C&I LAND TABLES		2026 RATES $/SF
30100	INDUSTRIAL	
LAND TABLE #1	INDUSTRIAL	$4.00
20100	COMMERCIAL	
LAND TABLE #2	COMMERCIAL	$9.30
LAND TABLE #3	MULTI-RES/RES	$6.40
201OS	COMMERCIAL OST	
LAND TABLE #4	COMMERCIAL OST +W/S	$6.60

Industrial Land (Costar) for 2026 Tax Year		FOR 2026 LAND VALUES											
Property Address	Property City	County	Zoning	Land Area Ac	Land Area SF	Sale Price	Price/SF	Sale Date	Time to Sale Study	Mrkt Cond. 2.5%	Mrkt. Adj. Price/SF	Location	Loc. Adj. Price/SF
Atlantic Blvd	Auburn Hills	Oakland	Lt. Indust.	4.63	201,683	$1,000,000	$4.96	1/10/2022	1.00	2.5%	$5.08	0%	$5.08
2435 S Haggerty Rd	Canton	Wayne	LI	4.84	210,830	$735,000	$3.49	2/15/2022	1.00	2.5%	$3.58	10%	$3.93
46844 W 12 Mile Rd	Novi	Oakland	I1	20.00	871,200	$4,850,000	$5.57	4/25/2022	1.00	2.5%	$5.71	0%	**$5.71**
1400 N Telegraph Rd	Pontiac	Oakland	IV	6.15	268,069	$1,250,000	$4.66	4/28/2022	1.00	2.5%	$4.78	15%	$5.49
4401 E Eight Mile Rd	Warren	Macomb	M-1	3.00	130,680	$625,000	$4.78	8/15/2022	1.00	2.5%	$4.90	10%	$5.39
Claranton Dr	Commerce Township	Oakland	IV	2.11	91,912	$354,480	$3.86	8/18/2022	1.00	2.5%	$3.96	15%	**$4.55**
Claranton Dr & Ladd Rd	Walled Lake	Oakland	I	2.11	91,912	$354,480	$3.86	8/19/2022	1.00	2.5%	$3.96	10%	**$4.35**
4985 Research Rd	Canton	Wayne	LI	3.65	158,994	$895,000	$5.63	9/9/2022	1.00	2.5%	$5.77	10%	$6.35
19619 15 Mile Rd	Clinton Township	Macomb	I-1	1.72	74,923	$315,000	$4.20	9/29/2022	1.00	2.5%	$4.31	20%	$5.17
1465 Pacific Dr	Auburn Hills	Oakland	I-1	3.60	156,816	$399,000	$2.54	10/17/2022	1.00	2.5%	$2.60	10%	$2.86
Moviter Dr	Wixom	Oakland	I-1	4.04	175,982	$450,000	$2.56	3/16/2023	0.50	1.3%	$2.59	0%	**$2.59**
4910 Moviter Dr	Wixom	Oakland	I-1	6.00	261,360	$1,000,000	$3.83	4/3/2023	0.00	0.0%	$3.83	0%	**$3.83**
46914 Magellan Dr	Wixom	Oakland	Lt I	1.27	55,452	$200,000	$3.61	5/18/2023	0.00	0.0%	$3.61	0%	**$3.61**
2360 Devondale Rd	Rochester Hills	Oakland	II	1.77	77,101	$355,000	$4.60	5/30/2023	0.00	0.0%	$4.60	0%	$4.60
1575 E Hamlin	Rochester Hills	Oakland	Lt. Indust.	2.33	101,495	$580,000	$5.72	8/30/2023	0.00	0.0%	$5.72	0%	$5.72
Claranton Dr & Ladd Rd	Walled Lake	Oakland	I	1.70	74,052	$297,500	$4.02	9/13/2023	0.00	0.0%	$4.02	10%	**$4.42**
4645 Dixie Hwy	Waterford Township	Oakland	HT-1	2.19	95,396	$275,000	$2.88	10/23/2023	0.00	0.0%	$2.88	15%	$3.31
48473 West Rd	Wixom	Oakland	M-1	2.73	118,919	$445,000	$3.74	12/21/2023	0.00	0.0%	$3.74	0%	**$3.74**
11801 Sears Ave	Livonia	Wayne	CM	6.96	303,178	$1,400,000	$4.62	1/4/2024	0.00	0.0%	$4.62	10%	$5.08
30600 Plymouth Rd	Livonia	Wayne	M-1	7.20	313,632	$1,400,000	$4.46	1/4/2024	0.00	0.0%	$4.46	10%	$4.91
951 Vanguard Drive	Pontiac	Oakland	L1-Light Ind.	15.23	663,419	$1,550,000	$2.34	2/16/2024	0.00	0.0%	$2.34	20%	$2.81
22323 Ryan Rd	Warren	Macomb	M2	2.49	108,464	$760,000	$7.01	3/12/2024	0.00	0.0%	$7.01	10%	$7.71
Claranton Dr & Ladd Rd	Walled Lake	Oakland	I	2.49	108,464	$435,750	$4.02	3/18/2024	0.00	0.0%	$4.02	10%	**$4.42**
Elliott Ave	Troy	Oakland	M-1	1.32	57,499	$260,000	$4.52	4/26/2024	0.00	0.0%	$4.52	0%	$4.52
28150 Hayes Rd	Roseville	Macomb	I-2	4.78	208,217	$1,500,000	$7.20	7/30/2024	0.00	0.0%	$7.20	10%	$7.92
Claranton Dr & Ladd Rd	Walled Lake	Oakland	I	0.83	36,155	$153,550	$4.25	8/6/2024	0.00	0.0%	$4.25	10%	**$4.68**
8232 Goldie St	Commerce Township	Oakland	Tech Light Mar	1.03	44,867	$170,000	$3.79	9/9/2024	0.00	0.0%	$3.79	15%	**$4.36**
25400 Groesbeck Hwy	Warren	Macomb	M-2	3.20	139,392	$400,000	$2.87	9/20/2024	0.00	0.0%	$2.87	10%	$3.16
48001 West Rd	Wixom	Oakland	I-1	1.20	52,272	$250,000	$4.78	1/30/2025	0.00	0.0%	$4.78	0%	**$4.78**
			Median Acres:	2.73								Minimum	$2.59
			Mean Acres:	4.16								Maximum	$7.92
												Median	$4.55
												Mean	$4.66
												Use	**$4.00**

Commercial Land (HBU) (Costar)		FOR 2026 LAND VALUES											
Property Address	Property City	County	Zoning	Land Area Ac	Land Area SF	Sale Price	Price/SF	Sale Date	Time to Sale Study	Mrkt. Cond. 2.5%	Mrkt. Adj. Price/SF	Location	Loc. Adj. Price/SF
26011 Evergreen	Southfield	Oakland	Commercial	8.96	390,298	$2,500,000	$6.41	2/9/2022	1.0	2.5%	$6.57	10%	**$7.23**
45833 W 12 Mile Rd	Novi	Oakland	OS-T, MPO	10.00	435,600	$1,673,750	$3.84	5/5/2022	1.0	2.5%	$3.94	0%	**$3.94**
9720 Dixie Hwy	Clarkston	Oakland	C1/M1	5.13	223,414	$1,021,000	$4.57	5/25/2022	1.0	2.5%	$4.68	10%	$5.15
000 Dixie Hwy	Independence Twp.	Oakland	C-4	4.30	187,308	$1,400,000	$7.47	7/19/2022	1.0	2.5%	$7.66	10%	$8.42
Wixom Rd	Novi	Oakland	B-2	7.00	304,920	$2,500,000	$8.20	8/11/2022	1.0	2.5%	$8.41	0%	**$8.41**
800 Sam's Way Dr	Wixom	Oakland	FS (Freeway Serv.)	4.79	208,652	$1,900,000	$9.11	9/21/2022	1.0	2.5%	$9.34	0%	**$9.34**
36101 Warren Rd	Westland	Wayne	CB-3	1.84	80,150	$575,000	$7.17	9/27/2022	1.0	2.5%	$7.35	10%	$8.08
6001 Highland Rd	White Lake	Oakland	BI	1.89	82,328	$350,000	$4.25	10/17/2022	1.0	2.5%	$4.36	10%	$4.79
Haggerty Rd	Commerce Twp.	Oakland	OR	1.80	78,408	$550,000	$7.02	10/20/2022	1.0	2.5%	$7.20	10%	**$7.92**
500 E Walton Blvd	Pontiac	Oakland	C-3	1.00	43,560	$275,000	$6.31	10/21/2022	1.0	2.5%	$6.47	15%	$7.44
Grand River Ave	New Hudson	Oakland	Commercial P.U.D.	1.65	71,874	$425,000	$5.91	12/22/2022	1.0	2.5%	$6.06	10%	**$6.66**
Grand River Ave	New Hudson	Oakland	Commercial P.U.D.	1.33	57,935	$475,000	$8.20	12/22/2022	1.0	2.5%	$8.41	10%	**$9.25**
44500 Garfield Rd	Clinton Twp.	Macomb	B2	4.50	196,020	$1,050,431	$5.36	3/10/2023	0.5	1.25%	$5.43	15%	$6.24
21575 Pontiac Trl	South Lyon	Oakland	B-2	1.00	43,560	$280,000	$6.43	3/10/2023	0.5	1.25%	$6.51	10%	**$7.16**
43451 Utica Rd	Sterling Heights	Macomb	TRO	2.05	89,298	$375,000	$4.20	3/24/2023	0.5	1.25%	$4.25	10%	$4.68
4720 Highland Rd	Waterford	Oakland	Highway Comm.	1.10	47,916	$350,000	$7.30	5/12/2023	0.0	0.0%	$7.30	10%	$8.03
NWC Haggerty & Pontiac Trl.	Commerce Twp.	Oakland	B-3	8.10	352,836	$2,650,000	$7.51	6/15/2023	0.0	0.0%	$7.51	15%	**$8.64**
40347 Ann Arbor Rd	Plymouth	Wayne	ARC	3.68	160,301	$1,850,000	$11.54	10/12/2023	0.0	0.0%	$11.54	10%	**$12.69**
40455 Ann Arbor Dr	Plymouth	Wayne	ARC	9.50	413,820	$2,100,000	$5.08	12/15/2023	0.0	0.0%	$5.08	10%	**$5.59**
7 Sashabaw Rd	Clarkston	Oakland	C-1	3.50	152,460	$950,000	$6.23	12/20/2023	0.0	0.0%	$6.23	10%	$6.85
62 W Scripps Rd	Lake Orion	Oakland	Commercial	1.00	43,560	$350,000	$8.04	1/2/2024	0.0	0.0%	$8.04	10%	$8.84
2880 Crooks Rd	Rochester Hills	Oakland	O-1,Off/Med	1.86	81,022	$350,000	$4.32	4/4/2024	0.0	0.0%	$4.32	0%	$4.32
525 Ridge Rd	Canton	Wayne	PUD	4.23	184,259	$800,000	$4.34	4/10/2024	0.0	0.0%	$4.34	10%	**$4.77**
N Opdyke Rd	Auburn Hills	Oakland	B-2	4.78	208,217	$1,700,000	$8.17	6/12/2024	0.0	0.0%	$8.17	5%	$8.58
15300 21 Mile Rd	Macomb Township	Macomb	C-2, Macomb Twp	1.50	65,340	$300,000	$4.59	7/26/2024	0.0	0.0%	$4.59	10%	$5.05
4351-4365 Auburn Rd	Shelby Township	Macomb	C-1	0.55	23,958	$375,000	$15.65	9/13/2024	0.0	0.0%	$15.65	10%	$17.22
5875 Creek Dr	Sterling Heights	Macomb	0-1	0.65	28,401	$190,000	$6.69	10/1/2024	0.0	0.0%	$6.69	10%	$7.36
26260 Groesbeck	Warren	Macomb	C-3	1.72	74,923	$315,000	$4.20	10/18/2024	0.0	0.0%	$4.20	15%	$4.83
1820 Crooks Rd (Part of a 2 Pr	Troy	Oakland	MR-B	1.27	55,321	$699,082	$12.64	11/7/2024	0.0	0.0%	$12.64	0%	**$12.64**
40070-40350 Schoolcraft Rd	Plymouth	Wayne	TAR	8.00	348,480	$1,206,700	$3.46	12/30/2024	0.0	0.0%	$3.46	10%	**$3.81**
38367 Mound Rd	Sterling Heights	Macomb	Commercial	2.99	130,244	$800,000	$6.14	2/3/2025	0.0	0.0%	$6.14	10%	$6.76
7916 Ortonville Rd	Clarkston	Oakland	O	0.84	36,590	$230,000	$6.29	2/10/2025	0.0	0.0%	$6.29	10%	$6.92
25 Mile & Romeo Plank Rd	Macomb Township	Macomb	O-1	1.00	43,560	$1,150,000	$26.40	2/20/2025	0.0	0.0%	$26.40	10%	$29.04
37285 Mound Rd	Sterling Heights	Macomb	O-1, O-2	1.44	62,726	$400,000	$6.38	2/28/2025	0.0	0.0%	$6.38	10%	$7.01
Grand River Ave	Novi	Oakland	B-3	9.86	429,502	$4,800,000	$11.18	3/14/2025	0.0	0.0%	$11.18	0%	**$11.18**
12800 Michigan Ave	Dearborn	Wayne	B-C	3.24	141,004	$1,850,000	$13.12	3/14/2025	0.0	0.0%	$13.12	10%	$14.43
28165 Greenfield Rd	Southfield	Oakland	OS	0.29	12,632	$100,000	$7.92	5/26/2025	-0.5	-1.25%	$7.82	10%	**$8.60**
31444 Dequindre Rd	Warren	Macomb	C-1	0.43	18,731	$83,000	$4.43	5/28/2025	-0.5	-1.25%	$4.38	15%	$5.03
20777 Eureka Rd	Taylor	Wayne	B-2	4.00	174,240	$3,300,000	$18.94	6/13/2025	-0.5	-1.25%	$18.70	15%	$21.51
39231 Archer Drive St	Harrison Township	Macomb	C	0.50	21,780	$158,000	$7.25	8/28/2025	-0.5	-1.25%	$7.16	15%	$8.24
49421 Hayes Rd	Shelby Township	Macomb	Office/Commercial	2.26	98,446	$600,000	$6.09	10/10/2025	-0.5	-1.25%	$6.02	10%	$6.62
21799 23 Mile Rd	Macomb Township	Macomb	C-1	1.67	72,745	$1,800,000	$24.74	11/7/2025	-0.5	-1.25%	$24.43	10%	$26.88
37630-38000 Michigan	Wayne	Wayne	B-2	7.03	306,227	$2,000,000	$6.53	12/23/2025	-0.5	-1.25%	$6.45	15%	$7.42
												Minimum	$3.81
												Maximum	$29.04
												Median	$7.42
												Mean	$8.92
											USE FOR COMMERCIAL:		**$9.30**
											USE FOR OST:		**$6.60**

Commercial High Density/Multifamily (HBU) Land Valuation (Costar) **FOR 2026 LAND VALUES**

Property Address	Property City	County	Zoning	Land Acres	Land Area SF	Sale Price	Price/SF	Sale Date	Time to Sale Study	Mrkt Cond. 2.5%	Mrk. Adj $/SF	Location	Loc. Adj. $/SF
Romeo Plank & Cass Ave	Clinton Township	Macomb	B-2	6.33	275,822	$1,800,000	$6.53	5/2/2022	1.00	2.5%	$6.69	20%	$8.03
8300 Pontiac Lake Rd	White Lake	Oakland	Multiple	3.34	145,490	$1,000,000	$6.87	5/26/2022	1.00	2.5%	$7.04	10%	$7.75
56000 & 56090 Grand River	Lyon Twp.	Oakland	Mixed Use	6.72	292,723	$900,000	$3.07	6/21/2022	1.00	2.5%	$3.15	15%	$3.62
17669 23 Mile Rd	Macomb Township	Macomb	RS1	3.20	139,392	$450,000	$3.23	6/6/2022	1.00	2.5%	$3.31	20%	$3.97
Groesbeck Hwy & Cass Ave	Clinton Township	Macomb	SP	10.04	437,342	$2,600,000	$5.95	6/14/2022	1.00	2.5%	$6.10	20%	$7.32
Six Mile Road	Northville	Wayne	R-2	3.24	141,134	$750,000	$5.31	7/6/2022	1.00	2.5%	$5.44	10%	$5.99
36840 Schoenherr Rd	Sterling Heights	Macomb	R-70	1.16	50,530	$285,000	$5.64	8/5/2022	1.00	2.5%	$5.78	15%	$6.65
17191 Ridge Rd	Northville	Wayne	R-2	2.75	119,790	$400,000	$3.34	8/18/2022	1.00	2.5%	$3.42	10%	$3.77
Beck Rd	Novi	Oakland	RM-2 Multiple	6.99	304,484	$1,400,000	$4.60	9/20/2022	1.00	2.5%	$4.72	0%	$4.72
18720 E 13 Mile Rd	Roseville	Macomb	RM-1	5.30	230,868	$1,350,000	$5.85	10/28/2022	1.00	2.5%	$6.00	20%	$7.20
11 Mile Rd. (South Lyon TH)	South Lyon	Oakland	RM-1	3.11	135,472	$480,000	$3.54	12/20/2022	1.00	2.5%	$3.63	15%	$4.18
43425 Warren Rd	Canton	Wayne	R5	2.98	129,809	$650,000	$5.01	2/13/2023	0.50	1.25%	$5.07	15%	$5.83
Market St	Shelby Township	Macomb	C-5	4.78	208,217	$1,500,000	$7.20	5/20/2023	0.00	0.0%	$7.20	10%	$7.92
38639 Mound Rd	Sterling Heights	Macomb	COMM/IMPR	1.31	57,064	$325,000	$5.70	9/14/2023	0.00	0.0%	$5.70	15%	$6.56
100 S Mill St	Plymouth	Wayne	Gen. Comm.	5.00	217,800	$1,350,000	$6.20	8/23/2024	0.00	0.0%	$6.20	10%	$6.82
0000 Morton Taylor Road	Canton	Wayne	R-6	2.27	98,881	$400,000	$4.05	9/17/2025	-0.50	-1.25%	$3.99	15%	$4.59
40260 Five Mile Rd	Northville	Wayne	R-3	7.40	322,344	$1,200,000	$3.72	10/31/2025	-0.50	-1.25%	$3.68	10%	$4.04
		Median Acres:		3.34								Minimum	$3.62
		Mean Acres:		4.47								Maximum	$8.03
												Median	$5.99
2025 Rate was $6.25												Mean	$5.82
												Use	**$6.40**

Sale Study Period:	4/1/23 to 3/31/25										
NOVI INDUSTRIAL LAND SALES - 2 YEAR STUDY FOR 2026 TAX YEAR											
Parcel Number	**Street Address**	**Type**	**Zoning**	**Sale Date**	**Sale Price**	**Net Acreage**	**Sq Feet**	**Sale Price / SF**	**No. Months to Study Period**	**Market Cond. Adj. 2.5% Annual**	**Adj. Price per Sq. Ft.**
50-22-04-378-004	29580 HUDSON	INDUSTRIAL LAND	I-1	4/15/2022	$250,000	1.09	47,306	$5.28	12	2.5%	$5.42
22-26-401-021, 022, 023	22750-22700 VENTURE DR	INDUSTRIAL LAND	I-1	8/19/2022	$300,000	3.65	158,994	$1.89	7	1.5%	$1.91
50-22-04-378-009 *	46440 DESOTO	INDUSTRIAL LAND	I-1	9/21/2023	$280,000	1.56	67,997	$4.12	0	0.0%	$4.12
50-22-09-300-032	46844 TWELVE MILE RD	INDUSTRIAL LAND	I-1	3/9/2024	$4,850,000	20.0	871,200	$5.57	0	0.0%	$5.57
50-22-04-376-018	HUDSON DR	INDUSTRIAL LAND	I-1	7/31/2024	$812,829	3.5	152,024	$5.35	0	0.0%	$5.35
										Min:	$1.91
* 46440 Desoto sold for $350,000, which reportedly included a 20% premium for motivated buyer.										Max:	$5.57
(adj. price shown)										Mean:	$4.47
* 22750-22700 Venture Dr. sold again 7/14/25 to the City of Novi for $600,000 or $3.77/sf					2025 Rate was: $3.75					Median:	$5.35
										USE:	**$4.00**

Sale Study Period: 4/1/23 TO 3/31/25

NOVI COMMERCIAL - GENERAL & OST - 2 YEAR STUDY FOR 2026 TAX YEAR											
Parcel Number	**Street Address**	**Type**	**Zoning**	**Sale Price**	**Net Acreage**	**Sq Feet**	**Sale Price/SF**	**Sale Date**	**Months to 4/1/23**	**Market Cond. Adjust. 2.5% Annual**	**Adj. Sale Price / SF**
50-22-24-476-031	24301 KARIM BLVD	COMMERCIAL	OS-1	$540,000	3.00	130,680	$4.13	4/1/2021	24	5.0%	$4.34
50-22-02-200-043	31074 NOVI	COMMERCIAL	R-A	$149,900	0.42	18,295	$8.19	4/7/2021	24	5.0%	$8.60
50-22-24-326-024 +	40799 GRAND RIVER AVE	COMMERCIAL	NCC	$1,400,000	4.88	212,573	$6.59	2/7/2022	14	2.9%	$6.78
50-22-16-226-003	45833 TWELVE MILE	COMMERCIAL	OST	$1,625,000	10.0	435,600	$3.73	5/5/2022	11	2.3%	$3.82
50-22-15-126-020	TWELVE MILE	COMMERCIAL	OST	$10,300,000	24.4	1,062,864	$9.69	5/2/2022	11	2.3%	$9.91
50-22-16-426-003	45800 GRAND RIVER	COMMERCIAL	CW	$425,000	2.0	87,120	$4.88	1/26/2023	2	0.4%	$4.90
50-22-22-400-010	24555 NOVI RD	COMMERCIAL	B-3	$1,950,000	4.68	203,861	$9.57	6/8/2023	0	0.0%	$9.57
50-22-15-476-061	GRAND RIVER	COMMERCIAL	TC-1	$750,000	1.58	68,607	$10.93	2/13/2024	0	0.0%	$10.93
50-22-15-200-097 +	NW corner W. OOAKS & NOVI RD	COMMERCIAL	R-C	$2,150,000	1.40	60,984	$35.26	4/3/2024	0	0.0%	$35.26
50-22-12-200-054	HAGGERTY RD	COMMERCIAL	OST	$450,000	2.40	104,544	$4.30	5/28/2025	-2	-0.4%	$4.29
50-22-16-151-010 +	SEC GRAND RIVER AVE & BECK RD	COMMERCIAL	B-3	$4,800,000	9.86	429,502	$11.18	3/14/2025	0	0.0%	$11.18
										Minimum	$3.82
				2025 rate for general commercial was: $9.05						Maximum	$35.26
				2025 rate for OST was: $6.45						Mean	$9.96
										Median	$8.60
								USE FOR GENERAL COMMERCIAL:			**$9.30**
								USE FOR COMMERCIAL OST			**$6.60**

Sale Study Period: **4/1/23 to 3/31/25**

NOVI COMMERCIAL - MULTIFAMILY LAND SALE STUDY - 2 YEAR STUDY FOR 2026 TAX YEAR

Parcel Number	Class	Neigh.	Street Addr	Type	Zoning	Sale Date	Sale Price	Net Acreage	Sq Feet	Sale Price/SF	No. of Months to Study Period	Market Condition Adj. 2.5% Annual	Adj. Price per Sq. Ft.
50-22-17-101-032	202	20101	WIXOM	COMMERCIAL/MF	I-1	8/11/2022	$2,500,000	24.77	1,078,981	$2.32	8	1.67%	$2.36
50-22-23-151-013 +	202	20101		COMMERCIAL/MF	TC-1	5/10/2023	$8,125,000	12.19	530,996	$15.30	0	0.00%	$15.30
50-22-14-100-038 +	202	201RE		COMMERCIAL/MF	R-C	11/6/2023	$1,600,000	8.80	383,459	$4.17	0	0.00%	$4.17
50-22-23-176-035	202	20100	MAIN	COMMERCIAL/MF	TC-1	6/11/2024	$4,355,000	5.48	238,709	$18.24	0	0.00%	$18.24
												Minimum:	$2.36
												Maximum:	$18.24
												Mean:	$10.02
								2025 rate was: $6.25				Median:	$9.74
												USE:	**$6.40**

30100 INDUSTRIAL LAND - RESIDUAL ANALYSIS - 2026 TAX YEAR

Land Table	ECF Area	Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Net Sq. Ft.	Dollars/SqFt
INDUSTRIAL LAND	30110	50-22-24-251-006	25168 SEELEY	7/7/23	$1,000,000	$285,650	28.57	$511,475	$652,497	$223,789	1.37	59,677	$10.93
INDUSTRIAL LAND	20120	50-22-13-351-002	41390 ELEVEN MILE	3/27/24	$4,275,000	$1,339,720	31.34	$2,678,618	$2,412,320	$816,750	5.00	217,800	$11.08
INDUSTRIAL LAND	30110	50-22-24-451-002 & 003	40375 GRAND RIVER	4/3/24	$785,000	$347,680	44.29	$638,281	$372,745	$258,201	1.73	75,489	$4.94
INDUSTRIAL LAND	201RE	50-22-15-478-002	26885 ADELL CENTER	5/31/24	$4,223,633	$1,551,020	36.72	$3,101,036	$1,635,477	$513,878	3.15	137,040	$11.93
INDUSTRIAL LAND	20130	50-22-35-127-017	22325 ROETHEL	9/5/24	$2,175,000	$647,560	29.77	$1,294,317	$1,236,319	$356,438	2.18	95,048	$13.01
INDUSTRIAL LAND	20120	50-22-22-276-009	43600 GEN MAR	1/8/25	$6,150,000	$2,812,570	45.73	$5,625,141	$1,683,731	$1,158,872	7.17	312,151	$5.39
INDUSTRIAL LAND	201OF	50-22-15-376-012 & 016	44725 GRAND RIVER	3/13/25	$3,200,000	$1,217,230	38.04	$2,384,254	$1,036,105	$257,818	2.02	88,122	$11.76
INDUSTRIAL LAND	20106	50-22-24-401-022	40200 GRAND RIVER	5/5/25	$1,100,000	$504,760	45.89	$1,009,516	$207,443	$116,959	0.72	31,189	$6.65
INDUSTRIAL LAND	20130	50-22-26-300-006	43000 NINE MILE	6/23/25	$3,400,000	$1,222,050	35.94	$2,444,092	$1,429,623	$473,715	2.90	126,324	$11.32

Min:	$4.94
Max:	$13.01
Mean:	$9.67
Median:	$11.08
Use:	**$4.00**

20100 COMMERCIAL - LAND RESIDUAL ANALYSIS
For 2026 Tax Year

Land Table	ECF Area	Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal (TCV)	Land Residual	Est. Land Value	Net Acres	Net Sq. Ft.	Dollars/SF	Instr.
COMMERCIAL	201OF	50-22-24-351-001	24520 MEADOWBROOK	4/14/23	$630,000	$355,490	56.43	$710,906	$180,462	$261,368	0.8	33,977	$5.31	PTA
COMMERCIAL	201RE	50-22-22-400-026	24269 NOVI	4/25/23	$6,950,000	$1,686,450	24.27	$3,372,909	$5,369,996	$1,792,905	4.5	198,111	$27.11	WD
COMMERCIAL	201RE	50-22-25-106-001	24100 MEADOWBROOK	4/28/23	$765,000	$277,840	36.32	$555,670	$480,986	$271,656	0.8	32,975	$14.59	WD
COMMERCIAL	201OF	50-22-22-400-010	24555 NOVI	6/8/23	$1,950,000	$716,540	36.75	$1,433,089	$1,605,427	$1,088,516	4.7	203,861	$7.88	PTA
COMMERCIAL	201RE	50-22-02-200-041	42191 FOURTEEN MILE	6/14/23	$1,295,420	$679,240	52.43	$1,358,006	$1,007,160	$1,069,746	1.5	66,995	$15.03	PTA
COMMERCIAL	201OF	50-22-36-477-031	40000 EIGHT MILE	11/2/23	$2,650,000	$1,534,050	57.89	$3,067,934	$491,395	$909,502	2.3	100,493	$4.89	CD
COMMERCIAL	201AU	50-22-24-476-035	24355 HAGGERTY	1/25/24	$3,275,000	$1,182,550	36.11	$2,361,795	$1,775,751	$862,546	2.2	95,309	$18.63	CD
COMMERCIAL	201OF	50-22-24-476-019	24245 KARIM	1/30/24	$2,250,000	$1,227,230	54.54	$2,791,674	$291,188	$832,862	2.1	92,042	$3.16	WD
COMMERCIAL	201OF	50-22-36-400-024	39650 ORCHARD HILL	3/1/24	$2,200,000	$947,480	43.07	$1,894,951	$1,081,657	$776,608	2.0	85,813	$12.60	PTA
COMMERCIAL	201OF	50-22-24-451-006	40245 GRAND RIVER	4/25/24	$900,000	$419,130	46.57	$838,158	$349,623	$287,781	0.7	31,799	$10.99	CD
COMMERCIAL	201OF	50-22-24-451-005	40255 GRAND RIVER	4/26/24	$1,900,000	$1,027,630	54.09	$2,054,982	$444,228	$599,210	1.5	66,211	$6.71	WD
COMMERCIAL	201HO	50-22-14-376-010	42100 CRESCENT	5/16/24	$9,200,000	$4,669,660	50.76	$9,338,442	$1,954,859	$2,093,301	5.3	231,304	$8.45	CD
COMMERCIAL	201OF	50-22-36-200-027	22245 HAGGERTY	5/23/24	$1,765,000	$667,350	37.81	$1,338,959	$1,028,801	$602,760	2.8	121,097	$8.50	CD
COMMERCIAL	201OF	50-22-36-477-011	21211 HAGGERTY	3/14/25	$1,125,000	$371,310	33.01	$742,442	$805,157	$422,599	1.3	58,370	$13.79	WD
COMMERCIAL	201AG	50-22-13-200-016	39471 TWELVE MILE	5/1/25	$2,750,000	$424,520	15.44	$847,537	$2,698,184	$797,233	2.3	101,930	$26.47	WD
COMMERCIAL	201FD	50-22-35-101-037	21420 NOVI	7/21/25	$1,200,000	$531,570	44.30	$1,063,136	$820,438	$683,574	1.7	75,533	$10.86	PTA

Land Residual = Sale price less depreciated true cash value of improvements

MIN:	$3.16
MAX:	$27.11
MEAN:	**$12.19**
MEDIAN:	**$10.93**
USE:	**$9.30**

201OF - COMMERCIAL OST- LAND RESIDUAL ANALYSIS

Land Table	ECF Area	Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal (TCV)	Land Residual	Est. Land Value	Net Acres	Net Sq. Ft.	Dollars/Sq Ft
COMMERCIAL OST	201OF	50-22-12-200-033	39525 THIRTEEN MILE	5/15/23	$3,000,000	$1,616,680	53.89	$3,233,363	$390,371	$623,734	2.22	96,703	$4.04
COMMERCIAL OST	201OF	50-22-12-400-047	28350 CABOT	6/21/24	$2,025,000	$869,970	42.96	$1,739,940	$814,676	$529,616	1.885	82,111	$9.92
												MEAN:	**$6.98**
Land Residual = Sale price less depreciated true cash value of improvements												**USE:**	**$6.60**