

C&I LAND TABLES		2026 RATES \$/SF
30100	INDUSTRIAL	\$4.00
LAND TABLE #1	INDUSTRIAL	
20100	COMMERCIAL	\$9.30
LAND TABLE #2	COMMERCIAL	
LAND TABLE #3	MULTI-RES/RES	\$6.40
2010S	COMMERCIAL OST	\$6.60
LAND TABLE #4	COMMERCIAL OST +W/S	

Industrial Land (Costar) for 2026 Tax Year			FOR 2026 LAND VALUES											
				Land	Land				Time to	Mrkt Cond.	Mrkt. Adj.		Loc. Adj.	
Property Address	Property City	County	Zoning	Area Ac	Area SF	Sale Price	Price/SF	Sale Date	Sale Study	2.5%	Price/SF	Location	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 Man	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	O-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										
				Land	Land				Time to	Mrkt Cond.	Mrk. Adj		Loc. Adj.	
Property Address	Property City	County	Zoning	Acres	Area SF	Sale Price	Price/SF	Sale Date	Sale Study	2.5%	\$/SF	Location	\$/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
* 46440 Desoto sold for \$350,000, which reportedly included a 20% premium for motivated buyer. (adj. price shown) * 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										Min:	\$1.91
										Max:	\$5.57
										Mean:	\$4.47
										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																					
								Market Cond.													
								Months to		Adjust. 2.5%	Adj. Sale										
Parcel Number	Street Address	Type	Zoning	Sale Price	Net Acreage	Sq Feet	Sale Price/SF	Sale Date	4/1/23	Annual	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										
																				Maximum	\$35.26
																				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
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NOVI COMMERCIAL - MULTIFAMILY LAND SALE STUDY - 2 YEAR STUDY FOR 2026 TAX YEAR

											No. of	Market	
											Months to	Condition Adj.	Adj. Price
Parcel Number	Class	Neigh.	Street Addr	Type	Zoning	Sale Date	Sale Price	Net Acreage	Sq Feet	Sale Price/SF	Study Period	2.5% Annual	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. Cur. Appraisal		Land Residual Est.	Land Value	Net Acres	Net Sq. Ft.	Dollars/SF Instr.
							Sale	(TCV)					
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

2010F - 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	2010F	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	2010F	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
Land Residual = Sale price less depreciated true cash value of improvements												MEAN:	\$6.98
												USE:	\$6.60

MULTIFAMILY LAND VALUE USING ALLOCATION METHOD AND 2026 TRUE CASH VALUE VIA THE INCOME APPROACH

Name	Pnum	Total Units	2026 TCV		Land Value at			Land Value at	
			Income Appr.	Land Acres	Land SF	20% TCV LV / sq. ft.	30% TCV LV / sq. ft.		
FOX RUN COMPLEX	01-300-013	1046	\$147,149,347	102.806	4,478,229	29,429,869	\$6.57	44,144,804	\$9.86
BEACHWALK APTS	02-126-012	240	\$16,811,264	24.55	1,069,398	3,362,253	\$3.14	5,043,379	\$4.72
WEXFORD TOWNHOMES	01-300-014	127	\$18,208,745	22.93	998,831	3,641,749	\$3.65	5,462,624	\$5.47
WESTGATE APARTMENTS	02-126-013	232	\$16,329,394	20.331	885,618	3,265,879	\$3.69	4,898,818	\$5.53
BROOKDALE SENIOR LIVING	01-300-015	114	\$9,842,964	8.05	350,658	1,968,593	\$5.61	2,952,889	\$8.42
PORTSMOUTH APTS	01-300-014	54	\$4,492,879	7.68	334,541	898,576	\$2.69	1,347,864	\$4.03
PORTSMOUTH APTS	02-126-013	840	\$67,919,957	72.63	3,163,763	13,583,991	\$4.29	20,375,987	\$6.44
WATERVIEW FARMS	01-300-015	208	\$13,003,119	18.54	807,602	2,600,624	\$3.22	3,900,936	\$4.83
THE SPRINGS	02-126-014	660	\$46,448,647	59.71	2,600,968	9,289,729	\$3.57	13,934,594	\$5.36
THE SPRINGS II	01-300-016	204	\$16,536,916	26.54	1,156,082	3,307,383	\$2.86	4,961,075	\$4.29
BROWNSTONES AT VISTAS	01-300-015	260	\$35,701,083	17.73	772,319	7,140,217	\$9.25	10,710,325	\$13.87
MANCHESTER	02-126-014	172	\$31,140,790	19.26	838,966	6,228,158	\$7.42	9,342,237	\$11.14
INNOVA	12-400-066	272	\$45,216,238	21.046	916,764	9,043,248	\$9.86	13,564,871	\$14.80
CENTRAL PARK ESTATES 254 UNITS	01-300-017	254	\$41,721,932	43.06	1,875,694	8,344,386	\$4.45	12,516,580	\$6.67
MAIN STREET VILLAGE APT II	01-300-016	148	\$21,903,800	9.769	425,538	4,380,760	\$10.29	6,571,140	\$15.44
MAIN STREET VILLAGE APTS	02-126-015	240	\$35,988,333	26.97	1,174,813	7,197,667	\$6.13	10,796,500	\$9.19
EDGE@NOVI 264 UNITS	01-300-017	264	\$23,765,297	25.93	1,129,511	4,753,059	\$4.21	7,129,589	\$6.31
HUNTLEY MANOR APARTMENTS	02-126-016	203	\$39,127,370	26.58	1,157,825	7,825,474	\$6.76	11,738,211	\$10.14
TREE TOP MEADOWS	01-300-018	120	\$9,547,537	12.1	527,076	1,909,507	\$3.62	2,864,261	\$5.43
SHOREBROOKE TOWNHOUSES	01-300-017	78	\$8,129,824	8.55	372,438	1,625,965	\$4.37	2,438,947	\$6.55
PAVILION COURT 377 UNITS	02-126-016	377	\$38,947,350	42.06	1,832,134	7,789,470	\$4.25	11,684,205	\$6.38
TRILLIUM VILLAGE DUPLEX APTS	01-300-018	35	\$8,088,004	7.41	322,780	1,617,601	\$5.01	2,426,401	\$7.52
TWELVE OAKS TOWNHOMES	02-126-017	18	\$2,524,026	2.74	119,354	504,805	\$4.23	757,208	\$6.34
RIVER OAKS WEST	01-300-019	420	\$48,580,116	57.28	2,495,117	9,716,023	\$3.89	14,574,035	\$5.84
NOVI RIDGE APTS	01-300-018	204	\$18,438,263	25.57	1,113,829	3,687,653	\$3.31	5,531,479	\$4.97
SADDLE CREEK APTS	02-126-017	400	\$37,999,076	38	1,655,280	7,599,815	\$4.59	11,399,723	\$6.89
MARIA MADRE APTS	01-300-019	6	\$535,970	0.83	36,155	107,194	\$2.96	160,791	\$4.45
NORTH HILLS APTS	02-126-018	88	\$6,312,970	8.034	349,961	1,262,594	\$3.61	1,893,891	\$5.41
NORTH HILLS APTS	01-300-020	92	\$6,269,792	8.725	380,061	1,253,958	\$3.30	1,880,938	\$4.95
GLENS OF NORTHVILLE	01-300-019	304	\$25,892,941	30.32	1,320,739	5,178,588	\$3.92	7,767,882	\$5.88
THOMASVILLE APTS	02-126-018	20	\$1,654,087	1.71	74,488	330,817	\$4.44	496,226	\$6.66
HEIGHTS OF NOVI APT	02-126-019	160	\$17,450,064	16.54	720,482	3,490,013	\$4.84	5,235,019	\$7.27
						Minimum	\$2.69	Minimum	\$4.03
						Maximum	\$10.29	Maximum	\$15.44
						Median	\$4.24	Median	\$6.36
						Mean	\$4.81	Mean	\$7.22
						Relevant Range	\$5.00 to \$10.00		
						Use	\$6.40		