000	\$15,000	103.0	185.0	0.45	\$146	\$33,333	\$0.77		OFF LAKE SUBS C
007-705-016-0000		08/23/22	19-MULTI PARCEL ARM'S LENGTH	\$52,500	\$52,500	197.9	365.0	0.86	\$265	\$61,118	\$1.40	007-705-017-0000	OFF LAKE SUBS C
007-705-017-0000		09/15/21	03-ARM'S LENGTH	\$13,000	\$13,000	94.9	180.0	0.41	\$137	\$31,785	\$0.73		OFF LAKE SUBS C
007-706-029-0000		03/24/23	03-ARM'S LENGTH	\$15,000	\$15,000	103.3	205.0	0.48	\$145	\$31,579	\$0.72		OFF LAKE SUBS C
007-710-001-0000		06/04/21	03-ARM'S LENGTH	\$24,000	\$24,000	144.8	138.5	0.45	\$166	\$53,812	\$1.24		OFF LAKE SUBS C
007-727-026-1000		03/16/22	03-ARM'S LENGTH	\$50,000	\$50,000	150.0	100.0	0.34	\$333	\$145,349	\$3.34		OFF LAKE SUBS C
007-738-023-0000		06/28/21	03-ARM'S LENGTH	\$4,000	\$4,000	70.7	200.0	0.23	\$57	\$17,391	\$0.40		OFF LAKE SUBS C
007-740-037-1000		08/24/21	03-ARM'S LENGTH	\$25,839	\$25,839	175.0	100.0	0.40	\$148	\$64,276	\$1.48		OFF LAKE SUBS C
007-740-044-0000		08/26/22	03-ARM'S LENGTH	\$8,000	\$8,000	50.0	100.0	0.12	\$160	\$69,565	\$1.60		OFF LAKE SUBS C
007-740-046-1000		08/24/21	33-TO BE DETERMINED	\$10,449	\$10,449	75.0	100.0	0.17	\$139	\$60,750	\$1.39		OFF LAKE SUBS C
007-743-005-1000	413 FINDLEY ST	04/15/21	03-ARM'S LENGTH	\$28,000	\$28,000	212.1	200.0	0.69	\$132	\$40,639	\$0.93		OFF LAKE SUBS C
007-746-029-0000		02/21/23	03-ARM'S LENGTH	\$13,000	\$13,000	100.0	100.0	0.23	\$130	\$56,522	\$1.30		OFF LAKE SUBS C
007-750-011-0000		02/04/22	22-OUTLIER	\$9,500	\$9,500	176.8	200.0	0.57	\$54	\$16,551	\$0.38		OFF LAKE SUBS C
007-754-029-0000		06/30/21	03-ARM'S LENGTH	\$14,000	\$14,000	250.0	100.0	0.57	\$56	\$24,390	\$0.56		OFF LAKE SUBS C
007-330-093-0000	9052 HIGH ROAD	08/26/21	03-ARM'S LENGTH	\$16,000	\$16,000	67.3	170.0	0.29	\$238	\$56,140	\$1.29		OFF LAKE SUBS D

USE:

\$55
\$60
\$150

Land Residual	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$142,199	2,597.2	12.69	\$55	\$11,208	\$0.26
\$156,205	2,551.6	8.20	\$61	\$19,059	\$0.44
\$305,288	2,028.4	6.26	\$151	\$48,799	\$1.12

OFF LAKE SUBS A
OFF LAKE SUBS B
OFF LAKE SUBS C

\$240

\$16,000 67.3 0.29 \$238 \$56,140 \$1.29

OFF LAKE SUBS D

OLS D SUPPLEMENTAL DATA

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residua	Effec. Front	Depth	Vet Acre	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table
007-237-017-0000	332 CLARE BOULEVARD	02/16/23	\$289,000	\$179,171	70.7	200.0	0.23	0.23	\$2,534	\$779,004	\$17.88	OFF LAKE SUBS D
007-241-001-0000	202 ALMA BOULEVARD	08/09/21	\$195,000	\$137,174	70.7	200.0	0.23	0.23	\$1,940	\$596,409	\$13.69	OFF LAKE SUBS D
007-242-028-0000	320 ALMA BOULEVARD	03/16/22	\$122,000	\$69,496	100.0	100.0	0.23	0.23	\$695	\$302,157	\$6.94	OFF LAKE SUBS D
007-242-028-0000	320 ALMA BOULEVARD	06/01/22	\$122,000	\$69,496	100.0	100.0	0.23	0.23	\$695	\$302,157	\$6.94	OFF LAKE SUBS D
007-243-042-0000	401 MASON AVENUE	12/17/21	\$223,000	\$119,418	75.0	100.0	0.29	0.29	\$1,592	\$416,091	\$9.55	OFF LAKE SUBS D
007-330-093-0000	9052 HIGH ROAD	08/26/21	\$16,000	\$16,000	67.3	170.0	0.29	0.29	\$238	\$56,140	\$1.29	OFF LAKE SUBS D
Totals:			\$967,000	\$590,755	483.7		1.49	1.49				
					\$/FF			\$/ACRE			\$/SQFT	
					\$1,221			395,948			\$9.09	

Most weight is given to the sale in the highlighted row, as it is the only vacant sale in the neighborhood. Supplemental data is supplied for information only.

Lyon Township

2024 Land Value Analysis & Determination

Private Lake Access (all classes)

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Rate Group 1
007-130-005-0000	6230 W HIGGINS LAKE DRIVE	08/22/22	03-ARM'S LENGTH	\$595,000	\$312,607	86.2	128.4	0.24	\$3,626	\$1,286,449	\$29.53		PRIVATE LAKE ACCESS	BEACHSIDE
007-130-009-0000	104 JAYS DRIVE	08/31/22	03-ARM'S LENGTH	\$820,000	\$469,296	94.8	105.2	0.24	\$4,950	\$1,947,286	\$44.70		PRIVATE LAKE ACCESS	BEACHSIDE
007-150-006-0000	6314 W HIGGINS LAKE DRIVE	12/02/21	03-ARM'S LENGTH	\$557,000	\$298,661	134.6	119.2	0.34	\$2,219	\$886,234	\$20.35		PRIVATE LAKE ACCESS	BIRCHCREST
007-341-010-0000	101 VILLAGE DRIVE	07/02/21	03-ARM'S LENGTH	\$315,000	\$118,354	68.7	100.0	0.20	\$1,722	\$606,944	\$13.93		PRIVATE LAKE ACCESS	HLVE & HLVE#2
007-342-033-0000		01/14/22	03-ARM'S LENGTH	\$107,000	\$107,000	84.4	151.0	0.30	\$1,267	\$362,712	\$8.33		PRIVATE LAKE ACCESS	HLVE & HLVE#2
007-350-232-0000		05/21/21	03-ARM'S LENGTH	\$19,900	\$19,900	96.5	101.0	0.22	\$206	\$89,238	\$2.05		PRIVATE LAKE ACCESS	OUTSIDE W/PLA
007-350-244-0000		07/27/21	33-TO BE DETERMINED	\$18,000	\$18,000	100.0	100.0	0.23	\$180	\$78,261	\$1.80		PRIVATE LAKE ACCESS	OUTSIDE W/PLA
007-351-064-0000	1404 GOLFVIEW DRIVE	09/30/22	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$115,339	104.5	210.0	0.25	\$1,104	\$468,858	\$10.76	007-351-063-0000	PRIVATE LAKE ACCESS	HILLCREST #1
007-351-067-1000	212 HEMLOCK ROAD	03/17/23	03-ARM'S LENGTH	\$190,000	\$48,514	160.0	100.0	0.37	\$303	\$132,191	\$3.03		PRIVATE LAKE ACCESS	HILLCREST #1
007-351-072-0000	208 LAKEVIEW DRIVE	06/01/22	03-ARM'S LENGTH	\$240,000	\$44,747	100.0	100.0	0.23	\$447	\$194,552	\$4.47		PRIVATE LAKE ACCESS	HILLCREST #1
007-351-084-0000	100 HEMLOCK ROAD	07/30/21	03-ARM'S LENGTH	\$221,000	\$111,314	104.0	100.0	0.24	\$1,070	\$465,749	\$10.69		PRIVATE LAKE ACCESS	HILLCREST #1
007-351-181-0000	206 CHESTNUT ROAD	08/19/22	03-ARM'S LENGTH	\$180,000	\$91,842	75.0	100.0	0.17	\$1,225	\$533,965	\$12.26		PRIVATE LAKE ACCESS	HILLCREST #1
007-351-201-0000	215 CHESTNUT ROAD	06/25/21	03-ARM'S LENGTH	\$250,000	\$9,812	100.0	100.0	0.23	\$98	\$42,661	\$0.98		PRIVATE LAKE ACCESS	HILLCREST #1
007-351-222-1000	203 ACORN ROAD	11/03/22	03-ARM'S LENGTH	\$250,000	\$38,095	70.7	200.0	0.23	\$539	\$165,630	\$3.80		PRIVATE LAKE ACCESS	HILLCREST #1
007-680-001-0000	1607 TREASURE BOULEVARD	04/22/21	03-ARM'S LENGTH	\$430,000	\$233,726	100.0	100.0	0.23	\$2,337	\$1,016,200	\$23.33		PRIVATE LAKE ACCESS	BLK 160 3RD MCP
007-680-005-0000	105 SHORT AVENUE	09/14/21	03-ARM'S LENGTH	\$300,000	\$212,120	62.5	100.0	0.14	\$3,394	\$1,483,357	\$34.05		PRIVATE LAKE ACCESS	BLK 160 3RD MCP
007-680-034-0000	126 KENMORE AVENUE	04/20/22	03-ARM'S LENGTH	\$280,000	\$187,999	67.5	100.0	0.16	\$2,785	\$1,212,897	\$27.84		PRIVATE LAKE ACCESS	BLK 160 3RD MCP
					\$1,977,663	895.3		2.29	\$2,209	\$862,855	\$20	USE:	PRIVATE LAKE ACCESS	ALL EXC HILLCRST
					\$497,563	910.7		2.17	\$546	\$229,609	\$5	\$545	PRIVATE LAKE ACCESS	HILLCRST