

C&I LAND TABLES		2023 RATES
30100	INDUSTRIAL	
LAND TABLE #1	INDUSTRIAL	3.20
	ROAD R.O.W.	0.00
	CONSERV ESMT	0.00
20100	COMMERCIAL	
LAND TABLE #2	COMMERCIAL	8.40
	COMMON AREA	0.00
	ROAD R.O.W.	0.00
	EXEMPT	0.00
	CONSERV ESMT	0.00
LAND TABLE #3	MULTI-RES/RES	5.00
2010S	COMMERCIAL OST	
LAND TABLE #4	COMMERCIAL OST +W/S	6.00

Industrial Land Valuation - 2 Year Study

Par Num	Str Addr	Sale Date	Sale \$	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Land Table	Area/SF	\$/SF
50-22-15-351-053 + - 052	TAFT	07/30/20	\$450,000	PTA	03-ARM'S LENGTH	\$265,500	\$157,800	59.44	\$315,584	30101	IND	123,292	\$2.15
50-22-35-101-028 + - 022		08/24/21	\$6,900,000	PTA	03-ARM'S LENGTH	\$6,900,000	\$2,606,550	37.78	\$1,165,810	30101	IND	618,724	\$11.15
		Totals:	\$7,350,000			\$7,165,500	\$2,764,350		\$1,481,394			Minimum	\$2.15
							Sale. Ratio =>	38.58				Maximum	\$11.15
							Std. Dev. =>	15.32				Mean	\$6.65
												Median	\$6.65
												Rate for use, interp	\$3.20

Majority of weight placed on smaller parcel sales as they represented the typical parcel of industrial property.

Industrial Land Vauation - 3 Year Study														Per Yr 5%
Par Numb	Str Addr	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Land Table	Area/SF	\$/SF	Mkt Cond 5%
50-22-09-300-044	TWELVE MILE	06/27/18	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$153,480	61.39	\$306,968	30101	IND LAND	105,865	\$2.36	5%
50-22-15-351-053 + -052	TAFT	07/30/20	\$450,000	PTA	03-ARM'S LENGTH	\$265,500	\$157,800	59.44	\$315,584	30101	IND LAND	123,292	\$2.15	5%
50-22-35-101-028 + -022		08/24/21	\$6,900,000	PTA	03-ARM'S LENGTH	\$6,900,000	\$2,606,550	37.78	\$1,165,810	30101	IND LAND	618,724	\$11.15	5%
Totals:			\$7,600,000			\$7,415,500	\$2,917,830		\$1,788,362			Minimum	\$2.15	Minimum
							Sale. Ratio =>	39.35				Maximum	\$11.15	Maximum
							Std. Dev. =>	13.11				Mean	\$5.22	Mean
												Median	\$2.36	Median
Rate for use, interp													\$3.20	for use, interp
														\$3.20

Majority of weight placed on smaller parcel sales as they represented the typical parcel of industrial property.

Industrial Property - Land Residual

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Class	ECF Area	Net Acres	Dollars/SqFt	ECF Area
96-22-05-276-009	30553 ANDERSEN CT	09/15/20	\$1,600,000	PTA	03-ARM'S LENGTH	\$1,600,000	\$1,630,930	\$379,280	\$410,210	301	96IND	6.73	\$1.29	96IND
E -17-24-127-002	3160 DALLAVO CT	12/31/20	\$4,450,000	WD	03-ARM'S LENGTH	\$4,450,000	\$4,863,520	\$691,257	\$1,104,777	301	E IND	12.02	\$1.32	E IND
22-23-30-127-033	24000 RESEARCH	06/17/21	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000	\$3,395,895	\$292,687	\$588,582	301	22IND	4.50	\$1.49	22IND
K -21-09-276-001	57455 TRAVIS RD	03/04/22	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$335,551	\$148,803	\$119,354	301	K IND	2.00	\$1.71	K IND
96-22-08-177-013	28966 WALL ST	05/24/21	\$1,970,000	WD	03-ARM'S LENGTH	\$1,970,000	\$1,920,758	\$310,187	\$260,945	301	96IND	2.18	\$3.27	96IND
96-22-08-227-027	47955 ANNA CT	02/25/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$808,314	\$223,865	\$182,179	301	96IND	1.52	\$3.38	96IND
22-23-35-451-004	20720 TUCK	08/10/21	\$565,000	LC	03-ARM'S LENGTH	\$565,000	\$554,016	\$105,509	\$94,525	301	22IND	0.62	\$3.91	22IND
E -17-13-326-003	4224 MARTIN RD	01/27/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$578,359	\$157,382	\$130,741	301	E IND	0.86	\$4.20	E IND
96-22-06-101-023	31205 CENTURY DR	09/27/21	\$2,083,590	PTA	03-ARM'S LENGTH	\$2,083,590	\$1,954,481	\$337,743	\$208,634	301	96IND	1.74	\$4.45	96IND
K -21-03-402-017	30026 RESEARCH DR	07/29/21	\$1,240,000	PTA	03-ARM'S LENGTH	\$1,240,000	\$1,055,155	\$398,664	\$213,819	301	K IND	2.02	\$4.53	K IND
22-23-34-126-004	32645 FOLSOM	08/20/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$541,987	\$169,091	\$111,078	301	22IND	0.85	\$4.57	22IND
E -17-27-302-001	1144 RIG ST	10/06/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$511,915	\$267,537	\$129,452	301	E IND	1.27	\$4.84	E IND
22-23-19-252-015	37567 INTERCHANGE DR	09/09/21	\$2,050,000	OTH	03-ARM'S LENGTH	\$2,050,000	\$1,480,282	\$821,930	\$252,212	301	22IND	3.86	\$4.89	22IND
96-22-08-177-007	28800 WALL ST	01/07/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$582,801	\$187,374	\$100,175	301	96IND	0.75	\$5.70	96IND

Minimum	\$1.29
Maximum	\$5.70
Mean	\$3.54
Median	\$4.05
Rel. Range	\$1.71 to \$4.89
Use	\$3.20

Industrial Land Valuation - SW Oakland County CVTs

Parcel Number	Other Parcels in Sale	ECF Area	Street Address	Sale Date	Sale Amount	Acres	SqFt	Class	\$/Sq.Ft.	Notes
92-17-27-376-020		IVL	LADD RD VACANT	02/29/20	\$479,750	9.97	434,380	302	\$1.10	
96-22-05-476-057		IVL	29996 ANTHONY DR	09/15/20	\$400,000	6.14	267,458	302	\$1.50	
22-23-34-126-031	22-23-34-126-040	IVL	Folsom	05/24/21	\$60,000	0.79	34,456	302	\$1.74	
K -21-32-226-001		IVL	22269 GRISWOLD RD	08/16/21	135,000	1.75	76,230	302	\$1.77	
50-22-09-300-044		VL	Twelve Mile	06/27/18	\$250,000	2.43	105,851	302	\$2.36	Majority weight
96-22-07-326-014		IVL	28006 OAKLAND OAKS CT	11/18/21	\$178,000	1.46	63,598	302	\$2.80	
E -17-13-326-017	E -17-13-326-018	IVL	PIONEER DRIVE	12/02/20	235,000	1.76	76,666	202	\$3.07	Majority weight
K -21-11-251-024		IVL		11/30/20	275,000	1.79	77,972	302	\$3.53	Majority weight
50-22-15-351-053	50-22-351-052	VL	TAFT	07/30/20	\$450,000	2.83	123,275	302	\$3.65	Majority weight

Minimum \$1.10

Maximum \$3.65

Mean \$2.39

Median \$2.36

Rate for use, interp \$3.20

Industrial Land Valuation - SW Oakland County CVTs

Parcel Number	Other Parcels in Sale	ECF Area	Street Address	Sale Date	Sale Amount	Acres	SqFt	Class	\$/Sq.Ft.	Notes
92-17-27-376-020		IVL	LADD RD VACANT	02/29/20	\$479,750	9.97	434,380	302	\$1.10	
96-22-05-476-057		IVL	29996 ANTHONY DR	09/15/20	\$400,000	6.14	267,458	302	\$1.50	
22-23-34-126-031	22-23-34-126-040	IVL	Folsom	05/24/21	\$60,000	0.79	34,456	302	\$1.74	
K -21-32-226-001		IVL	22269 GRISWOLD RD	08/16/21	135,000	1.75	76,230	302	\$1.77	
50-22-09-300-044		VL	Twelve Mile	06/27/18	\$250,000	2.43	105,851	302	\$2.36	Majority weight
96-22-07-326-014		IVL	28006 OAKLAND OAKS CT	11/18/21	\$178,000	1.46	63,598	302	\$2.80	
E -17-13-326-017	E -17-13-326-018	IVL	PIONEER DRIVE	12/02/20	235,000	1.76	76,666	202	\$3.07	Majority weight
K -21-11-251-024		IVL		11/30/20	275,000	1.79	77,972	302	\$3.53	Majority weight
50-22-15-351-053	50-22-351-052	VL	TAFT	07/30/20	\$450,000	2.83	123,275	302	\$3.65	Majority weight

Minimum \$1.10

Maximum \$3.65

Mean \$2.39

Median \$2.36

Rate for use, interp \$3.20

Industrial Property - Land Residual

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Class	ECF Area	Net Acres	Dollars/SqFt	ECF Area
96-22-05-276-009	30553 ANDERSEN CT	09/15/20	\$1,600,000	PTA	03-ARM'S LENGTH	\$1,600,000	\$1,630,930	\$379,280	\$410,210	301	96IND	6.73	\$1.29	96IND
E -17-24-127-002	3160 DALLAVO CT	12/31/20	\$4,450,000	WD	03-ARM'S LENGTH	\$4,450,000	\$4,863,520	\$691,257	\$1,104,777	301	E IND	12.02	\$1.32	E IND
22-23-30-127-033	24000 RESEARCH	06/17/21	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000	\$3,395,895	\$292,687	\$588,582	301	22IND	4.50	\$1.49	22IND
K -21-09-276-001	57455 TRAVIS RD	03/04/22	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$335,551	\$148,803	\$119,354	301	K IND	2.00	\$1.71	K IND
96-22-08-177-013	28966 WALL ST	05/24/21	\$1,970,000	WD	03-ARM'S LENGTH	\$1,970,000	\$1,920,758	\$310,187	\$260,945	301	96IND	2.18	\$3.27	96IND
96-22-08-227-027	47955 ANNA CT	02/25/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$808,314	\$223,865	\$182,179	301	96IND	1.52	\$3.38	96IND
22-23-35-451-004	20720 TUCK	08/10/21	\$565,000	LC	03-ARM'S LENGTH	\$565,000	\$554,016	\$105,509	\$94,525	301	22IND	0.62	\$3.91	22IND
E -17-13-326-003	4224 MARTIN RD	01/27/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$578,359	\$157,382	\$130,741	301	E IND	0.86	\$4.20	E IND
96-22-06-101-023	31205 CENTURY DR	09/27/21	\$2,083,590	PTA	03-ARM'S LENGTH	\$2,083,590	\$1,954,481	\$337,743	\$208,634	301	96IND	1.74	\$4.45	96IND
K -21-03-402-017	30026 RESEARCH DR	07/29/21	\$1,240,000	PTA	03-ARM'S LENGTH	\$1,240,000	\$1,055,155	\$398,664	\$213,819	301	K IND	2.02	\$4.53	K IND
22-23-34-126-004	32645 FOLSOM	08/20/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$541,987	\$169,091	\$111,078	301	22IND	0.85	\$4.57	22IND
E -17-27-302-001	1144 RIG ST	10/06/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$511,915	\$267,537	\$129,452	301	E IND	1.27	\$4.84	E IND
22-23-19-252-015	37567 INTERCHANGE DR	09/09/21	\$2,050,000	OTH	03-ARM'S LENGTH	\$2,050,000	\$1,480,282	\$821,930	\$252,212	301	22IND	3.86	\$4.89	22IND
96-22-08-177-007	28800 WALL ST	01/07/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$582,801	\$187,374	\$100,175	301	96IND	0.75	\$5.70	96IND

Minimum	\$1.29
Maximum	\$5.70
Mean	\$3.54
Median	\$4.05
Rel. Range	\$1.71 to \$4.89
Use	\$3.20

Commercial Land Valuation - Land Residual

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2022 AV	Ratio	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/SqFt	OST +W/S Adj \$/SF
20-23-27-403-135	31822 GRAND RIVER AVE	01/06/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$202,930	41.41	\$495,043	\$72,016	\$77,059	0.32	\$5.10	\$3.47
20-23-28-477-008	22455 FARMINGTON RD	04/20/20	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$263,780	36.13	\$560,008	\$345,754	\$175,762	0.74	\$10.73	\$7.29
20-23-34-355-014	32730 W 8 MILE RD	12/06/21	\$495,000	MLC	03-ARM'S LENGTH	\$495,000	\$188,270	38.03	\$416,406	\$217,607	\$139,013	0.60	\$8.31	\$5.65
20-23-34-355-016	32722 W 8 MILE RD	10/02/20	\$555,000	PTA	03-ARM'S LENGTH	\$555,000	\$243,520	43.88	\$544,889	\$149,124	\$139,013	0.60	\$5.71	\$3.88
22-23-01-351-028	31275 NORTHWESTERN	12/30/20	\$5,700,000	WD	03-ARM'S LENGTH	\$5,700,000	\$2,308,180	40.49	\$4,896,063	\$1,721,528	\$917,591	3.83	\$10.32	\$7.02
22-23-02-101-061	31300 REXWOOD	06/25/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$250,470	59.64	\$390,127	\$117,886	\$88,013	0.45	\$6.03	\$4.10
22-23-02-226-036	32931 MIDDLEBELT	06/25/21	\$1,339,000	WD	03-ARM'S LENGTH	\$1,339,000	\$438,770	32.77	\$1,026,342	\$492,343	\$179,685	0.75	\$15.07	\$10.25
22-23-10-476-038	31690 TWELVE MILE	01/26/21	\$1,190,000	WD	03-ARM'S LENGTH	\$1,190,000	\$491,780	41.33	\$892,008	\$477,992	\$180,000	0.69	\$15.90	\$10.81
22-23-11-354-002	30660 TWELVE MILE	10/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,510	47.17	\$312,961	\$82,519	\$95,480	0.27	\$6.91	\$4.70
22-23-15-101-030	27500 FARMINGTON	03/07/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$264,840	42.72	\$614,178	\$215,694	\$209,872	0.88	\$5.65	\$3.84
22-23-15-102-011	32905 TWELVE MILE	03/14/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$62,990	66.31	\$91,977	\$51,462	\$48,439	0.14	\$8.50	\$5.78
22-23-16-101-006	35055 TWELVE MILE	03/25/21	\$6,852,700	WD	03-ARM'S LENGTH	\$6,852,700	\$2,792,500	40.75	\$6,514,663	\$1,259,562	\$921,525	3.85	\$7.52	\$5.11
22-23-20-300-008	36520 GRAND RIVER	01/06/22	\$1,950,000	WD	03-ARM'S LENGTH	\$1,950,000	\$984,790	50.50	\$2,058,705	\$494,383	\$603,088	2.13	\$5.33	\$3.62
22-23-23-478-021	29450 TEN MILE	11/29/21	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$116,630	38.88	\$275,286	\$72,804	\$48,090	0.14	\$12.11	\$8.24
22-23-24-101-014	25950 MIDDLEBELT	05/14/20	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$323,660	63.46	\$455,255	\$228,745	\$174,000	0.67	\$7.88	\$5.36
22-23-26-485-031	29500 NINE MILE	01/12/22	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$265,550	40.85	\$464,365	\$349,900	\$164,265	1.26	\$6.39	\$4.35
22-23-26-486-014	29450 NINE MILE	01/12/22	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$148,480	42.42	\$341,596	\$121,374	\$112,970	0.40	\$6.98	\$4.75
22-23-30-126-007	23761 RESEARCH	02/08/22	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$473,200	35.71	\$706,022	\$885,565	\$266,587	2.04	\$9.97	\$6.78
22-23-30-201-013	24175 INDUSTRIAL PARK DR	07/01/20	\$742,000	WD	03-ARM'S LENGTH	\$742,000	\$283,790	38.25	\$633,911	\$199,089	\$91,000	0.60	\$7.62	\$5.18
22-23-33-376-040	34650 EIGHT MILE	06/22/20	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$497,910	33.76	\$906,702	\$889,858	\$321,560	1.48	\$13.84	\$9.41
22-23-34-126-006	32625 FOLSOM	06/04/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$248,260	35.47	\$589,928	\$185,866	\$75,794	0.58	\$7.36	\$5.00
22-23-34-377-014	32418 EIGHT MILE	09/22/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$138,980	30.88	\$412,536	\$91,284	\$53,820	0.41	\$5.09	\$3.46
22-23-35-128-029	30544 GRAND RIVER	05/18/21	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$118,640	43.14	\$197,400	\$187,371	\$109,771	0.42	\$10.24	\$6.96
22-23-35-228-028	29900 GRAND RIVER	02/25/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,010	32.00	\$186,221	\$100,369	\$36,590	0.21	\$10.97	\$7.46
22-23-36-452-001	28315 GRAND RIVER	04/30/20	\$258,700	WD	03-ARM'S LENGTH	\$258,700	\$126,850	49.03	\$264,224	\$68,906	\$74,430	0.23	\$6.88	\$4.68
22-23-36-481-025	27620 EIGHT MILE	08/04/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$124,700	22.27	\$337,452	\$333,887	\$111,339	0.64	\$11.98	\$8.14
92-17-34-409-003	209 E WALLED LAKE DR	05/21/21	\$430,000	LC	03-ARM'S LENGTH	\$430,000	\$182,960	42.55	\$422,135	\$113,629	\$105,764	0.25	\$10.56	\$7.18
92-17-35-103-018	1224 E WEST MAPLE RD	08/26/20	\$256,750	WD	03-ARM'S LENGTH	\$256,750	\$93,480	36.41	\$201,018	\$171,742	\$116,010	0.37	\$10.57	\$7.19
92-17-35-126-014	1679 E WEST MAPLE RD	06/25/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$158,600	43.45	\$365,700	\$86,387	\$87,087	0.28	\$7.08	\$4.82
92-17-35-201-022	1997 E WEST MAPLE RD	09/15/21	\$370,000	MLC	03-ARM'S LENGTH	\$370,000	\$143,320	38.74	\$321,556	\$161,704	\$113,260	0.49	\$7.64	\$5.19
96-22-04-351-003	29686 BECK RD	08/03/21	\$2,472,400	WD	03-ARM'S LENGTH	\$2,472,400	\$724,590	29.31	\$1,766,547	\$1,217,091	\$511,238	4.81	\$5.81	\$3.95
96-22-05-103-007	49175 PONTIAC TRL	03/10/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,510	49.80	\$213,112	\$124,564	\$87,676	0.43	\$6.63	\$4.51
96-22-05-352-003	29710 S WIXOM RD	02/24/22	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$442,300	44.23	\$926,745	\$428,792	\$355,537	1.40	\$7.03	\$4.78
96-22-05-476-056	29988 ANTHONY DR	07/30/21	\$2,565,000	CD	03-ARM'S LENGTH	\$2,565,000	\$784,460	30.58	\$2,019,469	\$829,219	\$283,688	2.37	\$8.03	\$5.46
96-22-07-351-014	51155 GRAND RIVER AVE	12/17/21	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$851,490	30.41	\$1,945,636	\$1,297,305	\$442,941	4.16	\$7.15	\$4.86
E-17-10-478-013	4341 S COMMERCE RD	02/23/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$100,730	34.73	\$230,062	\$119,737	\$59,799	0.26	\$10.57	\$7.19
E-17-21-276-023	2718 BENSTEIN RD	05/05/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$37,240	24.03	\$77,790	\$122,425	\$45,215	0.40	\$7.03	\$4.78
E-17-24-126-012	2550 E OAKLEY PARK RD	06/22/20	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$475,260	37.28	\$1,168,446	\$323,108	\$216,554	1.34	\$5.54	\$3.76
E-17-24-200-009	2985 HAGGERTY RD	10/26/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$368,620	40.96	\$809,396	\$475,953	\$385,349	1.52	\$7.19	\$4.89
E-17-24-200-047	2873 HAGGERTY RD	07/20/22	\$665,000	PTA	03-ARM'S LENGTH	\$665,000	\$234,210	35.22	\$518,446	\$370,174	\$223,620	0.92	\$9.24	\$6.28
E-17-27-351-017	1013 RIG ST	02/23/22	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$146,000	31.06	\$341,303	\$227,513	\$98,816	0.65	\$8.04	\$5.46
E-17-33-376-012	47100 W PONTIAC TRL	03/05/21	\$600,000	MLC	03-ARM'S LENGTH	\$600,000	\$328,500	54.75	\$678,712	\$317,876	\$396,588	1.30	\$5.61	\$3.82
EW-17-23-352-011	2375 S COMMERCE RD	12/28/20	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$423,130	31.34	\$1,064,512	\$418,617	\$133,129	1.18	\$8.14	\$5.54
EW-17-23-352-012	2355 S COMMERCE RD	08/31/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$83,350	27.78	\$165,069	\$232,850	\$97,919	0.59	\$9.06	\$6.16
K-21-11-226-004	53400 GRAND RIVER AVE	03/31/22	\$1,600,000	PTA	03-ARM'S LENGTH	\$1,600,000	\$371,580	23.22	\$872,103	\$947,008	\$219,111	2.07	\$10.50	\$7.14

Minimum	\$5.09	\$3.46
Maximum	\$15.90	\$10.81
Mean	\$8.44	\$5.74
Median	\$7.64	\$5.19
Rel. Range	\$7.15 to \$13.84	\$4.86 to \$7.14
Use	\$8.40	\$6.00

Multi Family/High Den Residential											
Property Address	Property City	Type	Type	Land Acres	Land SF	Sale Price	Sale Date	Status	Price/SF	Sale Date	Adj \$/SF
15201 15 Mile Rd	Clinton Township	Residential	Land	6.05	263,538	\$600,000	11/13/2019	Sold	\$2.28	11/13/2019	\$4.39
00 Square Lake Rd	Troy	Residential	Land	3.00	130,680	\$775,000	2/6/2020	Sold	\$5.93	2/6/2020	\$5.93
Harper & Donaldson	Clinton Township	Residential	Land	1.31	57,064	\$155,000	8/19/2021	Sold	\$2.72	8/19/2021	\$4.93
17669 23 Mile Rd	Macomb Township	Residential	Land	3.20	139,392	\$450,000	6/6/2022	Sold	\$3.23	6/6/2022	\$5.89
3400 Morgan Rd	Lake Orion	Residential	Land	5.16	224,770	\$1,100,000	7/22/2022	Sold	\$4.89	7/22/2022	\$6.81
Beck Rd	Novi	Residential	Land	6.99	304,484	\$1,400,000	9/20/2022	Sold	\$4.60	9/20/2022	\$4.37
11359 Bayberry Dr	Bruce Twp	Residential	Land	5.94	258,746	\$920,235	9/27/2022	Sold	\$3.56	9/27/2022	\$7.94
27860 Hickler Ln	Harrison Township	Residential	Land	2.57	111,949	\$375,000	10/3/2022	Sold	\$3.35	10/3/2022	\$7.23

Minimum \$4.37

Maximum \$7.94

Medium \$5.91

Mean \$5.94

Use \$5.00

Sales are adjusted appropriately for market conditions (i.e., time) when closed outside sales study period, and for location when within in differing areas. Weight placed on those sales as deemed reflective for area of Novi area properties.