

Lyon Township

2026 Land Value Analysis & Determination

Acreage Parcels

All Classes

Up to 6A	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
004-012-007-0120	05/08/23	\$11,000	\$4,900	44.55	\$11,000	0.84	0.84	\$13,095	
005-123-011-0120	05/13/24	\$7,000	\$3,500	50.00	\$7,000	1.00	1.00	\$7,000	
008-019-005-0221	08/08/24	\$15,000	\$10,000	66.67	\$15,000	1.00	1.00	\$15,000	
011-228-006-0006	03/07/25	\$15,000	\$4,100	27.33	\$15,000	1.10	1.10	\$13,674	
055-105-012-0280	05/07/24	\$16,000	\$6,900	43.13	\$16,000	1.20	1.20	\$13,333	
004-012-007-0035	09/25/23	\$11,000	\$7,200	65.45	\$11,000	1.32	1.32	\$8,333	
008-004-011-0261	06/27/23	\$11,000	\$6,600	60.00	\$11,000	1.35	1.35	\$8,148	
007-024-009-0124	04/30/24	\$20,000	\$9,800	49.00	\$20,000	1.50	1.50	\$13,333	
004-714-048-2000	05/16/24	\$15,000	\$7,500	50.00	\$15,000	1.50	1.50	\$10,000	
004-714-052-1000	05/16/24	\$15,000	\$7,500	50.00	\$15,000	1.50	1.50	\$10,000	
011-222-004-3530	10/23/23	\$5,500	\$4,200	76.36	\$5,500	1.60	1.60	\$3,438	
004-002-015-0015	03/18/24	\$28,000	\$12,400	44.29	\$28,000	1.84	1.84	\$15,251	
010-308-008-0003	06/21/24	\$29,900	\$10,600	35.45	\$29,900	1.85	1.85	\$16,162	
004-015-008-0180	09/30/24	\$30,000	\$12,900	43.00	\$30,000	2.00	2.00	\$15,000	
007-669-035-1000	06/21/24	\$36,000	\$18,000	50.00	\$36,000	2.00	2.00	\$18,000	
006-028-013-0460	04/22/24	\$14,500	\$5,100	35.17	\$14,500	2.15	2.15	\$6,760	
010-330-013-0084	05/29/24	\$35,000	\$12,100	34.57	\$35,000	2.40	2.40	\$14,583	
011-211-010-0260	08/06/24	\$19,900	\$5,900	29.65	\$19,900	2.50	2.50	\$7,960	
008-015-005-0025	07/26/24	\$35,000	\$11,800	33.71	\$35,000	2.55	2.55	\$13,725	
003-222-089-0000	07/17/24	\$23,250	\$20,400	87.74	\$23,250	2.59	1.00	\$8,977	003-016-008-0060
004-010-014-0200	06/07/23	\$39,000	\$12,800	32.82	\$39,000	2.61	2.61	\$14,943	
004-010-014-0200	06/28/24	\$36,000	\$13,400	37.22	\$36,000	2.61	2.61	\$13,793	
004-016-009-0180	09/21/23	\$35,000	\$15,000	42.86	\$35,000	3.25	0.00	\$10,769	
007-023-007-0060	12/27/24	\$29,900	\$12,800	42.81	\$29,900	3.30	3.30	\$9,061	
010-328-013-0205	07/12/23	\$18,000	\$9,700	53.89	\$18,000	3.42	3.42	\$5,263	
004-003-003-0080	12/19/23	\$40,000	\$16,900	42.25	\$40,000	4.05	4.05	\$9,877	
003-015-016-0181	06/08/23	\$24,900	\$11,600	46.59	\$24,900	4.16	4.16	\$5,986	
003-013-005-0810	08/30/23	\$55,000	\$11,700	21.27	\$55,000	4.23	1.90	\$13,002	003-013-005-0800
004-004-014-0100	05/14/24	\$49,900	\$26,000	52.10	\$49,900	4.80	2.40	\$10,396	004-004-014-0120
011-214-014-0008	12/06/24	\$22,000	\$11,700	53.18	\$22,000	4.90	4.90	\$4,490	
003-022-009-0001	12/24/24	\$40,000	\$28,200	70.50	\$40,000	4.95	4.95	\$8,076	
008-007-004-0060	03/05/24	\$27,500	\$12,400	45.09	\$27,500	4.96	4.96	\$5,544	
005-101-011-0080	01/29/24	\$36,000	\$10,600	29.44	\$36,000	5.00	5.00	\$7,200	
011-226-015-0056	11/27/23	\$30,000	\$10,900	36.33	\$30,000	5.00	5.00	\$6,000	
001-009-005-0040	11/06/23	\$28,000	\$11,300	40.36	\$28,000	5.00	5.00	\$5,600	
011-226-015-0056	08/18/23	\$21,500	\$10,900	50.70	\$21,500	5.00	5.00	\$4,300	
003-022-009-0006	10/14/24	\$49,000	\$28,200	57.55	\$49,000	5.00	5.00	\$9,800	
010-327-009-0080	08/08/24	\$25,000	\$15,000	60.00	\$25,000	5.00	5.00	\$5,000	
004-581-001-1000	11/06/24	\$35,000	\$19,400	55.43	\$35,000	5.50	2.50	\$6,364	004-581-004-0000
011-210-001-0120	06/01/24	\$33,000	\$12,800	38.79	\$33,000	5.75	5.75	\$5,739	
Totals:		\$1,067,750	\$482,700		\$1,067,750	122.27	109.70		
			Sale. Ratio =>	45.21		Average			
			Std. Dev. =>	13.75		per Net Acre=>	8,732.65		

>6 to 10A	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
003-014-001-0705	12/19/24	\$35,000	\$17,900	51.14	\$35,000	6.25	6.25	\$5,601	
004-004-004-0065	04/21/23	\$34,000	\$21,000	61.76	\$34,000	6.50	6.50	\$5,231	
008-003-015-1023	09/30/24	\$45,000	\$22,500	50.00	\$45,000	7.00	7.00	\$6,429	

007-024-010-0070	07/08/24	\$35,000	\$33,100	94.57	\$35,000	7.54	2.49	\$4,642	007-024-010-0080, 007-024-010-0090
003-014-001-0711	06/12/24	\$37,000	\$25,300	68.38	\$37,000	7.99	7.99	\$4,633	
004-003-008-0200	04/29/24	\$50,000	\$27,200	54.40	\$50,000	8.00	8.00	\$6,250	
011-204-004-0050	08/01/24	\$8,000	\$5,000	62.50	\$8,000	8.74	3.87	\$915	011-204-004-0060
003-026-006-0120	10/05/23	\$18,500	\$11,900	64.32	\$18,500	9.00	9.00	\$2,056	
003-026-006-0120	11/06/23	\$33,000	\$11,900	36.06	\$33,000	9.00	9.00	\$3,667	
003-026-006-0120	06/11/24	\$49,000	\$18,000	36.73	\$49,000	9.00	9.00	\$5,444	
003-024-005-2530	04/26/24	\$49,900	\$34,600	69.34	\$49,900	9.20	9.20	\$5,424	
004-013-009-0040	09/19/24	\$30,000	\$29,000	96.67	\$30,000	9.25	9.25	\$3,243	
004-015-001-0020	07/23/24	\$69,000	\$32,500	47.10	\$69,000	9.50	9.50	\$7,263	
008-003-014-0250	03/01/24	\$77,500	\$15,000	19.35	\$77,500	9.86	9.86	\$7,860	
003-033-001-0006	02/17/25	\$42,500	\$18,000	42.35	\$42,500	10.00	10.00	\$4,250	
004-014-012-0020	06/14/24	\$50,000	\$32,500	65.00	\$50,000	10.00	10.00	\$5,000	
004-024-004-0020	03/08/24	\$49,900	\$23,000	46.09	\$49,900	10.00	10.00	\$4,990	
005-103-003-0800	07/22/24	\$40,000	\$18,000	45.00	\$40,000	10.00	10.00	\$4,000	
007-020-006-0080	11/14/23	\$50,000	\$17,800	35.60	\$50,000	10.00	10.00	\$5,000	
008-010-010-0080	09/11/24	\$88,000	\$17,500	19.89	\$88,000	10.00	10.00	\$8,800	
010-209-001-0037	09/05/23	\$30,300	\$15,100	49.83	\$30,300	10.00	10.00	\$3,030	
011-228-006-0016	06/27/24	\$31,500	\$18,200	57.78	\$31,500	10.00	10.00	\$3,150	
003-033-009-0009	11/15/24	\$73,500	\$18,000	24.49	\$73,500	10.05	10.05	\$7,313	
004-010-014-0250	05/10/24	\$80,000	\$32,500	40.63	\$80,000	10.09	10.09	\$7,926	
001-015-012-0020	09/11/24	\$41,000	\$18,100	44.15	\$41,000	10.15	10.15	\$4,039	
010-209-001-0017	08/09/24	\$45,000	\$20,700	46.00	\$45,000	10.17	10.17	\$4,427	
010-209-001-0011	02/05/25	\$45,000	\$20,700	46.00	\$45,000	10.20	10.20	\$4,412	
001-006-005-0060	10/04/23	\$42,500	\$16,500	38.82	\$42,500	10.31	10.31	\$4,122	
001-015-009-0140	04/27/23	\$31,000	\$15,200	49.03	\$31,000	10.47	10.47	\$2,961	
Totals:		\$1,311,100	\$606,700		\$1,311,100	268.27	258.35		
			Sale. Ratio =>	46.27		Average			
			Std. Dev. =>	18.07		per Net Acre=>	4,887.31		

15 Acres	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
008-016-009-0020	02/02/24	\$27,000	\$18,600	68.89	\$27,000	10.72	10.00	\$2,519	008-016-009-0040
008-010-007-0060	11/04/24	\$50,500	\$18,400	36.44	\$50,500	11.10	11.10	\$4,550	
008-010-007-0060	07/18/24	\$20,000	\$18,400	92.00	\$20,000	11.10	11.10	\$1,802	
003-024-005-0039	08/21/23	\$29,900	\$23,500	78.60	\$29,900	12.70	12.70	\$2,354	
003-023-001-0015	01/08/24	\$40,500	\$23,600	58.27	\$40,500	13.53	13.53	\$2,993	
009-106-013-0700	06/20/23	\$53,000	\$28,900	54.53	\$53,000	13.60	13.60	\$3,897	
003-014-001-0711	02/07/24	\$49,000	\$24,700	50.41	\$49,000	14.24	7.99	\$3,442	003-014-001-0705
008-025-010-0050	08/12/24	\$60,000	\$21,500	35.83	\$60,000	14.75	14.75	\$4,068	
011-214-003-0045	08/17/23	\$88,500	\$19,300	21.81	\$88,500	17.89	17.89	\$4,947	
Totals:		\$418,400	\$196,900		\$418,400	119.63	112.66		
			Sale. Ratio =>	47.06		Average			
			Std. Dev. =>	22.26		per Net Acre=>	3,497.57		

20-25 Acres	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
002-001-001-1701	08/23/23	\$42,000	\$25,000	59.52	\$42,000	18.29	9.15	\$2,296	002-001-001-1702
011-215-001-0010	11/03/23	\$56,750	\$15,200	26.78	\$56,750	18.30	18.30	\$3,101	011-215-001-0018
004-030-009-0020	06/05/24	\$80,000	\$43,000	53.75	\$80,000	20.00	20.00	\$4,000	
005-124-004-0020	03/17/25	\$61,000	\$30,200	49.51	\$61,000	20.00	20.00	\$3,050	
010-216-001-0500	04/05/24	\$8,500	\$1,400	16.47	\$8,500	20.00	20.00	\$425	
003-025-013-0020	04/08/24	\$68,900	\$36,000	52.25	\$68,900	20.02	10.01	\$3,441	003-025-013-0040
003-016-012-0020	10/20/23	\$90,000	\$52,800	58.67	\$90,000	20.30	10.08	\$4,433	003-016-012-0080

003-033-009-0016	11/16/23	\$79,900	\$24,400	30.54	\$79,900	21.02	10.72	\$3,801	003-033-009-0017
008-025-013-0030	06/01/23	\$28,000	\$20,400	72.86	\$28,000	23.22	23.22	\$1,206	
010-209-001-0032	05/09/24	\$125,000	\$63,400	50.72	\$125,000	24.30	10.10	\$5,144	010-209-001-0033, 010-256-024-0000, 010-256-025-0000, 010-256-026-0000
011-214-009-1080	03/25/24	\$67,300	\$26,000	38.63	\$67,300	26.25	26.25	\$2,564	
Totals:		\$707,350	\$337,800		\$707,350	231.70	177.83		
			Sale. Ratio =>	47.76		Average			
			Std. Dev. =>	16.53		per Net Acre=>	3,052.82		

30-40 Acres	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
008-016-008-0190	09/18/23	\$68,500	\$30,700	44.82	\$68,500	29.15	29.15	\$2,350	
008-007-016-0020	12/08/23	\$125,000	\$40,000	32.00	\$125,000	40.00	40.00	\$3,125	
011-215-010-0020	01/12/24	\$129,000	\$29,100	22.56	\$129,000	41.85	41.85	\$3,082	
011-215-010-0020	05/17/24	\$152,000	\$29,100	19.14	\$152,000	41.85	41.85	\$3,632	
011-215-002-0080	09/21/23	\$130,000	\$29,000	22.31	\$130,000	43.14	40.14	\$3,013	011-215-001-0016
Totals:		\$604,500	\$157,900		\$604,500	195.99	192.99		
			Sale. Ratio =>	26.12		Average			
			Std. Dev. =>	10.48		per Net Acre=>	3,084.36		

50+ Acres	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
001-017-003-0030	09/17/24	\$145,000	\$72,500	50.00	\$145,000	65.35	65.35	\$2,219	
008-008-011-0030	09/09/24	\$220,000	\$110,000	50.00	\$220,000	78.44	78.44	\$2,805	
010-218-013-0020	08/23/24	\$200,000	\$69,000	34.50	\$200,000	80.00	80.00	\$2,500	
003-020-008-0020	12/13/23	\$270,000	\$111,000	41.11	\$270,000	100.60	40.00	\$2,684	003-794-272-0000, 003-020-003-0020, 003-020-004-0040
005-026-003-0020	10/03/23	\$210,000	\$110,900	52.81	\$210,000	160.00	160.00	\$1,313	
Totals:		\$1,045,000	\$473,400		\$1,045,000	484.39	423.79		
			Sale. Ratio =>	45.30		Average			
			Std. Dev. =>	7.65		per Net Acre=>	2,157.35		

Breakdown by Acre of Analysis Determination:

1	\$15,000	3	\$10,000	10	\$5,000	30	\$2,800
1.5	\$12,000	4	\$8,250	15	\$4,000	40	\$2,500
2	\$11,000	5	\$7,200	20	\$3,500	50	\$2,250
2.5	\$10,800	7	\$6,400	25	\$3,000	100	\$2,100

As Applied to the Study:

1 acre:	\$15,000	3 acre:	\$30,000	10 acre:	\$50,000	30 acre:	\$84,000
1.5 acre:	\$18,000	4 acre:	\$33,000	15 acre:	\$60,000	40 acre:	\$100,000
2 acre:	\$22,000	5 acre:	\$36,000	20 acre:	\$70,000	50 acre:	\$112,500
2.5 acre:	\$27,000	7 acre:	\$44,800	25 acre:	\$75,000	100 acre:	\$210,000

Lyon Township

Lakefront

2026 Land Value Analysis & Determination

(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	Rate Group 1
007-013-011-0060	6526 W HIGGINS LAKE DRIVE	08/08/24	\$538,000	\$349,453	55.8	260.0	0.28	\$6,266	\$1,248,046	\$28.65		LAKEFRONT FF VALUES	NO RD IN FRONT
007-014-016-0062	6564 W HIGGINS LAKE DRIVE	07/19/23	\$979,000	\$286,602	50.0	328.0	0.37	\$5,732	\$766,316	\$17.59		LAKEFRONT FF VALUES	NO RD IN FRONT
007-015-001-0050	8452 W HIGGINS LAKE DRIVE	06/30/23	\$845,940	\$574,580	75.0	475.0	0.82	\$7,661	\$702,421	\$16.13		LAKEFRONT FF VALUES	NO RD IN FRONT
007-015-004-0141	8266 W HIGGINS LAKE DRIVE	10/25/23	\$530,000	\$328,895	41.0	668.0	0.58	\$8,022	\$567,060	\$13.02		LAKEFRONT FF VALUES	NO RD IN FRONT
007-233-015-0000	329 CLARE BOULEVARD	07/15/24	\$1,443,000	\$698,022	100.0	400.0	0.46	\$6,980	\$1,517,439	\$34.84	007-233-014-0000	LAKEFRONT FF VALUES	NO RD IN FRONT
007-233-019-0000	335 CLARE BOULEVARD	09/01/23	\$884,500	\$625,453	75.0	200.0	0.34	\$8,339	\$1,818,177	\$41.74		LAKEFRONT FF VALUES	NO RD IN FRONT
007-233-022-1000	100 BATTLE CREEK AVENUE	02/24/24	\$775,000	\$561,417	75.0	200.0	0.34	\$7,486	\$1,632,026	\$37.47		LAKEFRONT FF VALUES	NO RD IN FRONT
007-450-017-1000	8880 W HIGGINS LAKE DRIVE	07/31/23	\$905,000	\$667,684	75.0	726.0	1.25	\$8,902	\$534,147	\$12.26		LAKEFRONT FF VALUES	NO RD IN FRONT
007-450-023-1000	8860 W HIGGINS LAKE DRIVE	12/21/23	\$540,000	\$397,800	35.0	123.0	0.10	\$11,366	\$4,018,182	\$92.24		LAKEFRONT FF VALUES	NO RD IN FRONT
007-451-011-1000	8786 W HIGGINS LAKE DRIVE	09/18/23	\$520,000	\$428,571	100.0	147.0	0.34	\$4,286	\$1,271,724	\$29.19		LAKEFRONT FF VALUES	NO RD IN FRONT
007-662-033-0000	104 HAINES AVENUE	07/14/23	\$675,000	\$503,122	51.0	237.0	0.28	\$9,865	\$1,816,325	\$41.70		LAKEFRONT FF VALUES	NO RD IN FRONT
007-773-028-0000	8530 W HIGGINS LAKE DRIVE	08/10/23	\$1,200,000	\$871,626	125.0	251.0	0.72	\$6,973	\$1,210,592	\$27.79		LAKEFRONT FF VALUES	NO RD IN FRONT
007-361-002-0000	8877 HILLCREST ROAD	11/06/24	\$700,000	\$499,102	61.0	197.0	0.28	\$8,182	\$1,808,341	\$41.51		LAKEFRONT FF VALUES	ROAD IN FRONT
007-450-005-0000	8930 W HIGGINS LAKE DRIVE	04/16/24	\$650,000	\$323,077	75.0	93.0	0.16	\$4,308	\$2,019,231	\$46.36		LAKEFRONT FF VALUES	ROAD IN FRONT
007-451-005-0000	8830 W HIGGINS LAKE DRIVE	06/02/23	\$1,245,000	\$415,586	75.0	112.0	0.19	\$5,541	\$2,153,295	\$49.43		LAKEFRONT FF VALUES	ROAD IN FRONT
Totals:			\$12,430,440	\$7,530,990	1,068.8		6.51	\$7,046	\$1,156,479	\$26.55			

USE:			
NO RD IN FRONT	\$8,500/FF	\$55/SQ FT	
RD IN FRONT	\$4,900/FF	\$45/SQ FT	

Lyon Township

2026 Land Value Analysis & Determination

Off Lake Subs

(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	Class
007-101-017-0000		07/30/24	\$5,250	\$5,250	65.0	185.0	0.28	\$81	\$19,022	\$0.44		OFF LAKE SUBS A	402
007-220-034-0000		06/30/23	\$10,000	\$10,000	329.6	349.7	1.34	\$30	\$7,440	\$0.17	007-220-035-0000	OFF LAKE SUBS A	402
007-320-021-0000		02/13/25	\$7,200	\$7,200	71.0	160.0	0.29	\$101	\$24,828	\$0.57		OFF LAKE SUBS B	402
007-350-061-2000	305 SUMMIT ROAD	04/24/24	\$44,900	\$44,900	141.4	200.0	0.46	\$317	\$97,821	\$2.25		OFF LAKE SUBS B	402
007-350-347-0000		05/26/23	\$8,000	\$8,000	141.4	200.0	0.46	\$57	\$17,429	\$0.40		OFF LAKE SUBS B	402
007-350-375-0000	450 BEECHWOOD DRIVE	09/29/23	\$11,500	\$11,500	100.0	100.0	0.23	\$115	\$50,000	\$1.15		OFF LAKE SUBS B	402
007-350-381-0000		03/08/24	\$6,000	\$6,000	100.0	100.0	0.23	\$60	\$26,087	\$0.60		OFF LAKE SUBS B	402
007-367-048-1000		08/24/23	\$20,000	\$20,000	105.0	100.0	0.24	\$190	\$82,988	\$1.91		OFF LAKE SUBS B	402
007-702-021-0000	210 CINDY AVENUE	10/11/24	\$23,000	\$23,000	137.9	195.0	0.60	\$167	\$38,270	\$0.88		OFF LAKE SUBS B	402
007-609-014-2000		08/17/23	\$27,000	\$27,000	141.4	200.0	0.46	\$191	\$58,824	\$1.35		OFF LAKE SUBS C	402
007-628-011-0000		09/26/24	\$35,000	\$35,000	100.0	100.0	0.23	\$350	\$152,174	\$3.49		OFF LAKE SUBS C	402
007-642-033-0000	228 IRONWOOD ROAD	08/09/24	\$23,000	\$23,000	75.0	100.0	0.17	\$307	\$133,721	\$3.07		OFF LAKE SUBS C	402
007-669-035-1000	EVENS AVENUE	06/21/24	\$36,000	\$36,000	75.0	100.0	0.17	\$480	\$209,302	\$4.80		OFF LAKE SUBS C	402
007-740-044-0000		07/31/24	\$25,000	\$25,000	125.0	200.0	0.29	\$200	\$87,108	\$2.00	007-740-046-1000	OFF LAKE SUBS C	402
007-741-010-0000		12/22/23	\$12,000	\$12,000	75.0	100.0	0.17	\$160	\$69,767	\$1.60		OFF LAKE SUBS C	402
007-743-026-0000		10/11/24	\$20,000	\$20,000	175.0	100.0	0.40	\$114	\$49,751	\$1.14		OFF LAKE SUBS C	402
007-750-020-1000	348 BOUCHER STREET	12/08/23	\$24,000	\$24,000	200.0	400.0	0.46	\$120	\$52,288	\$1.20		OFF LAKE SUBS C	402
007-750-024-0000		07/20/23	\$12,000	\$12,000	70.7	2000.0	0.46	\$170	\$26,087	\$0.60		OFF LAKE SUBS C	402
007-237-019-0000	337 ALMA BOULEVARD	10/31/23	\$163,000	\$75,602	100.0	100.0	0.23	\$756	\$328,704	\$7.55		OFF LAKE SUBS D	401
007-242-005-0000	309 SMITHS BOULEVARD	08/19/24	\$121,000	\$10,321	75.0	100.0	0.17	\$138	\$60,006	\$1.38		OFF LAKE SUBS D	401
007-244-001-0000	403 SAGINAW AVENUE	12/29/23	\$124,500	\$58,694	75.0	100.0	0.30	\$783	\$194,997	\$4.48		OFF LAKE SUBS D	401
007-244-005-0000		11/22/23	\$157,500	\$29,595	125.0	200.0	0.29	\$237	\$103,118	\$2.37	007-244-004-0000	OFF LAKE SUBS D	401
			\$915,850	\$524,062	2,603.4		7.93	\$201	\$66,061	\$1.52			

Value as applied:	\$/FF
OFF LAKE SUBS A	41
OFF LAKE SUBS B	100
OFF LAKE SUBS C	200
OFF LAKE SUBS D	465

Lyon Township

Private Lake Access

2026 Land Value Analysis & Determination

(All classes)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Class	Rate Group 1
007-351-033-0000	120 NORWAY ROAD	07/17/23	\$199,900	\$118,876	51.2	105.0	0.12	\$2,320	\$982,446	\$22.55	PRIVATE LAKE ACCESS	401	HILLCREST #1
007-351-092-0000	117 HEMLOCK ROAD	11/17/23	\$177,400	\$37,070	141.4	200.0	0.46	\$262	\$80,763	\$1.85	PRIVATE LAKE ACCESS	401	HILLCREST #1
007-351-179-0000	214 CHESTNUT ROAD	07/18/23	\$125,000	\$49,850	63.0	100.0	0.15	\$791	\$343,793	\$7.89	PRIVATE LAKE ACCESS	401	HILLCREST #1
007-680-021-0000	133 SHORT AVENUE	11/15/23	\$350,000	\$243,532	50.0	100.0	0.12	\$4,871	\$2,117,670	\$48.62	PRIVATE LAKE ACCESS	401	BLK 160 3RD MCP
007-680-023-0000	9736 W HIGGINS LAKE DRIVE	10/11/24	\$380,000	\$268,861	87.5	100.0	0.20	\$3,073	\$1,337,617	\$30.71	PRIVATE LAKE ACCESS	401	BLK 160 3RD MCP
Totals:			\$1,232,300	\$718,189	393.2		1.04	\$1,827	\$689,903	\$15.84			

PLA group	\$/ff
Hillcrest #1	800
Shoppenegons Ldge	800
All Others	3000