

City Of Livonia
Land Analysis
For 2026 Assessments

49FT FRONTAGE OR LESS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	
001 03 0024 000	27520 LONG	08/07/23	\$164,999	PTA	03-ARM'S LENGTH	\$164,999	\$145,742	\$58,257	\$39,000	40.0	120.0	0.11	\$12.16	40.00	L582	\$975	\$41,250	\$1,031	A-FF	
001 04 0045 000	20250 RENSELLOR	11/17/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$161,113	\$51,887	\$39,000	40.0	136.5	0.13	\$9.53	40.00	L582	\$975	\$43,500	\$1,088	A-FF	
001 04 0076 000	19926 RENSELLOR	05/25/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$207,627	\$46,373	\$39,000	40.0	136.5	0.13	\$8.52	40.00	L582	\$975	\$53,750	\$1,344	A-FF	
001 04 0083 000	19933 RENSELLOR	10/17/23	\$198,500	PTA	03-ARM'S LENGTH	\$198,500	\$215,346	\$22,154	\$39,000	40.0	136.5	0.13	\$4.07	40.00	L582	\$975	\$49,625	\$1,241	A-FF	
001 04 0101 000	20129 RENSELLOR	02/14/25	\$151,000	PTA	03-ARM'S LENGTH	\$151,000	\$132,028	\$57,972	\$39,000	40.0	136.5	0.13	\$10.65	40.00	L582	\$975	\$37,750	\$944	A-FF	
001 04 0150 000	19978 ANTAGO	10/03/24	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$172,741	\$63,259	\$39,000	40.0	136.5	0.13	\$11.62	40.00	L582	\$975	\$49,250	\$1,231	A-FF	
001 04 0176 000	20115 ANTAGO	07/18/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$171,650	\$37,350	\$39,000	40.0	136.5	0.13	\$6.86	40.00	L582	\$975	\$42,500	\$1,063	A-FF	
001 04 0194 000	20247 ANTAGO	08/29/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$139,294	\$64,706	\$39,000	40.0	136.5	0.13	\$11.88	40.00	L582	\$975	\$41,250	\$1,031	A-FF	
001 04 0253 000	20105 ST FRANCIS	04/13/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$140,011	\$51,989	\$39,000	40.0	136.5	0.13	\$9.55	40.00	L582	\$975	\$38,250	\$956	A-FF	
001 04 0281 000	20222 DEERING	01/05/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$198,665	\$50,335	\$39,000	40.0	136.5	0.13	\$9.24	40.00	L582	\$975	\$52,500	\$1,313	A-FF	
001 04 0297 000	20120 DEERING	12/18/23	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$151,908	\$55,092	\$39,000	40.0	136.5	0.13	\$10.12	40.00	CITY	\$975	\$42,000	\$1,050	A-FF	
001 04 0304 000	20034 DEERING	03/11/25	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$197,497	\$46,503	\$39,000	40.0	136.5	0.13	\$8.54	40.00	L582	\$975	\$51,250	\$1,281	A-FF	
001 04 0358 000	27830 LONG	04/12/23	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$194,481	\$68,519	\$39,000	40.0	120.0	0.11	\$14.30	40.00	L582	\$975	\$56,000	\$1,400	A-FF	
001 04 0360 000	27800 LONG	06/21/24	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$157,169	\$86,319	\$39,488	40.5	120.0	0.11	\$17.69	40.50	L582	\$975	\$51,000	\$1,259	A-FF	
001 04 0369 000	20350 FLORAL	08/25/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$217,183	\$76,817	\$39,000	40.0	140.3	0.13	\$13.67	40.00	L582	\$975	\$63,750	\$1,594	A-FF	
001 04 0415 000	20035 FLORAL	09/26/24	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$109,313	\$78,687	\$39,000	40.0	113.2	0.10	\$17.37	40.00	L582	\$975	\$37,250	\$931	A-FF	
001 04 0437 000	20225 FLORAL	07/26/23	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$137,472	\$74,028	\$39,000	40.0	140.3	0.13	\$13.17	40.00	L582	\$975	\$43,125	\$1,078	A-FF	
001 04 0446 000	28020 LONG	03/31/25	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$145,406	\$61,094	\$39,000	40.0	120.0	0.11	\$12.75	40.00	L582	\$975	\$41,875	\$1,047	A-FF	
001 04 0447 000	28010 LONG	09/19/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$143,515	\$70,534	\$39,049	40.1	120.0	0.11	\$14.72	40.05	L582	\$975	\$43,750	\$1,092	A-FF	
001 04 0449 000	20349 FLORAL	01/09/25	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$135,745	\$23,255	\$39,000	40.0	140.3	0.13	\$4.14	40.00	L582	\$975	\$30,000	\$750	A-FF	
001 04 0013 000	19983 INKSTER	10/25/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$199,510	\$69,490	\$24,000	40.0	136.5	0.13	\$12.76	40.00	L582	\$600	\$61,250	\$1,531	B-FF	
001 04 0026 000	20085 INKSTER	01/22/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$141,000	\$83,000	\$24,000	40.0	136.5	0.13	\$15.24	40.00	L582	\$600	\$50,000	\$1,250	B-FF	
Totals:			\$4,083,499			\$4,083,499	\$3,614,416	\$1,297,620	\$828,537	40		2.67								
									Average per FF=>	\$32,420	Average per Net Acre=>		\$11.17							
RATES:																Average:	\$46,403	\$1,159		
A-FF:	\$1,090															Median:	\$43,625	\$1,090		
B-FF:	\$690															Min:	\$30,000	\$750		
																Max:	\$63,750	\$1,594		
																Mode:	#N/A	#N/A		
																Avg. 40':	2025 Base:	\$39,000		
																Avg. 40':	2026 Base:	\$43,600		
																	% Change:	11.79%		

City Of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1													
50FT FRONTAGE OR MORE																																
001 04 0195 000	27621 LONG	10/13/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$209,443	\$66,732	\$71,175	73.0	120.0	0.20	\$7.62	73.00	L582	\$975	\$51,250	\$702	A-FF													
001 04 0367 001	20380 FLORAL	06/15/23	\$185,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$143,261	\$103,739	\$62,000	80.0	280.5	0.26	\$9.23	80.00	L582	\$775	\$46,250	\$578	A-FF													
001 04 0486 000	20201 GILLMAN	08/21/24	\$299,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$299,000	\$297,061	\$110,760	\$108,821	128.8	369.4	0.37	\$6.97	128.80	L582	\$845	\$74,750	\$580	A-FF													
001 05 0256 000	19982 LATHERS	09/30/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$197,375	\$88,625	\$36,000	60.0	120.0	0.17	\$12.33	60.00	L582	\$600	\$62,500	\$1,042	A-FF													
001 99 0036 001	20105 ANGLING	02/12/25	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$363,685	\$134,190	\$82,875	85.0	236.5	0.46	\$6.68	85.00	L582	\$975	\$103,750	\$1,221	A-FF													
001 03 0053 000	27620 LONG	07/28/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$171,866	\$46,934	\$43,800	73.0	120.0	0.20	\$5.36	73.00	L582	\$600	\$43,750	\$599	B-FF													
001 04 0019 000	20027 INKSTER	06/14/24	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$147,568	\$28,432	\$48,000	80.0	136.5	0.25	\$2.60	80.00	L582	\$600	\$32,000	\$400	B-FF													
001 04 0119 000	27527 LONG	09/11/23	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$185,368	\$74,632	\$48,000	80.0	120.0	0.22	\$7.79	80.00	L582	\$600	\$53,000	\$663	B-FF													
001 04 0161 000	19937 ANTAGO	11/12/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$214,506	\$33,494	\$48,000	80.0	136.5	0.25	\$3.06	80.00	L582	\$600	\$50,000	\$625	B-FF													
001 04 0309 002	20008 DEERING	09/17/24	\$194,000	PTA	03-ARM'S LENGTH	\$194,000	\$164,787	\$65,213	\$36,000	60.0	136.5	0.19	\$7.96	60.00	L582	\$600	\$48,500	\$808	B-FF													
001 04 0364 000	20411 DEERING	03/28/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$205,099	\$93,401	\$58,500	97.5	140.3	0.31	\$6.83	97.50	L582	\$600	\$60,000	\$615	B-FF													
001 04 0375 001	27901 LONG	06/14/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$182,722	\$108,278	\$36,000	60.0	120.0	0.17	\$15.06	60.00	L582	\$600	\$63,750	\$1,063	B-FF													
001 04 0417 002	20054 ANGLING	11/27/24	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$228,337	\$79,443	\$39,780	66.3	129.7	0.20	\$9.26	66.30	L582	\$600	\$67,000	\$1,011	B-FF													
001 04 0435 001	20215 FLORAL	03/11/25	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$296,187	\$94,813	\$36,000	60.0	140.3	0.19	\$11.28	60.00	L582	\$600	\$88,750	\$1,479	B-FF													
001 04 0452 000	20405 FLORAL	02/28/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$211,516	(\$2,736)	\$33,780	56.3	140.3	0.18	(\$0.35)	56.30	L582	\$600	\$43,750	\$777	B-FF													
001 04 0453 000	20338 GILLMAN	02/25/25	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$136,984	\$61,108	\$33,192	55.3	140.3	0.18	\$7.88	55.32	L582	\$600	\$41,225	\$745	B-FF													
001 04 0486 001	20201 GILLMAN	08/21/24	\$299,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$299,000	\$297,061	\$110,760	\$108,821	128.8	369.4	0.37	\$6.97	128.80	L582	\$845	\$74,750	\$580	B-FF													
001 99 0013 001	20599 ANGLING	01/02/25	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$59,586	\$360,000	\$59,586	99.3	320.8	0.73	\$11.31	99.31	L582	\$600	\$90,000	\$906	B-FF													
Totals:			\$2,902,122			\$4,379,900	\$3,712,412	\$1,657,818	\$990,330	79		4.89																				
													Average per FF=>	\$20,965	Average per Net Acre=>																	
RATES:																																
A-FF:		\$1,090																Average:	\$60,832	\$800												
B-FF:		\$690																Median:	\$56,500	\$724												
																Min:	\$32,000	\$400														
																Max:	\$103,750	\$1,479														
																Mode:	\$74,750	\$580														
																Avg. 80':	2025 Base:	\$48,000														
																Avg. 80':	2026 Base:	\$55,200														
																	% Change:	15.00%														

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Land Table	Class	Rate Group 1	Reason
001 03 0108 000	27742 LONG	11/19/24	\$120,000	QC	03-ARM'S LENGTH	\$120,000	\$130,812	\$28,188	\$39,000	40.0	120.0	0.11	\$5.88	40.00	L582	\$975	\$30,000	\$750	A-FF	Low
001 04 0117 000	27517 LONG	12/29/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$111,723	\$17,277	\$39,000	40.0	120.0	0.11	\$3.61	40.00	L582	\$975	\$22,500	\$563	A-FF	Low
001 04 0349 000	20211 DEERING	10/13/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$134,705	\$19,295	\$39,000	40.0	140.3	0.13	\$3.43	40.00	L582	\$975	\$28,750	\$719	A-FF	Low
001 04 0003 000	19911 INKSTER	04/19/24	\$105,500	WD	03-ARM'S LENGTH	\$105,500	\$91,814	\$37,686	\$24,000	40.0	136.5	0.13	\$6.92	40.00	L582	\$600	\$26,375	\$659	B-FF	Low
001 04 0027 000	20091 INKSTER	04/12/24	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$97,482	(\$3,482)	\$24,000	40.0	136.5	0.13	(\$0.64)	40.00	L582	\$600	\$17,500	\$438	B-FF	Low
001 04 0028 000	20097 INKSTER	11/06/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$130,434	\$3,566	\$24,000	40.0	136.5	0.13	\$0.65	40.00	L582	\$600	\$27,500	\$688	B-FF	Low

Land Table: 002-02 Including 003-02 Thru 04

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
002 02 0213 002	20020 BRENTWOOD	07/12/24	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$219,082	\$102,618	\$63,700	70.0	136.2	0.22	\$10.76	70.00	L582	\$910	\$64,500	\$921	A-FF
002 02 0213 002	20020 BRENTWOOD	11/25/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$219,082	\$119,618	\$63,700	70.0	136.2	0.22	\$12.54	70.00	L582	\$910	\$68,750	\$982	A-FF
002 02 0228 000	20250 BRENTWOOD	03/15/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$246,976	\$125,354	\$57,330	63.0	123.4	0.18	\$16.08	63.00	L582	\$910	\$78,750	\$1,250	A-FF
002 02 0231 000	20314 BRENTWOOD	06/24/24	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$196,326	\$48,004	\$57,330	63.0	118.2	0.17	\$6.44	63.00	L582	\$910	\$46,750	\$742	A-FF
003 02 0036 000	19479 WEYHER	07/07/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$237,650	\$67,410	\$60,060	66.0	302.5	0.46	\$3.38	66.00	L58	\$910	\$61,250	\$928	A-FF
003 02 0038 001	19455 WEYHER	06/13/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$304,463	\$60,597	\$60,060	66.0	302.0	0.46	\$3.04	66.00	L58	\$910	\$76,250	\$1,155	A-FF
002 02 0037 000	19783 MAPLEWOOD	09/11/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$223,928	\$20,072	\$59,000	96.4	133.0	0.29	\$1.57	96.41	L582	\$612	\$46,250	\$480	A-SITE
002 02 0037 000	19783 MAPLEWOOD	09/27/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$223,928	\$145,072	\$59,000	96.4	133.0	0.29	\$11.33	96.41	L582	\$612	\$77,500	\$804	A-SITE
002 02 0044 000	19758 WEYHER	03/04/24	\$187,750	PTA	03-ARM'S LENGTH	\$187,750	\$243,611	\$3,139	\$59,000	60.0	111.4	0.15	\$0.47	60.00	L582	\$983	\$46,938	\$782	A-SITE
002 02 0242 000	20471 MAPLEWOOD	05/02/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$276,572	\$56,678	\$68,250	75.0	136.0	0.23	\$5.56	75.00	L582	\$910	\$66,250	\$883	A-SITE
002 02 0073 000	20026 MAPLEWOOD	08/08/24	\$241,500	PTA	03-ARM'S LENGTH	\$241,500	\$229,918	\$69,479	\$57,897	63.0	135.0	0.20	\$8.18	63.00	L582	\$919	\$60,375	\$958	B-FF
002 02 0101 000	20321 WEYHER	12/18/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$231,838	\$88,302	\$55,140	60.0	135.0	0.19	\$10.90	60.00	L582	\$919	\$66,250	\$1,104	B-FF
002 02 0111 000	20125 WEYHER	06/28/24	\$287,500	PTA	03-ARM'S LENGTH	\$287,500	\$205,043	\$139,435	\$56,978	62.0	135.0	0.19	\$16.67	62.00	L582	\$919	\$71,875	\$1,159	B-FF
002 02 0125 000	19929 WEYHER	11/17/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$238,604	\$64,293	\$57,897	63.0	135.0	0.20	\$7.57	63.00	L582	\$919	\$61,250	\$972	B-FF
002 02 0128 000	19928 WEYHER	11/22/24	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$241,908	\$73,489	\$57,897	63.0	135.0	0.20	\$8.65	63.00	L582	\$919	\$64,375	\$1,022	B-FF
002 02 0132 000	19972 WEYHER	09/05/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$224,537	\$143,360	\$57,897	63.0	135.0	0.20	\$16.88	63.00	L582	\$919	\$77,500	\$1,230	B-FF
002 02 0153 001	19914 SUNBURY	09/25/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$239,748	\$84,987	\$59,735	65.0	135.0	0.20	\$9.71	65.00	L582	\$919	\$66,250	\$1,019	B-FF
002 02 0154 004	19938 SUNBURY	07/08/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$273,717	\$61,018	\$59,735	65.0	135.0	0.20	\$6.97	65.00	L582	\$919	\$68,750	\$1,058	B-FF
002 02 0206 002	19940 BRENTWOOD	08/23/24	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$213,608	\$9,532	\$55,140	60.0	133.0	0.18	\$1.20	60.00	L582	\$919	\$42,000	\$700	B-FF
002 02 0206 002	19940 BRENTWOOD	01/27/25	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$228,943	\$136,197	\$55,140	60.0	133.0	0.18	\$17.09	60.00	L582	\$919	\$77,500	\$1,292	B-FF
002 02 0100 000	20333 WEYHER	07/28/23	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$264,884	\$72,116	\$57,000	60.0	146.0	0.20	\$8.24	60.00	L582	\$950	\$70,000	\$1,167	B-SITE
002 02 0180 000	20321 BRENTWOOD	06/29/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$252,907	\$64,093	\$57,000	80.0	98.6	0.18	\$8.13	80.00	L582	\$713	\$65,000	\$813	B-SITE

Totals: \$5,697,250 \$5,697,250 \$5,237,273 \$1,754,863 \$1,294,886 67.7 4.99 67.72
Average per FF=> \$25,914 Average per Net Acre=> \$8.08

RATES:

A-FF	\$970	A-SITE	\$60,000
B-FF	\$1,000	B-SITE	\$62,000

Average:	\$64,741	\$974
Median:	\$66,250	\$977
Min:	\$42,000	\$480
Max:	\$78,750	\$1,292
Mode:	\$77,500	
2025 A Base:	\$59,000	
2025 B Base:	\$57,000	
2026 A Base:	\$60,000	
2026 B Base:	\$62,000	
% Change A:	2%	
% Change B:	9%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Land 25%/Sale	LV/FF S.P.	Rate Group 1	Reason
003 02 0031 000	19627 WEYHER	06/21/24	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$134,942	\$17,028	\$60,970	67.0	302.5	0.47	\$0.84	67.00	L58	\$910.00	\$22,750.00	\$339.55	A-FF	High
002 02 0099 000	20345 WEYHER	06/20/23	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$306,193	\$75,807	\$59,000	60.0	165.6	0.23	\$7.63	60.00	L582	\$983.33	\$80,750.00	\$1,345.83	A-SITE	High

Land Table: 003-01 Including 002-01 003-99

City of Livonia
Land Analysis
For 2026 Assessment

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.F.	Rate Group 1
003 99 0047 000	19365 BRENTWOOD	08/28/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$191,074	\$82,376	\$38,450	50.0	300.0	0.34	\$1,648	50.00	L58	\$769	\$58,750	\$1,175	A-FF
002 01 0386 004	19855 PARKVILLE	07/10/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$243,660	\$58,340	\$52,000	72.9	296.8	0.50	\$800	72.94	L582	\$713	\$62,500	\$857	A-SITE
003 01 0433 000	29037 ST MARTINS	08/06/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$218,344	\$88,656	\$52,000	134.6	134.8	0.42	\$659	134.60	L58	\$386	\$63,750	\$474	A-SITE
003 01 0404 003	19816 PARKVILLE	12/01/23	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$203,837	\$140,368	\$51,205	77.0	300.0	0.53	\$1,823	77.00	L58	\$665	\$73,250	\$951	B-FF
003 99 0045 000	19377 BRENTWOOD	08/23/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$157,936	\$1,964	\$39,900	60.0	300.0	0.41	\$33	60.00	L58	\$665	\$30,000	\$500	B-FF
002 01 0374 002	29281 MORLOCK	08/04/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$215,826	\$17,174	\$33,000	60.0	134.1	0.19	\$286	60.00	L582	\$550	\$50,000	\$833	C-FF
003 01 0404 002	19804 PARKVILLE	02/12/25	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$245,851	\$4,236	\$60,187	109.4	299.8	0.75	\$39	109.43	L58	\$550	\$47,475	\$434	C-FF
003 01 0407 001	19590 PARKVILLE	03/18/25	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$185,780	\$81,112	\$67,892	123.4	189.2	0.54	\$657	123.44	L58	\$550	\$49,750	\$403	C-FF
003 01 0407 002	19464 PARKVILLE	02/27/24	\$285,101	PTA	03-ARM'S LENGTH	\$285,101	\$220,200	\$113,301	\$48,400	88.0	250.0	0.51	\$1,288	88.00	L58	\$550	\$71,275	\$810	C-FF
003 01 0435 001	19657 PARKVILLE	04/07/23	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$263,903	\$56,597	\$49,500	90.0	140.0	0.29	\$629	90.00	L58	\$550	\$67,750	\$753	C-FF
003 99 0009 000	19320 BRENTWOOD	07/06/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$328,845	(\$3,345)	\$60,500	110.0	300.0	0.76	(\$30)	110.00	L58	\$550	\$66,250	\$602	C-FF
003 99 0021 000	19568 BRENTWOOD	01/31/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$141,841	\$118,659	\$60,500	110.0	300.0	0.76	\$1,079	110.00	L58	\$550	\$50,000	\$455	C-FF
003 99 0021 000	19568 BRENTWOOD	11/13/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$141,841	\$128,659	\$60,500	110.0	300.0	0.76	\$1,170	110.00	L58	\$550	\$52,500	\$477	C-FF

Totals: \$2,973,001 \$2,973,001 \$2,758,938 \$888,097 \$674,034 1,195.4 6.74
 Average per FF=> \$743 Average per Net Acre=>

RATES

A-FF:	\$845	A-SITE:	\$57,000
B-FF:	\$731		
C-FF:	\$605		

Average:	\$57,173	\$671
Median:	\$58,750	\$602
Min:	\$30,000	\$403
Max:	\$73,250	\$1,175
Mode:	\$50,000	
65 x 300	2025 Base:	\$52,000
65 x 300	2026 Base:	\$57,000
65 x 300	% Change:	10%

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25 %	LV/FF S.P.	Rate Group 1	Reason
002 01 0375 007	29189 MORLOCK	03/08/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$289,383	\$123,617	\$33,000	60.0	135.9	0.19	\$2,060	60.00	L582	\$550	\$95,000	\$1,583	C-FF	High

City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
004 01 0050 000	19480 DEERING	01/17/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$165,256	\$77,224	\$42,480	40.0	131.9	0.12	\$14.65	40.00	L58	\$1,062	\$50,000	\$1,250	A-FF
004 01 0060 002	19674 DEERING	03/31/25	\$231,176	PTA	03-ARM'S LENGTH	\$231,176	\$201,844	\$76,060	\$46,728	44.0	130.0	0.13	\$13.33	44.00	L58	\$1,062	\$57,794	\$1,314	A-FF
004 01 0094 000	19483 ST FRANCIS	05/16/23	\$201,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$201,000	\$180,139	\$80,861	\$60,000	80.0	260.0	0.24	\$7.80	80.00	L58	\$750	\$50,250	\$628	A-FF
004 01 0098 000	19451 ST FRANCIS	12/27/24	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$201,103	\$44,377	\$42,480	40.0	130.0	0.12	\$8.56	40.00	L58	\$1,062	\$50,750	\$1,269	A-FF
004 01 0104 000	19403 ST FRANCIS	04/12/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$160,223	\$59,160	\$49,383	46.5	130.0	0.14	\$9.77	46.50	L58	\$1,062	\$42,500	\$914	A-FF
004 01 0158 000	19416 ST FRANCIS	02/14/25	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$153,921	\$55,559	\$42,480	40.0	126.5	0.12	\$11.00	40.00	L58	\$1,062	\$41,750	\$1,044	A-FF
004 01 0185 000	27637 PEMBROKE	12/23/24	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$155,361	\$22,119	\$42,480	40.0	110.0	0.10	\$5.03	40.00	L58	\$1,062	\$33,750	\$844	A-FF
004 01 0193 000	27607 PEMBROKE	08/23/24	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$160,408	\$120,975	\$49,383	46.5	110.0	0.12	\$23.74	46.50	L58	\$1,062	\$58,000	\$1,247	A-FF
004 01 0214 000	19451 ANTAGO	10/28/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$149,287	\$123,193	\$42,480	40.0	126.5	0.12	\$24.38	40.00	L58	\$1,062	\$57,500	\$1,438	A-FF
004 01 0260 000	19316 ANTAGO	09/22/23	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$148,690	\$46,790	\$42,480	40.0	126.5	0.12	\$9.26	40.00	L58	\$1,062	\$38,250	\$956	A-FF
004 01 0267 000	19358 ANTAGO	01/10/25	\$224,700	PTA	03-ARM'S LENGTH	\$224,700	\$176,449	\$90,731	\$42,480	40.0	126.5	0.12	\$17.96	40.00	L58	\$1,062	\$56,175	\$1,404	A-FF
004 01 0292 000	19636 ANTAGO	02/28/24	\$120,000	QC	03-ARM'S LENGTH	\$120,000	\$181,674	(\$19,194)	\$42,480	40.0	126.5	0.12	(\$3.80)	40.00	L58	\$1,062	\$30,000	\$750	A-FF
004 01 0314 000	19661 RENSELLOR	08/25/23	\$176,500	PTA	03-ARM'S LENGTH	\$176,500	\$168,372	\$50,608	\$42,480	40.0	126.5	0.12	\$10.02	40.00	L58	\$1,062	\$44,125	\$1,103	A-FF
004 01 0315 000	19653 RENSELLOR	04/15/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$171,659	\$95,821	\$42,480	40.0	126.5	0.12	\$18.96	40.00	L58	\$1,062	\$56,250	\$1,406	A-FF
004 01 0404 000	19606 RENSELLOR	08/30/24	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$223,340	\$71,140	\$42,480	40.0	133.0	0.12	\$13.39	40.00	L58	\$1,062	\$63,000	\$1,575	A-FF
004 01 0408 000	19636 RENSELLOR	04/21/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$168,863	\$43,617	\$42,480	40.0	133.0	0.12	\$8.21	40.00	L58	\$1,062	\$42,500	\$1,063	A-FF
004 01 0032 000	19346 ANGLING	05/17/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$162,624	\$86,236	\$43,860	60.0	133.4	0.18	\$10.76	60.00	L58	\$731	\$51,250	\$854	B-FF
004 01 0076 002	27711 PEMBROKE	09/18/24	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$132,233	\$73,510	\$38,743	53.0	110.0	0.13	\$12.59	53.00	L58	\$731	\$41,750	\$788	B-FF
004 01 0222 000	19383 ANTAGO	07/14/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$155,965	\$48,275	\$29,240	40.0	126.5	0.12	\$9.55	40.00	L58	\$731	\$43,750	\$1,094	B-FF
004 01 0478 000	19395 INKSTER	05/12/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$141,484	\$53,853	\$30,337	41.5	110.0	0.11	\$11.77	41.50	L58	\$731	\$41,250	\$994	B-FF
004 01 0480 000	19391 INKSTER	02/21/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$115,087	\$84,153	\$29,240	40.0	110.0	0.10	\$19.13	40.00	L58	\$731	\$42,500	\$1,063	B-FF
004 02 0002 000	19620 ANGLING	04/12/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$235,719	\$80,451	\$51,170	70.0	134.0	0.22	\$8.59	70.00	L58	\$731	\$66,250	\$946	B-FF
004 99 0004 001	19647 ANGLING	10/19/23	\$270,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$296,433	\$90,867	\$117,300	195.5	397.0	1.20	\$1.74	195.50	L58	\$600	\$67,500	\$345	B-FF
004 99 0031 000	19314 LATHERS	05/20/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$226,171	\$29,239	\$80,410	110.0	300.0	0.76	\$0.89	110.00	L58	\$731	\$43,750	\$398	B-FF
004 01 0035 000	19360 ANGLING	09/11/24	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$246,354	\$66,846	\$67,200	120.0	133.0	0.37	\$4.19	120.00	L58	\$560	\$61,500	\$513	C-FF
004 01 0299 000	27551 PEMBROKE	11/29/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$110,276	\$33,764	\$26,040	46.5	110.0	0.12	\$6.62	46.50	L58	\$560	\$29,500	\$634	C-FF
004 01 0412 000	19668 RENSELLOR	12/12/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$187,937	\$13,983	\$31,920	57.0	133.0	0.17	\$1.84	57.00	L58	\$560	\$42,500	\$746	C-FF
004 01 0426 000	19805 INKSTER	08/29/23	\$118,500	PTA	03-ARM'S LENGTH	\$118,500	\$126,698	\$14,202	\$22,400	40.0	110.0	0.10	\$3.23	40.00	L58	\$560	\$29,625	\$741	C-FF
004 01 0501 000	19319 INKSTER	05/01/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$119,872	\$43,728	\$33,600	60.0	110.0	0.15	\$6.60	60.00	L58	\$560	\$32,500	\$542	C-FF
004 01 0501 000	19319 INKSTER	06/30/23	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$119,872	\$70,728	\$33,600	60.0	110.0	0.15	\$10.68	60.00	L58	\$560	\$39,250	\$654	C-FF

Totals:			\$5,621,876			\$5,621,876	\$5,143,314	\$1,828,876	\$1,350,314	1,690.5	5.90									
									Average per FF=>	\$1,082		Average per Net Acre=>	\$7.12							

RATES:				Average:	\$46,849	\$950
A-FF:	\$1,138	A-SITE:	\$27,500	Median:	\$43,750	\$951
B-FF:	\$810	B-SITE:	\$46,750	Min:	\$29,500	\$345
C-FF:	\$638			Max:	\$67,500	\$1,575
				Mode:	\$42,500	\$1,063
				2025 Base:	\$42,500	
				2026 Base:	\$46,750	
				% Change:	10%	

**City of Livonia
Land Analysis
For 2026 Assessments**

SITE SALES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
004 03 0023 000	19176 MEADOWRIDGE	11/28/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$211,699	\$53,301	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	TC		\$60,000.00	004-ALL	
004 99 0004 001	19647 ANGLING	10/19/23	\$270,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$296,433	\$90,867	\$117,300	195.5	397.0	1.20	\$1.74	195.50	L58		\$67,500.00	004-ALL	B-FF

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
004 01 0458 000	19461 INKSTER	10/29/24	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$113,606	\$18,794	\$22,400	40.0	110.0	0.10	\$4.27	40.00	L58	\$560	\$27,500	\$688	C-FF	Low
004 99 0007 000	19633 ANGLING	04/10/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$306,424	\$76,536	\$84,960	80.0	310.0	0.69	\$2.54	80.00	L58	\$1,062	\$74,500	\$931	A-FF	High
004 01 0501 000	19319 INKSTER	05/01/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$119,872	\$43,728	\$33,600	60.0	110.0	0.15	\$6.60	60.00	L58	\$560	\$32,500	\$542	C-FF	Duplicate

**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	Land Table	Rate Group 1
005 01 0099 002	20507 BEATRICE	03/24/24	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$109,942	\$63,403	\$23,345	35.0	130.0	0.10	\$14.00	35.00	L58	\$667	\$37,500	\$1,071	A-FF
005 01 0118 000	20322 LOUISE	05/10/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$152,426	\$47,599	\$50,025	75.0	130.0	0.22	\$4.88	75.00	L58	\$667	\$37,500	\$500	A-FF
005 02 0012 002	20250 MELVIN	12/06/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$201,563	\$62,146	\$83,709	125.5	260.0	0.75	\$1.90	125.50	L58	\$667	\$45,000	\$359	A-FF
005 01 0082 000	20374 BEATRICE	09/19/24	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$150,018	\$82,007	\$50,025	75.0	130.0	0.22	\$8.40	75.00	L58	\$667	\$45,500	\$607	A-FF
005 01 0065 000	20415 HUGH	12/04/23	\$193,500	PTA	03-ARM'S LENGTH	\$193,500	\$162,500	\$81,025	\$50,025	75.0	130.0	0.22	\$8.30	75.00	L58	\$667	\$48,375	\$645	A-FF
005 01 0058 000	20309 HUGH	08/18/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$200,264	\$44,761	\$50,025	75.0	130.0	0.22	\$4.59	75.00	L58	\$667	\$48,750	\$650	A-FF
005 01 0025 000	20309 FREMONT	02/21/24	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$162,358	\$99,667	\$50,025	75.0	130.0	0.22	\$10.21	75.00	L58	\$667	\$53,000	\$707	A-FF
005 01 0067 000	20507 HUGH	01/10/25	\$217,023	PTA	03-ARM'S LENGTH	\$217,023	\$193,419	\$73,629	\$50,025	75.0	130.0	0.22	\$7.55	75.00	L58	\$667	\$54,256	\$723	A-FF
005 01 0107 000	20490 LOUISE	11/15/24	\$235,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$217,495	\$117,555	\$100,050	150.0	260.0	0.45	\$6.02	150.00	L58	\$667	\$58,750	\$392	A-FF
005 02 0013 004	20277 MELVIN	10/06/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$255,679	\$44,346	\$50,025	75.0	265.0	0.46	\$2.23	75.00	L58	\$667	\$62,500	\$833	A-FF
005 02 0010 003	20263 HUGH	12/13/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$226,187	\$102,813	\$54,000	125.5	130.0	0.38	\$6.29	125.50	L58	\$430	\$68,750	\$548	B SITE
005 01 0142 000	20444 MELVIN	04/21/23	\$281,600	PTA	03-ARM'S LENGTH	\$281,600	\$253,855	\$77,770	\$50,025	75.0	130.0	0.22	\$7.97	75.00	L58	\$667	\$70,400	\$939	A-FF
005 02 0009 008	20275 FREMONT	07/31/23	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$327,343	\$66,017	\$53,360	80.0	129.9	0.24	\$6.34	80.00	L58	\$667	\$85,000	\$1,063	A-FF
005 01 0180 002	20346 OPORTO	09/19/24	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$377,213	\$42,812	\$50,025	75.0	133.4	0.23	\$4.27	75.00	L58	\$667	\$92,500	\$1,233	A-FF
005 01 0179 000	20358 OPORTO	05/12/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$397,560	\$77,465	\$50,025	75.0	132.7	0.23	\$7.80	75.00	L58	\$667	\$106,250	\$1,417	A-FF

Totals:			\$3,656,123			\$3,656,123	\$3,387,822	\$1,083,015	\$814,714	1,266.0		4.40		84.40						
									Average per FF=>			Average per Net Acre=>	\$5.65							

RATES:																				
A-FF:	\$740	A-SITE:	\$45,000																	
		B-SITE:	\$60,000																	
				Average:	\$60,935	\$779														
				Median:	\$54,256	\$707														
				Min:	\$37,500	\$359														
				Max:	\$106,250	\$1,417														
				Mode:	N/A	N/A														
				2025 Base:	\$54,000															
				2026 Base:	\$60,000															
				% Change:	11%															

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2025 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
006 99 0074 002	20380 MILBURN	11/08/24	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$252,479	\$115,543	\$66,022	75.5	300.0	0.52	\$5.10	75.54	L58	\$874	\$75,500	\$999	A-FF
006 04 0008 000	20238 SUNSET	06/07/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$289,978	\$121,060	\$76,038	87.0	110.0	0.22	\$12.75	87.00	L58	\$874	\$83,750	\$963	A-FF
006 05 0004 000	30947 KENWOOD	02/19/25	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$433,701	\$67,834	\$81,535	93.3	115.6	0.28	\$5.62	93.29	L58	\$874	\$105,000	\$1,126	A-FF
006 05 0012 000	30866 KENWOOD	10/03/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$419,260	\$93,140	\$87,400	100.0	144.5	0.33	\$6.44	100.00	L58	\$874	\$106,250	\$1,063	A-FF
006 99 0112 002	31062 PEMBROKE	09/06/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$366,735	\$129,496	\$71,231	81.5	287.0	0.54	\$5.54	81.50	L58	\$874	\$106,250	\$1,304	A-FF
006 99 0117 001	30867 FARGO	10/04/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$256,668	\$103,332	\$70,000	130.0	140.0	0.42	\$5.68	130.00	L58	\$538	\$72,500	\$558	A-SITE
005 99 0016 000	30316 NAVIN	09/25/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$228,097	\$94,523	\$67,620	138.0	150.0	0.48	\$4.57	138.00	L58	\$490	\$63,750	\$462	D-FF
006 99 0045 000	20099 MILBURN	12/22/23	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$219,956	\$96,344	\$58,800	120.0	135.0	0.37	\$5.95	120.00	L58	\$490	\$64,375	\$536	D-FF
006 99 0114 000	31025 FARGO	07/12/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$297,420	\$51,960	\$79,380	162.0	361.0	1.34	\$0.89	162.00	L58	\$490	\$67,500	\$417	D-FF
006 99 0097 000	31034 FARGO	05/22/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$299,221	\$98,599	\$57,820	118.0	145.0	0.39	\$5.76	118.00	L58	\$490	\$85,000	\$720	D-FF
005 99 0020 000	19829 DORIS	07/24/23	\$361,000	PTA	03-ARM'S LENGTH	\$361,000	\$302,262	\$127,338	\$68,600	140.0	138.0	0.44	\$6.58	140.00	L58	\$490	\$90,250	\$645	D-FF
006 99 0014 000	20225 PURLINGBROOK	11/07/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$238,195	\$104,155	\$97,350	165.0	621.0	2.35	\$1.02	165.00	L58	\$590	\$61,250	\$371	E-FF
006 99 0016 000	20203 PURLINGBROOK	08/15/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$252,462	\$144,888	\$97,350	165.0	621.0	2.35	\$1.41	165.00	L58	\$590	\$75,000	\$455	E-FF
Totals:			\$4,225,500			\$4,225,500	\$3,856,434	\$1,348,212	\$979,146	1,575.3		10.03							
										Average	Average								
										per FF=>	per Net Acre=>								
										\$856	\$3.08								
RATES:																Average:	\$81,260	\$740	
A-FF:	\$950	A-SITE:	\$72,500													Median:	\$75,500	\$645	
C-FF:	\$225	D-SITE:	\$77,000													Min:	\$61,250	\$371	
D-FF:	\$555													Max:	\$106,250	\$1,304			
E-FF:	\$610													Mode:	N/A	N/A			
																2025 Base:	\$70,000		
																2026 Base:	\$72,500		
																% Change:	3.6%		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
006 99 0113 000	19902 MERRIMAN CT	08/23/24	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$32,000	\$65,000	\$32,000	160.0	270.0	0.99	\$1.50	160.00	L58	\$200.0	\$16,250.00	\$101.56	C-FF	Split
006 99 0113 001	31050 PEMBROKE	08/23/24	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$32,000	\$65,000	\$32,000	160.0	270.0	0.99	\$1.50	160.00	L58	\$200.0	\$16,250.00	\$101.56	C-FF	Split
006 99 0113 002	31030 PEMBROKE	08/23/24	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$32,000	\$65,000	\$32,000	160.0	270.0	0.99	\$1.50	160.00	L58	\$200.0	\$16,250.00	\$101.56	C-FF	Split
006 99 0029 000	20515 MILBURN	12/10/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$215,489	\$6,951	\$52,440	60.0	295.0	0.41	\$0.39	60.00	L58	\$874.0	\$42,500.00	\$708.33	A-FF	Low

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1		
007 01 0007 000	19361 SUNSET	07/23/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$322,623	\$127,377	\$75,000	80.0	150.0	0.28	\$1,592	80.00	NCE	\$938	\$93,750	\$1,172	A-SITE		
007 01 0020 000	19330 BAINBRIDGE	03/18/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$292,528	\$137,203	\$69,731	74.3	134.0	0.23	\$1,846	74.34	NCE	\$938	\$90,000	\$1,211	A-FF		
Totals:			\$735,000			\$735,000	\$615,151	\$264,580	\$144,731	154.3		0.50									
										Average											
										per FF=>	\$1,714										
										Average											
										per Net Acre=>											
RATES:																					
A-FF:	\$1,063	A-SITE:	\$85,000															Average:	\$91,875	\$1,191	
		B-SITE:	\$90,000															Median:	\$91,875	\$1,191	
																		Min:	\$90,000	\$1,172	
																		Max:	\$90,000	\$1,211	
																		Mode:	N/A	N/A	
																		2025 Base:	\$75,000		
																		2026 Base:	\$85,000		
																		% Change:	13%		

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
007 99 0025 000	19365 MERRIMAN CT	05/07/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$174,342	\$60,208	\$44,550	82.5	82.5	0.16	\$8.86	82.50	NCE	\$540	\$47,500	\$576	A-FF
007 99 0025 000	19365 MERRIMAN CT	10/25/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$174,342	\$100,208	\$44,550	82.5	82.5	0.16	\$14.75	82.50	NCE	\$540	\$57,500	\$697	A-FF
007 99 0029 000	19271 MERRIMAN CT	09/27/24	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$169,304	\$115,146	\$44,550	82.5	82.5	0.16	\$16.94	82.50	NCE	\$540	\$59,975	\$727	A-FF
007 99 0030 002	19205 MERRIMAN CT	02/29/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$191,943	\$115,097	\$41,040	76.0	82.5	0.14	\$18.35	76.00	NCE	\$540	\$66,500	\$875	A-FF
007 99 0166 000	19385 MILBURN	05/05/23	\$361,500	PTA	03-ARM'S LENGTH	\$361,500	\$343,619	\$103,741	\$85,860	159.0	122.0	0.45	\$5.35	159.00	NCE	\$540	\$90,375	\$568	A-FF
007 99 0014 003	19646 MERRIMAN	07/15/24	\$374,300	PTA	03-ARM'S LENGTH	\$374,300	\$385,572	\$47,688	\$58,960	88.0	183.5	0.37	\$2.95	88.00	NCE	\$670	\$93,575	\$1,063	D FF
007 99 0021 001	19450 MERRIMAN	08/18/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$370,392	\$45,218	\$55,610	83.0	178.5	0.34	\$3.05	83.00	NCE	\$670	\$90,000	\$1,084	D FF
Totals:			\$2,021,700			\$2,021,700	\$1,809,514	\$587,306	\$375,120	653.5		1.77							
									Average per FF=>	\$899		Average per Net Acre=>	\$7.63						
RATES:																			
A-FF:	\$540	B-SITE:	\$4,000																
B-FF:	\$850	C-SITE:	\$75,000																
C-FF:	\$645																		
D-FF:	\$670																		
																Average:	\$72,204	\$799	
																Median:	\$66,500	\$727	
																Min.:	\$47,500	\$568	
																Max.:	\$93,575	\$1,084	
																Mode:	N/A	N/A	
																2025 Base:	\$75,000		
																2026 Base:	\$75,000		
																% Change:	0%		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

**City of Livonia
Land Analysis
For 2025 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	
008 01 0460 000	29632 BRETTON	05/19/23	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$318,553	\$84,497	\$76,050	97.5	304.9	0.68	\$2.84	97.50	L58	\$780	\$81,750	\$838	B-FF	
008 01 0460 000	29632 BRETTON	09/21/23	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$318,553	\$82,497	\$76,050	97.5	304.9	0.68	\$2.78	97.50	L58	\$780	\$81,250	\$833	B-FF	
008 01 0475 000	19816 PURLINGBROOK	12/27/23	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$236,466	\$46,534	\$70,000	134.8	133.9	0.41	\$2.58	134.75	L58	\$519	\$53,250	\$395	A-SITE	
008 01 0481 004	29851 BRETTON	07/25/23	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$264,370	\$24,572	\$66,942	74.4	304.6	0.52	\$1.08	74.38	L58	\$900	\$55,500	\$746	C-FF	
008 01 0485 007	19715 MIDDLEBELT	03/27/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$183,977	\$162,117	\$71,094	81.3	204.3	0.38	\$9.77	81.25	L58	\$875	\$68,750	\$846	A-FF	
Totals:			\$1,362,000			\$1,362,000	\$1,321,919	\$400,217	\$360,136	485.4		2.68								
									Average			per FF=>	\$825			Average			per Net Acre=>	\$3.43

RATES:										
A-FF:	\$875	A-SITE:	\$70,000					Average:	\$68,100	\$732
B-FF:	\$830	B-SITE:	\$7,000					Median:	\$68,750	\$833
C-FF:	\$900	C-SITE:	\$58,000					Min.:	\$53,250	\$395
		D-SITE:	\$15,000					Max.:	\$81,750	\$846
								Mode:	N/A	#N/A
								2025 Base:	\$70,000	
								2026 Base:	\$70,000	
								% Change:	0%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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Land Table: 008-07 08 + 009-01 CONDOS

City of Livonia
Land Analysis
For 2026 Assessments

008 - 07																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 20%	LV/FF S.P.	Rate Group 1
008 07 0001 000	30366 VASSAR	11/12/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$254,583	\$55,417	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	DC	\$35,000	\$55,000	\$55,000	
008 07 0002 000	30348 VASSAR	02/07/25	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$267,496	\$62,504	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	DC	\$35,000	\$59,000	\$59,000	
008 07 0006 000	30276 VASSAR	05/09/24	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$255,312	\$74,688	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	DC	\$35,000	\$59,000	\$59,000	
008 07 0030 000	30275 VASSAR	09/30/24	\$302,500	PTA	03-ARM'S LENGTH	\$302,500	\$268,766	\$68,734	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	DC	\$35,000	\$60,500	\$60,500	
008 07 0031 000	30293 VASSAR	12/22/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$238,043	\$36,957	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	DC	\$35,000	\$48,000	\$48,000	
008 07 0032 000	30311 VASSAR	08/01/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$237,553	\$47,447	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	DC	\$35,000	\$50,000	\$50,000	
008 07 0034 000	30347 VASSAR	08/14/24	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$274,246	\$82,754	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	DC	\$35,000	\$64,400	\$64,400	
Totals:			\$1,979,500			\$1,979,500	\$1,795,999	\$428,501	\$245,000	0.0		0.00							
										Average per FF=>	#DIV/0!	Average per Net Acre=>		#DIV/0!					
RATES:															Average:	\$56,557	\$56,557		
A-SITE:	\$40,000														Median:	\$59,000	\$59,000		
															Min.:	\$48,000	\$48,000		
															Max.:	\$64,400	\$64,400		
															Mode:	\$59,000	\$59,000		
															2025 Base:	\$35,000			
															2026 Base:	\$40,000			
															% Change:	14%			

008 - 08																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 20%	LV/FF S.P.	Rate Group 1
008 08 0008 000	29729 NOTTINGHAM	10/06/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$221,715	\$37,285	\$24,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$24,000	\$35,250	\$35,250	
008 08 0010 000	29737 NOTTINGHAM	02/12/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$204,101	\$29,899	\$24,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$24,000	\$31,500	\$31,500	
008 08 0031 000	29623 NOTTINGHAM	01/30/25	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$194,928	\$34,072	\$24,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$24,000	\$30,750	\$30,750	
008 08 0035 000	29639 NOTTINGHAM	04/04/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$221,715	\$12,285	\$24,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$24,000	\$31,500	\$31,500	
008 08 0036 000	29643 NOTTINGHAM	08/21/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$187,240	\$41,760	\$24,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$24,000	\$30,750	\$30,750	
008 08 0055 000	29500 NOTTINGHAM	12/05/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$195,279	\$38,721	\$24,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$24,000	\$31,500	\$31,500	
008 08 0057 000	29508 NOTTINGHAM	03/27/25	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$207,300	\$32,700	\$24,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$24,000	\$43,200	\$43,200	
Totals:			\$1,491,000			\$1,491,000	\$1,432,278	\$226,722	\$168,000	0.0		0.00							
										Average per FF=>	#DIV/0!	Average per Net Acre=>		#DIV/0!					
RATES:															Average:	\$33,493	\$33,493		
B-SITE:	\$27,000														Median:	\$31,500	\$31,500		
															Min.:	\$30,750	\$30,750		
															Max.:	\$43,200	\$43,200		
															Mode:	\$31,500	\$31,500		
															2025 Base:	\$24,000			
															2026 Base:	\$27,000			
															% Change:	13%			

City of Livonia
Land Analysis
For 2026 Assessments

009 - 01																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 20%	LV/FF S.P.	Rate Group 1
009 01 0007 000	31435 MERRIWOOD	10/11/24	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$231,995	\$50,005	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$25,000	\$51,400.00	\$51,400.00	
009 01 0024 000	31420 MERRIWOOD PARK	03/21/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$220,897	\$24,103	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$25,000	\$44,000.00	\$44,000.00	
009 01 0053 000	31528 MERRIWOOD PARK	09/11/23	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$219,319	\$48,681	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$25,000	\$48,600.00	\$48,600.00	
009 01 0064 000	31613 MERRIWOOD PARK	11/25/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$232,144	\$32,856	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$25,000	\$48,000.00	\$48,000.00	
009 01 0067 000	31629 MERRIWOOD PARK	07/18/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$239,440	\$25,560	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$25,000	\$48,000.00	\$48,000.00	
009 01 0090 000	31484 MERRIWOOD PARK	03/12/25	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$227,383	\$57,617	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$25,000	\$52,000.00	\$52,000.00	
Totals:			\$1,460,000			\$1,460,000	\$1,371,178	\$238,822	\$150,000	0.0		0.00							
										Average per FF=>	#DIV/0!	Average per Net Acre=>							
RATES:																Average:	\$48,667	\$48,667	
C-SITE:	\$28,500															Median:	\$48,300	\$48,300	
																Min.:	\$44,000	\$44,000	
																Max.:	\$52,000	\$52,000	
																Mode:	\$48,000	\$48,000	
																2025 Base:	\$25,000		
																2026 Base:	\$28,500		
																% Change:	14%		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 20%	LV/FF S.P.	Rate Group 1	Reason

Land Table: 009-02, 99 + 010 ALL

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate
009 99 0025 001	20100 OSMUS	09/05/23	\$224,000	PTA	03-ARM'S LENGTH	\$166,000	\$223,131	\$54,169	\$111,300	82.8	630.0	2.26	\$655	82.76	L58	\$1,345	\$41,500	\$501	A-FF
009 99 0025 002	20120 OSMUS	09/05/23	\$224,000	PTA	03-ARM'S LENGTH	\$58,000	\$111,300	\$58,000	\$111,300	82.8	630.0	2.26	\$701	82.77	L58	\$1,345	\$14,500	\$175	A-FF
009 99 0095 001	20341 PARKER	06/14/23	\$319,000	PTA	03-ARM'S LENGTH	\$319,000	\$253,472	\$115,253	\$49,725	78.0	390.0	0.70	\$1,478	78.00	L58	\$638	\$79,750	\$1,022	A-FF
010 01 0052 000	20411 MAYFIELD	11/07/23	\$251,500	PTA	03-ARM'S LENGTH	\$251,500	\$274,212	\$52,288	\$75,000	100.0	435.6	1.00	\$523	100.00	NW	\$750	\$62,875	\$629	A-FF
010 01 0114 001	20173 HUBBARD	08/10/23	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$340,513	\$74,487	\$75,000	100.0	165.0	0.38	\$745	100.00	NW	\$750	\$85,000	\$850	A-FF
010 01 0124 004	32414 PEMBROKE	11/01/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$189,040	\$88,460	\$82,500	110.0	218.8	0.55	\$804	110.00	NW	\$750	\$48,750	\$443	A-FF
010 99 0001 001	20321 SHADYSIDE	07/17/24	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$191,602	\$141,898	\$52,500	70.0	359.1	1.15	\$2,027	70.00	NW	\$750	\$70,250	\$1,004	A-FF
009 99 0091 001	20414 HUBBARD	10/02/23	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$254,905	\$72,591	\$47,496	100.5	135.0	0.31	\$722	100.50	L58	\$473	\$70,000	\$697	B-FF
009 99 0023 000	20050 OSMUS	02/08/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$187,665	\$102,015	\$64,680	77.0	620.0	1.10	\$1,325	77.00	L58	\$840	\$56,250	\$731	C-FF
Totals:			\$2,339,500			\$2,115,500	\$2,025,840	\$759,161	\$669,501	801.0		9.72							
										Average		Average							
										per FF=>		per Net Acre=>							
										\$948		\$948							
RATES:																Average:	\$58,764	\$672	
A-FF:	\$770	B-SITE:	\$66,000													Median:	\$62,875	\$697	
B-FF:	\$570													Min.:	\$14,500	\$175			
C-FF:	\$863													Max.:	\$85,000	\$1,022			
D-FF:	\$637													Mode:	N/A	N/A			
																2025 Base:	\$75,000		
																2026 Base:	\$77,000		
																% Change:	2.7%		

OUTLERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
009 99 0118 006	19930 HUBBARD	08/09/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$461,190	\$121,810	\$63,000	84.0	300.9	0.58	\$1,450	84.00	NW	\$750	\$130,000	\$1,548	A-FF	High
010 01 0026 000	20080 SHADYSIDE	07/24/23	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$450,644	\$149,356	\$75,000	100.0	435.6	1.00	\$1,494	100.00	NW	\$750	\$131,250	\$1,313	A-FF	High
010 01 0106 000	20409 HUBBARD	03/11/24	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$280,754	\$212,996	\$63,750	100.0	435.6	1.00	\$2,130	100.00	NW	\$638	\$107,500	\$1,075	A-FF	Hgh
010 01 0005 003	33385 NORFOLK	06/05/24	\$515,135	PTA	03-ARM'S LENGTH	\$515,135	\$459,176	\$123,159	\$67,200	80.0	160.1	0.29	\$1,539	80.00	NW	\$840	\$128,784	\$1,610	C-FF	High

Land Table: 010-03 TO 010-06 CONDOS

City of Livonia
Land Analysis
For 2026 Assessments

010-03																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1
010 03 0010 000	33359 FARGO	10/26/23	\$120,200	PTA	03-ARM'S LENGTH	\$120,200	\$94,787	\$46,413	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$24,040	\$24,040	
010 03 0010 000	33359 FARGO	11/05/24	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$94,787	\$50,213	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$24,800	\$24,800	
010 03 0027 000	33179 FARGO	08/07/23	\$112,000	PTA	03-ARM'S LENGTH	\$112,000	\$91,406	\$41,594	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$22,400	\$22,400	
010 03 0034 000	33025 FARGO	01/09/25	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$98,812	\$54,188	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$26,400	\$26,400	
010 03 0043 000	32989 FARGO	10/11/24	\$129,800	PTA	03-ARM'S LENGTH	\$129,800	\$94,787	\$56,013	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$25,960	\$25,960	
010 03 0049 000	32813 FARGO	06/14/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$94,787	\$56,213	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$26,000	\$26,000	
010 03 0051 000	32805 FARGO	08/30/23	\$112,500	PTA	03-ARM'S LENGTH	\$112,500	\$102,270	\$31,230	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$22,500	\$22,500	
010 03 0060 000	33387 FARGO	07/12/24	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$110,134	\$43,366	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$26,500	\$26,500	
010 03 0065 000	33249 FARGO	06/10/24	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$110,520	\$47,480	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$27,400	\$27,400	
010 03 0066 000	33245 FARGO	12/23/24	\$128,500	PTA	03-ARM'S LENGTH	\$128,500	\$110,520	\$38,980	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$25,700	\$25,700	
010 03 0068 000	33237 FARGO	03/08/24	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$110,520	\$29,480	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$23,800	\$23,800	
010 03 0084 000	33003 FARGO	07/05/23	\$110,500	PTA	03-ARM'S LENGTH	\$110,500	\$94,787	\$36,713	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$22,100	\$22,100	
010 03 0097 000	32839 FARGO	08/09/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$94,787	\$46,213	\$21,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$21,000	\$24,000	\$24,000	
Totals:			\$1,608,000			\$1,608,000	\$1,302,904	\$578,096	\$273,000	0.0		0.00							
										Average		Average							
										per FF=>	#DIV/0!	per Net Acre=>							
RATE:															Average:	\$24,738	\$24,738		
B-SITE: \$25,000															Median:	\$24,800	\$24,800		
															Min.:	\$22,100	\$22,100		
															Max:	\$27,400	\$27,400		
															Mode:	N/A	N/A		
															2025 Base:	\$21,000			
															2026 Base:	\$25,000			
															% Change:	19.0%			

010-04 THRU 010-06																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1
010 04 0007 000	33325 NORFOLK	09/15/23	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$317,542	\$88,458	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$88,458	\$70,400.0	\$70,400.0	
010 06 0013 000	32979 BROOKSIDE CIRCLE	12/18/24	\$382,000	PTA	03-ARM'S LENGTH	\$382,000	\$333,116	\$102,884	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$102,884	\$76,400.0	\$76,400.0	
010 06 0021 000	32963 BROOKSIDE CIRCLE	04/27/23	\$323,750	PTA	03-ARM'S LENGTH	\$323,750	\$333,116	\$44,634	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$44,634	\$64,750.0	\$64,750.0	
010 06 0025 000	32955 BROOKSIDE CIRCLE	12/19/23	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$349,792	\$56,708	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$56,708	\$70,500.0	\$70,500.0	
010 06 0037 000	32930 BROOKSIDE CIRCLE	08/10/23	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$333,116	\$65,884	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$65,884	\$69,000.0	\$69,000.0	
010 06 0039 000	32926 BROOKSIDE CIRCLE	03/18/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$332,867	\$71,133	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$71,133	\$70,000.0	\$70,000.0	
010 06 0049 000	32962 BROOKSIDE CIRCLE	08/09/24	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$333,116	\$59,884	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$59,884	\$67,800.0	\$67,800.0	
010 06 0054 000	32952 BROOKSIDE CIRCLE	10/27/23	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$332,867	\$73,133	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$73,133	\$70,400.0	\$70,400.0	
010 06 0058 000	32945 BROOKSIDE CIRCLE	01/22/25	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$329,560	\$59,440	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$59,440	\$67,000.0	\$67,000.0	
010 06 0060 000	32941 BROOKSIDE CIRCLE	06/22/23	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$333,116	\$45,884	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$45,884	\$65,000.0	\$65,000.0	
010 06 0072 000	32917 BROOKSIDE CIRCLE	06/24/24	\$319,050	PTA	03-ARM'S LENGTH	\$319,050	\$333,116	\$39,934	\$54,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$39,934	\$63,810.0	\$63,810.0	
Totals:			\$2,714,750			\$2,714,750	\$2,517,479	\$557,271	\$360,000	0.0		0.00				\$64,361			
										Average		Average							
										per FF=>	#DIV/0!	per Net Acre=>							
RATE:															Average:	\$68,642	\$68,642		
A-SITE: \$64,000															Median:	\$69,000	\$69,000		
															Min.:	\$63,810	\$63,810		
															Max:	\$76,400	\$76,400		
															Mode:	\$70,400	\$70,400		
															2025 Base:	\$54,000			
															2026 Base:	\$64,000			
															% Change:	18.5%			

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	Land Table	Rate Group 1	Reason

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate		
011 01 0049 001	19302 FARMINGTON	10/03/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$159,871	\$94,304	\$44,175	46.5	103.0	0.11	\$2,028	46.50	NW	\$950	\$52,500	\$1,129	A-FF		
011 01 0093 002	19191 WESTMORE	11/27/23	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$187,986	\$91,014	\$57,000	60.0	103.0	0.14	\$1,517	60.00	NW	\$950	\$55,500	\$925	A-FF		
011 01 0132 002	19348 WESTMORE	05/02/23	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$226,381	\$98,819	\$72,200	76.0	139.0	0.24	\$1,300	76.00	NW	\$950	\$63,250	\$832	A-FF		
011 01 0184 000	19307 SHADYSIDE	01/16/25	\$225,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$280,207	\$140,968	\$196,175	206.5	690.3	0.66	\$683	206.50	NW	\$950	\$56,250	\$272	A-FF		
Totals:			\$910,000			\$910,000	\$854,445	\$425,105	\$369,550	389.0		1.15									
										Average per FF=>		Average per Net Acre=>									
										\$1,093		\$40,000									
RATES:																					
A-FF:		\$1,000														Average:		\$56,875		\$790	
B-FF:		\$600														Median:		\$55,875		\$879	
C-FF:		\$1,155														Min.:		\$52,500		\$272	
																Max.:		\$63,250		\$1,129	
																Mode:		N/A		N/A	
																40'		2025 Base:		\$38,000	
																80'		2025 Base:		\$76,000	
																40'		2026 Base:		\$40,000	
																80'		2026 Base:		\$80,000	
																40'		% Change:		5%	
																80'		% Change:		5%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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Land Table: 012-ALL

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate
012 01 0033 000	32042 BRETTON	04/07/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$258,711	\$43,089	\$61,800	60.0	120.0	0.17	\$718	60.00	NCM	\$1,030	\$60,000	\$1,000	B-FF
012 02 0493 000	19750 DONNA	05/17/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$216,702	\$85,098	\$61,800	60.0	120.0	0.17	\$1,418	60.00	NCM	\$1,030	\$60,000	\$1,000	B-FF
012 02 0313 000	31643 HALDANE	05/16/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$231,577	\$80,223	\$61,800	60.0	120.0	0.17	\$1,337	60.00	NCM	\$1,030	\$62,500	\$1,042	B-FF
012 02 0482 000	31624 PEMBROKE	10/16/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$241,033	\$70,767	\$61,800	60.0	121.0	0.17	\$1,179	60.00	NCM	\$1,030	\$62,500	\$1,042	B-FF
012 02 0475 000	31746 PEMBROKE	11/01/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$237,771	\$79,029	\$61,800	60.0	120.0	0.17	\$1,317	60.00	NCM	\$1,030	\$63,750	\$1,063	B-FF
012 01 0203 000	32209 BRETTON	07/10/23	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$258,445	\$66,055	\$62,000	90.0	95.0	0.20	\$734	90.00	NCM	\$689	\$65,625	\$729	B-SITE
012 02 0441 000	31744 BRETTON	09/14/23	\$265,900	PTA	03-ARM'S LENGTH	\$265,900	\$227,129	\$100,571	\$61,800	60.0	120.0	0.17	\$1,676	60.00	NCM	\$1,030	\$66,475	\$1,108	B-FF
012 04 0015 000	19571 MERRIMAN	08/09/23	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$263,130	\$54,820	\$48,050	62.0	110.0	0.16	\$884	62.00	NCM	\$775	\$67,475	\$1,088	D-FF
012 01 0224 000	19437 HARDY	06/05/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$274,942	\$56,858	\$61,800	60.0	120.0	0.17	\$948	60.00	NCM	\$1,030	\$67,500	\$1,125	B-FF
012 02 0394 000	31696 FAIRFAX	09/11/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$249,648	\$82,152	\$61,800	60.0	155.9	0.22	\$1,369	60.00	NCM	\$1,030	\$67,500	\$1,125	B-FF
012 04 0016 000	31419 FAIRFAX	03/15/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$276,387	\$55,613	\$62,000	85.0	120.0	0.23	\$654	85.00	NCM	\$729	\$67,500	\$794	A-SITE
012 02 0361 000	31603 FONVILLE	02/21/24	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$229,805	\$106,895	\$61,800	60.0	119.0	0.16	\$1,782	60.00	NCM	\$1,030	\$68,725	\$1,145	B-FF
012 02 0343 000	31511 ST MARTINS	11/07/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$210,111	\$130,479	\$65,590	63.7	119.0	0.17	\$2,049	63.68	NCM	\$1,030	\$68,750	\$1,080	B-FF
012 01 0165 000	19693 PARKER	03/04/25	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$255,043	\$84,257	\$61,800	60.0	125.0	0.17	\$1,404	60.00	NCM	\$1,030	\$69,375	\$1,156	B-FF
012 02 0340 000	31547 ST MARTINS	02/14/25	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$230,103	\$113,697	\$61,800	60.0	119.0	0.16	\$1,895	60.00	NCM	\$1,030	\$70,500	\$1,175	B-FF
012 01 0093 000	19642 INGRAM	10/24/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$246,685	\$100,115	\$61,800	60.0	120.0	0.17	\$1,669	60.00	NCM	\$1,030	\$71,250	\$1,188	B-FF
012 02 0341 000	31535 ST MARTINS	09/21/23	\$286,100	PTA	03-ARM'S LENGTH	\$286,100	\$237,575	\$110,325	\$61,800	60.0	119.0	0.16	\$1,839	60.00	NCM	\$1,030	\$71,525	\$1,192	B-FF
012 02 0350 000	31628 ST MARTINS	06/07/24	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$260,238	\$92,087	\$62,325	60.5	119.0	0.17	\$1,522	60.51	NCM	\$1,030	\$72,500	\$1,198	B-FF
012 01 0250 000	19184 OSMUS	05/15/24	\$291,250	PTA	03-ARM'S LENGTH	\$291,250	\$239,492	\$113,558	\$61,800	60.0	133.0	0.18	\$1,893	60.00	NCM	\$1,030	\$72,813	\$1,214	B-FF
012 02 0332 000	19476 AUBURNDALE	09/23/24	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$241,035	\$123,065	\$72,100	70.0	120.0	0.19	\$1,758	70.00	NCM	\$1,030	\$73,000	\$1,043	B-FF
012 02 0508 000	19486 DONNA	07/20/23	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$253,295	\$101,005	\$61,800	60.0	120.0	0.17	\$1,683	60.00	NCM	\$1,030	\$73,125	\$1,219	B-FF
012 01 0007 000	32138 PEMBROKE	05/24/24	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$242,702	\$112,098	\$61,800	60.0	207.9	0.29	\$1,868	60.00	NCM	\$1,030	\$73,250	\$1,221	B-FF
012 01 0042 000	31812 BRETTON	12/18/24	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$255,081	\$101,919	\$62,000	85.0	120.0	0.23	\$1,199	85.00	NCM	\$729	\$73,750	\$868	B-SITE
012 01 0214 000	19557 HARDY	02/12/25	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$246,251	\$110,549	\$61,800	60.0	120.0	0.17	\$1,842	60.00	NCM	\$1,030	\$73,750	\$1,229	B-FF
012 01 0257 000	19272 OSMUS	03/19/25	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$278,139	\$85,781	\$65,920	64.0	111.0	0.16	\$1,340	64.00	NCM	\$1,030	\$74,500	\$1,164	B-FF
012 01 0063 000	19423 OSMUS	12/12/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$255,454	\$111,496	\$66,950	65.0	123.1	0.18	\$1,715	65.00	NCM	\$1,030	\$75,000	\$1,154	B-FF
012 01 0184 000	19446 HARDY	09/15/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$238,999	\$122,801	\$61,800	60.0	120.0	0.17	\$2,047	60.00	NCM	\$1,030	\$75,000	\$1,250	B-FF
012 01 0212 000	19581 HARDY	11/04/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$252,726	\$109,074	\$61,800	60.0	120.0	0.17	\$1,818	60.00	NCM	\$1,030	\$75,000	\$1,250	B-FF
012 01 0162 000	19729 PARKER	09/05/23	\$300,500	PTA	03-ARM'S LENGTH	\$300,500	\$256,666	\$105,634	\$61,800	60.0	125.0	0.17	\$1,761	60.00	NCM	\$1,030	\$75,125	\$1,252	B-FF
012 02 0419 000	19498 OSMUS	07/15/24	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$258,120	\$105,680	\$61,800	60.0	120.0	0.17	\$1,761	60.00	NCM	\$1,030	\$75,500	\$1,258	B-FF
012 01 0058 000	19483 OSMUS	11/15/24	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$273,306	\$95,494	\$61,800	60.0	120.0	0.17	\$1,592	60.00	NCM	\$1,030	\$76,750	\$1,279	B-FF
012 01 0215 000	19545 HARDY	04/12/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$241,902	\$129,898	\$61,800	60.0	120.0	0.17	\$2,165	60.00	NCM	\$1,030	\$77,500	\$1,292	B-FF
012 02 0390 000	31644 FAIRFAX	07/22/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$238,434	\$138,516	\$66,950	65.0	112.0	0.17	\$2,131	65.00	NCM	\$1,030	\$77,500	\$1,192	B-FF
012 01 0273 002	19188 AUBURNDALE	02/05/25	\$311,500	PTA	03-ARM'S LENGTH	\$311,500	\$282,711	\$96,769	\$67,980	66.0	117.5	0.18	\$1,466	66.00	NCM	\$1,030	\$77,875	\$1,180	B-FF
012 01 0118 000	19459 INGRAM	04/05/24	\$313,000	PTA	03-ARM'S LENGTH	\$313,000	\$256,371	\$118,429	\$61,800	60.0	120.0	0.17	\$1,974	60.00	NCM	\$1,030	\$78,250	\$1,304	B-FF
012 01 0239 000	19241 HARDY	01/26/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$289,779	\$87,221	\$62,000	60.0	118.0	0.16	\$1,454	60.00	NCM	\$1,033	\$78,750	\$1,313	B-SITE
012 01 0072 000	19211 OSMUS	01/21/25	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$338,670	\$49,310	\$67,980	66.0	134.4	0.20	\$747	66.00	NCM	\$1,030	\$80,000	\$1,212	B-FF
012 02 0280 000	31731 GABLE	10/21/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$260,207	\$131,793	\$62,000	100.0	114.1	0.26	\$1,318	100.00	NCM	\$620	\$82,500	\$825	B-SITE
012 02 0318 000	31533 HALDANE	05/10/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$268,964	\$133,866	\$62,830	61.0	120.0	0.17	\$2,195	61.00	NCM	\$1,030	\$85,000	\$1,393	B-FF
012 02 0500 000	19684 DONNA	03/29/24	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$289,820	\$113,980	\$61,800	60.0	120.0	0.17	\$1,900	60.00	NCM	\$1,030	\$85,500	\$1,425	B-FF

Land Table: 012-ALL

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012 02 0458 000	19777 DONNA	06/05/24	\$343,000	PTA	03-ARM'S LENGTH	\$343,000	\$291,919	\$126,374	\$75,293	73.1	118.2	0.20	\$1,729	73.10	NCM	\$1,030	\$85,750	\$1,173	B-FF		
Totals:			\$11,914,550			\$11,914,550	\$10,455,078	\$4,036,440	\$2,576,968	2,636.3				7.37							
										Average		Average									
										per FF=>		per Net Acre=>									
										\$1,531											
RATES:																					
B-FF:	\$1,110	A-SITE:	\$67,000															Average:	\$72,650	\$1,145	
D-FF:	\$830	B-SITE:	\$70,000															Median:	\$73,125	\$1,175	
			C-SITE:	\$98,000															Min:	\$60,000	\$729
																Max:	\$85,750	\$1,425			
																Mode:	\$67,500	\$1,000			
																2025 Base:	\$62,000				
																2026 Base:	\$67,000				
																% Change:	8%				

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
012 01 0214 000	19557 HARDY	07/08/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$237,653	\$44,147	\$61,800	60.0	120.0	0.17	\$736	60.00	NCM	\$1,030	\$55,000	\$917	B-FF	Duplicate
012 03 0004 000	19753 MERRIMAN	09/29/23	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$237,529	\$40,846	\$50,375	65.0	120.0	0.18	\$628	65.00	NCM	\$775	\$57,000	\$877	D-FF	Low
012 06 0012 000	19141 SHREWSBURY	11/07/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$402,250	\$95,750	\$98,000	0.0	0.0	0.00	#DIV/0!	0.00	SN	#DIV/0!	\$100,000.00	#DIV/0!		High
012 05 0009 000	31552 BRIDGE	04/28/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$431,566	\$116,434	\$98,000	70.0	120.0	0.19	\$1,663	70.00	SN	\$1,400	\$112,500	\$1,607	C-SITE	High
012 06 0008 000	31588 BRIDGE	04/20/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$470,296	\$112,704	\$98,000	0.0	0.0	0.00	#DIV/0!	0.00	SN	#DIV/0!	\$121,250.00	#DIV/0!		High

**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 20%	LV/FF S.P.	Rate
013 01 0304 000	20209 SOUTHAMPTON	08/19/24	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$380,520	\$199,480	\$90,000	80.0	135.0	0.25	\$2,494	80.00	NW	\$1,125	\$98,000	\$1,225	A-FF
013 01 0322 000	20146 POLLYANNA	05/11/24	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$387,733	\$182,267	\$95,000	80.0	120.0	0.22	\$2,278	80.00	NW	\$1,188	\$95,000	\$1,188	C-SITE RAVINE
013 01 0385 000	34154 PEMBROKE	12/26/24	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$398,774	\$167,351	\$91,125	81.0	120.0	0.22	\$2,066	81.00	NW	\$1,125	\$95,000	\$1,173	A-FF
013 01 0393 000	34101 PEMBROKE	07/21/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$416,383	\$153,617	\$90,000	84.0	120.0	0.23	\$1,829	84.00	NW	\$1,071	\$96,000	\$1,143	A-SITE
013 01 0397 000	34205 PEMBROKE	05/20/24	\$492,000	PTA	03-ARM'S LENGTH	\$492,000	\$417,687	\$164,313	\$90,000	80.0	120.0	0.22	\$2,054	80.00	NW	\$1,125	\$98,400	\$1,230	A-FF
013 01 0469 002	19970 MYRON	01/31/24	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$444,075	\$142,050	\$91,125	81.0	178.6	0.33	\$1,754	81.00	NW	\$1,125	\$99,000	\$1,222	A-FF
013 05 0001 000	33408 CAPRI CT	09/05/23	\$508,500	PTA	03-ARM'S LENGTH	\$508,500	\$506,297	\$97,203	\$95,000	70.0	123.3	0.20	\$1,389	70.00	01305	\$1,357	\$101,700	\$1,453	B-SITE

Totals:	\$3,415,500		\$3,415,500	\$2,951,469	\$1,106,281	\$642,250	556.0	1.67	Average	Average
							per FF=>	\$1,990	per Net Acre=>	

RATES:

A-FF:	\$1,215	A-SITE:	\$98,000
B-FF:	\$982	B-SITE:	\$96,500
		C-SITE RAVINE:	\$96,500

Average:	\$97,586	\$1,233
Median:	\$98,000	\$1,222
Min.:	\$95,000	\$1,143
Max.:	\$101,700	\$1,453
Mode:	N/A	N/A
Ravine 2025 Base:	\$95,000	
80' 2025 Base:	\$90,000	
Ravine 2026 Base:	\$96,500	
80' 2026 Base:	\$98,000	
% Change:	2%	
% Change:	9%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
013 99 0019 001	20013 FARMINGTON	08/09/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$238,574	\$90,268	\$61,842	66.0	299.0	0.45	\$1,368	66.00	NW	\$937	\$66,750	\$1,011	A-FF	Low

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 15%	LV/Site S.P.	Rate Group 1
013 03 0009 000	33911 PONDVIEW CIRCLE	09/11/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$120,365	\$20,635	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$18,750	\$18,750	
013 03 0013 000	33907 PONDVIEW CIRCLE	08/19/24	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$120,248	\$31,752	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$20,400	\$20,400	
013 03 0028 000	33841 PONDVIEW CIRCLE	07/24/23	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$138,311	\$36,689	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$23,850	\$23,850	
013 03 0049 000	33797 PONDVIEW CIRCLE	11/04/24	\$129,900	PTA	03-ARM'S LENGTH	\$129,900	\$128,929	\$16,971	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$19,485	\$19,485	
013 03 0054 000	33763 PONDVIEW CIRCLE	12/06/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$111,379	\$34,621	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$19,500	\$19,500	
013 03 0069 000	33725 PONDVIEW CIRCLE	03/06/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$147,389	\$38,611	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$25,500	\$25,500	
013 03 0070 000	33717 PONDVIEW CIRCLE	12/27/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$138,311	\$42,689	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$24,750	\$24,750	
013 03 0073 000	33699 PONDVIEW CIRCLE	07/14/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$145,423	\$35,577	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$24,750	\$24,750	
013 03 0076 000	33689 PONDVIEW CIRCLE	01/07/25	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$138,311	\$45,689	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$25,200	\$25,200	
013 03 0079 000	33693 PONDVIEW CIRCLE	07/08/24	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$151,401	\$24,599	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$24,000	\$24,000	
013 03 0090 000	33619 PONDVIEW CIRCLE	05/01/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$125,075	\$20,925	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$19,500	\$19,500	
013 03 0097 000	33623 PONDVIEW CIRCLE	10/25/24	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$129,131	\$20,869	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$20,100	\$20,100	
013 03 0117 000	33591 PONDVIEW CIRCLE	03/17/25	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$148,966	\$34,534	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$25,125	\$25,125	
013 03 0125 000	33541 PONDVIEW CIRCLE	03/05/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$175,661	\$25,339	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$27,750	\$27,750	
013 03 0130 000	33547 PONDVIEW CIRCLE	09/27/24	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$170,008	\$27,992	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$27,300	\$27,300	
013 03 0137 000	33681 PONDVIEW CIRCLE	03/15/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$114,838	\$31,162	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$19,500	\$19,500	
013 03 0138 000	33665 PONDVIEW CIRCLE	03/12/24	\$135,500	PTA	03-ARM'S LENGTH	\$135,500	\$111,271	\$40,229	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$20,325	\$20,325	
013 03 0151 000	33667 PONDVIEW CIRCLE	08/30/24	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$120,045	\$20,955	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$18,750	\$18,750	
013 03 0157 000	33749 PONDVIEW CIRCLE	04/21/23	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$145,423	\$26,577	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$23,400	\$23,400	
013 03 0159 000	33747 PONDVIEW CIRCLE	07/07/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$145,423	\$45,577	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$26,250	\$26,250	
Totals:			\$3,027,900			\$3,027,900	\$2,725,908	\$621,992	\$320,000	0.0		0.00							
									Average per FF=>	#DIV/0!	Average per Net Acre=>								
RATES:																Average:	\$22,709	\$22,709	
A-SITE: \$20,000																Median:	\$23,625	\$23,625	
																Min.:	\$18,750	\$18,750	
																Max.:	\$27,750	\$27,750	
																Mode:	\$19,500	\$19,500	
																2025 Base:	\$16,000		
																2026 Base:	\$20,000		
																% Change:	25%		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
013 03 0117 000	33591 PONDVIEW CIRCLE	07/10/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$145,423	\$40,577	\$16,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$16,000	\$34,000	\$34,000		Duplicate

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1				
014 03 0510 000	34798 PEMBROKE	08/10/23	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$410,706	\$104,294	\$105,000	90.0	146.7	0.30	\$1,159	90.00	01403	\$1,167	\$102,500	\$1,139	A-SITE				
014 03 0525 000	34799 BRETTON	03/08/24	\$499,000	PTA	03-ARM'S LENGTH	\$499,000	\$474,628	\$129,372	\$105,000	99.3	111.3	0.25	\$1,303	99.32	01403	\$1,057	\$124,750	\$1,256	A-SITE				
014 03 0560 000	20123 WAYNE	02/26/25	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$450,906	\$134,094	\$105,000	90.0	140.9	0.29	\$1,490	90.00	01403	\$1,167	\$120,000	\$1,333	A-SITE				
014 03 0566 000	19931 WAYNE	07/27/23	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$463,171	\$116,829	\$105,000	110.2	151.1	0.38	\$1,060	110.17	01403	\$953	\$118,750	\$1,078	A-SITE				
014 03 0610 000	20428 WAYNE	08/26/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$433,553	\$96,447	\$105,000	105.0	115.0	0.28	\$919	105.00	01403	\$1,000	\$106,250	\$1,012	A-SITE				
014 03 0617 000	20171 EDGEWOOD	05/22/24	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$451,470	\$173,530	\$105,000	90.0	130.0	0.27	\$1,928	90.00	01403	\$1,167	\$130,000	\$1,444	A-SITE				
014 03 0621 000	20043 EDGEWOOD	12/15/23	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$446,308	\$103,692	\$105,000	99.4	139.7	0.32	\$1,043	99.38	01403	\$1,057	\$111,250	\$1,119	A-SITE				
014 03 0639 000	20504 ELLEN	03/08/24	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$451,226	\$133,774	\$105,000	115.0	130.0	0.34	\$1,163	115.00	01403	\$913	\$120,000	\$1,043	A-SITE				
014 03 0646 000	20696 ELLEN	09/07/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$427,198	\$127,802	\$105,000	115.1	145.3	0.38	\$1,110	115.12	01403	\$912	\$112,500	\$977	A-SITE				
014 03 0658 000	20308 GARY	06/17/24	\$502,100	PTA	03-ARM'S LENGTH	\$502,100	\$437,605	\$169,495	\$105,000	100.0	150.3	0.35	\$1,695	100.00	01403	\$1,050	\$125,525	\$1,255	A-SITE				
014 03 0677 000	20279 GARY	08/01/23	\$539,000	PTA	03-ARM'S LENGTH	\$539,000	\$494,212	\$149,788	\$105,000	90.0	130.0	0.27	\$1,664	90.00	01403	\$1,167	\$134,750	\$1,497	A-SITE				
014 03 0678 000	20311 GARY	02/14/25	\$565,000	PTA	03-ARM'S LENGTH	\$565,000	\$499,632	\$170,368	\$105,000	90.0	130.0	0.27	\$1,893	90.00	01403	\$1,167	\$141,250	\$1,569	A-SITE				
014 03 0692 000	20248 ELLEN	03/31/25	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$472,924	\$202,076	\$105,000	90.0	130.0	0.27	\$2,245	90.00	01403	\$1,167	\$142,500	\$1,583	A-SITE				
014 04 0011 000	34733 NAVIN	08/31/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$413,896	\$116,104	\$105,000	80.0	120.0	0.22	\$1,451	80.00	01403	\$1,313	\$106,250	\$1,328	A-SITE				
014 04 0056 000	34558 NAVIN	10/04/24	\$447,000	PTA	03-ARM'S LENGTH	\$447,000	\$422,795	\$129,205	\$105,000	108.2	177.4	0.44	\$1,194	108.23	01403	\$970	\$111,750	\$1,033	A-SITE				
014 04 0043 000	20154 RIVERSIDE	05/12/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$456,298	\$103,702	\$100,000	80.0	172.1	0.32	\$1,296	80.00	01403	\$1,250	\$115,000	\$1,438	C-SITE				
Totals:			\$7,692,100			\$7,692,100	\$7,206,528	\$2,160,572	\$1,675,000	1,552.2			4.95			Average							
									Average per FF=>				\$1,392			per Net Acre=>							
RATES:																Average:	\$120,189	\$1,257					
A-FF:	\$914	A-SITE:	\$110,000																	Median:	\$119,375	\$1,256	
C-FF:	\$793	C-SITE:	\$105,000																	Min.:	\$102,500	\$977	
			D-SITE:	\$115,000																	Max.:	\$142,500	\$1,583
																			Mode:	\$120,000	N/A		
																			A-SITE:	2025 Base:	\$105,000		
																			C-SITE:	2025 Base:	\$100,000		
																			A-SITE:	2026 Base:	\$110,000		
																			C-SITE:	2026 Base:	\$105,000		
																			A-SITE:	% Change:	5%		
																			C-SITE:	% Change:	5%		

SITE VALUES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1
010 06 0087 000	33002 BROOKSIDE COURT	04/18/23	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$524,951	\$90,049	\$100,000	0.0	0.0	0.30	#DIV/0!	0.00	CB	\$100,000	\$103,000.0	\$103,000.0	
010 06 0097 000	33021 BROOKSIDE COURT	09/13/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$539,886	\$110,114	\$100,000	0.0	0.0	0.23	#DIV/0!	0.00	CB	\$100,000	\$110,000.0	\$110,000.0	
Totals:			\$1,065,000			\$1,065,000	\$1,064,837	\$200,163	\$200,000	0		0.53					\$106,500		
									Average per FF=>				#DIV/0!			Average per Net Acre=>			

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
014 03 0628 000	20026 EDGEWOOD	09/23/24	\$645,500	PTA	03-ARM'S LENGTH	\$645,500	\$530,509	\$219,991	\$105,000	119.8	130.0	0.36	\$1,836	119.84	01403	\$876	\$161,375	\$1,347	A-SITE	High
014 08 0006 000	20681 JOSIE	09/19/24	\$690,000	PTA	03-ARM'S LENGTH	\$690,000	\$633,000	\$167,000	\$110,000	99.0	140.3	0.32	\$1,687	99.00	CB	\$1,111	\$172,500	\$1,742	D-SITE	High

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
016 02 0182 000	34033 FONVILLE	02/27/24	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$403,051	\$58,949	\$95,000	70.0	120.0	0.19	\$842	70.00	015	\$1,357	\$91,750	\$1,311	A-SITE
016 02 0118 000	19826 STAMFORD	06/23/23	\$371,000	PTA	03-ARM'S LENGTH	\$371,000	\$329,890	\$136,110	\$95,000	70.0	120.0	0.19	\$1,944	70.00	015	\$1,357	\$92,750	\$1,325	A-SITE
016 02 0250 000	33899 BRETTON	09/24/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$360,161	\$114,839	\$95,000	70.0	120.0	0.19	\$1,641	70.00	015	\$1,357	\$95,000	\$1,357	A-SITE
016 02 0088 000	33895 GABLE	02/19/24	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$354,254	\$130,746	\$95,000	56.5	186.4	0.33	\$2,314	56.51	015	\$1,681	\$97,500	\$1,725	A-SITE
016 02 0190 000	33841 FONVILLE	06/14/24	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$356,561	\$134,439	\$95,000	119.0	120.0	0.33	\$1,130	119.00	015	\$798	\$99,000	\$832	A-SITE
016 02 0247 000	33785 BRETTON	06/28/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$331,334	\$163,666	\$95,000	98.9	130.0	0.30	\$1,656	98.86	015	\$961	\$100,000	\$1,012	A-SITE
016 02 0127 000	33926 BRETTON	11/10/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$372,936	\$127,064	\$95,000	75.0	120.0	0.21	\$1,694	75.00	015	\$1,267	\$101,250	\$1,350	A-SITE
016 02 0280 000	34048 FONVILLE	06/28/24	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$349,679	\$160,321	\$95,000	70.0	120.0	0.19	\$2,290	70.00	015	\$1,357	\$103,750	\$1,482	A-SITE
016 01 0019 000	19533 NORWICH	08/28/24	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$366,548	\$148,452	\$95,000	70.0	120.0	0.19	\$2,121	70.00	015	\$1,357	\$105,000	\$1,500	A-SITE
016 02 0210 000	19417 POLLYANNA	06/21/24	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$340,941	\$174,059	\$95,000	70.0	128.0	0.21	\$2,487	70.00	015	\$1,357	\$105,000	\$1,500	A-SITE
016 02 0156 000	19743 NORWICH	07/20/23	\$434,900	PTA	03-ARM'S LENGTH	\$434,900	\$344,122	\$185,778	\$95,000	70.4	120.0	0.19	\$2,637	70.44	015	\$1,349	\$108,725	\$1,544	A-SITE
016 02 0106 000	19610 STAMFORD	10/07/24	\$445,811	PTA	03-ARM'S LENGTH	\$445,811	\$363,835	\$176,976	\$95,000	70.0	120.0	0.19	\$2,528	70.00	015	\$1,357	\$111,453	\$1,592	A-SITE
015 03 0010 000	19263 GILL	09/03/24	\$474,000	PTA	03-ARM'S LENGTH	\$474,000	\$420,366	\$148,634	\$95,000	80.0	157.6	0.29	\$1,858	80.00	015	\$1,188	\$118,500	\$1,481	A-SITE
016 02 0244 000	19813 STAMFORD	03/20/25	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$406,398	\$163,602	\$95,000	70.0	120.0	0.19	\$2,337	70.00	015	\$1,357	\$118,750	\$1,696	A-SITE
016 02 0281 000	34072 FONVILLE	08/30/23	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$398,405	\$171,595	\$95,000	70.0	120.0	0.19	\$2,451	70.00	015	\$1,357	\$118,750	\$1,696	A-SITE
016 02 0221 000	19477 STAMFORD	08/23/24	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$407,508	\$167,492	\$95,000	108.2	167.8	0.24	\$1,548	108.21	015	\$878	\$120,000	\$1,109	A-SITE
016 01 0045 000	34058 GABLE	06/06/24	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$372,182	\$204,818	\$95,000	131.0	127.0	0.38	\$1,563	131.00	015	\$725	\$120,500	\$920	A-SITE
016 02 0286 000	34069 FAIRFAX	05/20/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$402,170	\$192,830	\$95,000	70.0	120.0	0.19	\$2,755	70.00	015	\$1,357	\$125,000	\$1,786	A-SITE
016 05 0021 000	19276 SOUTHAMPTON	05/09/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$432,216	\$162,784	\$95,000	59.3	145.9	0.26	\$2,746	59.28	015	\$1,603	\$125,000	\$2,109	A-SITE
016 01 0040 000	19378 WHITBY	08/27/24	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$405,585	\$196,415	\$95,000	95.4	159.1	0.35	\$2,059	95.40	015	\$996	\$126,750	\$1,329	A-SITE
016 05 0002 000	19450 GILL	08/14/24	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$473,336	\$136,664	\$95,000	90.0	121.0	0.25	\$1,518	90.00	015	\$1,056	\$128,750	\$1,431	A-SITE
015 04 0007 000	19294 FAIRLANE CT	05/30/24	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$455,093	\$189,907	\$95,000	80.0	120.3	0.22	\$2,374	80.00	015	\$1,188	\$137,500	\$1,719	A-SITE
015 04 0021 000	19369 FAIRLANE CT	04/17/24	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$518,340	\$146,660	\$95,000	80.0	120.3	0.22	\$1,833	80.00	015	\$1,188	\$142,500	\$1,781	A-SITE
016 01 0078 000	34135 GABLE	12/19/24	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$385,499	\$76,401	\$102,000	72.1	160.0	0.44	\$1,059	72.14	015	\$1,414	\$89,975	\$1,247	B-SITE
016 02 0170 000	34374 FONVILLE	06/16/23	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$374,423	\$102,577	\$102,000	73.0	119.4	0.21	\$1,406	72.97	015	\$1,398	\$93,750	\$1,285	B-SITE
016 02 0240 000	19498 POLLYANNA	08/29/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$364,524	\$117,476	\$102,000	67.0	193.0	0.30	\$1,753	67.00	015	\$1,522	\$95,000	\$1,418	B-SITE
015 01 0008 000	19446 LAUREL	09/24/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$400,037	\$101,963	\$102,000	80.0	120.0	0.22	\$1,275	80.00	015	\$1,275	\$100,000	\$1,250	B-SITE
016 02 0100 000	19502 STAMFORD	02/27/25	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$358,398	\$143,602	\$102,000	62.0	190.0	0.55	\$2,316	62.00	015	\$1,645	\$100,000	\$1,613	B-SITE
016 02 0292 000	33925 FAIRFAX	09/20/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$372,556	\$129,444	\$102,000	85.0	120.0	0.23	\$1,523	85.00	015	\$1,200	\$100,000	\$1,176	B-SITE
016 02 0265 000	33984 FAIRFAX	06/13/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$388,043	\$163,957	\$102,000	70.0	120.3	0.19	\$2,342	70.00	015	\$1,457	\$112,500	\$1,607	B-SITE
016 03 0006 000	34279 HALDANE	05/19/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$437,169	\$114,831	\$102,000	80.0	121.2	0.22	\$1,435	80.00	015	\$1,275	\$112,500	\$1,406	B-SITE
015 02 0134 000	34775 FAIRFAX	04/28/23	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$430,249	\$131,751	\$102,000	80.0	135.0	0.25	\$1,647	80.00	015	\$1,275	\$115,000	\$1,438	B-SITE
016 02 0237 000	19556 POLLYANNA	08/16/24	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$413,148	\$163,852	\$102,000	46.7	165.7	0.31	\$3,511	46.67	015	\$2,186	\$118,750	\$2,544	B-SITE
015 01 0062 000	19591 GARY	04/21/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$478,673	\$123,327	\$102,000	80.0	120.0	0.22	\$1,542	80.00	015	\$1,275	\$125,000	\$1,563	B-SITE
016 05 0005 000	19364 GILL	02/27/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$515,896	\$101,104	\$102,000	90.0	121.0	0.25	\$1,123	90.00	015	\$1,133	\$128,750	\$1,431	B-SITE
015 01 0080 000	34504 ST MARTINS	02/28/24	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$451,100	\$200,900	\$102,000	105.4	120.0	0.29	\$1,906	105.39	015	\$968	\$137,500	\$1,305	B-SITE
015 99 0009 006	19801 GILL	01/03/25	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$521,181	\$140,819	\$102,000	82.5	150.0	0.28	\$1,707	82.50	015	\$1,236	\$140,000	\$1,697	B-SITE
016 04 0010 000	34170 FAIRFAX	07/26/24	\$565,000	PTA	03-ARM'S LENGTH	\$565,000	\$421,547	\$245,453	\$102,000	55.0	120.0	0.23	\$4,462	55.01	015	\$1,854	\$141,250	\$2,568	B-SITE

Totals:			\$17,212,611			\$17,212,611	\$15,277,354	\$5,650,257	\$3,715,000	2,972.4		9.71							
									Average per FF=>	\$1,901		Average per Net Acre=>							

RATES:																			
A-SITE:	\$102,000	AFF:	\$670																
B-SITE:	\$110,000																		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
016 02 0234 000	19612 POLLYANNA	04/21/23	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$382,010	\$51,990	\$102,000	69.0	124.0	0.23	\$753	69.00	015	\$1,478	\$83,000	\$1,203	B-SITE	Low
015 99 0010 003	19795 GILL	01/17/25	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$398,827	\$53,173	\$102,000	82.0	150.0	0.28	\$648	82.00	015	\$1,244	\$87,500	\$1,067	B-SITE	Low
015 01 0077 000	34582 ST MARTINS	08/30/24	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$522,254	\$209,746	\$102,000	57.8	129.6	0.44	\$3,630	57.78	015	\$1,765	\$157,500	\$2,726	B-SITE	High

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/SITE	Sale \$ x 20%	LV/SITE S.P.	Rate Group 1
017 02 0090 000	36104 FAIRWAY	07/25/24	\$436,500	PTA	03-ARM'S LENGTH	\$436,500	\$418,538	\$112,962	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$87,300	\$87,300	
017 02 0067 000	36196 FAIRWAY	05/30/24	\$447,000	PTA	03-ARM'S LENGTH	\$447,000	\$380,044	\$161,956	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$89,400	\$89,400	
017 02 0109 000	36317 ST ANDREWS	08/14/24	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$426,309	\$123,691	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$91,000	\$91,000	
017 02 0104 000	36276 CLUB	07/12/24	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$426,735	\$128,265	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$92,000	\$92,000	
017 02 0029 000	36257 CLUB	07/16/24	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$471,213	\$88,787	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$93,000	\$93,000	
017 02 0063 000	36212 FAIRWAY	10/08/24	\$474,900	PTA	03-ARM'S LENGTH	\$474,900	\$427,042	\$142,858	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$94,980	\$94,980	
017 01 0015 000	20657 GOLF RIDGE	08/22/23	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$375,693	\$194,307	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$95,000	\$95,000	
017 02 0091 000	36100 FAIRWAY	01/12/24	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$421,406	\$148,594	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$95,000	\$95,000	
017 01 0019 000	20626 GOLF RIDGE	08/30/24	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$401,416	\$178,584	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$97,000	\$97,000	
017 02 0074 000	36168 FAIRWAY	01/23/25	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$465,184	\$119,716	\$95,000	90.0	130.0	0.27	\$1,330	90.00	0159	\$95,000	\$97,980	\$97,980	A-SITE
017 02 0059 000	36300 FAIRWAY	06/29/23	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$502,313	\$97,687	\$95,000	90.0	130.0	0.27	\$1,085	90.00	0159	\$95,000	\$101,000	\$101,000	A-SITE
017 01 0007 000	20625 GOLF RIDGE	07/22/24	\$514,000	PTA	03-ARM'S LENGTH	\$514,000	\$439,681	\$169,319	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$102,800	\$102,800	
Totals:			\$5,682,300			\$5,682,300	\$5,155,574	\$1,666,726	\$1,140,000	180.0		0.54							
										Average		per FF=>	\$9,260	Average		per Net Acre=>			

RATES:																			
SITE A:	\$95,000															Average:	\$94,705	\$94,705	
																	Median:	\$94,990	\$94,990
																	Min.:	\$87,300	\$87,300
																	Max.:	\$102,800	\$102,800
																	Mode:	\$95,000	\$95,000
																	2025 Base:	\$95,000	
																	2026 Base:	N/C	
																	% Change:	N/C	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
017 02 0104 000	36276 CLUB	09/01/23	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$426,735	\$108,265	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$88,000	\$88,000		Duplicate
017 02 0109 000	36317 ST ANDREWS	09/25/23	\$431,500	PTA	03-ARM'S LENGTH	\$431,500	\$426,309	\$100,191	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	0159	\$95,000	\$86,300	\$86,300		Duplicate

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
019 01 0002 000	19763 FITZGERALD	10/28/24	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$398,596	\$182,004	\$75,600	70.0	300.0	0.48	\$2,600	70.00	NW	\$1,080.0	\$101,000.00	\$1,442.86	A-FF
019 01 0009 000	19555 FITZGERALD	04/03/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$372,256	\$83,344	\$75,600	70.0	300.0	0.48	\$1,191	70.00	NW	\$1,080.0	\$95,000.00	\$1,357.14	A-FF
019 01 0044 000	19236 FITZGERALD	06/03/24	\$409,000	PTA	03-ARM'S LENGTH	\$409,000	\$321,896	\$178,104	\$91,000	140.0	298.0	0.96	\$1,272	140.00	NW	\$650.0	\$102,250.00	\$730.36	C-FF
022 01 0010 000	38560 MORNINGSTAR	07/22/24	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$419,488	\$132,512	\$77,000	120.3	166.8	0.46	\$1,102	120.25	02201	\$640.3	\$118,750.00	\$987.53	A-SITE
022 01 0029 001	20440 HICKORY	08/31/23	\$554,000	PTA	03-ARM'S LENGTH	\$554,000	\$557,313	\$73,687	\$77,000	0.0	0.0	0.87	#DIV/0!	0.00	02201	#DIV/0!	\$138,500.00	#DIV/0!	
022 01 0046 004	20465 HICKORY	07/19/24	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$482,211	\$146,475	\$68,686	105.7	408.3	0.99	\$1,386	105.67	CB	\$650.0	\$140,000.00	\$1,324.88	C-FF
Totals:			\$2,883,000			\$2,883,000	\$2,551,760	\$796,126	\$464,886	505.9		4.24							
										Average		Average							
										per FF=>		per Net Acre=>							
										\$1,574		\$1,574							
RATES:																			
A-FF:	\$1,188	A-SITE:	\$85,000													Average:	\$115,917	\$1,169	
B-FF:	\$902													Median:	\$110,500	\$1,325			
C-FF:	\$715													Min.:	\$95,000	\$730			
D-FF:	\$550													Max.:	\$140,000	\$1,443			
												Mode:	N/A	N/A					
												2025 Base:	\$77,000						
												2026 Base:	\$85,000						
												% Change	10%						

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
022 01 0004 001	38705 EIGHT MILE	10/03/24	\$122,500	PTA	03-ARM'S LENGTH	\$122,500	\$60,000	\$122,500	\$60,000	120.0	205.0	0.57	\$1,021	120.00	02201	\$500.0	\$30,625.00	\$255.21	D-FF	Low

**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
019 02 0037 000	37107 ST MARTINS	04/26/24	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$468,419	\$136,581	\$105,000	50.8	216.9	0.78	\$2,691	50.75	NW	\$2,068.97	\$125,000.00	\$2,463.05	B-SITE
019 02 0044 002	37291 ST MARTINS	09/13/23	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$489,358	\$155,642	\$105,000	0.0	0.0	1.01	#DIV/0!	0.00	NW	#DIV/0!	\$135,000.00	#DIV/0!	
019 04 0002 000	37322 ST MARTINS	11/12/24	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$463,512	\$246,488	\$105,000	125.7	130.5	0.38	\$1,961	125.72	CB	\$835.19	\$151,250.00	\$1,203.07	B-SITE
019 04 0011 000	19835 ASHLEY	04/14/23	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$619,601	\$85,399	\$105,000	50.7	134.4	0.50	\$1,683	50.74	CB	\$2,069.37	\$150,000.00	\$2,956.25	B-SITE
019 04 0011 000	19835 ASHLEY	04/09/24	\$690,000	PTA	03-ARM'S LENGTH	\$690,000	\$619,601	\$175,399	\$105,000	50.7	134.4	0.50	\$3,457	50.74	CB	\$2,069.37	\$172,500.00	\$3,399.68	B-SITE

Totals:	\$2,935,000					\$2,935,000	\$2,660,491	\$799,509	\$525,000	278.0		3.18							
									Average			Average							
									per FF=>			per Net Acre=>							

RATES

A-SITE:	\$110,000	Average:	\$146,750	\$2,506
B-SITE:	\$115,000	Median:	\$150,000	\$2,710
C-SITE:	\$125,000	Min.:	\$125,000	\$1,203
		Max.:	\$172,500	\$3,400
		Mode:	N/A	N/A
		2025 Base:	\$100,000	
		2026 Base:	\$110,000	
		% Change:	10%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
024 99 0053 000	37635 ST MARTINS	07/26/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$238,187	\$221,813	\$110,000	120.0	300.0	0.83	\$1,848	120.00	NW	\$917	\$87,500	\$729	C-SITE

Totals: \$350,000

\$350,000 \$238,187 \$221,813

\$110,000 120.0

0.83

Average
per FF=>

\$1,848

Average
per Net Acre=>

RATES:						
A-FF:	\$1,180	A-SITE:	\$90,000	Average:	\$87,500	\$729
		B-SITE:	\$105,000	Median:	\$87,500	\$729
		C-SITE:	\$115,000	Min.:	\$87,500	\$729
				Max.:	\$87,500	\$729
				Mode:	N/A	N/A
				2025 Base:	\$100,000	
				2026 Base:	\$105,000	
				% Change:	5%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/SITE	Sale \$ x 20%	LV/SITE S.P.	Rate Group 1
025 07 0018 225	18225 UNIVERSITY PARK	02/14/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$162,431	\$49,569	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$39,000	\$39,000	
025 07 0018 230	18230 UNIVERSITY PARK	11/05/24	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$159,435	\$25,565	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$33,600	\$33,600	
025 07 0018 236	18236 UNIVERSITY PARK	06/07/24	\$175,750	PTA	03-ARM'S LENGTH	\$175,750	\$159,435	\$33,315	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$35,150	\$35,150	
025 07 0018 237	18237 UNIVERSITY PARK	03/15/24	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$181,472	\$32,528	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$39,400	\$39,400	
025 07 0018 242	18242 UNIVERSITY PARK	07/17/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$182,296	\$59,704	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$45,000	\$45,000	
025 07 0018 248	18248 UNIVERSITY PARK	12/19/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$191,282	\$50,718	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$45,000	\$45,000	
025 07 0018 254	18254 UNIVERSITY PARK	06/30/23	\$210,500	PTA	03-ARM'S LENGTH	\$210,500	\$203,774	\$23,726	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$42,100	\$42,100	
025 07 0018 255	18255 UNIVERSITY PARK	08/28/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$168,222	\$53,778	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$41,000	\$41,000	
025 07 0018 273	18273 UNIVERSITY PARK	08/30/24	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$172,115	\$37,885	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$38,600	\$38,600	
025 07 0018 281	18281 UNIVERSITY PARK	03/19/25	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$169,725	\$18,275	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$34,200	\$34,200	
025 07 0018 284	18284 UNIVERSITY PARK	04/13/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$182,296	\$37,704	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$40,600	\$40,600	
025 07 0018 292	18292 UNIVERSITY PARK	05/06/24	\$185,750	PTA	03-ARM'S LENGTH	\$185,750	\$167,448	\$35,302	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$37,150	\$37,150	
025 07 0018 295	18295 UNIVERSITY PARK	05/26/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$169,815	\$42,185	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$39,000	\$39,000	
025 07 0018 297	18297 UNIVERSITY PARK	01/24/25	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$185,348	\$11,652	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$36,000	\$36,000	
025 07 0018 300	18300 UNIVERSITY PARK	11/22/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$159,435	\$37,565	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$36,000	\$36,000	
025 07 0018 302	18302 UNIVERSITY PARK	09/25/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$185,547	\$16,453	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$37,000	\$37,000	
025 07 0018 305	18305 UNIVERSITY PARK	02/28/25	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$172,347	\$39,653	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$39,000	\$39,000	
025 07 0018 317	18317 UNIVERSITY PARK	01/12/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$174,539	\$22,461	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$36,000	\$36,000	
025 07 0018 327	18327 UNIVERSITY PARK	03/01/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$172,899	\$29,101	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$37,000	\$37,000	
025 07 0018 334	18334 UNIVERSITY PARK	08/01/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$172,899	\$44,001	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$39,980	\$39,980	
025 07 0018 336	18336 UNIVERSITY PARK	12/04/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$172,899	\$54,101	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$42,000	\$42,000	
025 07 0018 347	18347 UNIVERSITY PARK	12/27/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$162,431	\$44,569	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$38,000	\$38,000	
025 07 0018 366	18366 UNIVERSITY PARK	01/19/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$162,431	\$24,569	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$34,000	\$34,000	
025 07 0018 371	18371 UNIVERSITY PARK	08/02/24	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$181,472	\$28,528	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$38,600	\$38,600	
025 07 0018 379	18379 UNIVERSITY PARK	02/23/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$205,316	\$21,684	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$42,000	\$42,000	
025 07 0018 405	18405 UNIVERSITY PARK	08/07/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$167,448	\$29,552	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$36,000	\$36,000	
025 07 0018 431	18431 UNIVERSITY PARK	08/30/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$159,435	\$32,565	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$35,000	\$35,000	
025 07 0018 445	18445 UNIVERSITY PARK	02/16/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$171,267	\$45,733	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$40,000	\$40,000	
Totals:			\$5,381,900			\$5,381,900	\$4,875,459	\$982,441	\$476,000	0.0		0.00							
										Average per FF=>		#DIV/0!		Average per Net Acre=>					

RATES:			Average:	\$38,442	\$38,442
A-SITE:	\$19,000		Median:	\$38,600	\$38,600
			Min.:	\$33,600	\$33,600
			Max.:	\$45,000	\$45,000
			Mode:	\$36,000	\$36,000
			2025 Base:	\$17,000	
			2026 Base:	\$19,000	
			% Change:	12%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
025 07 0018 399	18399 UNIVERSITY PARK	10/10/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$159,435	\$7,565	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$30,000	\$30,000		Low
025 07 0018 226	18226 UNIVERSITY PARK	06/06/23	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$167,448	\$2,052	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$30,500	\$30,500		Low
025 07 0018 269	18269 UNIVERSITY PARK	03/17/25	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$181,786	\$5,214	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$34,000	\$34,000		Low
025 07 0018 240	18240 UNIVERSITY PARK	06/15/23	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$165,964	\$73,036	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$44,400	\$44,400		High
025 07 0018 317	18317 UNIVERSITY PARK	06/30/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$174,539	\$22,461	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	025	\$17,000	\$36,000	\$36,000		Duplicate

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FRONT FOOTAGE																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1						
025 01 0053 000	18764 NOLA	05/01/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$299,132	\$100,638	\$64,770	85.0	150.0	0.29	\$1,184	85.00	NCW	\$762	\$83,750	\$985	A-FF						
Totals:			\$335,000			\$335,000	\$299,132	\$100,638	\$64,770	85.0		0.29													
										Average per FF=>	\$1,184	Average per Net Acre=>													
RATES:																Average:	\$83,750	\$985							
																Median:	\$83,750	\$985							
																Min.:	\$83,750	\$985							
																Max.:	\$83,750	\$985							
																Mode:	N/A	N/A							
																2025 Base:	\$61,000								
																2026 Base:	\$65,000								
																% Change:	7%								
A-FF:		\$815																							
B-FF:		\$674																							

SITE VALUES																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1						
025 05 0148 000	18220 GLENGARRY	09/27/24	\$427,000	PTA	03-ARM'S LENGTH	\$427,000	\$531,871	\$129	\$105,000	100.0	125.0	0.29	\$1	100.00	NCW2	\$1,050	\$106,750	\$1,068	A-SITE						
025 03 0026 000	18413 MANOR	10/25/24	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$445,540	\$89,460	\$105,000	80.0	120.0	0.22	\$1,118	80.00	NCW	\$1,313	\$107,500	\$1,344	A-SITE						
025 02 0007 000	37830 PICKFORD	04/17/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$437,597	\$117,403	\$105,000	112.5	110.3	0.29	\$1,044	112.45	NCW	\$934	\$112,500	\$1,000	A-SITE						
025 04 0049 000	37670 KINGSBURN	12/05/24	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$466,697	\$118,303	\$105,000	71.1	133.0	0.22	\$1,664	71.10	NCW2	\$1,477	\$120,000	\$1,688	A-SITE						
025 04 0078 000	18447 GLENGARRY	10/25/24	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$493,558	\$96,442	\$105,000	81.7	125.6	0.24	\$1,181	81.68	NCW2	\$1,286	\$121,250	\$1,484	A-SITE						
025 03 0009 000	18589 QUEENSBURY	06/29/23	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$477,562	\$122,438	\$105,000	80.0	120.0	0.22	\$1,530	80.00	NCW	\$1,313	\$123,750	\$1,547	A-SITE						
025 04 0074 000	18635 GLENGARRY	05/31/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$472,528	\$152,472	\$105,000	90.0	125.0	0.26	\$1,694	90.00	NCW2	\$1,167	\$130,000	\$1,444	A-SITE						
025 03 0033 000	18488 MANOR	08/02/24	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$464,182	\$165,818	\$105,000	80.0	150.0	0.28	\$2,073	80.00	NCW	\$1,313	\$131,250	\$1,641	A-SITE						
025 03 0036 000	18604 MANOR	07/31/23	\$530,000	MLC	03-ARM'S LENGTH	\$530,000	\$477,956	\$157,044	\$105,000	55.0	208.6	0.46	\$2,855	55.00	NCW	\$1,909	\$132,500	\$2,409	A-SITE						
025 04 0072 000	18759 GLENGARRY	06/26/24	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$453,306	\$211,694	\$105,000	80.0	125.0	0.23	\$2,646	80.00	NCW2	\$1,313	\$140,000	\$1,750	A-SITE						
025 04 0113 000	37617 KINGSBURN	11/15/24	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$520,686	\$174,314	\$105,000	70.5	146.5	0.41	\$2,472	70.51	NCW2	\$1,489	\$147,500	\$2,092	A-SITE						
Totals:			\$5,492,000			\$5,492,000	\$5,241,483	\$1,405,517	\$1,155,000	900.7		3.10													
										Average per FF=>	\$1,560	Average per Net Acre=>													
RATES:																Average:	\$124,818	\$1,588							
																Median:	\$123,750	\$1,547							
																Min.:	\$106,750	\$1,000							
																Max.:	\$147,500	\$2,409							
																Mode:	N/A	N/A							
																2025 Base:	\$105,000								
																2026 Base:	\$112,000								
																% Change:	7%								
SITE A:		\$112,000																							

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/SITE	Sale \$ x 20%	LV/SITE S.P.	Rate Group 1
028 02 0001 000	17851 UNIVERSITY PARK	08/16/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$189,792	\$53,208	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$44,000	\$44,000	
028 02 0010 000	17869 UNIVERSITY PARK	05/17/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$169,888	\$43,112	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$38,000	\$38,000	
028 02 0034 000	18049 UNIVERSITY PARK	06/07/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$169,888	\$43,112	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$38,000	\$38,000	
028 02 0043 000	18067 UNIVERSITY PARK	04/30/24	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$169,888	\$53,012	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$39,980	\$39,980	
028 02 0057 000	18005 UNIVERSITY PARK	05/06/24	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$185,068	\$81,932	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$48,800	\$48,800	
028 02 0063 000	18017 UNIVERSITY PARK	12/22/23	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$178,677	\$22,323	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$35,600	\$35,600	
028 02 0070 000	17981 UNIVERSITY PARK	02/03/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$180,848	\$67,152	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$45,000	\$45,000	
028 02 0073 000	17987 UNIVERSITY PARK	10/10/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$176,273	\$36,727	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$38,000	\$38,000	
028 02 0087 000	17923 UNIVERSITY PARK	11/15/24	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$172,713	\$32,287	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$36,400	\$36,400	
028 02 0090 000	17929 UNIVERSITY PARK	06/05/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$169,888	\$43,112	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$38,000	\$38,000	
028 03 0005 000	37458 LAUREL PARK	06/29/23	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$230,082	\$62,418	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$52,500	\$52,500	
028 03 0011 000	37476 LAUREL PARK	08/24/23	\$284,500	PTA	03-ARM'S LENGTH	\$284,500	\$226,796	\$87,704	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$56,900	\$56,900	
028 03 0015 000	37484 LAUREL PARK	05/16/23	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$239,957	\$76,043	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$57,200	\$57,200	
028 03 0016 000	37482 LAUREL PARK	11/20/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$223,658	\$46,342	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$48,000	\$48,000	
028 03 0024 000	37430 LAUREL PARK	03/20/25	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$257,015	\$42,985	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$45,000	\$54,000	
028 03 0025 000	37442 LAUREL PARK	06/14/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$222,326	\$47,674	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$48,000	\$48,000	
028 03 0042 000	37514 LAUREL PARK	06/15/23	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$216,929	\$55,071	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$48,400	\$48,400	
028 03 0053 000	37534 LAUREL PARK	03/04/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$232,463	\$47,537	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$50,000	\$50,000	
028 03 0064 000	37554 LAUREL PARK	11/26/24	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$241,954	\$51,046	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$52,600	\$52,600	
028 04 0002 000	37620 LAUREL PARK	05/03/24	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$282,699	\$64,801	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$63,500	\$63,500	
028 04 0004 000	37628 LAUREL PARK	07/24/23	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$255,033	\$54,967	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$56,000	\$56,000	
028 04 0040 000	37856 LAUREL PARK	08/14/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$275,978	\$44,022	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$58,000	\$58,000	
028 04 0047 000	37900 LAUREL PARK	11/20/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$276,530	\$78,470	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$65,000	\$65,000	
028 04 0054 000	37944 LAUREL PARK	09/27/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$276,328	\$43,672	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$58,000	\$58,000	
028 04 0059 000	37600 LAUREL PARK	11/08/24	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$272,826	\$75,174	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$63,600	\$63,600	
028 04 0066 000	37660 LAUREL PARK	06/30/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$288,431	\$41,569	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$60,000	\$60,000	
028 04 0067 000	37664 LAUREL PARK	02/20/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$264,635	\$65,365	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$60,000	\$60,000	
028 04 0076 000	37780 LAUREL PARK	03/14/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$282,944	\$72,056	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$65,000	\$65,000	
028 04 0080 000	37796 LAUREL PARK	05/25/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$273,411	\$56,589	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$60,000	\$60,000	
028 04 0081 000	37800 LAUREL PARK	06/01/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$264,620	\$30,380	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$53,000	\$53,000	
028 04 0085 000	37872 LAUREL PARK	10/29/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$288,850	\$16,150	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$55,000	\$55,000	
028 04 0086 000	37876 LAUREL PARK	07/14/23	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$288,394	\$29,606	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$57,600	\$57,600	
Totals:			\$8,220,400			\$8,220,400	\$7,444,782	\$1,665,618	\$890,000	0.0		0.00							
										Average per FF=>		#DIV/0!		Average per Net Acre=>					

RATES:																			
028-03 & 04:	\$35,000	028-02:	\$23,000														Average:	\$51,378	\$51,378
																	Median:	\$52,800	\$52,800
																	Min.:	\$35,600	\$35,600
																	Max.:	\$65,000	\$65,000
																	Mode:	\$38,000	\$38,000
																	2025 Base:	\$23,000	
																	2025 Base:	\$30,000	
																	028-03 & 04:	2026 Base:	\$23,000
																	028-02:	2026 Base:	\$35,000
																	028-03 & 04:	% Change:	0%
																	028-02:	% Change:	17%

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
028 02 0042 000	18065 UNIVERSITY PARK	04/21/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$174,158	\$13,842	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$33,000	\$33,000		Low
028 02 0063 000	18017 UNIVERSITY PARK	07/10/23	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$178,677	\$15,323	\$23,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$23,000	\$34,200	\$34,200		Low
028 04 0011 000	37688 LAUREL PARK	09/20/24	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$270,428	\$88,572	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$65,800	\$65,800		High
028 03 0005 000	37458 LAUREL PARK	04/25/23	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$230,082	\$49,818	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	028	\$30,000	\$49,980	\$49,980		Duplicate

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
029 01 0074 000	36247 PICKFORD	05/31/23	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$319,390	\$147,610	\$92,000	80.0	134.1	0.25	\$1,845	80.00	NCW	\$1,150	\$93,750	\$1,172	A-FF
029 01 0150 000	18546 PARKLANE	11/13/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$316,566	\$150,434	\$92,000	80.0	150.0	0.28	\$1,880	80.00	NCW	\$1,150	\$93,750	\$1,172	A-FF
029 01 0189 000	18570 LEVAN	08/06/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$390,511	\$81,489	\$92,000	80.0	120.0	0.22	\$1,019	80.00	NCW	\$1,150	\$95,000	\$1,188	A-FF
029 01 0125 000	18430 WESTBROOK	09/14/23	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$336,677	\$145,323	\$92,000	80.0	120.0	0.22	\$1,817	80.00	NCW	\$1,150	\$97,500	\$1,219	A-FF
029 01 0085 000	18457 WESTBROOK	02/02/24	\$414,000	PTA	03-ARM'S LENGTH	\$414,000	\$406,701	\$99,299	\$92,000	80.0	131.0	0.24	\$1,241	80.00	NCW	\$1,150	\$103,500	\$1,294	A-FF
029 01 0196 000	18408 LEVAN	07/18/24	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$421,515	\$100,485	\$92,000	80.0	120.0	0.22	\$1,256	80.00	NCW	\$1,150	\$107,500	\$1,344	A-FF
029 01 0046 000	36343 HAMMER	05/07/24	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$371,434	\$173,566	\$92,000	80.0	120.0	0.22	\$2,170	80.00	NCW	\$1,150	\$113,250	\$1,416	A-FF
029 01 0059 000	36294 HAMMER	05/12/23	\$457,000	PTA	03-ARM'S LENGTH	\$457,000	\$439,241	\$109,759	\$92,000	80.0	120.0	0.22	\$1,372	80.00	NCW	\$1,150	\$114,250	\$1,428	A-FF
029 01 0060 000	36308 HAMMER	11/12/24	\$529,900	PTA	03-ARM'S LENGTH	\$529,900	\$425,899	\$196,001	\$92,000	80.0	120.0	0.22	\$2,450	80.00	NCW	\$1,150	\$132,475	\$1,656	A-FF
029 01 0179 000	36393 DARDANELLA	01/31/25	\$393,900	WD	03-ARM'S LENGTH	\$393,900	\$404,788	\$81,112	\$92,000	121.9	128.3	0.36	\$665	121.94	NCW	\$754	\$98,475	\$808	A-SITE
029 99 0025 001	36235 SEVEN MILE	03/31/25	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$348,406	\$138,594	\$92,000	123.7	107.9	0.31	\$1,120	123.71	NCW	\$744	\$98,750	\$798	A-SITE
029 01 0169 000	36316 DARDANELLA	11/17/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$403,642	\$93,358	\$92,000	83.4	135.0	0.26	\$1,120	83.38	NCW	\$1,103	\$101,250	\$1,214	A-SITE
029 01 0144 000	18686 PARKLANE	05/19/23	\$459,900	PTA	03-ARM'S LENGTH	\$459,900	\$454,928	\$96,972	\$92,000	85.0	130.0	0.25	\$1,141	85.00	NCW	\$1,082	\$114,975	\$1,353	A-SITE
029 99 0015 001	18701 VAN	07/14/23	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$441,977	\$70,023	\$102,000	100.0	266.3	0.61	\$700	100.00	NCW	\$1,020	\$102,500	\$1,025	C-SITE
029 04 0013 000	35663 BANBURY	06/16/23	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$419,246	\$102,754	\$102,000	87.4	130.0	0.30	\$1,175	87.43	NCW	\$1,167	\$105,000	\$1,201	C-SITE
029 99 0009 003	18311 WAYNE	12/08/23	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$480,635	\$86,365	\$102,000	90.0	237.5	0.49	\$960	90.00	NCW	\$1,133	\$116,250	\$1,292	C-SITE

Totals:			\$6,752,700			\$6,752,700	\$6,381,556	\$1,873,144	\$1,502,000	1,411.5			4.66						
									Average				Average						
									per FF=>				per Net Acre=>						

RATES:				Average:	
A-FF:	\$1,250	A-SITE:	\$105,000		\$105,511
		B-SITE:	\$118,000		\$103,000
		C-SITE:	\$110,000		\$93,750
					\$132,475
					\$93,750
					\$92,000
					\$102,000
					\$105,000
					\$110,000
					14%
					8%

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
029 01 0211 000	18501 LEVAN	12/20/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$394,377	(\$2,377)	\$92,000	80.0	172.8	0.32	(\$30)	80.00	NCW	\$1,150	\$75,000	\$938	A-FF	Low
029 01 0051 000	36281 HAMMER	01/09/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$320,336	\$86,664	\$92,000	80.0	120.0	0.22	\$1,083	80.00	NCW	\$1,150	\$78,750	\$984	A-FF	Low
029 01 0104 000	36366 DARDANELLA	02/01/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$313,610	\$93,390	\$92,000	80.0	130.0	0.24	\$1,167	80.00	NCW	\$1,150	\$78,750	\$984	A-FF	Low
029 01 0011 000	18718 GOLFVIEW	09/03/24	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$514,518	\$227,482	\$92,000	94.4	120.0	0.24	\$2,410	94.41	NCW	\$974	\$162,500	\$1,721	A-SITE	High
029 05 0010 000	18887 VAN	12/15/23	\$665,900	PTA	03-ARM'S LENGTH	\$665,900	\$531,583	\$236,317	\$102,000	90.0	150.0	0.31	\$2,626	90.00	NCW2	\$1,133	\$166,475	\$1,850	C-SITE	High
029 99 0017 000	18383 VAN	09/15/23	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$572,445	\$237,555	\$110,000	150.0	265.0	0.91	\$1,584	150.00	NCW2	\$733	\$175,000	\$1,167	B SITE	High

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
032 02 0394 000	17364 PARK	11/26/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$387,721	\$75,279	\$83,000	70.7	120.0	0.20	\$1,065	70.70	NCW	\$1,174	\$95,000	\$1,344	A-SITE
029 02 0034 000	17899 COUNTRY CLUB	09/16/24	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$414,127	\$81,373	\$83,000	80.0	120.0	0.22	\$1,017	80.00	NCW	\$1,038	\$103,125	\$1,289	A-SITE
029 02 0035 000	17861 COUNTRY CLUB	05/20/24	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$415,448	\$152,552	\$83,000	80.0	120.0	0.22	\$1,907	80.00	NCW	\$1,038	\$121,250	\$1,516	A-SITE
032 01 0006 000	17173 WESTBROOK	01/14/25	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$324,879	\$103,081	\$82,960	80.0	130.0	0.24	\$1,289	80.00	NCW	\$1,037	\$86,250	\$1,078	A-FF
032 01 0017 000	17459 WOODSIDE	02/20/25	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$329,695	\$128,265	\$82,960	80.0	120.0	0.22	\$1,603	80.00	NCW	\$1,037	\$93,750	\$1,172	A-FF
032 01 0028 000	17811 WOODSIDE	01/25/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$293,984	\$123,976	\$82,960	80.0	120.0	0.22	\$1,550	80.00	NCW	\$1,037	\$83,750	\$1,047	A-FF
032 01 0041 000	36135 CURTIS	05/05/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$317,759	\$95,201	\$82,960	80.0	120.0	0.22	\$1,190	80.00	NCW	\$1,037	\$82,500	\$1,031	A-FF
032 01 0133 000	17397 PARKLANE	11/15/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$308,391	\$109,569	\$82,960	80.0	158.5	0.29	\$1,370	80.00	NCW	\$1,037	\$83,750	\$1,047	A-FF
032 01 0156 000	36037 BROOKVIEW	10/18/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$272,147	\$95,813	\$82,960	80.0	120.0	0.22	\$1,198	80.00	NCW	\$1,037	\$71,250	\$891	A-FF
032 01 0173 000	17718 PARKLANE	07/17/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$281,600	\$141,360	\$82,960	80.0	120.0	0.22	\$1,767	80.00	NCW	\$1,037	\$85,000	\$1,063	A-FF
032 01 0188 000	36018 VARGO	10/29/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$305,371	\$77,589	\$82,960	80.0	120.0	0.22	\$970	80.00	NCW	\$1,037	\$75,000	\$938	A-FF
032 01 0216 000	17658 GOLFVIEW	07/29/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$360,751	\$27,209	\$82,960	80.0	120.0	0.22	\$340	80.00	NCW	\$1,037	\$76,250	\$953	A-FF
032 01 0241 000	35995 NORTHGATE	11/22/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$317,450	\$145,510	\$82,960	80.0	125.0	0.23	\$1,819	80.00	NCW	\$1,037	\$95,000	\$1,188	A-FF
032 01 0248 000	17852 FAIRWAY	03/29/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$297,968	\$119,992	\$82,960	80.0	121.3	0.22	\$1,500	80.00	NCW	\$1,037	\$83,750	\$1,047	A-FF
032 01 0249 000	17830 FAIRWAY	11/21/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$329,770	\$148,190	\$82,960	80.0	121.3	0.22	\$1,852	80.00	NCW	\$1,037	\$98,750	\$1,234	A-FF
032 01 0265 000	17346 FAIRWAY	06/10/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$389,516	\$18,444	\$82,960	80.0	120.4	0.22	\$231	80.00	NCW	\$1,037	\$81,250	\$1,016	A-FF
032 02 0400 000	17556 PARK	06/21/23	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$373,604	\$129,356	\$82,960	80.0	120.0	0.22	\$1,617	80.00	NCW	\$1,037	\$105,000	\$1,313	A-FF
032 02 0423 000	35516 BENNETT	04/29/24	\$510,500	PTA	03-ARM'S LENGTH	\$510,500	\$401,666	\$191,794	\$82,960	80.0	120.0	0.22	\$2,397	80.00	NCW	\$1,037	\$127,625	\$1,595	A-FF
032 01 0085 000	17333 WESTBROOK	05/28/24	\$374,900	PTA	03-ARM'S LENGTH	\$374,900	\$284,419	\$173,481	\$83,000	80.3	120.0	0.22	\$2,161	80.29	NCW	\$1,034	\$93,725	\$1,167	A-SITE
029 02 0028 000	35515 CURTIS	05/31/24	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$384,191	\$113,809	\$83,000	80.8	130.0	0.24	\$1,409	80.78	NCW	\$1,027	\$103,750	\$1,284	A-SITE
032 02 0382 000	35556 SIX MILE	09/27/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$367,338	\$90,662	\$83,000	83.5	196.2	0.38	\$994	83.51	NCW	\$994	\$93,750	\$1,123	A-SITE
031 01 0039 000	36544 SIX MILE	08/30/24	\$378,000	PTA	03-ARM'S LENGTH	\$378,000	\$330,854	\$133,186	\$86,040	90.0	140.0	0.29	\$1,480	90.00	NCW	\$956	\$94,500	\$1,050	B-FF
031 01 0090 000	17271 FITZGERALD	02/24/25	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$399,863	\$36,137	\$86,000	90.0	139.8	0.29	\$402	90.00	NCW	\$956	\$87,500	\$972	B-SITE
031 01 0122 000	37217 VARGO	03/07/24	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$396,813	\$142,227	\$86,040	90.0	135.0	0.28	\$1,580	90.00	NCW	\$956	\$113,250	\$1,258	B-FF
031 02 0169 000	36652 GARDNER	06/22/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$336,118	\$109,922	\$86,040	90.0	130.0	0.27	\$1,221	90.00	NCW	\$956	\$90,000	\$1,000	B-FF
031 02 0218 000	17764 LEVAN	01/03/24	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$362,836	\$54,204	\$86,040	90.0	130.0	0.27	\$602	90.00	NCW	\$956	\$82,750	\$919	B-FF
032 01 0272 000	35949 VARGO	01/17/24	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$317,489	\$85,411	\$83,000	90.0	120.1	0.25	\$949	90.00	NCW	\$922	\$79,975	\$889	A-SITE
032 02 0419 000	17514 COUNTRY CLUB	07/13/23	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$387,979	\$88,021	\$86,000	90.0	120.0	0.25	\$978	90.00	NCW	\$956	\$97,500	\$1,083	B-SITE
031 01 0095 000	37011 BENNETT	12/19/24	\$494,000	LC	03-ARM'S LENGTH	\$494,000	\$503,786	\$76,214	\$86,000	90.4	180.8	0.38	\$843	90.38	NCW	\$952	\$123,500	\$1,366	B-SITE
031 01 0054 000	36817 VARGO	10/03/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$489,341	\$47,177	\$86,518	90.5	168.4	0.40	\$521	90.50	NCW	\$956	\$112,500	\$1,243	B-FF
031 02 0145 000	36578 BENNETT	02/18/25	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$344,016	\$81,984	\$86,000	92.0	140.0	0.30	\$891	92.00	NCW	\$935	\$85,000	\$924	B-SITE
031 02 0160 000	36870 GARDNER	10/20/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$390,827	\$95,173	\$86,000	95.6	181.6	0.40	\$995	95.61	NCW	\$899	\$100,000	\$1,046	B-SITE
032 01 0201 000	17559 GOLFVIEW	08/29/23	\$401,000	PTA	03-ARM'S LENGTH	\$401,000	\$368,315	\$118,685	\$86,000	100.0	120.0	0.28	\$1,187	100.00	NCW	\$860	\$100,250	\$1,003	B-SITE
031 01 0001 000	37350 VARGO	09/07/23	\$394,000	PTA	03-ARM'S LENGTH	\$394,000	\$370,590	\$109,410	\$86,000	110.0	132.5	0.34	\$995	109.97	NCW	\$782	\$98,500	\$896	B-SITE
031 01 0063 000	36503 VARGO	09/03/24	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$410,432	\$130,568	\$86,000	110.0	145.9	0.37	\$1,187	110.00	NCW	\$782	\$113,750	\$1,034	B-SITE
032 01 0189 000	35948 VARGO	07/14/23	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$341,063	\$86,937	\$83,000	117.1	120.0	0.32	\$743	117.07	NCW	\$709	\$86,250	\$737	A-SITE
032 99 0003 000	35620 SIX MILE	06/04/24	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$354,108	\$156,892	\$90,000	164.4	180.0	0.68	\$954	164.44	NCW	\$547	\$105,250	\$640	C-SITE
Totals:			\$14,039,800			\$14,039,800	\$13,262,225	\$3,894,653	\$3,117,078	3,275.3		10.22							
										Average per FF=>		\$1,189	Average per Net Acre=>						

RATES:

A-FF:	\$1,120	A-SITE:	\$90,000	Average:	\$94,864	\$1,092
B-FF:	\$1,031	B-SITE:	\$93,000	Median:	\$93,750	\$1,047
D-FF:	\$491	C-SITE:	\$97,000	Min.:	\$71,250	\$640
				Max.:	\$127,625	\$1,595
				Mode:	\$83,750	\$1,047
				2025 Base:	\$83,000	80' FF
				2025 Base:	\$86,000	90' FF
				2026 Base:	\$90,000	80' FF
				2026 Base:	\$93,000	90' FF
				% Change:	8%	80' FF
				% Change:	8%	90' FF

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
035 02 0002 000	35221 VARGO	07/25/23	\$566,000	PTA	03-ARM'S LENGTH	\$566,000	\$539,507	\$116,493	\$90,000	60.0	178.9	0.59	\$1,942	60.00	CB	\$1,500	\$141,500	\$2,358	C-SITE	High
032 03 0071 000	35437 GARDNER	10/22/24	\$670,000	PTA	03-ARM'S LENGTH	\$670,000	\$449,901	\$306,099	\$86,000	75.9	128.6	0.29	\$4,032	75.91	NCW	\$1,133	\$167,500	\$2,207	B-SITE	High
032 01 0156 000	36037 BROOKVIEW	10/18/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$272,147	\$95,813	\$82,960	80.0	120.0	0.22	\$1,198	80.00	NCW	\$1,037	\$71,250	\$891	A-FF	Low
032 01 0188 000	36018 VARGO	10/29/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$305,371	\$77,589	\$82,960	80.0	120.0	0.22	\$970	80.00	NCW	\$1,037	\$75,000	\$938	A-FF	Low
032 01 0216 000	17658 GOLFVIEW	07/29/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$360,751	\$27,209	\$82,960	80.0	120.0	0.22	\$340	80.00	NCW	\$1,037	\$76,250	\$953	A-FF	Low

City of Livonia
Land Analysis
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	
033 01 0263 000	18530 IRVING	03/19/25	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$291,848	\$134,052	\$75,900	100.0	130.0	0.30	\$1,341	100.00	NCW	\$759	\$87,500	\$875	A-FF	
033 01 0285 000	18994 IRVING	11/13/24	\$397,000	PTA	03-ARM'S LENGTH	\$397,000	\$316,205	\$149,105	\$68,310	90.0	130.0	0.27	\$1,657	90.00	NCW	\$759	\$99,250	\$1,103	A-FF	
033 03 0112 000	18288 NORWICH	11/06/24	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$233,250	\$120,316	\$63,566	83.8	108.5	0.21	\$1,437	83.75	NCW	\$759	\$72,500	\$866	A-FF	
033 03 0094 000	18303 WHITBY	07/02/24	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$222,931	\$47,446	\$63,377	83.5	107.9	0.21	\$568	83.50	NCW	\$759	\$51,750	\$620	A-FF	
033 03 0067 000	18555 NORWICH	08/25/23	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$232,079	\$53,541	\$60,720	80.0	114.5	0.21	\$669	80.00	NCW	\$759	\$56,225	\$703	A-FF	
033 03 0065 000	18525 NORWICH	11/18/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$236,951	\$93,769	\$60,720	80.0	114.5	0.21	\$1,172	80.00	NCW	\$759	\$67,500	\$844	A-FF	
033 01 0364 002	18832 MYRON	03/14/25	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$270,786	\$109,934	\$60,720	80.0	130.0	0.24	\$1,374	80.00	NCW	\$759	\$80,000	\$1,000	A-FF	
033 02 0046 000	18963 WHITBY	07/21/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$250,752	\$129,968	\$60,720	80.0	113.8	0.21	\$1,625	80.00	NCW	\$759	\$80,000	\$1,000	A-FF	
033 01 0269 000	18608 IRVING	06/14/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$251,286	\$77,916	\$59,202	78.0	130.0	0.23	\$999	78.00	NCW	\$759	\$67,500	\$865	A-FF	
033 01 0220 002	19007 FILMORE	03/21/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$251,338	\$80,587	\$56,925	75.0	130.0	0.22	\$1,074	75.00	NCW	\$759	\$68,750	\$917	A-FF	
033 01 0417 002	18323 MYRON	03/22/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$256,185	\$130,740	\$56,925	75.0	130.0	0.22	\$1,743	75.00	NCW	\$759	\$82,500	\$1,100	A-FF	
033 01 0265 000	18540 IRVING	03/19/25	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$142,854	\$80,096	\$37,950	50.0	130.0	0.15	\$1,602	50.00	NCW	\$759	\$46,250	\$925	A-FF	
033 01 0255 002	18334 IRVING	04/11/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$154,392	\$88,558	\$37,950	50.0	90.0	0.10	\$1,771	50.00	NCW	\$759	\$51,250	\$1,025	A-FF	
033 01 0248 000	18421 FILMORE	04/15/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$281,202	\$36,748	\$37,950	50.0	130.0	0.15	\$735	50.00	NCW	\$759	\$70,000	\$1,400	A-FF	
033 04 0065 000	18527 GILL	10/11/23	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$349,268	\$53,035	\$77,303	82.5	150.0	0.28	\$643	82.50	NCW	\$937	\$81,250	\$985	B-FF	
033 04 0021 000	18548 SOUTHAMPTON	12/14/23	\$348,000	PTA	03-ARM'S LENGTH	\$348,000	\$327,684	\$95,276	\$74,960	80.0	129.9	0.24	\$1,191	80.00	NCW	\$937	\$87,000	\$1,088	B-FF	
033 04 0042 000	18811 SOUTHAMPTON	06/18/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$320,252	\$154,708	\$74,960	80.0	130.0	0.24	\$1,934	80.00	NCW	\$937	\$100,000	\$1,250	B-FF	
033 04 0011 000	18790 SOUTHAMPTON	09/19/24	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$384,338	\$125,622	\$74,960	80.0	131.1	0.24	\$1,570	80.00	NCW	\$937	\$108,750	\$1,359	B-FF	
033 05 0007 000	18669 STAMFORD	07/14/23	\$392,000	PTA	03-ARM'S LENGTH	\$392,000	\$386,369	\$85,571	\$79,940	70.0	216.0	0.35	\$1,222	70.00	NCW	\$1,142	\$98,000	\$1,400	D-FF	
Totals:			\$5,823,900			\$5,823,900	\$5,159,970	\$1,846,988	\$1,183,058	1,447.8										
										Average	4.28									
										per FF=>	\$1,276	Average per Net Acre=>								
RATES:																				
A-FF:	\$820	A-SITE:	\$68,500														Average:	\$76,630	\$1,017	
B-FF:	\$1,002	B-SITE:	\$80,000														Median:	\$80,000	\$1,000	
D-FF:	\$1,222	D-SITE:	\$85,000														Min.:	\$46,250	\$620	
																	Max.:	\$108,750	\$1,400	
																	Mode:	\$67,500	\$1,000	
																	2025 Base:	\$64,000		
																	2026 Base:	\$68,500		
																	% Change:	7%		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
033 01 0103 001	18571 FARMINGTON	10/11/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$60,720	\$50,000	\$60,720	80.0	110.0	0.20	\$625	80.00	NCW	\$759	\$12,500	\$156	A-FF	Low

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1		
034 01 0009 013	18661 LAUREL	05/20/24	\$510,000	PTA	03-ARM'S LENGTH	\$408,000	\$381,778	\$131,222	\$105,000	106.7	208.8	1.36	\$1,230	106.66	NCW	\$984	\$102,000	\$956	A-SITE		
034 01 0023 004	18249 GILL	07/20/23	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$526,323	\$93,677	\$105,000	82.5	299.1	0.57	\$1,135	82.50	CB	\$1,273	\$128,750	\$1,561	B-SITE		
034 02 0023 000	35128 BANBURY	10/29/24	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$476,377	\$228,623	\$105,000	73.6	282.8	0.77	\$3,107	73.58	NCW	\$1,427	\$150,000	\$2,039	B-SITE		
034 02 0025 000	35104 BANBURY	09/09/24	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$477,738	\$212,262	\$105,000	100.0	230.0	0.53	\$2,123	100.00	NCW	\$1,050	\$146,250	\$1,463	B-SITE		
034 02 0029 000	35183 LANCASHIRE	03/26/25	\$517,000	PTA	03-ARM'S LENGTH	\$517,000	\$484,647	\$137,353	\$105,000	92.0	150.0	0.37	\$1,494	91.96	NCW	\$1,142	\$129,250	\$1,406	B-SITE		
034 02 0038 000	35391 LANCASHIRE	05/26/23	\$497,000	PTA	03-ARM'S LENGTH	\$497,000	\$466,296	\$135,704	\$105,000	110.9	150.0	0.38	\$1,223	110.94	NCW	\$946	\$124,250	\$1,120	B-SITE		
034 02 0051 000	35246 LANCASHIRE	01/31/24	\$448,000	PTA	03-ARM'S LENGTH	\$448,000	\$445,551	\$107,449	\$105,000	95.0	150.0	0.33	\$1,131	95.00	NCW	\$1,105	\$112,000	\$1,179	B-SITE		
034 02 0063 000	35345 BANBURY	09/13/23	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$443,120	\$96,880	\$105,000	100.0	150.0	0.34	\$969	100.00	NCW	\$1,050	\$108,750	\$1,088	B-SITE		
034 04 0007 000	18886 GARY	11/10/23	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$454,434	\$85,566	\$105,000	90.0	180.0	0.37	\$951	90.00	CB	\$1,167	\$108,750	\$1,208	B-SITE		
034 04 0011 000	18758 GARY	08/16/24	\$535,000	PTA	03-ARM'S LENGTH	\$535,000	\$500,608	\$139,392	\$105,000	90.0	179.4	0.37	\$1,548	90.03	CB	\$1,166	\$133,750	\$1,486	B-SITE		
034 07 0002 000	19060 WAYNE	06/24/24	\$662,000	PTA	03-ARM'S LENGTH	\$662,000	\$589,777	\$187,223	\$115,000	100.0	170.0	0.39	\$1,872	100.00	CB	\$1,150	\$165,500	\$1,655	D-SITE		
035 04 0024 000	17134 ELLEN	07/03/24	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$492,561	\$109,439	\$102,000	101.6	149.9	0.35	\$1,077	101.64	CB	\$1,004	\$125,000	\$1,230	C-SITE		
Totals:			\$6,239,000			\$6,137,000	\$5,739,210	\$1,664,790	\$1,267,000	1,142.3			6.12								
										Average		Average									
										per FF=>		per Net Acre=>									
										\$1,457											

RATES:																				
B-FF:	\$850	A-SITE:	\$104,000														Average:	\$127,854	\$1,366	
		B-SITE:	\$115,000														Median:	\$126,875	\$1,318	
		C-SITE:	\$112,000														Min.:	\$102,000	\$956	
		D-SITE:	\$126,000														Max.:	\$165,500	\$2,039	
		E-SITE:	\$150,000	LEAVE														Mode:	\$108,750	N/A
															034-02	2025 Base:	\$105,000			
															035-03 04	2025 Base:	\$102,000			
															034-02	2026 Base:	\$115,000			
															035-03 04	2026 Base:	\$112,000			
															034-02	% Change:	10%			
															035-03 04	% Change:	10%			

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
034 01 0009 012	18635 LAUREL	05/20/24	\$510,000	PTA	03-ARM'S LENGTH	\$61,200	\$359,690	(\$193,490)	\$105,000	281.8	210.0	1.36	(\$687)	281.75	NCW	\$373	\$15,300	\$54	A-SITE	Duplicate
034 01 0009 012	18635 LAUREL	12/10/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$95,000	\$200,000	\$95,000	81.0	208.8	0.39	\$2,469	81.00	NCW	\$1,173	\$50,000	\$617	A-SITE	Low
034 01 0009 010	18935 LAUREL	12/29/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$519,885	\$105,115	\$105,000	0.0	0.0	0.50	#DIV/0!	0.00	CB	#DIV/0!	\$130,000	#DIV/0!	A-SITE	Low
035 05 0005 000	35321 CURTIS	08/26/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$115,000	\$265,000	\$115,000	93.0	165.0	0.35	\$2,849	93.00	CB	\$1,237	\$66,250	\$712	D-SITE	Low
035 06 0013 000	35369 MILANA	11/12/24	\$780,000	PTA	03-ARM'S LENGTH	\$780,000	\$643,026	\$241,974	\$105,000	123.5	135.0	0.38	\$1,960	123.46	CB	\$850	\$195,000	\$1,579	B-SITE	High

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1		
036 01 0037 000	17505 MC NAMARA	01/11/24	\$474,000	PTA	03-ARM'S LENGTH	\$474,000	\$477,956	\$83,544	\$87,500	80.0	125.0	0.23	\$1,044	80.00	036	\$1,094	\$94,800	\$1,185	B-SITE		
036 01 0066 000	33493 BOBRICH	04/10/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$391,217	\$121,283	\$87,500	119.7	122.1	0.34	\$1,013	119.70	036	\$731	\$106,250	\$888	B-SITE		
036 01 0073 000	33437 BOBRICH	11/15/23	\$437,500	PTA	03-ARM'S LENGTH	\$437,500	\$393,419	\$131,581	\$87,500	67.8	126.7	0.20	\$1,940	67.83	036	\$1,290	\$109,375	\$1,612	B-SITE		
036 01 0090 000	17413 VACRI	08/13/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$417,775	\$179,725	\$87,500	80.0	125.0	0.23	\$2,247	80.00	036	\$1,094	\$127,500	\$1,594	B-SITE		
036 02 0147 000	17710 MYRON	08/12/24	\$473,000	PTA	03-ARM'S LENGTH	\$473,000	\$352,812	\$207,688	\$87,500	125.9	133.6	0.39	\$1,649	125.93	036	\$695	\$118,250	\$939	B-SITE		
036 02 0152 000	17950 MYRON	02/20/25	\$402,550	PTA	03-ARM'S LENGTH	\$402,550	\$386,186	\$103,864	\$87,500	80.0	120.0	0.22	\$1,298	80.00	036	\$1,094	\$100,638	\$1,258	B-SITE		
036 02 0159 000	17869 VACRI	07/18/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$359,481	\$108,019	\$87,500	94.1	132.9	0.29	\$1,148	94.07	036	\$930	\$95,000	\$1,010	B-SITE		
036 02 0160 000	17791 FRANCAVILLA	07/26/24	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$389,489	\$223,011	\$87,500	90.0	120.0	0.25	\$2,478	90.00	036	\$972	\$131,250	\$1,458	B-SITE		
036 02 0211 000	18199 MYRON	03/01/24	\$399,000	PTA	03-ARM'S LENGTH	\$399,000	\$369,748	\$116,752	\$87,500	95.0	157.3	0.34	\$1,229	95.00	036	\$921	\$99,750	\$1,050	B-SITE		
036 02 0216 000	33641 CURTIS	08/18/23	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$348,847	\$117,653	\$87,500	80.0	120.0	0.22	\$1,471	80.00	036	\$1,094	\$94,750	\$1,184	B-SITE		
036 02 0217 000	33665 CURTIS	03/29/24	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$352,894	\$142,606	\$87,500	80.0	120.0	0.22	\$1,783	80.00	036	\$1,094	\$102,000	\$1,275	B-SITE		
036 01 0005 000	33460 SIX MILE	02/26/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$364,876	\$95,124	\$80,000	80.0	120.0	0.22	\$1,189	80.00	036	\$1,000	\$95,000	\$1,188	C-SITE		
Totals:			\$5,193,050			\$5,193,050	\$4,604,700	\$1,630,850	\$1,042,500	1,072.5		3.14									
										Average		Average									
										per FF=>		per Net Acre=>									
										\$1,521		3.14									
RATES:																					
A-SITE:	\$95,500															Average:	\$106,214	\$1,220			
B-SITE:	\$90,000															Median:	\$101,319	\$1,186			
C-SITE:	\$82,500															Min.:	\$94,750	\$888			
																Max.:	\$131,250	\$1,612			
																Mode:	\$95,000	N/A			
																2025 Base:	\$87,500				
																2026 Base:	\$90,000				
																% Change:	3%				

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate
037 02 0022 000	31789 HILLBROOK	10/24/24	\$422,000	PTA	03-ARM'S LENGTH	\$422,000	\$392,842	\$116,658	\$87,500	73.3	132.5	0.25	\$1,592	73.26	NCM	\$1,194	\$105,500	\$1,440	B SITE
037 02 0034 000	18820 CANTERBURY	06/30/23	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$374,103	\$88,397	\$87,500	80.0	122.0	0.22	\$1,105	80.00	NCM	\$1,094	\$93,750	\$1,172	B SITE
037 02 0039 000	19050 CANTERBURY	06/24/24	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$339,029	\$143,471	\$87,500	90.6	138.3	0.29	\$1,584	90.55	NCM	\$966	\$98,750	\$1,091	B SITE
037 02 0055 000	18822 SHREWSBURY	04/17/24	\$429,000	PTA	03-ARM'S LENGTH	\$429,000	\$410,856	\$105,644	\$87,500	84.3	120.0	0.23	\$1,253	84.30	NCM	\$1,038	\$107,250	\$1,272	B SITE
037 02 0075 000	18787 SHREWSBURY	09/20/24	\$424,000	PTA	03-ARM'S LENGTH	\$424,000	\$411,941	\$99,559	\$87,500	47.8	143.7	0.29	\$2,082	47.83	NCM	\$1,829	\$106,000	\$2,216	B SITE
037 02 0077 000	18869 SHREWSBURY	12/30/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$369,507	\$142,993	\$87,500	80.0	143.2	0.26	\$1,787	80.00	NCM	\$1,094	\$106,250	\$1,328	B SITE
Totals:			\$2,470,000			\$2,470,000	\$2,298,278	\$696,722	\$525,000	455.9		1.54							
									Average per FF=>				Average per Net Acre=>						
										\$1,528									

RATES:			
A-SITE:	\$115,000		
B-SITE:	\$95,000		
C-SITE:	\$160,000	LEAVE	
E-SITE:	\$105,000		
			Average: \$102,917 \$1,420
			Median: \$105,750 \$1,300
			Min.: \$93,750 \$1,091
			Max.: \$107,250 \$2,216
			Mode: N/A N/A
			2025 Base: \$87,500
			2026 Base: \$95,000
			% Change: 9%

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
037 99 0002 000	19051 MERRIMAN	12/03/24	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$245,502	\$33,998	\$87,500	88.0	204.0	0.41	\$386	88.00	NCM	\$994	\$48,000	\$545	B SITE	Low

**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
038 02 0067 000	18234 FARMINGTON	02/26/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$190,844	\$103,596	\$59,440	80.0	110.0	0.20	\$1,295	80.00	NCW	\$743.0	\$58,750.00	\$734.38	C-FF
038 02 0116 000	18608 FARMINGTON	01/14/25	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$214,749	\$89,691	\$59,440	80.0	110.0	0.20	\$1,121	80.00	NCW	\$743.0	\$61,250.00	\$765.63	C-FF
038 99 0017 000	18955 WOODRING	11/25/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$234,755	\$69,745	\$59,500	100.0	135.0	0.31	\$697	100.00	NCW	\$595.0	\$61,250.00	\$612.50	C-SITE
038 02 0013 000	18576 SHADYSIDE	06/20/24	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$207,454	\$119,986	\$59,440	80.0	135.0	0.25	\$1,500	80.00	NCW	\$743.0	\$67,000.00	\$837.50	C-FF
038 02 0300 000	18941 SHADYSIDE	01/29/25	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$262,201	\$77,379	\$44,580	60.0	135.0	0.19	\$1,290	60.00	NCW	\$743.0	\$73,750.00	\$1,229.17	C-FF
038 02 0252 001	18632 WESTMORE	06/18/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$234,411	\$127,089	\$61,500	96.0	135.0	0.30	\$1,324	96.00	NCW	\$640.6	\$75,000.00	\$781.25	B-SITE
038 03 0788 001	18910 WOODRING	04/30/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$173,079	\$187,646	\$55,725	75.0	135.0	0.23	\$2,502	75.00	NCW	\$743.0	\$76,250.00	\$1,016.67	C-FF
038 02 0021 000	18430 SHADYSIDE	05/22/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$264,807	\$154,091	\$68,898	92.7	135.0	0.29	\$1,662	92.73	NCW	\$743.0	\$87,500.00	\$943.60	C-FF

Totals:			\$2,243,000			\$2,243,000	\$1,782,300	\$929,223	\$468,523	663.7		1.97					\$560,750.00				
									Average per FF=>	\$1,400										Average per Net Acre=>	

RATES:								Average:		\$70,094	\$865	
A-FF:	\$672	A-SITE:	\$87,000					Median:		\$70,375	\$809	
B-FF:	\$895	B-SITE:	\$67,000					Min.:		\$58,750	\$613	
C-FF:	\$811	C-SITE:	\$65,000					Max.:		\$87,500	\$1,229	
		D-SITE:	\$95,000	LEAVE				Mode:		\$61,250	#N/A	
									2025 Base:		\$59,500	
									2026 Base:		\$65,000	
									% Change:		9.2%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
038 02 0172 000	19015 WESTMORE	09/12/23	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$177,517	\$67,923	\$59,440	80.0	91.5	0.17	\$849	80.00	NCW	\$743.0	\$46,500.00	\$581.25	C-FF	Low
038 03 0788 002	18920 WOODRING	10/15/24	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$345,484	\$142,811	\$48,295	65.0	135.0	0.20	\$2,197	65.00	NCW	\$743.0	\$110,000.00	\$1,692.31	C-FF	High
038 04 0004 000	32409 MARIA CT	09/27/24	\$612,000	PTA	03-ARM'S LENGTH	\$612,000	\$786,294	(\$79,294)	\$95,000	0.0	0.0	0.00	#DIV/0!	0.00	CB	#DIV/0!	\$153,000.00	#DIV/0!		High

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
039 02 0045 000	17560 LOVELAND	09/20/24	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$327,922	\$152,038	\$84,960	80.0	120.0	0.22	\$1,900	80.00	EXMT	\$1,062	\$98,750	\$1,234	A-FF
039 02 0049 000	17360 LOVELAND	12/26/23	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$364,214	\$65,746	\$84,960	80.0	120.0	0.22	\$822	80.00	NCW	\$1,062	\$86,250	\$1,078	A-FF
039 02 0091 000	32929 NORTHGATE	04/02/24	\$399,999	PTA	03-ARM'S LENGTH	\$399,999	\$391,784	\$93,175	\$84,960	80.0	120.0	0.22	\$1,165	80.00	NCW	\$1,062	\$100,000	\$1,250	A-FF
039 02 0006 000	17261 BELL CREEK	05/17/24	\$291,100	PTA	11-FROM LENDING INSTITUTION	\$291,100	\$367,217	\$8,883	\$85,000	68.0	139.8	0.22	\$131	68.00	NCW	\$1,250	\$72,775	\$1,070	A-SITE
039 02 0006 000	17261 BELL CREEK	12/05/24	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$381,154	\$91,846	\$85,000	68.0	139.8	0.22	\$1,351	68.00	NCW	\$1,250	\$97,000	\$1,426	A-SITE
039 02 0080 000	32941 BRIER CT	09/20/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$333,925	\$126,075	\$85,000	48.0	350.3	0.39	\$2,627	48.00	NCW	\$1,771	\$93,750	\$1,953	A-SITE
039 01 0045 000	18001 FAIRFIELD	04/25/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$237,880	\$148,120	\$81,000	100.0	300.0	0.69	\$1,481	100.00	NCW	\$810	\$76,250	\$763	B-FF
039 01 0064 000	17310 MAYFIELD	08/31/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$277,614	\$78,386	\$81,000	100.0	300.0	0.69	\$784	100.00	NCW	\$810	\$68,750	\$688	B-FF
039 01 0069 000	17550 MAYFIELD	07/31/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$298,610	\$82,390	\$81,000	100.0	300.0	0.69	\$824	100.00	NCW	\$810	\$75,000	\$750	B-FF
039 01 0082 000	32621 CURTIS	07/12/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$278,124	\$107,120	\$85,244	105.2	300.0	0.73	\$1,018	105.24	NCW	\$810	\$75,000	\$713	B-FF
039 01 0094 000	17731 MAYFIELD	07/11/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$311,797	\$119,203	\$81,000	100.0	305.4	0.70	\$1,192	100.00	NCW	\$810	\$87,500	\$875	B-FF
039 01 0005 000	32724 SIX MILE	11/01/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$300,746	\$35,254	\$86,000	150.0	270.0	0.93	\$235	150.00	NCW	\$573	\$62,500	\$417	B-SITE

Totals:

\$3,974,099

\$3,974,099

\$3,870,987

\$1,108,236

\$1,005,124

1,079.2

5.91

Average

per FF=>

\$1,027

Average

per Net Acre=>

RATES:

A-FF:	\$1,125	A-SITE:	\$90,000
B-FF:	\$850	B-SITE:	\$91,000
		C-SITE:	\$85,000

Average:	\$82,794	\$1,018
Median:	\$81,250	\$973
Min.:	\$62,500	\$417
Max.:	\$100,000	\$1,953
Mode:	\$75,000	N/A
039-01	2025 Base:	\$81,000
039-02	2025 Base:	\$85,000
039-01	2026 Base:	\$85,000
039-02	2026 Base:	\$90,000
039-01	% Change:	5%
039-02	% Change:	6%

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
039 01 0005 000	32724 SIX MILE	11/01/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$300,746	\$35,254	\$86,000	150.0	270.0	0.93	\$235	150.00	NCW	\$573	\$62,500	\$417	B-SITE	Low

**City of Livonia
Land Analysis
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1														
040 01 0006 000	31550 BOBRICH	08/19/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$276,667	\$245,833	\$72,500	200.0	217.0	1.00	\$1,229	200.00	NCM	\$363	\$112,500	\$563	A-SITE														
040 01 0009 000	31620 BOBRICH	12/20/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$326,321	\$143,679	\$70,000	100.0	217.0	0.50	\$1,437	100.00	NCM	\$700	\$100,000	\$1,000	B-FF														
040 99 0005 003	31550 SIX MILE	11/08/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$404,032	\$120,968	\$65,000	100.0	269.3	0.62	\$1,210	100.00	NCM	\$650	\$115,000	\$1,150	C-SITE														
Totals:			\$1,310,000			\$1,310,000	\$1,007,020	\$510,480	\$207,500	400.0		2.11																					
									Average per FF=>	\$1,276										Average per Net Acre=>													
RATES:																																	
B-FF:		\$720	A-SITE:		\$75,000																		Average:	\$109,167	\$904								
			C-SITE:		\$67,000																		Median:	\$112,500	\$1,000								
																Min.:	\$100,000	\$563															
																Max.:	\$115,000	\$1,150															
																Mode:	N/A	N/A															
																2025 Base:	\$72,500																
																2026 Base:	\$75,000																
																% Change:	3%																

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
040 01 0027 001	17329 MERRIMAN	01/31/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$218,096	\$96,904	\$65,000	73.0	260.0	0.44	\$1,327	73.00	NCM	\$890	\$62,500	\$856	C-SITE	Low

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
041 02 0035 000	18211 FREMONT	09/13/24	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$315,964	\$99,197	\$97,161	87.1	100.0	0.20	\$1,138	87.14	NCE	\$1,115	\$79,500	\$912	A-FF
041 02 0052 000	29825 TRANCREST	02/21/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$249,534	\$149,123	\$73,657	66.1	109.0	0.17	\$2,257	66.06	NCE	\$1,115	\$81,250	\$1,230	A-FF
041 02 0077 000	29603 HILLBROOK	10/30/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$241,562	\$95,338	\$66,900	60.0	120.0	0.17	\$1,589	60.00	NCE	\$1,115	\$67,500	\$1,125	A-FF
041 02 0078 000	29617 HILLBROOK	03/28/24	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$265,424	\$91,376	\$66,900	60.0	120.0	0.17	\$1,523	60.00	NCE	\$1,115	\$72,475	\$1,208	A-FF
041 02 0081 000	29655 HILLBROOK	11/15/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$237,995	\$108,905	\$66,900	60.0	120.0	0.17	\$1,815	60.00	NCE	\$1,115	\$70,000	\$1,167	A-FF
041 02 0085 000	29743 HILLBROOK	11/22/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$267,446	\$86,891	\$74,337	66.7	108.0	0.17	\$1,303	66.67	NCE	\$1,115	\$70,000	\$1,050	A-FF
041 02 0085 000	29743 HILLBROOK	03/10/25	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$270,382	\$109,955	\$74,337	66.7	108.0	0.17	\$1,649	66.67	NCE	\$1,115	\$76,500	\$1,147	A-FF
041 02 0119 000	29711 LAMAR	11/09/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$249,871	\$87,029	\$66,900	60.0	120.0	0.17	\$1,450	60.00	NCE	\$1,115	\$67,500	\$1,125	A-FF
041 02 0122 000	29747 LAMAR	03/13/25	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$274,833	\$111,967	\$66,900	60.0	120.0	0.17	\$1,866	60.00	NCE	\$1,115	\$79,975	\$1,333	A-FF
041 02 0168 000	29800 PICKFORD	07/29/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$222,371	\$124,529	\$66,900	60.0	120.0	0.17	\$2,075	60.00	NCE	\$1,115	\$70,000	\$1,167	A-FF
041 02 0198 000	18246 FREMONT	10/16/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$277,390	\$59,510	\$66,900	60.0	127.0	0.18	\$992	60.00	NCE	\$1,115	\$67,500	\$1,125	A-FF
044 01 0034 000	29737 MARK	05/17/24	\$348,000	PTA	03-ARM'S LENGTH	\$348,000	\$297,929	\$111,396	\$61,325	55.0	228.1	0.29	\$2,025	55.00	NCE	\$1,115	\$87,000	\$1,582	A-FF
044 01 0037 000	29685 RAVINE	06/15/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$287,116	\$69,784	\$66,900	60.0	224.9	0.31	\$1,163	60.00	NCE	\$1,115	\$72,500	\$1,208	A-FF
044 01 0041 000	29637 RAVINE	09/16/24	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$308,288	\$103,612	\$66,900	60.0	133.1	0.18	\$1,727	60.00	NCE	\$1,115	\$86,250	\$1,438	A-FF
041 02 0149 000	29601 PICKFORD	09/26/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$283,445	\$104,555	\$68,000	65.0	115.9	0.17	\$1,609	65.00	NCE	\$1,046	\$80,000	\$1,231	A-SITE
041 01 0016 000	18651 DORIS	05/15/24	\$356,000	PTA	03-ARM'S LENGTH	\$356,000	\$279,960	\$152,040	\$76,000	100.0	354.0	0.81	\$1,520	100.00	NCE	\$760	\$89,000	\$890	B-FF

Totals:			\$4,867,800			\$4,867,800	\$4,329,510	\$1,665,207	\$1,126,917	1,046.5		3.63							
									Average			Average							
									per FF=>			per Net Acre=>							

RATES:							
A-FF:	\$1,200	A-SITE:	\$72,500	Average:	\$76,059	\$1,184	
B-FF:	\$813	B-SITE:	\$53,500	Median:	\$74,500	\$1,167	
C-FF:	\$589	C-SITE:	\$42,000	Min.:	\$67,500	\$890	
				Max.:	\$89,000	\$1,582	
				Mode:	\$67,500	\$1,125	
				2025 Base:	\$76,000		
				2026 Base:	\$81,500		
				% Change:	7%		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
041 02 0170 000	29736 PICKFORD	11/25/24	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$268,992	\$10,408	\$66,900	60.0	120.0	0.17	\$173	60.00	NCE	\$1,115	\$53,125	\$885	A-FF	Low
041 02 0163 000	18606 MELVIN	10/23/23	\$235,600	PTA	03-ARM'S LENGTH	\$235,600	\$243,201	\$60,399	\$68,000	84.0	109.3	0.21	\$719	84.00	NCE	\$810	\$58,900	\$701	A-SITE	High
041 99 0049 001	18937 MELVIN	11/30/23	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$468,315	\$69,685	\$68,000	70.0	185.0	0.30	\$996	70.00	NCE	\$971	\$117,500	\$1,679	A-SITE	Duplicate
041 02 0122 000	29747 LAMAR	03/15/24	\$292,222	PTA	03-ARM'S LENGTH	\$292,222	\$255,534	\$103,588	\$66,900	60.0	120.0	0.17	\$1,726	60.00	NCE	\$1,115	\$73,056	\$1,218	A-FF	

**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/SITE	Sale \$ x 20%	LV/SITE S.P.	Rate Group 1	
041 03 0012 000	29578 CLARITA	10/30/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$121,662	\$21,338	\$18,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$18,000	\$25,000	\$25,000		
Totals:			\$125,000			\$125,000	\$121,662	\$21,338	\$18,000	0.0		0.00								
										Average		Average								
										per FF=>	#DIV/0!	per Net Acre=>								

RATES:																		
SITE A:	\$19,000															Average:	\$25,000	\$25,000
																Median:	\$25,000	\$25,000
																Min.:	\$25,000	\$25,000
																Max.:	\$25,000	\$25,000
																Mode:	N/A	N/A
																2025 Base:	\$18,000	
																2026 Base:	\$19,000	
																% Change:	6%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason

City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
042 01 0257 002	18861 FLAMINGO	02/29/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$221,749	\$67,751	\$49,500	45.0	130.0	0.13	\$1,506	45.00	NCE	\$1,100	\$60,000	\$1,333	A-FF
042 01 0164 000	18512 SUNSET	08/25/23	\$243,500	PTA	03-ARM'S LENGTH	\$243,500	\$262,676	\$35,824	\$55,000	50.0	128.4	0.15	\$716	50.00	NCE	\$1,100	\$60,875	\$1,218	A-FF
042 01 0215 000	18866 MILBURN	03/03/25	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$221,964	\$80,036	\$49,500	45.0	130.0	0.13	\$1,779	45.00	NCE	\$1,100	\$63,125	\$1,403	A-FF
042 01 0234 002	18524 MILBURN	04/07/23	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$224,850	\$77,650	\$49,500	45.0	130.0	0.13	\$1,726	45.00	NCE	\$1,100	\$63,250	\$1,406	A-FF
042 01 0230 002	18572 MILBURN	10/13/23	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$243,981	\$63,519	\$49,500	45.0	130.0	0.13	\$1,412	45.00	NCE	\$1,100	\$64,500	\$1,433	A-FF
042 01 0210 002	18930 MILBURN	06/11/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$189,306	\$125,194	\$49,500	45.0	130.0	0.13	\$2,782	45.00	NCE	\$1,100	\$66,250	\$1,472	A-FF
042 01 0276 000	19014 FLAMINGO	12/18/23	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$245,749	\$86,251	\$66,000	60.0	130.0	0.18	\$1,438	60.00	NCE	\$1,100	\$66,500	\$1,108	A-FF
042 01 0160 002	18554 SUNSET	03/05/24	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$225,830	\$91,670	\$49,500	45.0	128.2	0.13	\$2,037	45.00	NCE	\$1,100	\$67,000	\$1,489	A-FF
042 01 0238 000	18527 FLAMINGO	11/22/24	\$282,800	PTA	03-ARM'S LENGTH	\$282,800	\$240,527	\$86,273	\$44,000	40.0	130.0	0.12	\$2,157	40.00	NCE	\$1,100	\$70,700	\$1,768	A-FF
042 01 0308 000	18514 FLAMINGO	07/26/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$259,794	\$80,206	\$55,000	50.0	130.0	0.15	\$1,604	50.00	NCE	\$1,100	\$71,250	\$1,425	A-FF
042 01 0080 002	18644 BAINBRIDGE	12/22/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$310,938	\$52,262	\$68,200	62.0	130.0	0.19	\$843	62.00	NCE	\$1,100	\$73,750	\$1,190	A-FF
042 04 0032 000	18775 PURLINGBROOK	05/25/23	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$250,131	\$57,740	\$67,971	69.5	108.2	0.17	\$831	69.50	NCE	\$978	\$59,975	\$863	B-FF
042 03 0003 000	18818 HILLCREST	10/17/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$235,786	\$88,544	\$69,330	70.9	101.4	0.17	\$1,249	70.89	NCE	\$978	\$63,750	\$899	B-FF
042 04 0034 000	18819 PURLINGBROOK	06/30/23	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$268,675	\$82,296	\$67,971	69.5	107.8	0.17	\$1,184	69.50	NCE	\$978	\$70,750	\$1,018	B-FF
042 04 0043 000	19017 PURLINGBROOK	08/18/23	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$275,637	\$80,334	\$67,971	69.5	106.5	0.17	\$1,156	69.50	NCE	\$978	\$72,000	\$1,036	B-FF
042 04 0029 000	18709 PURLINGBROOK	05/15/24	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$276,321	\$89,650	\$67,971	69.5	108.5	0.17	\$1,290	69.50	NCE	\$978	\$74,500	\$1,072	B-FF
Totals:			\$4,272,700			\$4,272,700	\$3,953,914	\$1,245,200	\$926,414	880.9		2.43	Average per FF=>		Average per Net Acre=>				

RATES:		Average:	\$66,761	\$1,258
A-FF:	\$1,266	Median:	\$66,375	\$1,275
B-FF:	\$1,046	Min.:	\$59,975	\$863
C-FF:	\$300	Max.:	\$74,500	\$1,768
		Mode:	N/A	N/A
		45'	2025 Base:	\$50,000
		65'	2025 Base:	\$65,000
		45'	2026 Base:	\$57,000
		65'	2026 Base:	\$68,000
		45'	% Change:	14%
		65'	% Change:	5%

SITE VALUES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1
042 02 0372 000	18335 SUNSET	04/18/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$219,779	\$91,221	\$78,000	120.0	133.7	0.37	\$760	120.00	NCE	\$650	\$58,250.00	\$485.42	C-SITE
042 99 0046 000	18470 MERRIMAN	04/14/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$296,890	\$146,110	\$78,000	94.0	174.0	0.38	\$1,554	94.00	NCE	\$830	\$91,250.00	\$970.74	C-SITE
042 07 0008 000	31222 PICKFORD	05/16/23	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$409,529	\$58,471	\$78,000	0.0	0.0	0.45	#DIV/0!	0.00	NCE	#DIV/0!	\$97,500.00	#DIV/0!	
042 01 0091 002	18512 BAINBRIDGE	06/07/23	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$317,300	\$66,700	\$74,000	74.0	130.0	0.22	\$901	74.00	NCE	\$1,000	\$77,500	\$1,047	A-SITE
042 01 0113 000	18859 SUNSET	07/12/24	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$240,710	\$132,290	\$83,000	130.0	132.0	0.39	\$1,018	130.00	NCE	\$638	\$72,500	\$558	D-SITE
042 07 0011 000	31181 PICKFORD	05/10/24	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$447,443	\$100,557	\$78,000	0.0	0.0	1.50	#DIV/0!	0.00	NCE	#DIV/0!	\$117,500.00	#DIV/0!	
Totals:			\$2,058,000			\$2,058,000	\$1,931,651	\$595,349	\$469,000	418.0		3.32	Average per FF=>		Average per Net Acre=>				

RATES:		Average:	\$85,750	#DIV/0!
A-SITE:	\$76,000	Median:	\$84,375	#DIV/0!
B-SITE:	\$70,000	Min.:	\$58,250	#DIV/0!
C-SITE:	\$80,000	Max.:	\$117,500	#DIV/0!
D-SITE:	\$85,500	Mode:	N/A	N/A

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
042 01 0051 000	30941 SEVEN MILE	06/18/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$195,320	\$70,680	\$66,000	60.0	130.0	0.18	\$1,178	60.00	NCE	\$1,100	\$50,000	\$833	A-FF	Low
042 01 0249 002	18659 FLAMINGO	10/10/23	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$227,090	\$35,410	\$49,500	45.0	130.0	0.13	\$787	45.00	NCE	\$1,100	\$53,250	\$1,183	A-FF	Low
042 99 0007 003	30425 PICKFORD	08/08/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$171,392	\$69,608	\$66,000	60.0	285.0	0.39	\$1,160	60.00	NCE	\$66,000	\$43,750.00	\$43,750.00	A-FF	Low

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
043 01 0126 000	17551 REXWOOD	07/26/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$279,574	\$95,426	\$75,000	60.0	125.0	0.17	\$1,590	60.00	NCE	\$1,250	\$75,000	\$1,250	A-FF
043 01 0142 000	30562 BOBRICH	05/22/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$297,964	\$127,036	\$75,000	60.0	125.0	0.17	\$2,117	60.00	NCE	\$1,250	\$87,500	\$1,458	A-FF
043 01 0157 000	30431 JEANINE	12/12/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$247,469	\$127,531	\$75,000	60.0	125.0	0.17	\$2,126	60.00	NCE	\$1,250	\$75,000	\$1,250	A-FF
043 01 0200 000	30559 BOBRICH	06/29/23	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$295,281	\$119,719	\$75,000	60.0	120.0	0.17	\$1,995	60.00	NCE	\$1,250	\$85,000	\$1,417	A-FF
044 99 0032 003	29700 SIX MILE	05/07/24	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$260,585	\$135,675	\$106,260	105.0	299.9	0.72	\$1,292	105.00	NCE	\$1,012	\$72,500	\$690	B-FF
Totals:			\$1,580,000			\$1,580,000	\$1,380,873	\$605,387	\$406,260	345.0		1.40				Average			
									per FF=>	\$1,755			Average			per Net Acre=>			

RATES:		Average:	\$79,000	\$1,213
A-FF:	\$1,300	Median:	\$75,000	\$1,250
B-FF:	\$1,052	Min.:	\$72,500	\$690
C-FF:	\$1,138	Max.:	\$87,500	\$1,458
		Mode:	\$75,000	\$1,250
		2025 Base:	\$75,000	
		2026 Base:	\$78,000	
		% Change:	4%	

SITE VALUES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1
043 03 0007 000	31186 MAYVILLE	02/23/24	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$356,967	\$112,033	\$79,000	71.6	117.3	0.19	\$1,565	71.60	NCE	\$79,000	\$97,500	\$97,500	B-SITE
043 03 0007 000	31186 MAYVILLE	02/23/24	\$390,000	LC	03-ARM'S LENGTH	\$390,000	\$356,967	\$112,033	\$79,000	71.6	117.3	0.19	\$1,565	71.60	NCE	\$79,000	\$97,500	\$97,500	B-SITE
043 03 0019 000	30709 MAYVILLE	04/17/24	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$348,014	\$135,986	\$79,000	55.6	153.0	0.26	\$2,447	55.57	NCE	\$79,000	\$101,250	\$101,250	B-SITE
043 03 0027 000	31005 MAYVILLE	08/02/23	\$346,000	PTA	03-ARM'S LENGTH	\$346,000	\$310,702	\$114,298	\$79,000	72.0	116.0	0.19	\$1,587	72.00	NCE	\$79,000	\$86,500	\$86,500	B-SITE
044 04 0005 000	17110 OPORTO	07/14/23	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$329,709	\$87,291	\$75,000	45.0	127.2	0.21	\$1,940	45.00	NCE	\$75,000	\$85,500	\$85,500	A-SITE
044 08 0009 000	17232 BROOKVIEW	09/27/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$369,301	\$128,699	\$88,000	58.2	110.4	0.15	\$2,211	58.20	NCE	\$88,000	\$102,500	\$102,500	C-SITE
044 09 0002 000	17135 CATHERINE	05/31/23	\$402,000	PTA	03-ARM'S LENGTH	\$402,000	\$385,506	\$104,494	\$88,000	63.1	114.2	0.17	\$1,656	63.10	NCE	\$88,000	\$100,500	\$100,500	C-SITE
Totals:			\$2,685,000			\$2,685,000	\$2,457,166	\$794,834	\$567,000	437.1		1.36				Average			
									per FF=>	\$1,676			Average			per Net Acre=>			

RATES:		Average:	\$95,893	\$95,893
A-SITE:	\$75,000	Median:	\$97,500	\$97,500
B-SITE:	\$79,000	Min.:	\$85,500	\$85,500
C-SITE:	\$88,000	Max.:	\$102,500	\$102,500
D-SITE:	\$82,000	Mode:	\$97,500	\$97,500
		NO SITE CHANGES		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason

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Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1
043 99 0013 000	17250 MERRIMAN	10/27/23	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$227,156	\$84,744	\$77,000	100.0	260.0	0.60	\$847	100.00	NCE	\$770	\$58,725	\$587	A-SITE

Totals:	\$234,900		\$234,900			\$227,156		\$84,744	\$77,000	100.0		0.60							
									Average										
									per FF=>	\$847									
																			Average
																			Median:
																			Min.:
																			Max.:
																			Mode:
																			2025 Base:
																			2026 Base:
																			% Change:

RATES:																						
A-FF:	\$746	A-SITE:	\$77,000																	Average:	\$58,725	\$587
		B-SITE:	\$88,000																	Median:	\$58,725	\$587
																				Min.:	\$58,725	\$587
																				Max.:	\$58,725	\$587
																				Mode:	N/A	N/A
																				2025 Base:	\$77,000	
																				2026 Base:	\$77,000	
																				% Change:	0%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

Land Table: 044-03 Condo

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/SITE	Sale \$ x 20%	LV/SITE S.P.	Rate
044 03 0002 000	29550 BOBRICH	02/16/24	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$99,854	\$25,146	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$21,000	\$21,000	
044 03 0004 000	29554 BOBRICH	10/16/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$99,854	\$25,146	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$21,000	\$21,000	
044 03 0041 000	29543 BOBRICH	09/12/24	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$99,854	\$37,146	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$23,400	\$23,400	
044 03 0001 000	29542 BOBRICH	11/19/24	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$99,854	\$45,146	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$25,000	\$25,000	
044 03 0047 000	29541 BOBRICH	04/05/24	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$99,854	\$45,146	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$25,000	\$25,000	
044 03 0083 000	29403 BOBRICH	06/03/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$104,745	\$40,255	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$25,000	\$25,000	
044 03 0074 000	29473 BOBRICH	11/30/23	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$128,553	\$18,447	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$25,400	\$25,400	
044 03 0007 000	29540 BOBRICH	03/28/25	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$100,604	\$49,396	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$26,000	\$26,000	
Totals:			\$959,000			\$959,000	\$833,172	\$285,828	\$160,000	0.0		0.00							
										Average		Average							
										per FF=>		#DIV/0!							
												per Net Acre=>							

RATES:					
SITE A:	\$21,000	Average:	\$23,975		\$23,975
		Median:	\$25,000		\$25,000
		Min.:	\$21,000		\$21,000
		Max.:	\$26,000		\$26,000
		Mode:	\$25,000		\$25,000
		2025 Base:	\$20,000		
		2026 Base:	\$21,000		
		% Change:	5%		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate	Reason
044 03 0045 000	29545 BOBRICH	08/04/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$99,854	\$15,146	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$19,000	\$19,000		Low
044 03 0076 000	29469 BOBRICH	11/04/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$128,553	\$31,447	\$20,000	0.0	0.0	0.00	#DIV/0!	0.00	CC	\$20,000	\$28,000	\$28,000		High

**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/ FF S.P.	Rate Group 1		
045 03 0128 000	18174 LATHERS	08/17/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$125,376	\$30,624	\$41,000	40.0	136.0	0.13	\$766	40.00	L58	\$1,025	\$28,750	\$719	A-FF		
045 02 0059 000	18278 GILLMAN	04/19/23	\$138,400	PTA	03-ARM'S LENGTH	\$138,400	\$148,939	\$30,461	\$41,000	40.0	132.5	0.12	\$762	40.00	L58	\$1,025	\$34,600	\$865	A-FF		
045 02 0260 002	18221 DEERING	02/28/25	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$158,173	\$57,827	\$41,000	40.0	135.9	0.13	\$1,446	40.00	L58	\$1,025	\$43,750	\$1,094	A-FF		
045 02 0073 000	18444 GILLMAN	06/04/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$162,311	\$63,689	\$41,000	40.0	132.5	0.12	\$1,592	40.00	L58	\$1,025	\$46,250	\$1,156	A-FF		
045 02 0104 000	19020 GILLMAN	01/25/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$168,485	\$57,515	\$41,000	40.0	132.5	0.12	\$1,438	40.00	L58	\$1,025	\$46,250	\$1,156	A-FF		
045 02 0154 000	18233 FLORAL	04/18/23	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$165,162	\$67,838	\$41,000	40.0	132.5	0.12	\$1,696	40.00	L58	\$1,025	\$48,000	\$1,200	A-FF		
045 03 0157 000	18670 LATHERS	11/15/24	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$161,497	\$77,503	\$41,000	40.0	136.0	0.13	\$1,938	40.00	L58	\$1,025	\$49,500	\$1,238	A-FF		
045 03 0208 000	18865 GILLMAN	06/22/23	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$185,754	\$54,246	\$41,000	40.0	136.0	0.13	\$1,356	40.00	L58	\$1,025	\$49,750	\$1,244	A-FF		
045 02 0056 000	18254 GILLMAN	08/11/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$164,585	\$76,415	\$41,000	40.0	132.5	0.12	\$1,910	40.00	L58	\$1,025	\$50,000	\$1,250	A-FF		
045 02 0059 000	18278 GILLMAN	07/05/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$148,939	\$92,061	\$41,000	40.0	132.5	0.12	\$2,302	40.00	L58	\$1,025	\$50,000	\$1,250	A-FF		
045 02 0077 000	18492 GILLMAN	02/14/25	\$201,200	PTA	03-ARM'S LENGTH	\$201,200	\$196,450	\$45,750	\$41,000	40.0	132.5	0.12	\$1,144	40.00	L58	\$1,025	\$50,300	\$1,258	A-FF		
045 02 0064 000	18330 GILLMAN	12/17/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$155,628	\$95,372	\$41,000	40.0	132.5	0.12	\$2,384	40.00	L58	\$1,025	\$52,500	\$1,313	A-FF		
045 02 0199 000	18850 FLORAL	04/24/23	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$152,720	\$64,405	\$46,125	45.0	137.0	0.14	\$1,431	45.00	L58	\$1,025	\$42,750	\$950	A-FF		
045 02 0118 000	18849 FLORAL	02/17/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$188,800	\$57,325	\$46,125	45.0	132.5	0.14	\$1,274	45.00	L58	\$1,025	\$50,000	\$1,111	A-FF		
045 02 0065 000	18342 GILLMAN	08/21/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$157,790	\$103,335	\$46,125	45.0	132.5	0.14	\$2,296	45.00	L58	\$1,025	\$53,750	\$1,194	A-FF		
045 02 0264 002	18173 DEERING	04/28/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$143,481	\$80,207	\$48,688	47.5	135.8	0.15	\$1,689	47.50	L58	\$1,025	\$43,750	\$921	A-FF		
045 03 0163 001	18780 LATHERS	07/15/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$151,335	\$80,040	\$56,375	55.0	136.2	0.17	\$1,455	55.00	L58	\$1,025	\$43,750	\$795	A-FF		
045 01 0103 002	18411 INKSTER	02/29/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$214,995	\$70,925	\$45,920	70.0	181.3	0.29	\$1,013	70.00	L58	\$656	\$60,000	\$857	C-FF		
045 01 0095 003	18825 INKSTER	10/19/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$145,712	\$78,488	\$49,200	75.0	185.1	0.32	\$1,047	75.00	L58	\$656	\$43,750	\$583	C-FF		
045 03 0004 001	18211 LATHERS	06/01/23	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$206,727	\$80,993	\$78,720	120.0	136.9	0.50	\$675	120.00	L58	\$656	\$52,250	\$435	C-FF		
Totals:			\$3,758,600			\$3,758,600	\$3,302,859	\$1,365,019	\$909,278	982.5		3.32									
										Average per FF=>		Average per Net Acre=>									
										\$1,389		\$1,389									
RATES:																					
A-FF:	\$1,100																Average:	\$46,983	\$1,029		
C-FF:	\$702																Median:	\$48,750	\$1,134		
																	Min.:	\$28,750	\$435		
																	Max.:	\$60,000	\$1,313		
																	Mode:	\$43,750	\$1,156		
																	Front Foot				
																	70'	2025 Base:	\$51,500		
																	70'	2026 Base:	\$55,000		
																	70'	% Change:	7%		

**City of Livonia
Land Analysis
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SITE VALUES																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1		
045 03 0033 000	18681 LATHERS	12/16/24	\$160,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$190,300	\$70,200	\$100,500	140.0	409.8	0.75	\$501	140.00	L58	\$718	\$40,000	\$286	C-SITE		
045 01 0003 001	18226 DEERING	07/11/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$153,845	\$84,155	\$53,000	81.0	190.0	0.35	\$1,039	81.00	L58	\$654	\$46,250	\$571	B-SITE		
045 01 0075 001	18210 PERSHING	05/25/23	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$200,878	\$39,622	\$51,500	70.0	190.0	0.31	\$566	70.00	L58	\$736	\$47,250	\$675	A-SITE		
045 02 0152 002	18243 FLORAL	02/29/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$186,149	\$70,351	\$51,500	60.0	132.5	0.18	\$1,173	60.00	L58	\$858	\$51,250	\$854	A-SITE		
045 03 0172 000	18864 LATHERS	05/24/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$190,286	\$71,214	\$51,500	80.0	136.0	0.25	\$890	80.00	L58	\$644	\$52,500	\$656	A-SITE		
045 01 0065 001	18525 PERSHING	01/02/24	\$231,500	PTA	03-ARM'S LENGTH	\$231,500	\$211,424	\$71,576	\$51,500	70.0	190.0	0.31	\$1,023	70.00	L58	\$736	\$57,875	\$827	A-SITE		
045 01 0072 002	18291 PERSHING	07/26/24	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$218,716	\$74,784	\$51,500	70.0	190.0	0.31	\$1,068	70.00	L58	\$736	\$60,500	\$864	A-SITE		
045 02 0159 000	18190 FLORAL	05/17/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$234,953	\$63,047	\$53,000	90.4	137.0	0.28	\$698	90.38	L58	\$586	\$61,250	\$678	B-SITE		
045 01 0046 004	18466 FOCH	07/06/23	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$209,021	\$88,479	\$51,500	70.0	190.0	0.31	\$1,264	70.00	L58	\$736	\$61,500	\$879	A-SITE		
045 01 0036 002	18209 FOCH	06/26/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$227,453	\$99,047	\$51,500	70.0	190.0	0.31	\$1,415	70.00	L58	\$736	\$68,750	\$982	A-SITE		
045 01 0078 001	18354 PERSHING	01/29/25	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$291,524	\$54,976	\$51,500	60.0	190.0	0.26	\$916	60.00	L58	\$858	\$73,750	\$1,229	A-SITE		
045 01 0051 002	18630 FOCH	08/27/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$263,629	\$97,871	\$51,500	70.0	190.0	0.31	\$1,398	70.00	L58	\$736	\$77,500	\$1,107	A-SITE		
045 04 0004 000	19020 HARRISON	12/22/23	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$335,974	\$38,526	\$51,500	60.0	136.9	0.19	\$642	60.00	L58	\$858	\$80,750	\$1,346	A-SITE		
Totals:			\$3,116,500			\$3,116,500	\$2,914,152	\$923,848	\$721,500	991.4		4.10									
										Average per FF=>		Average per Net Acre=>									
										\$945		4.10									
RATES:																	Average:	\$59,933	\$843		
A-SITE:	\$55,000																Median:	\$60,500	\$854		
B-SITE:	\$56,500																Min.:	\$40,000	\$286		
C-SITE:	\$63,500																Max.:	\$80,750	\$1,346		
																	Mode:	N/A	N/A		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
045 01 0026 001	27705 CLARITA	08/21/24	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$144,374	\$32,126	\$51,500	70.0	140.0	0.23	\$459	70.00	L58	\$736	\$31,250	\$446	A-SITE	Low
045 03 0068 002	18943 LATHERS	11/27/24	\$128,100	WD	03-ARM'S LENGTH	\$128,100	\$147,484	\$32,116	\$51,500	80.0	68.0	0.13	\$401	80.00	L58	\$644	\$32,025	\$400	A-SITE	Low
045 03 0089 000	18741 LATHERS	02/03/25	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$171,420	\$12,580	\$51,500	60.0	136.0	0.19	\$210	60.00	L58	\$858	\$33,125	\$552	A-SITE	Low
045 04 0007 000	18982 HARRISON	10/26/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$371,688	\$34,812	\$51,500	60.0	136.9	0.19	\$580	60.00	L58	\$858	\$88,750	\$1,479	A-SITE	High

**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Rate Group 1		
046 01 0045 000	18321 BRENTWOOD	12/27/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$192,823	\$94,157	\$61,980	60.0	207.0	0.29	\$1,569	60.00	LE	\$1,033	\$56,250	\$938	A-FF		
046 01 0043 000	18345 BRENTWOOD	04/03/23	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$231,422	\$86,558	\$61,980	60.0	207.0	0.29	\$1,443	60.00	LE	\$1,033	\$64,000	\$1,067	A-FF		
046 01 0023 001	18272 BRENTWOOD	08/14/23	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$233,022	\$99,958	\$61,980	60.0	206.0	0.28	\$1,666	60.00	LE	\$1,033	\$67,750	\$1,129	A-FF		
046 01 0023 001	18272 BRENTWOOD	09/20/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$233,022	\$138,958	\$61,980	60.0	206.0	0.28	\$2,316	60.00	LE	\$1,033	\$77,500	\$1,292	A-FF		
046 01 0032 000	18400 BRENTWOOD	02/21/25	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$223,416	\$85,584	\$67,000	87.0	240.1	0.88	\$984	87.00	LE	\$770	\$60,500	\$695	B-SITE		
046 01 0019 000	18224 BRENTWOOD	09/12/24	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$287,674	\$70,326	\$65,000	44.0	178.0	0.50	\$1,598	44.00	LE	\$1,477	\$73,250	\$1,665	C SITE		
Totals:			\$1,597,000			\$1,597,000	\$1,401,379	\$575,541	\$379,920	371.0		2.52									
										Average											
										per FF=>	\$1,551										
										Average											
										per Net Acre=>											

RATES:						
A-FF:	\$1,095	A-SITE:	\$66,000	Average:	\$66,542	\$1,131
		B-SITE:	\$71,000	Median:	\$65,875	\$1,098
		C-SITE:	\$67,000	Min.:	\$56,250	\$695
				Max.:	\$77,500	\$1,665
				Mode:	N/A	N/A
				2025 Base:	\$62,000	
				2026 Base:	\$66,000	
				% Change:	6%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
046 01 0050 000	18261 BRENTWOOD	01/17/25	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$149,804	\$32,676	\$61,980	60.0	207.0	0.29	\$545	60.00	LE	\$1,033	\$30,125	\$502	A-FF	Low
046 01 0002 002	18365 GRIMM	07/19/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$341,959	\$125,041	\$67,000	70.0	150.0	0.30	\$1,786	70.00	LE	\$957	\$100,000	\$1,429	B-SITE	High

**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Cur. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1				
046 99 0123 000	18615 BRENTWOOD	09/15/23	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$179,864	\$55,586	\$44,450	70.0	220.0	0.35	\$794	70.00	LE	\$635	\$47,750	\$682	A-FF				
046 99 0020 000	19005 MAPLEWOOD	07/31/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$174,777	\$63,618	\$58,395	85.0	300.0	0.59	\$748	85.00	L58	\$687	\$45,000	\$529	B-FF				
046 99 0074 003	29201 DARDANELLA	03/08/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$248,171	\$29,860	\$58,031	84.5	220.0	0.43	\$353	84.47	L58	\$687	\$55,000	\$651	B-FF				
046 99 0074 004	29193 DARDANELLA	03/18/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$240,156	\$34,804	\$54,960	80.0	225.0	0.41	\$435	80.00	L58	\$687	\$55,000	\$688	B-FF				
046 99 0145 000	28555 PICKFORD	03/04/25	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$198,766	\$84,194	\$54,960	80.0	300.0	0.55	\$1,052	80.00	LE	\$687	\$57,000	\$713	B-FF				
046 99 0143 000	28525 PICKFORD	06/01/23	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$218,525	\$98,435	\$54,960	80.0	300.0	0.55	\$1,230	80.00	LE	\$687	\$65,500	\$819	B-FF				
Totals:			\$1,301,000			\$1,301,000	\$1,260,259	\$366,497	\$325,756	479.5						2.88							
										Average													
										per FF=>		\$764											
										Average													
										per Net Acre=>													
RATES:																							
A-FF:	\$750	A-SITE:	\$45,000														Average:	\$54,208	\$680				
B-FF:	\$804	B-SITE:	\$23,500														Median:	\$55,000	\$685				
C-FF:	\$509	C-SITE:	\$6,000	Leave														Min.:	\$45,000	\$529			
																	Max.:	\$65,500	\$819				
																	Mode:	\$55,000	N/A				
																	2025 Base:	\$38,000					
																	2026 Base:	\$45,000					
																	% Change:	18%					

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
046 99 0080 000	29183 CLARITA	11/12/24	\$472,450	PTA	03-ARM'S LENGTH	\$472,450	\$467,356	\$60,054	\$54,960	80.0	300.0	0.55	\$751	80.00	LE	\$687	\$118,113	\$1,476	B-FF	High

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
		Totals:	#REF!			#REF!	#REF!

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Liber/Page
#REF!	#REF!	#REF!		#REF!				
	Average per FF=>	#REF!		Average per Net Acre=>				

Other Parcels in Sale

Land Table

Rate Group 1

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1	
048 01 0037 000	17710 FLORAL	9/27/2024	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$184,484	\$53,516	\$54,000	80.0	230.0	0.42	\$669	80.00	'LE	\$675	\$46,000	\$575	A-FF	
048 01 0082 000	17790 LATHERS	2/7/2024	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$165,758	\$77,617	\$57,375	85.0	222.2	0.43	\$913	85.00	'LE	\$675	\$46,500	\$547	A-FF	
048 01 0114 000	17527 LATHERS	2/23/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$180,074	\$70,676	\$60,750	90.0	181.3	0.38	\$785	90.00	'LE	\$675	\$47,500	\$528	A-FF	
048 01 0014 000	17783 DEERING	3/14/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$186,491	\$87,509	\$54,000	80.0	230.0	0.42	\$1,094	80.00	'LE	\$675	\$55,000	\$688	A-FF	
048 01 0132 000	17221 CAROL	9/26/2024	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$178,016	\$127,484	\$67,500	100.0	156.8	0.36	\$1,275	100.00	'LE	\$675	\$59,500	\$595	A-FF	
048 01 0056 000	18133 FLORAL	7/24/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$209,104	\$84,796	\$54,000	80.0	230.0	0.42	\$1,060	80.00	'LE	\$675	\$59,975	\$750	A-FF	
048 01 0041 000	17910 FLORAL	8/23/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$197,918	\$96,082	\$54,000	80.0	230.0	0.42	\$1,201	80.00	'LE	\$675	\$60,000	\$750	A-FF	
048 01 0034 000	17526 FLORAL	9/7/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$203,433	\$97,067	\$40,500	60.0	230.0	0.32	\$1,618	60.00	'LE	\$675	\$65,000	\$1,083	A-FF	
048 01 0033 000	17500 FLORAL	6/16/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$230,503	\$85,997	\$54,000	80.0	230.0	0.42	\$1,075	80.00	'LE	\$675	\$65,625	\$820	A-FF	
048 01 0122 000	17210 CAROL	3/22/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$215,809	\$105,766	\$46,575	69.0	314.2	0.50	\$1,533	69.00	'LE	\$675	\$68,750	\$996	A-FF	
048 01 0011 000	17961 DEERING	2/12/2025	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$311,050	\$33,950	\$54,000	80.0	230.0	0.42	\$424	80.00	'LE	\$675	\$72,750	\$909	A-FF	
Totals:			\$2,586,400			\$2,586,400	\$2,262,640	\$920,460	\$596,700	884.0		4.52								
										Average per FF=>		Average per Net Acre=>								
										\$1,041										
RATES:																				
A-FF:	\$725	A-SITE:	\$58,000																	
		C-SITE:	\$72,000																	
																Average:	\$58,782	\$749		
																Median:	\$59,975	\$750		
																Min.:	\$46,000	\$528		
																Max.:	\$72,750	\$1,083		
																Mode:	#N/A	#REF!		
																2024 Base:	\$54,000			
																2025 Base:	\$58,000			
																% Change:	7%			

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1	
048 02 0028 000	17523 ROUGEWAY	4/27/2023	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$252,253	\$47,727	\$58,980	60.0	132.5	0.18	\$795	60.00	'LE	\$983	\$48,200	\$803	A-FF	
048 02 0023 000	17727 ROUGEWAY	9/5/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$253,155	\$70,655	\$68,810	70.0	132.5	0.21	\$1,009	70.00	'LE	\$983	\$63,750	\$911	A-FF	
048 02 0021 000	17712 DEERING	12/20/2024	\$255,500	PTA	03-ARM'S LENGTH	\$255,500	\$204,042	\$110,438	\$58,980	60.0	132.5	0.18	\$1,841	60.00	'LE	\$983	\$63,875	\$1,065	A-FF	
048 02 0053 000	17254 ROUGEWAY	11/15/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$239,340	\$80,623	\$59,963	61.0	132.5	0.19	\$1,322	61.00	'LE	\$983	\$65,000	\$1,066	A-FF	
048 02 0083 000	17133 DOLORES	6/28/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$280,972	\$38,991	\$59,963	61.0	132.5	0.19	\$639	61.00	'LE	\$983	\$65,000	\$1,066	A-FF	
048 02 0183 000	17242 DOLORES	12/13/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$209,077	\$114,903	\$58,980	60.0	133.0	0.18	\$1,915	60.00	'LE	\$983	\$66,250	\$1,104	A-FF	
048 02 0195 000	27656 BENNETT	8/2/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$232,848	\$96,047	\$63,895	65.0	122.0	0.19	\$1,478	65.00	'LE	\$983	\$66,250	\$1,019	A-FF	
048 02 0074 000	17231 DOLORES	6/10/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$263,824	\$70,156	\$58,980	60.0	132.5	0.18	\$1,169	60.00	'LE	\$983	\$68,750	\$1,146	A-FF	
048 02 0076 000	17217 DOLORES	4/9/2024	\$276,002	PTA	03-ARM'S LENGTH	\$276,002	\$238,577	\$98,371	\$60,946	62.0	142.1	0.20	\$1,587	62.00	'LE	\$983	\$69,001	\$1,113	A-FF	
048 02 0203 000	17603 DOLORES	2/7/2025	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$250,383	\$85,597	\$58,980	60.0	110.5	0.17	\$1,427	60.00	'LE	\$983	\$69,250	\$1,154	A-FF	
048 02 0158 000	27709 BENNETT	3/19/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$251,887	\$92,093	\$58,980	60.0	120.0	0.17	\$1,535	60.00	'LE	\$983	\$71,250	\$1,188	A-FF	
048 02 0047 000	17136 ROUGEWAY	9/14/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$241,307	\$108,656	\$59,963	61.0	132.5	0.19	\$1,781	61.00	'LE	\$983	\$72,500	\$1,189	A-FF	
048 02 0094 000	17186 DOLORES	4/4/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$230,058	\$78,942	\$59,000	100.0	151.2	0.35	\$789	100.00	'LE	\$590	\$62,500	\$625	A-SITE	
Totals:			\$3,454,502			\$3,454,502	\$3,147,723	\$1,093,199	\$786,420	840.0		2.58								
										Average per FF=>		\$1,301		Average per Net Acre=>						
RATES:																				
A-FF: \$1,033			A-SITE: \$62,000														Average: \$65,506		\$1,034	
																	Median: \$66,250		\$1,066	
																	Min.: \$48,200		\$625	
																	Max.: \$72,500		\$1,189	
																	Mode: \$65,000		\$1,066	
																	2024 Base: \$59,000			
																	2025 Base: \$62,000			
																	% Change: 5%			

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
048 02 0058 000	17354 ROUGEWAY	10/31/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$228,650	\$55,330	\$58,980	60.0	132.5	0.18	\$922	60.00	'LE	\$983	\$56,250	\$938	A-FF	Low
048 02 0083 000	17133 DOLORES	3/17/2025	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$291,031	\$121,432	\$59,963	61.0	132.5	0.19	\$1,991	61.00	'LE	\$983	\$88,125	\$1,445	A-FF	High

City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
050 99 0062 000	18885 HARRISON	12/9/2024	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$211,346	\$64,599	\$68,935	85.0	238.0	0.46	\$760	85.00	'LE	\$811	\$51,750	\$609	A-FF		
049 01 0135 000	16742 ROUGEWAY	1/12/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$240,599	\$77,797	\$73,396	90.5	279.4	0.58	\$860	90.50	'LE	\$811	\$61,250	\$677	A-FF		
049 01 0004 000	27987 SIX MILE	5/19/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$323,192	\$39,798	\$72,890	90.0	250.0	0.52	\$442	90.00	'LE	\$811	\$72,500	\$806	A-FF		
050 01 0340 001	29085 TERRENCE	9/25/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$286,236	\$122,081	\$83,317	148.8	0.0	0.00	\$821	148.78	'LE	\$560	\$81,250	\$546	B-FF		
049 01 0001 001	28041 SIX MILE	10/13/2023	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$313,626	\$63,774	\$50,400	90.0	150.0	0.31	\$709	90.00	'LE	\$560	\$81,750	\$908	B-FF		
050 99 0056 001	16797 HARRISON	8/12/2024	\$532,000	PTA	03-ARM'S LENGTH	\$532,000	\$476,055	\$148,698	\$92,753	165.6	262.7	1.00	\$898	165.63	'LE	\$560	\$133,000	\$803	B-FF		
Totals:			\$1,926,000			\$1,926,000	\$1,851,054	\$516,737	\$441,791	669.9		2.87									
										Average per FF=>		Average per Net Acre=>									
										\$771											

RATES:																					
A-FF:	\$811																		Average:	\$80,250	\$725
B-FF:	\$560																		Median:	\$76,875	\$740
D-FF:	\$850																		Min.:	\$51,750	\$546
																	Max.:	\$133,000	\$908		
																	Mode:	N/A	N/A		
																	2025 Base:	\$69,000			
																	2026 Base:	\$69,000			
																	% Change:	0%			

SITE VALUES																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1		
050 99 0010 000	16750 MIDDLEBELT	12/4/2024	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$169,520	\$63,380	\$73,000	80.0	470.0	0.86	\$792	80.00	'LE	\$913	\$39,975	\$500	A-SITE		
049 01 0127 000	16524 ROUGEWAY	4/12/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$199,735	\$98,265	\$73,000	110.0	275.8	0.70	\$893	110.00	'LE	\$664	\$56,250	\$511	A-SITE		
049 01 0055 000	16638 HARRISON	11/22/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$385,083	\$77,917	\$73,000	170.0	211.1	0.82	\$458	170.00	'LE	\$429	\$97,500	\$574	A-SITE		
049 01 0147 000	27523 SIX MILE	8/13/2024	\$420,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$420,000	\$519,383	\$6,617	\$106,000	180.0	513.3	1.06	\$37	180.04	'LE	\$589	\$105,000	\$583	A-SITE		
050 99 0029 000	29166 GROVE	3/26/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$194,252	\$54,748	\$69,000	80.0	138.0	0.25	\$684	80.00	'LE	\$863	\$45,000	\$563	B-SITE		
049 01 0182 000	28140 TERRENCE	8/25/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$218,378	\$161,622	\$90,000	85.0	231.9	0.45	\$1,901	85.00	'LE	\$1,059	\$72,500	\$853	C-SITE		
049 01 0179 000	27860 TERRENCE	6/10/2024	\$364,000	PTA	03-ARM'S LENGTH	\$364,000	\$368,813	\$85,187	\$90,000	85.0	218.2	0.43	\$1,002	85.00	'LE	\$1,059	\$91,000	\$1,071	C-SITE		
049 01 0193 000	28251 TERRENCE	8/19/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$478,231	\$146,769	\$90,000	81.5	242.1	0.45	\$1,802	81.45	'LE	\$1,105	\$133,750	\$1,642	C-SITE		
050 99 0016 000	29249 GROVE	5/20/2024	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$243,254	\$16,746	\$95,000	200.0	300.0	1.38	\$84	200.00	'LE	\$475	\$41,250	\$206	D-SITE		
049 01 0167 000	27524 TERRENCE	8/1/2024	\$388,000	PTA	03-ARM'S LENGTH	\$388,000	\$301,175	\$181,825	\$95,000	60.0	1100.6	1.52	\$3,030	60.00	'LE	\$1,583	\$97,000	\$1,617	D-SITE		
050 99 0043 001	16716 SAVOIE	5/17/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$295,919	\$224,081	\$95,000	105.0	760.0	1.83	\$2,134	105.00	'LE	\$905	\$106,250	\$1,012	D-SITE		
050 03 0004 000	28922 SAVOIE CT	6/12/2023	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$530,252	\$99,748	\$80,000	0.0	0.0	0.69	#DIV/0!	0.00	'CB	#DIV/0!	\$137,500	#DIV/0!	G SITE		
Totals:			\$3,541,900			\$3,541,900	\$3,373,743	\$1,117,157	\$949,000	1,236.5		9.76									
										Average per FF=>		Average per Net Acre=>									
										\$903											

RATES:																					
A-SITE:	\$73,000																		Average:	\$65,248	\$830
B-SITE:	\$69,000																		Median:	\$94,000	\$583
C-SITE:	\$90,000																		Min.:	\$39,975	\$206
D-SITE:	\$95,000																		Max.:	\$137,500	\$1,642
E-SITE:	\$40,000																		Mode:	N/A	N/A
F-SITE:	\$75,000																				
G-SITE:	\$80,000																				

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
051 03 0013 000	28580 SUNNYDALE	2/21/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$255,416	\$131,584	\$62,000	73.2	123.8	0.92	\$1,797	73.24	'LE	\$847	\$81,250	\$1,109	A-SITE
051 03 0015 000	28556 SUNNYDALE	10/13/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$288,860	\$88,140	\$62,000	61.0	123.1	0.17	\$1,445	61.00	'LE	\$1,016	\$78,750	\$1,291	A-SITE
051 03 0021 000	28519 SUNNYDALE	4/19/2024	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$270,641	\$75,359	\$62,000	60.0	130.0	0.18	\$1,256	60.00	'LE	\$1,033	\$71,000	\$1,183	A-SITE
051 03 0036 000	15941 BRENTWOOD	10/11/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$230,203	\$53,797	\$64,000	65.0	159.0	0.24	\$828	65.00	'LE	\$985	\$55,000	\$846	B-SITE
051 03 0044 000	15956 BRENTWOOD	4/18/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$244,479	\$77,521	\$62,000	60.0	120.0	0.17	\$1,292	60.00	'LE	\$1,033	\$65,000	\$1,083	A-SITE
051 03 0050 000	16028 BRENTWOOD	8/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$259,311	\$72,689	\$62,000	71.3	120.0	0.20	\$1,019	71.31	'LE	\$869	\$67,500	\$947	A-SITE
051 03 0069 000	28541 WENTWORTH	10/7/2024	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$245,935	\$123,065	\$62,000	60.0	120.3	0.17	\$2,051	60.00	'LE	\$1,033	\$76,750	\$1,279	A-SITE
051 04 0008 000	28500 BROADMOOR	6/22/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$195,632	\$118,368	\$64,000	95.1	87.0	0.19	\$1,245	95.05	'LE	\$673	\$62,500	\$658	B-SITE
051 05 0001 000	29224 RAYBURN	7/25/2023	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$298,765	\$70,735	\$62,000	63.0	141.7	0.21	\$1,123	63.00	'LE	\$984	\$76,875	\$1,220	A-SITE
051 05 0004 000	29168 RAYBURN	6/23/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$237,150	\$86,850	\$62,000	60.0	141.2	0.19	\$1,448	60.00	'LE	\$1,033	\$65,500	\$1,092	A-SITE
Totals:			\$2,800,500			\$2,800,500	\$2,526,392	\$898,108	\$624,000	668.6			2.62			Average			
										Average			per FF=>	\$1,343		per Net Acre=>			

RATES:			
A-SITE:	\$69,000	B-SITE:	\$71,000
		Average:	\$70,013
		Median:	\$69,250
		Min.:	\$55,000
		Max.:	\$81,250
		Mode:	N/A
		2025 Base:	\$62,000
		2026 Base:	\$69,000
		% Change:	11%

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site SP	Rate Group 1
051 06 0003 000	28660 E BAYBERRY CT	9/26/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$244,441	\$50,559	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$35,000	\$52,000	\$52,000	A-SITE
051 06 0013 000	28661 E BAYBERRY CT	5/24/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$220,158	\$89,842	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$35,000	\$55,000	\$55,000	A-SITE
051 06 0016 000	28606 BAYBERRY PARK	5/16/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$241,994	\$78,006	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$35,000	\$57,000	\$57,000	A-SITE
051 06 0037 000	28674 BAYBERRY PARK	6/28/2024	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$253,832	\$75,168	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$35,000	\$58,800	\$58,800	A-SITE
051 06 0063 000	28705 W BAYBERRY CT	6/18/2024	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$228,431	\$89,069	\$35,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$35,000	\$56,500	\$56,500	A-SITE
051 07 0007 000	28872 FIVE MILE	2/21/2025	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$173,886	\$25,114	\$34,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$34,000	\$33,000	\$33,000	B-SITE
051 08 0001 000	28935 LANCASTER	4/24/2023	\$263,500	PTA	03-ARM'S LENGTH	\$263,500	\$266,634	\$30,866	\$34,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$34,000	\$52,700	\$52,700	B-SITE
051 08 0003 000	28959 LANCASTER	1/4/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$266,634	\$17,366	\$34,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$34,000	\$50,000	\$50,000	B-SITE

Totals: \$2,075,000

\$2,075,000

\$1,896,010

\$455,990

\$277,000

0.0

0.00

Average
per FF=>

#DIV/0!

Average
per Net Acre=>

RATES:

A-SITE: \$38,000 B-SITE: \$37,000

Average: \$51,875 \$51,875

Median: \$53,850 \$53,850

Min.: \$33,000 \$33,000

Max.: \$58,800 \$58,800

Mode: N/A N/A

2025 Base: \$35,000

2026 Base: \$38,000

% Change: 9%

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
052 01 0040 000	15340 FOCH	10/16/2024	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$234,778	\$92,372	\$64,650	75.0	147.1	0.25	\$1,098	75.00	'LE	\$862	\$63,125	\$842	B-FF		
052 01 0043 000	15458 FOCH	4/26/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$236,143	\$79,197	\$60,340	70.0	147.1	0.24	\$1,131	70.00	'LE	\$862	\$63,750	\$911	B-FF		
052 01 0060 000	15836 FOCH	1/17/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$182,591	\$55,099	\$67,600	65.0	218.9	0.33	\$846	65.00	'LE	\$1,040	\$42,500	\$654	A-FF		
052 01 0064 000	15872 FOCH	5/13/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$347,921	\$20,079	\$78,000	100.0	218.9	0.50	\$201	100.00	'LE	\$780	\$72,500	\$725	B-SITE		
052 02 0022 000	15501 DEERING	10/30/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$227,709	\$84,291	\$52,000	50.0	218.4	0.25	\$1,686	50.00	'LE	\$1,040	\$65,000	\$1,300	A-FF		
052 02 0030 000	15675 DEERING	6/28/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$258,234	\$83,766	\$52,000	50.0	218.4	0.25	\$1,675	50.00	'LE	\$1,040	\$72,500	\$1,450	A-FF		
052 02 0032 000	15813 DEERING	8/8/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$250,151	\$31,849	\$52,000	50.0	218.4	0.25	\$637	50.00	'LE	\$1,040	\$57,500	\$1,150	A-FF		
052 02 0043 000	15903 DEERING	5/12/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$240,981	\$66,019	\$52,000	50.0	218.4	0.25	\$1,320	50.00	'LE	\$1,040	\$63,750	\$1,275	A-FF		
052 02 0058 000	15934 DEERING	1/22/2024	\$299,250	PTA	03-ARM'S LENGTH	\$299,250	\$328,194	\$49,056	\$78,000	110.0	218.4	0.55	\$446	110.00	'LE	\$709	\$74,813	\$680	B-SITE		
052 02 0062 000	15910 DEERING	4/17/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$219,905	\$122,295	\$57,200	55.0	218.4	0.28	\$2,224	55.00	'LE	\$1,040	\$71,250	\$1,295	A-FF		
052 02 0093 000	15376 DEERING	4/29/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$178,184	\$83,816	\$52,000	50.0	218.4	0.25	\$1,676	50.00	'LE	\$1,040	\$52,500	\$1,050	A-FF		
052 99 0025 000	15830 HARRISON	4/5/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$324,194	\$33,806	\$78,000	100.0	302.0	0.69	\$338	100.00	'LE	\$780	\$70,000	\$700	B-SITE		
052 99 0029 000	15900 HARRISON	5/10/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$311,907	\$111,093	\$78,000	100.0	302.0	0.69	\$1,111	100.00	'LE	\$780	\$86,250	\$863	B-SITE		
052 99 0029 000	15900 HARRISON	8/15/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$311,907	\$81,093	\$78,000	100.0	302.0	0.69	\$811	100.00	'LE	\$780	\$78,750	\$788	B-SITE		
052 99 0045 000	15925 OAK	5/18/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$289,563	\$115,437	\$85,000	150.0	330.0	1.14	\$770	150.00	'LE	\$567	\$80,000	\$533	D-SITE		
052 99 0073 001	27480 FIVE MILE	5/1/2024	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$174,555	\$160,000	\$174,555	202.5	0.0	1.58	\$790	202.50	'LE	\$862	\$40,000	\$198	B-FF		
052 99 0080 000	27464 FIVE MILE	11/9/2023	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$145,150	\$56,450	\$41,600	40.0	200.0	0.18	\$1,411	40.00	'LE	\$1,040	\$40,000	\$1,000	A-FF		
052 99 0107 000	15705 GREEN LANE	1/28/2025	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$192,032	\$14,368	\$62,400	60.0	220.0	0.30	\$239	60.00	'LE	\$1,040	\$36,000	\$600	A-FF		
052 99 0129 001	27420 SUNNYDALE	7/19/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$320,351	\$54,649	\$85,000	107.0	264.2	0.65	\$511	107.00	'LE	\$794	\$72,500	\$678	D-SITE		
052 99 0150 000	15516 GREEN LANE	4/15/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$216,869	\$147,091	\$68,960	80.0	220.0	0.40	\$1,839	80.00	'LE	\$862	\$73,750	\$922	B-FF		
052 99 0172 000	15665 INKSTER	8/8/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$216,321	\$62,639	\$68,960	80.0	214.0	0.39	\$783	80.00	'LE	\$862	\$52,500	\$656	B-FF		
052 99 0175 000	15615 INKSTER	7/14/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$237,202	\$116,758	\$68,960	80.0	214.0	0.39	\$1,459	80.00	'LE	\$862	\$71,250	\$891	B-FF		
Totals:			\$5,600,750			\$5,600,750	\$5,444,842	\$1,711,133	\$1,555,225	1,824.5		10.53									
										Average per FF->		Average per Net Acre->									
												\$938									

\$1,086

RATES:				Average:	
A-FF:	\$1,123	A-SITE:	\$75,500		\$63,645
B-FF:	\$931	B-SITE:	\$84,000	Median:	\$67,500
C-FF:	\$622	C-SITE:	\$32,500	Min.:	\$36,000
		D-SITE:	\$92,000	Max.:	\$86,250
				Mode:	\$72,500
				2025 Base:	\$52,000
				2026 Base:	\$56,000
				% Change:	8%

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Anaysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
053 01 0014 000	30237 SIX MILE	8/8/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$410,104	\$50,422	\$60,526	106.0	230.0	0.56	\$476	106.00	'ME	\$571	\$100,000	\$943	B-FF		
053 01 0074 001	29869 GREENLAND	10/10/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$366,384	\$44,116	\$80,500	140.0	292.9	0.94	\$315	140.00	'ME	\$575	\$82,500	\$589	C-FF		
053 01 0074 003	30048 PURITAN	9/29/2023	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$296,227	\$95,773	\$75,000	75.0	292.9	0.50	\$1,277	75.00	'ME	\$1,000	\$79,250	\$1,057	A-FF		
053 02 0292 002	29622 PURITAN	4/29/2024	\$328,700	PTA	03-ARM'S LENGTH	\$328,700	\$281,130	\$117,570	\$70,000	70.0	293.7	0.47	\$1,680	70.00	'ME	\$1,000	\$82,175	\$1,174	A-FF		
053 02 0307 000	29601 GREENLAND	9/3/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$282,208	\$128,292	\$80,500	140.0	300.0	0.96	\$916	140.00	'ME	\$575	\$82,500	\$589	C-FF		
Totals:			\$1,705,700			\$1,705,700	\$1,636,053	\$436,173	\$366,526	531.0		3.44									
										Average											
										per FF=>	\$821										
										Average											
										per Net Acre=>											

RATES:							
A-FF:	\$1,110	A-SITE:	\$77,500	Average:	\$85,285	\$871	
B-FF:	\$634	B-SITE:	\$89,000	Median:	\$82,500	\$943	
C-FF:	\$638			Min.:	\$79,250	\$589	
D-FF:	\$860			Max.:	\$100,000	\$1,174	
E-FF:	\$1,193			Mode:	\$82,500	\$589	
				2025 Base:	\$70,000		
				2026 Base:	\$77,500		
				% Change:	11%		

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/SITE	Sale \$ x 20%	LV/SITE SP	Rate Group 1
053 03 0004 000	16591 MIDDLEBELT	2/4/2025	\$123,000	PTA	03-ARM'S LENGTH	\$123,000	\$99,029	\$35,971	\$12,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$12,000	\$24,600	\$24,600	A-SITE
053 03 0011 000	16573 MIDDLEBELT	7/10/2024	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$94,528	\$38,472	\$12,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$12,000	\$24,200	\$24,200	A-SITE
053 03 0021 000	16561 MIDDLEBELT	6/28/2024	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$94,528	\$32,472	\$12,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$12,000	\$23,000	\$23,000	A-SITE
053 03 0031 000	16549 MIDDLEBELT	11/29/2023	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$94,528	\$31,472	\$12,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$12,000	\$22,800	\$22,800	A-SITE
053 03 0036 000	16507 MIDDLEBELT	4/17/2023	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$111,831	\$21,169	\$12,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$12,000	\$24,200	\$24,200	A-SITE
053 03 0037 000	16509 MIDDLEBELT	11/3/2023	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$111,831	\$26,169	\$12,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$12,000	\$25,200	\$25,200	A-SITE
053 03 0041 000	16517 MIDDLEBELT	7/10/2024	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$111,831	\$30,669	\$12,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$12,000	\$26,100	\$26,100	A-SITE
Totals:			\$850,500			\$850,500	\$718,106	\$216,394	\$84,000	0.0		0.00							

Average
per FF=> #DIV/0!
Average
per Net Acre=>

RATES:			Average:	\$24,300	\$24,300
A-SITE:	\$13,000		Median:	\$24,200	\$24,200
			Min.:	\$22,800	\$22,800
			Max.:	\$26,100	\$26,100
			Mode:	\$24,200	\$24,200
			2025 Base:	\$12,000	
			2026 Base:	\$13,000	
			% Change:	10%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale x 20%	LV/Site S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
054 01 0051 002	30555 GREENLAND	4/18/2023	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$375,940	\$88,302	\$64,342	102.1	120.0	0.28	\$865	102.13	'ME	\$630	\$99,975	\$979	B-FF		
054 99 0016 000	30904 MUNGER	6/28/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$372,956	\$239,528	\$92,484	102.8	600.0	1.42	\$2,331	102.76	'ME	\$900	\$130,000	\$1,265	A-FF		
054 99 0030 000	30512 GREENLAND	2/3/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$508,445	(\$14,445)	\$144,000	160.0	960.0	3.53	(\$90)	160.00	'ME	\$900	\$87,500	\$547	C-FF		
059 03 0014 000	33044 HAMPSHIRE	8/29/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$385,189	\$175,471	\$60,660	67.4	319.6	0.50	\$2,603	67.40	'05960	\$900	\$125,000	\$1,855	A-FF		
Totals:			\$1,769,900			\$1,769,900	\$1,642,530	\$488,856	\$361,486	432.3		5.72									
										Average											
										per FF=>	\$1,131										
											Average										
											per Net Acre=>										

RATES:						
A-FF:	\$963	B-SITE:	\$77,000	Average:	\$110,619	\$1,161
B-FF:	\$674	C-SITE:	\$90,000	Median:	\$112,488	\$1,122
C-FF:	\$749	D-SITE:	\$98,500	Min.:	\$87,500	\$547
D-FF:	\$521	E-SITE:	\$45,500	Max.:	\$130,000	\$1,855
				Mode:	N/A	N/A
				2025 Base:	\$92,000	
				2026 Base:	\$98,500	
				% Change:	7%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
055 01 0008 001	31301 WENTWORTH	9/26/2023	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$405,070	\$54,930	\$65,000	100.0	120.0	0.28	\$549	100.00	'ME	\$650	\$98,750	\$988	A-SITE
055 01 0008 003	15990 MERRIMAN	5/8/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$195,327	\$49,673	\$65,000	120.0	175.6	0.48	\$414	120.00	'ME	\$542	\$45,000	\$375	A-SITE
055 01 0009 000	15978 MERRIMAN	4/19/2024	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$243,003	\$95,747	\$50,750	70.0	375.6	0.60	\$1,368	70.00	'ME	\$725	\$72,000	\$1,029	B-FF
055 01 0014 002	31340 RAYBURN	6/16/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$289,249	\$100,751	\$65,000	187.8	119.1	0.51	\$536	187.80	'ME	\$346	\$81,250	\$433	A-SITE
055 01 0029 000	30570 RAYBURN	9/20/2024	\$418,000	PTA	03-ARM'S LENGTH	\$418,000	\$420,715	\$77,285	\$80,000	100.0	300.7	0.69	\$773	100.00	'ME	\$800	\$104,500	\$1,045	A-FF
055 01 0049 000	30821 WENTWORTH	8/24/2023	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$430,297	\$62,203	\$80,000	100.0	294.0	0.68	\$622	100.00	'ME	\$800	\$103,125	\$1,031	A-FF
055 01 0054 000	30941 WENTWORTH	5/15/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$332,069	\$97,931	\$80,000	100.0	294.0	0.68	\$979	100.00	'ME	\$800	\$87,500	\$875	A-FF
055 01 0074 000	30550 WENTWORTH	10/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$247,890	\$102,110	\$80,000	100.0	295.0	0.68	\$1,021	100.00	'ME	\$800	\$67,500	\$675	A-FF
055 01 0091 000	30643 PURITAN	10/11/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$390,136	\$139,864	\$80,000	100.0	295.0	0.68	\$1,399	100.00	'ME	\$800	\$112,500	\$1,125	A-FF
Totals:			\$3,088,500			\$3,088,500	\$2,953,756	\$780,494	\$645,750	977.8		5.27							

Average
per FF=> **\$798** Average
per Net Acre=> **5.27**

RATES:

A-FF:	\$860	A-SITE:	\$70,000
B-FF:	\$779	B-SITE:	\$86,000
C-FF:	\$430		

Average:	\$85,792	\$842
Median:	\$87,500	\$988
Min.:	\$45,000	\$375
Max.:	\$112,500	\$1,125
Mode:	N/A	N/A
2025 Base:	\$80,000	
2026 Base:	\$86,000	
% Change:	7.5%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
055 01 0038 001	30415 WENTWORTH	2/5/2025	\$646,000	PTA	03-ARM'S LENGTH	\$646,000	\$646,496	\$63,504	\$64,000	80.0	194.0	0.36	\$794	80.00	'ME	\$800	\$161,500	\$2,019	A-FF	HIGH

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
055 02 0004 000	15700 SUNSET	4/19/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$271,199	\$95,901	\$67,100	61.0	120.0	0.17	\$1,572	61.00	'ME	\$1,100	\$75,000	\$1,230	A-FF		
055 02 0006 000	15648 SUNSET	6/30/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$242,985	\$124,115	\$67,100	61.0	120.0	0.17	\$2,035	61.00	'ME	\$1,100	\$75,000	\$1,230	A-FF		
055 02 0014 000	15412 SUNSET	9/5/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$237,471	\$79,629	\$67,100	61.0	120.0	0.17	\$1,305	61.00	'ME	\$1,100	\$62,500	\$1,025	A-FF		
055 02 0024 000	15355 SUNSET	8/25/2023	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$239,988	\$118,512	\$66,000	60.0	120.0	0.17	\$1,975	60.00	'ME	\$1,100	\$73,125	\$1,219	A-FF		
055 02 0044 000	15410 BAINBRIDGE	10/2/2024	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$235,974	\$121,026	\$66,000	60.0	120.0	0.17	\$2,017	60.00	'ME	\$1,100	\$72,750	\$1,213	A-FF		
055 02 0044 000	15410 BAINBRIDGE	9/15/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$235,974	\$85,026	\$66,000	60.0	120.0	0.17	\$1,417	60.00	'ME	\$1,100	\$63,750	\$1,063	A-FF		
055 02 0063 000	31005 ROYCROFT	3/15/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$232,302	\$98,698	\$66,000	60.0	135.0	0.19	\$1,645	60.00	'ME	\$1,100	\$66,250	\$1,104	A-FF		
055 02 0082 000	31138 ROYCROFT	9/30/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$254,438	\$96,562	\$66,000	60.0	120.0	0.17	\$1,609	60.00	'ME	\$1,100	\$71,250	\$1,188	A-FF		
055 02 0099 000	31015 DORAIS	6/28/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$279,748	\$76,252	\$66,000	60.0	120.0	0.17	\$1,271	60.00	'ME	\$1,100	\$72,500	\$1,208	A-FF		
055 02 0102 000	31049 DORAIS	7/12/2024	\$272,500	PTA	03-ARM'S LENGTH	\$272,500	\$269,447	\$69,053	\$66,000	60.0	120.0	0.17	\$1,151	60.00	'ME	\$1,100	\$68,125	\$1,135	A-FF		
055 02 0119 000	31112 DORAIS	9/18/2023	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$241,909	\$105,091	\$66,000	60.0	120.0	0.17	\$1,752	60.00	'ME	\$1,100	\$70,250	\$1,171	A-FF		
055 02 0123 000	31024 DORAIS	5/19/2023	\$312,500	PTA	03-ARM'S LENGTH	\$312,500	\$251,483	\$127,017	\$66,000	60.0	120.0	0.17	\$2,117	60.00	'ME	\$1,100	\$78,125	\$1,302	A-FF		
055 02 0125 000	31000 DORAIS	5/10/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$259,267	\$121,733	\$66,000	60.0	120.0	0.17	\$2,029	60.00	'ME	\$1,100	\$78,750	\$1,313	A-FF		
055 02 0133 000	30810 ROYCROFT	10/28/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$246,198	\$32,332	\$68,530	70.0	120.0	0.19	\$462	70.00	'ME	\$979	\$52,500	\$750	B-FF		
055 02 0133 000	30810 ROYCROFT	1/31/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$258,202	\$130,328	\$68,530	70.0	120.0	0.19	\$1,862	70.00	'ME	\$979	\$80,000	\$1,143	B-FF		
055 02 0143 001	31149 RAYBURN	2/7/2025	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$287,075	\$90,925	\$74,000	90.0	120.0	0.25	\$1,010	90.00	'ME	\$822	\$76,000	\$844	A-SITE		
Totals:			\$4,543,500			\$4,543,500	\$4,043,660	\$1,572,200	\$1,072,360	1,013.0		2.81									
										Average per FF=>		Average per Net Acre=>									
										\$1,552											

RATES:						
A-FF:	\$1,183	A-SITE:	\$79,500	Average:	\$70,992	\$1,133
B-FF:	\$1,052	B-SITE:	\$71,000	Median:	\$72,625	\$1,179
				Min.:	\$52,500	\$750
				Max.:	\$80,000	\$1,313
				Mode:	\$75,000	\$1,230
				2025 Base:	\$66,000	
				2026 Base:	\$71,000	
				% Change:	7.5%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
056 01 0020 000	15449 OPORTO	11/22/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$185,360	\$89,640	\$65,000	100.0	299.8	0.69	\$896	100.00	'ME	\$650	\$52,500	\$525	C-FF
056 02 0005 000	15929 DORIS	12/29/2023	\$306,900	PTA	03-ARM'S LENGTH	\$306,900	\$244,112	\$118,788	\$56,000	50.0	150.0	0.17	\$2,376	50.00	'ME	\$1,120	\$76,725	\$1,535	D-FF
056 02 0007 002	15905 DORIS	6/16/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$185,672	\$54,828	\$45,500	70.0	150.0	0.24	\$783	70.00	'ME	\$650	\$48,750	\$696	C-FF
056 02 0030 000	15549 DORIS	4/25/2024	\$186,255	PTA	03-ARM'S LENGTH	\$186,255	\$158,586	\$83,669	\$56,000	50.0	150.0	0.17	\$1,673	50.00	'ME	\$1,120	\$46,564	\$931	D-FF
056 02 0045 000	30330 FIVE MILE	4/25/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$136,514	\$52,337	\$38,851	59.8	190.0	0.26	\$876	59.77	'ME	\$650	\$37,500	\$627	C-FF
056 02 0078 000	15770 DORIS	1/21/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$286,137	\$69,863	\$56,000	50.0	159.5	0.18	\$1,397	50.00	'ME	\$1,120	\$75,000	\$1,500	D-FF
056 02 0086 000	15960 DORIS	6/8/2023	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$216,288	\$63,462	\$48,750	75.0	159.4	0.27	\$846	75.00	'ME	\$650	\$57,750	\$770	C-FF
056 99 0012 000	15608 HIDDEN LANE	1/11/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$374,712	\$85,288	\$70,000	105.0	300.0	0.72	\$812	105.00	'ME	\$667	\$97,500	\$929	B-SITE
Totals:			\$1,969,155			\$1,969,155	\$1,787,381	\$617,875	\$436,101	559.8		2.71							
									Average per FF=>	\$1,104			Average per Net Acre=>						

RATES:												
A-FF:	\$888	A-SITE:	\$50,000					Average: \$61,536 \$939				
B-FF:	\$1,090	B-SITE:	\$76,000					Median: \$55,125 \$849				
C-FF:	\$709	C-SITE:	\$6,500					Min.: \$37,500 \$525				
D-FF:	\$1,220							Max.: \$97,500 \$1,535				
E-FF:	\$578							Mode: N/A N/A				
								70'	2025 Base: \$70,000			
								50'	2025 Base: \$56,000			
								70'	2026 Base: \$76,000			
								50'	2026 Base: \$61,000			
								70'	% Change: 9%			
								50'	% Change: 9%			

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

City of Livonia Land Analysis For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
057 01 0011 000	32400 CAMBRIDGE	4/2/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$368,444	\$126,556	\$95,000	121.0	180.0	0.50	\$1,046	121.00	'057	\$785	\$100,000	\$826	C-SITE
057 01 0022 000	16881 YORKSHIRE	6/25/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$425,270	\$139,730	\$95,000	105.0	207.5	0.50	\$1,331	105.00	'057	\$905	\$117,500	\$1,119	C-SITE
057 01 0043 000	16944 SHREWSBURY	8/8/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$404,390	\$81,610	\$86,000	102.0	207.0	0.49	\$800	102.00	'057	\$843	\$100,000	\$980	B-SITE
057 01 0048 000	16824 SHREWSBURY	4/30/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$384,339	\$110,661	\$95,000	121.0	152.4	0.42	\$915	121.00	'057	\$785	\$100,000	\$826	C-SITE
057 01 0052 000	16845 CANTERBURY	9/18/2024	\$543,000	PTA	03-ARM'S LENGTH	\$543,000	\$394,072	\$243,928	\$95,000	122.0	210.0	0.59	\$1,999	122.00	'057	\$779	\$135,750	\$1,113	C-SITE
057 01 0073 000	32051 BALMORAL	6/20/2023	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$470,538	\$114,462	\$95,000	109.0	200.0	0.50	\$1,050	109.00	'057	\$872	\$122,500	\$1,124	C-SITE
057 01 0084 000	32180 BALMORAL	11/9/2023	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$470,075	\$69,925	\$95,000	170.0	149.9	0.59	\$411	170.00	'057	\$559	\$111,250	\$654	C-SITE
057 01 0086 000	31981 CAMBRIDGE	5/13/2023	\$461,000	PTA	03-ARM'S LENGTH	\$461,000	\$500,480	\$55,520	\$95,000	145.0	161.6	0.54	\$383	145.00	'057	\$655	\$115,250	\$795	C-SITE
057 01 0092 000	32000 BALMORAL	1/4/2024	\$470,000	VD	03-ARM'S LENGTH	\$470,000	\$453,075	\$111,925	\$95,000	139.0	215.1	0.69	\$805	139.00	'057	\$683	\$117,500	\$845	C-SITE
057 02 0011 000	32184 CAMBORNE	5/16/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$437,611	\$130,389	\$98,000	101.2	211.3	0.49	\$1,288	101.20	'CB	\$968	\$117,500	\$1,161	A-SITE
058 01 0123 000	16840 MAYFIELD	3/24/2025	\$455,000	VD	03-ARM'S LENGTH	\$455,000	\$351,082	\$189,918	\$86,000	150.0	185.8	0.59	\$1,266	150.02	'058	\$573	\$113,750	\$758	B-SITE
058 01 0132 000	16969 FAIRFIELD	6/10/2024	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$443,294	(\$4,794)	\$86,000	150.0	233.8	0.67	(\$32)	150.00	'058	\$573	\$88,125	\$588	B-SITE
058 01 0133 000	16935 FAIRFIELD	11/19/2024	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$242,825	\$71,175	\$86,000	150.0	212.4	0.70	\$475	150.00	'058	\$573	\$57,000	\$380	B-SITE
058 01 0180 000	32599 GREENLAND	8/28/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$415,441	\$97,559	\$98,000	50.6	497.8	1.42	\$1,928	50.59	'058	\$1,937	\$103,750	\$2,051	A-SITE
058 02 0012 000	16399 BELL CREEK	11/18/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$457,702	\$87,298	\$95,000	162.1	0.0	0.98	\$538	162.14	'058	\$586	\$112,500	\$694	C-SITE
058 02 0015 000	16382 FARMINGTON	4/14/2023	\$268,000	VD	03-ARM'S LENGTH	\$268,000	\$243,721	\$110,279	\$86,000	150.0	330.0	1.14	\$735	150.00	'058	\$573	\$67,000	\$447	B-SITE
058 03 0024 000	16701 BLOOMFIELD	4/25/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$329,058	\$140,942	\$95,000	158.8	241.3	0.77	\$888	158.75	'058	\$598	\$93,750	\$591	C-SITE
058 03 0040 000	16831 BELL CREEK	9/5/2024	\$382,500	PTA	03-ARM'S LENGTH	\$382,500	\$376,959	\$100,541	\$95,000	155.0	261.9	0.93	\$649	155.00	'058	\$613	\$95,625	\$617	C-SITE
Totals:			\$7,475,000			\$7,475,000	\$7,168,376	\$1,977,624	\$1,671,000	2,361.7		12.50							
									Average per FF=>				\$837			Average per Net Acre=>			

RATES:					
A-FF:	\$689	A-SITE:	\$105,000	Average:	\$103,819
		B-SITE:	\$92,000	Median:	\$107,500
		C-SITE:	\$101,500	Min.:	\$57,000
		D-SITE:	\$117,000	Max.:	\$135,750
		E-SITE:	\$19,000	Mode:	\$100,000
				2024 Base:	\$95,000
				2025 Base:	\$101,500
				% Change:	7%

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
058 02 0010 000	16479 BELL CREEK	11/19/2024	\$730,000	PTA	03-ARM'S LENGTH	\$730,000	\$721,682	\$94,318	\$86,000	169.7	290.3	0.66	\$556	169.70	'058	\$507	\$182,500	\$1,075	B-SITE	HIGH

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site SP	Rate Group 1
058 05 0006 000	17020 FARMINGTON	11/15/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$266,494	\$25,506	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$53,000	\$53,000	A-SITE
058 05 0018 000	16964 FARMINGTON	8/24/2023	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$245,694	\$19,306	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$47,600	\$47,600	A-SITE
058 05 0020 000	16962 FARMINGTON	3/12/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$204,455	\$52,545	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$46,000	\$46,000	A-SITE
058 05 0040 000	16882 FARMINGTON	1/30/2025	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$249,553	\$57,447	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$56,000	\$56,000	A-SITE
058 05 0044 000	16878 FARMINGTON	12/11/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$245,694	\$56,306	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$55,000	\$55,000	A-SITE
058 05 0047 000	16888 FARMINGTON	10/27/2023	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$203,299	\$35,701	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$42,400	\$42,400	A-SITE
058 05 0056 000	16832 FARMINGTON	8/30/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$245,694	\$51,306	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$54,000	\$54,000	A-SITE
058 05 0059 000	16870 FARMINGTON	10/7/2024	\$238,500	PTA	03-ARM'S LENGTH	\$238,500	\$208,763	\$56,737	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$47,700	\$47,700	A-SITE
058 05 0068 000	16852 FARMINGTON	4/22/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$281,979	\$30,021	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$57,000	\$57,000	A-SITE
058 05 0073 000	16822 FARMINGTON	6/2/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$265,359	\$26,641	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$53,000	\$53,000	A-SITE
058 05 0076 000	16806 FARMINGTON	6/23/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$267,105	\$14,895	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$51,000	\$51,000	A-SITE
058 05 0092 000	16920 FARMINGTON	8/31/2023	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$203,299	\$42,701	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$43,800	\$43,800	A-SITE
058 05 0093 000	16924 FARMINGTON	10/19/2023	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$203,299	\$41,701	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$43,600	\$43,600	A-SITE
058 05 0094 000	16918 FARMINGTON	3/29/2024	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$251,121	\$34,879	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$51,800	\$51,800	A-SITE
058 05 0097 000	17010 FARMINGTON	9/11/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$245,694	\$66,306	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$57,000	\$57,000	A-SITE
058 05 0105 000	17036 FARMINGTON	4/11/2024	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$204,455	\$52,445	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$45,980	\$45,980	A-SITE
058 05 0110 000	17034 FARMINGTON	4/19/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$268,241	\$48,759	\$27,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$27,000	\$58,000	\$58,000	A-SITE
Totals:			\$4,314,400			\$4,314,400	\$4,060,198	\$713,202	\$459,000	0.0		0.00							
										Average per FF=>	#DIV/0!	Average per Net Acre=>							

RATES:																			
A-SITE:			\$30,000														Average:	\$50,758	\$50,758
																	Median:	\$51,800	\$51,800
																	Min.:	\$42,400	\$42,400
																	Max.:	\$58,000	\$58,000
																	Mode:	\$53,000	\$53,000
																	2025 Base:	\$27,000	
																	2026 Base:	\$30,000	
																	% Change:	11%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
059 01 0022 001	33087 RAYBURN	8/31/2023	\$393,000	PTA	03-ARM'S LENGTH	\$393,000	\$386,694	\$70,006	\$63,700	70.0	132.0	0.21	\$1,000	70.00	'05960	\$910	\$98,250	\$1,404	A-FF		
059 01 0034 001	15435 SHADYSIDE	10/17/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$307,162	\$107,338	\$54,600	60.0	140.0	0.19	\$1,789	60.00	'05960	\$910	\$89,975	\$1,500	A-FF		
059 01 0045 000	15536 SHADYSIDE	11/25/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$343,960	\$151,040	\$70,000	132.0	140.0	0.42	\$1,144	132.00	'05960	\$530	\$106,250	\$805	C-SITE		
059 01 0049 001	15336 SHADYSIDE	9/18/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$306,863	\$113,197	\$60,060	66.0	140.0	0.21	\$1,715	66.00	'05960	\$910	\$90,000	\$1,364	A-FF		
059 01 0059 001	15623 WOODRING	5/19/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$263,986	\$78,074	\$60,060	66.0	140.0	0.21	\$1,183	66.00	'05960	\$910	\$70,500	\$1,068	A-FF		
059 01 0068 002	15430 WOODRING	12/18/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$171,162	\$63,898	\$60,060	66.0	140.0	0.21	\$968	66.00	'05960	\$910	\$43,750	\$663	A-FF		
059 01 0077 001	15325 LOVELAND	11/15/2024	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$252,050	\$94,030	\$80,080	88.0	138.3	0.28	\$1,069	88.00	'05960	\$910	\$66,500	\$756	A-FF		
059 01 0101 001	15401 MAYFIELD	6/7/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$262,996	\$72,064	\$60,060	66.0	140.0	0.21	\$1,092	66.00	'05960	\$910	\$68,750	\$1,042	A-FF		
059 01 0102 002	15495 MAYFIELD	4/26/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$159,975	\$85,085	\$60,060	66.0	140.0	0.21	\$1,289	66.00	'05960	\$910	\$46,250	\$701	A-FF		
059 01 0106 002	15621 MAYFIELD	5/15/2023	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$213,607	\$63,453	\$60,060	66.0	140.0	0.21	\$961	66.00	'05960	\$910	\$54,250	\$822	A-FF		
059 01 0108 002	15644 MAYFIELD	11/17/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$370,444	\$46,886	\$57,330	63.0	140.0	0.20	\$744	63.00	'05960	\$910	\$90,000	\$1,429	A-FF		
059 01 0113 001	15468 MAYFIELD	12/14/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$202,940	\$77,120	\$60,060	66.0	140.0	0.21	\$1,168	66.00	'05960	\$910	\$55,000	\$833	A-FF		
059 01 0115 003	15328 MAYFIELD	8/16/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$234,213	\$119,027	\$58,240	64.0	140.0	0.21	\$1,860	64.00	'05960	\$910	\$73,750	\$1,152	A-FF		
059 01 0133 001	15532 BROOKFIELD	5/5/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$216,743	\$93,317	\$60,060	66.0	140.0	0.21	\$1,414	66.00	'05960	\$910	\$62,500	\$947	A-FF		
059 02 0002 002	32678 RAYBURN	8/11/2023	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$318,697	\$141,803	\$68,000	70.0	175.0	0.28	\$2,026	70.00	'05960	\$971	\$98,125	\$1,402	A-SITE		
059 02 0018 003	32674 MYRNA	5/8/2023	\$354,900	PTA	03-ARM'S LENGTH	\$354,900	\$340,799	\$101,101	\$87,000	85.0	627.1	1.22	\$1,189	85.00	'05960	\$1,024	\$88,725	\$1,044	B-SITE		
059 03 0026 000	15958 SHADYSIDE	7/20/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$335,852	\$101,148	\$87,000	71.9	130.9	0.22	\$1,407	71.88	'05960	\$1,210	\$87,500	\$1,217	B-SITE		
059 03 0039 000	33050 MYRNA	4/12/2024	\$433,000	PTA	03-ARM'S LENGTH	\$433,000	\$376,888	\$143,112	\$87,000	61.6	120.0	0.25	\$2,324	61.58	'05960	\$1,413	\$108,250	\$1,758	B-SITE		
059 03 0043 000	15733 LOVELAND	9/20/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$368,123	\$88,877	\$87,000	80.0	127.5	0.23	\$1,111	80.00	'05960	\$1,088	\$92,500	\$1,156	B-SITE		
059 03 0047 000	15845 LOVELAND	10/27/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$362,830	\$114,170	\$87,000	80.0	127.5	0.23	\$1,427	80.00	'05960	\$1,088	\$97,500	\$1,219	B-SITE		
059 03 0051 000	33017 MYRNA	10/8/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$370,510	\$121,490	\$87,000	79.7	77.9	0.14	\$1,525	79.69	'05960	\$1,092	\$101,250	\$1,271	B-SITE		
059 03 0082 000	33169 HAMPSHIRE	8/9/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$349,487	\$2,513	\$87,000	80.0	120.0	0.22	\$31	80.00	'05960	\$1,088	\$66,250	\$828	B-SITE		
059 03 0082 000	33169 HAMPSHIRE	12/16/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$349,487	\$147,513	\$87,000	80.0	120.0	0.22	\$1,844	80.00	'05960	\$1,088	\$102,500	\$1,281	B-SITE		
059 03 0096 000	33322 MYRNA	10/3/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$354,526	\$32,474	\$87,000	92.0	120.0	0.25	\$353	92.00	'05960	\$946	\$75,000	\$815	B-SITE		
Totals:			\$7,733,300			\$7,733,300	\$7,219,994	\$2,228,736	\$1,715,430	1,785.2		6.48									
										Average per FF=>											
										\$1,248											
										Average per Net Acre=>											

RATES:									
A-FF:	\$1,019	A-SITE:	\$76,000						
		B-SITE:	\$97,500						
		C-SITE:	\$78,500						
		D-SITE:	\$103,000						
				Average:		\$80,555		\$1,103	
				Median:		\$88,113		\$1,110	
				Min.:		\$43,750		\$663	
				Max.:		\$108,250		\$1,758	
				Mode:		\$90,000		N/A	
				2025 Base:		\$60,000			
				2026 Base:		\$67,000			
				% Change:		12%			

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x %	LV/FF S.P.	Rate Group 1	Reason

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
060 01 0553 000	31501 SIX MILE	8/25/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$322,329	(\$32,329)	\$80,000	100.0	375.6	0.86	(\$323)	100.00	'05960	\$800	\$52,500	\$525	A-FF
060 01 0561 000	31542 GROVE	8/21/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$259,230	\$175,770	\$80,000	100.0	405.6	0.93	\$1,758	100.00	'05960	\$800	\$88,750	\$888	A-FF
060 01 0566 005	31480 GROVE	7/11/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$269,594	\$140,406	\$80,000	100.0	266.4	0.61	\$1,404	100.00	'05960	\$800	\$82,500	\$825	A-SITE
060 01 0631 000	15440 AUBURNDALE	1/10/2025	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$227,351	(\$54,351)	\$88,000	100.0	405.6	0.93	(\$544)	100.00	'05960	\$880	\$21,250	\$213	B-SITE
060 01 0644 000	15960 AUBURNDALE	7/5/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$417,504	\$50,496	\$88,000	100.0	405.6	0.93	\$505	100.00	'05960	\$880	\$95,000	\$950	B-SITE
060 01 0664 003	31620 FIVE MILE	5/17/2024	\$232,150	PTA	03-ARM'S LENGTH	\$232,150	\$208,379	\$88,771	\$65,000	106.2	155.6	0.38	\$836	106.20	'05960	\$612	\$58,038	\$546	D-SITE

Totals:	\$1,592,150		\$1,592,150	\$1,704,387	\$368,763	\$481,000	606.2		4.65										
						Average per FF=>			Average per Net Acre=>										
									\$608										

RATES:						
A-FF:	\$800	A-SITE:	\$80,000	Average:	\$66,340	\$658
		B-SITE:	\$88,000	Median:	\$70,269	\$686
		C-SITE:	\$100,000	Min.:	\$21,250	\$213
		D-SITE:	\$65,000	Max.:	\$95,000	\$950
				Mode:	N/A	N/A
				2025 Base:	\$80,000	
				2026 Base:	\$80,000	
				% Change:	0%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
		Totals:	#REF!			#REF!

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
#REF!		#REF!	#REF!	#REF!	#REF!		#REF!
Sale. Ratio =>	#REF!			Average			Average
Std. Dev. =>	#REF!			per FF=>	#REF!		per Net Acre=>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
#REF!		Average					
#REF!		per SqFt=>	#REF!				

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
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Site Characteristics

Access

Water Supply

Sewer

Property Restrictions

Restriction Notes

Waterfont View

Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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Land Table: 064-01 Coventry Gardens

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
061 01 0009 000	16167 SOUTHAMPTON	7/20/2023	\$456,000	PTA	03-ARM'S LENGTH	\$456,000	\$411,050	\$124,950	\$80,000	80.0	285.1	0.52	\$1,562	80.00	'064	\$1,000	\$114,000	\$1,425	B-SITE
061 01 0029 000	16244 SOUTHAMPTON	1/26/2024	\$343,000	PTA	03-ARM'S LENGTH	\$343,000	\$321,613	\$97,387	\$76,000	80.0	192.1	0.35	\$1,217	80.00	'064	\$950	\$85,750	\$1,072	A-SITE
061 01 0035 000	16184 SOUTHAMPTON	10/8/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$339,098	\$76,902	\$76,000	169.3	141.1	0.39	\$454	169.33	'064	\$449	\$85,000	\$502	A-SITE
064 01 0001 001	34037 COVENTRY	12/27/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$282,668	\$34,303	\$56,971	118.7	124.3	0.34	\$289	118.69	'064	\$480	\$65,000	\$548	B-FF
064 01 0089 000	34216 COVENTRY	5/11/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$293,319	\$142,681	\$76,000	100.0	140.0	0.32	\$1,427	100.00	'064	\$760	\$90,000	\$900	A-FF
064 01 0311 000	15618 SURREY	5/18/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$256,781	\$104,219	\$76,000	100.0	186.3	0.43	\$1,042	100.00	'064	\$760	\$71,250	\$713	A-FF
064 01 0315 000	33444 ROYCROFT	5/6/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$252,787	\$121,496	\$99,283	206.8	158.0	0.75	\$587	206.84	'064	\$480	\$68,750	\$332	B-FF
064 01 0375 002	15401 EDINGTON	12/5/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$369,769	\$76,031	\$60,800	80.0	205.2	0.38	\$950	80.00	'064	\$760	\$96,250	\$1,203	A-FF
064 01 0423 001	15450 STAMFORD	8/2/2024	\$393,500	PTA	03-ARM'S LENGTH	\$393,500	\$278,171	\$191,329	\$76,000	170.1	97.9	0.38	\$1,125	170.13	'064	\$447	\$98,375	\$578	A-SITE
064 01 0431 000	15380 STAMFORD	12/13/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$234,715	\$68,285	\$38,000	50.0	200.0	0.23	\$1,366	50.00	'064	\$760	\$66,250	\$1,325	A-FF
064 01 0592 000	16070 SOUTHAMPTON	10/29/2024	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$318,029	\$152,971	\$76,000	100.0	135.0	0.31	\$1,530	100.00	'064	\$760	\$98,750	\$988	A-FF
064 01 0617 000	15657 NORWICH	12/22/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$384,691	(\$6,291)	\$68,400	90.0	135.0	0.28	(\$70)	90.00	'064	\$760	\$77,500	\$861	A-FF
064 01 0630 000	34010 ROYCROFT	10/13/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$262,273	\$164,046	\$76,319	100.4	138.8	0.32	\$1,634	100.42	'064	\$760	\$87,500	\$871	A-FF
064 01 0634 000	33950 ROYCROFT	6/1/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$402,146	\$93,514	\$85,660	112.7	94.0	0.24	\$830	112.71	'064	\$760	\$102,500	\$909	A-FF
064 01 0686 002	15758 WHITBY	11/1/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$258,348	\$45,252	\$83,600	110.0	120.0	0.30	\$411	110.00	'064	\$760	\$55,000	\$500	A-FF
064 01 0717 002	33994 HAMPSHIRE	9/9/2024	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$305,644	\$69,756	\$68,400	90.0	108.2	0.22	\$775	90.00	'064	\$760	\$76,750	\$853	A-FF
064 01 0755 001	33642 HAMPSHIRE	5/3/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$271,283	\$190,117	\$86,400	180.0	154.2	0.64	\$1,056	180.00	'064	\$480	\$93,750	\$521	B-FF

Totals:			\$5,729,500			\$5,729,500	\$5,242,385	\$1,746,948	\$1,259,833	1,938.1		6.41								
									Average per FF=>				\$901							Average per Net Acre=>

RATES:				Average:	
A-FF:	\$828	A-SITE:	\$83,000	Average:	\$84,257
B-FF:	\$523	B-SITE:	\$87,000	Median:	\$85,750
E-FF:	\$175	C-SITE:	\$66,500	Min.:	\$55,000
		D-SITE:	\$96,000	Max.:	\$114,000
		E-SITE:	\$11,000	Mode:	N/A
				2025 Base:	\$76,000
				2026 Base:	\$83,000
				% Change:	9%

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
061 01 0040 002	16128 SOUTHAMPTON	9/30/2024	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$523,235	\$161,765	\$80,000	143.2	147.3	0.31	\$1,129	143.23	'064	\$559	\$151,250	\$1,056	B-SITE	High

Land Table: 065 PT OF 061-062-063

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale % x 25%	LV/FF SP	Rate Group 1
061 02 0024 000	16438 SURREY	7/26/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$338,850	\$66,110	\$84,960	80.0	125.0	0.23	\$826	80.00	'MW	\$1,062	\$80,000	\$1,000	A-FF
061 02 0026 000	16472 SURREY	5/5/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$327,159	\$97,801	\$84,960	80.0	125.0	0.23	\$1,223	80.00	'MW	\$1,062	\$85,000	\$1,063	A-FF
061 02 0035 000	16618 SURREY	8/12/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$376,777	\$93,223	\$85,000	90.0	135.0	0.28	\$1,036	90.00	'MW	\$944	\$96,250	\$1,069	A-SITE
061 02 0058 000	33631 WOOD	7/25/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$401,706	\$97,502	\$89,208	84.0	124.2	0.24	\$1,161	84.00	'MW	\$1,062	\$102,500	\$1,220	A-SITE
061 02 0071 000	33648 GROVE	8/7/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$294,446	\$104,762	\$89,208	84.0	123.0	0.24	\$1,247	84.00	'MW	\$1,062	\$77,500	\$923	A-FF
061 02 0076 000	33685 GROVE	6/8/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$320,994	\$63,214	\$89,208	84.0	120.0	0.23	\$753	84.00	'MW	\$1,062	\$73,750	\$878	A-FF
061 02 0081 000	16852 POLLYANNA	7/3/2024	\$300,500	PTA	03-ARM'S LENGTH	\$300,500	\$335,620	\$54,880	\$90,000	92.6	150.0	0.32	\$593	92.62	'MW	\$972	\$75,125	\$811	D-SITE
061 02 0103 000	16437 SURREY	4/25/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$297,152	\$87,808	\$84,960	80.0	145.7	0.27	\$1,098	80.00	'MW	\$1,062	\$75,000	\$938	A-FF
061 02 0121 000	16736 POLLYANNA	6/14/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$286,385	\$123,885	\$90,270	85.0	125.0	0.24	\$1,457	85.00	'MW	\$1,062	\$80,000	\$941	A-FF
061 02 0156 000	16537 POLLYANNA	10/2/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$355,012	\$84,988	\$90,000	80.0	165.0	0.30	\$1,062	80.00	'MW	\$1,125	\$87,500	\$1,094	D-SITE
061 03 0194 000	34086 BURTON LANE	8/24/2023	\$387,000	PTA	03-ARM'S LENGTH	\$387,000	\$385,835	\$86,165	\$85,000	100.0	153.5	0.35	\$862	100.00	'MW	\$850	\$96,750	\$968	A-SITE
061 03 0196 000	34054 BURTON LANE	7/15/2024	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$352,766	\$139,384	\$79,650	75.0	208.8	0.36	\$1,858	75.00	'MW	\$1,062	\$103,125	\$1,375	A-FF
061 03 0201 000	34003 BURTON LANE	12/18/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$351,052	\$113,948	\$85,000	60.0	183.3	0.87	\$1,899	60.00	'MW	\$1,417	\$95,000	\$1,583	A-SITE
061 03 0205 000	34059 BURTON LANE	10/25/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$388,068	\$77,512	\$95,580	90.0	152.0	0.31	\$861	90.00	'MW	\$1,062	\$92,500	\$1,028	A-FF
061 03 0213 000	34203 BURTON LANE	6/4/2024	\$417,000	PTA	03-ARM'S LENGTH	\$417,000	\$386,668	\$121,664	\$91,332	86.0	171.7	0.34	\$1,415	86.00	'MW	\$1,062	\$104,250	\$1,212	A-FF
061 03 0232 000	34210 BURTON LANE	1/29/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$317,394	\$117,606	\$85,000	100.0	134.0	0.31	\$1,176	100.00	'MW	\$850	\$87,500	\$875	A-FF
061 03 0234 000	34275 MUNGER	8/21/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$345,854	\$89,146	\$85,000	116.0	118.3	0.32	\$769	116.00	'MW	\$733	\$87,500	\$754	A-SITE
061 03 0292 000	34444 GROVE	7/26/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$333,606	\$76,354	\$84,960	80.0	120.0	0.22	\$954	80.00	'MW	\$1,062	\$81,250	\$1,016	A-FF
061 03 0298 000	34228 GROVE	12/13/2023	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$288,748	\$93,212	\$84,960	80.0	120.0	0.22	\$1,165	80.00	'MW	\$1,062	\$74,250	\$928	A-FF
061 03 0304 000	34112 GROVE	10/2/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$290,284	\$69,716	\$85,000	100.0	120.0	0.28	\$697	100.00	'MW	\$850	\$68,750	\$688	A-SITE
061 03 0320 000	34495 WOOD	6/8/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$347,632	\$87,948	\$95,580	90.0	120.0	0.25	\$977	90.00	'MW	\$1,062	\$85,000	\$944	A-FF
061 03 0329 000	34274 WOOD	10/1/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$369,029	\$75,931	\$84,960	80.0	129.0	0.24	\$949	80.00	'MW	\$1,062	\$90,000	\$1,125	A-FF
061 03 0338 000	16921 WHITBY	7/11/2023	\$425,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$435,946	\$114,454	\$125,400	200.0	209.8	0.47	\$572	200.00	'MW	\$627	\$106,250	\$531	A-SITE
062 01 0382 000	35020 WOOD	6/11/2024	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$263,263	\$99,457	\$63,720	60.0	120.0	0.17	\$1,658	60.00	'MW	\$1,062	\$74,750	\$1,246	A-FF
062 01 0392 000	34824 WOOD	9/16/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$305,121	\$118,499	\$63,720	60.0	120.0	0.17	\$1,975	60.00	'MW	\$1,062	\$89,975	\$1,500	A-FF
062 01 0394 000	34664 WOOD	2/20/2025	\$396,000	PTA	03-ARM'S LENGTH	\$396,000	\$387,476	\$93,484	\$84,960	80.0	120.0	0.22	\$1,169	80.00	'MW	\$1,062	\$99,000	\$1,238	A-FF
062 01 0399 000	34651 WOOD	7/12/2024	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$340,624	\$168,096	\$63,720	60.0	120.0	0.17	\$2,802	60.00	'MW	\$1,062	\$111,250	\$1,854	A-FF
062 01 0400 000	34665 WOOD	11/17/2023	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$304,042	\$88,678	\$63,720	60.0	120.0	0.17	\$1,478	60.00	'MW	\$1,062	\$82,250	\$1,371	A-FF
062 01 0407 000	34933 WOOD	10/6/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$311,156	\$92,564	\$63,720	60.0	120.0	0.17	\$1,543	60.00	'MW	\$1,062	\$85,000	\$1,417	A-FF
062 01 0411 000	35015 WOOD	3/20/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$355,994	\$122,726	\$63,720	60.0	120.0	0.17	\$2,045	60.00	'MW	\$1,062	\$103,750	\$1,729	A-FF
062 01 0422 000	16834 RIVERSIDE	8/11/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$332,844	\$141,186	\$69,030	65.0	130.0	0.19	\$2,172	65.00	'MW	\$1,062	\$101,250	\$1,558	A-FF
062 01 0423 000	16822 RIVERSIDE	4/4/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$316,087	\$89,209	\$75,296	70.9	129.6	0.21	\$1,258	70.90	'MW	\$1,062	\$82,500	\$1,164	A-FF
062 01 0452 000	34639 GROVE	9/8/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$380,351	\$134,609	\$84,960	80.0	120.0	0.22	\$1,683	80.00	'MW	\$1,062	\$107,500	\$1,344	A-FF
062 01 0458 000	34833 GROVE	6/17/2024	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$307,004	\$133,716	\$63,720	60.0	120.0	0.17	\$2,229	60.00	'MW	\$1,062	\$94,250	\$1,571	A-FF
062 02 0524 000	16317 RIVERSIDE	1/10/2025	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$378,602	\$126,398	\$90,000	80.0	197.5	0.36	\$1,580	80.00	'MW	\$1,125	\$103,750	\$1,297	D-SITE
062 02 0526 000	16257 RIVERSIDE	9/10/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$355,024	\$109,976	\$90,000	80.0	187.5	0.34	\$1,375	80.00	'MW	\$1,125	\$93,750	\$1,172	D-SITE
062 02 0540 000	16424 RIVERSIDE	4/21/2023	\$376,600	PTA	03-ARM'S LENGTH	\$376,600	\$324,185	\$116,135	\$63,720	60.0	125.0	0.17	\$1,936	60.00	'MW	\$1,062	\$94,150	\$1,569	A-FF
062 02 0542 000	16360 RIVERSIDE	6/27/2023	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$369,751	\$113,969	\$63,720	60.0	125.0	0.17	\$1,899	60.00	'MW	\$1,062	\$105,000	\$1,750	A-FF
062 02 0547 000	34736 BRISTOL	6/4/2024	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$344,961	\$75,879	\$74,340	70.0	130.0	0.21	\$1,084	70.00	'MW	\$1,062	\$86,625	\$1,238	A-FF
062 02 0553 000	16319 ALPINE	8/20/2024	\$378,000	PTA	03-ARM'S LENGTH	\$378,000	\$367,120	\$106,460	\$95,580	90.0	125.0	0.26	\$1,183	90.00	'MW	\$1,062	\$94,500	\$1,050	A-FF
062 02 0585 000	34647 BRISTOL	1/30/2025	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$335,394	\$97,698	\$70,092	66.0	113.1	0.17	\$1,480	66.00	'MW	\$1,062	\$90,750	\$1,375	A-FF
062 03 0681 000	35000 OAKDALE	3/8/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$427,002	\$77,998	\$85,000	50.0	120.0	0.25	\$1,560	50.00	'MW	\$1,700	\$105,000	\$2,100	A-SITE
062 03 0711 000	16517 EDGEWOOD	5/7/2024	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$397,480	\$187,520	\$95,000	63.3	120.0	0.53	\$2,961	63.34	'MW	\$1,500	\$122,500	\$1,934	C-SITE
062 03 0711 000	16517 EDGEWOOD	5/30/2023	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$397,480	\$152,520	\$95,000	63.3	120.0	0.53	\$2,408	63.34	'MW	\$1,500	\$113,750	\$1,796	C-SITE
062 03 0731 000	16185 ELLEN	5/19/2023	\$431,000	PTA	03-ARM'S LENGTH	\$431,000	\$400,637	\$115,323	\$84,960	80.0	120.0	0.22	\$1,442	80.00	'MW	\$1,062	\$107,750	\$1,347	A-FF
063 01 0025 000	15953 EDGEWOOD	6/21/2023	\$316,200	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$316,200	\$400,669	\$5,531	\$90,000	70.0	136.9	0.22	\$79	70.00	'063	\$1,286	\$79,050	\$1,129	D-SITE
063 01 0034 000	15738 EDGEWOOD	12/22/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$428,812	\$16,148	\$84,960	80.0	120.0	0.22	\$202	80.00	'063	\$1,062	\$90,000	\$1,125	A-FF
063 01 0048 000	15911 ELLEN	1/11/2024	\$427,500	PTA	03-ARM'S LENGTH	\$427,500	\$404,378	\$108,082	\$84,960	80.0	120.0	0.22	\$1,351	80.00	'063	\$1,062	\$106,875	\$1,336	A-FF
063 01 0058 000	15660 ELLEN	11/22/2023	\$375,000	LC	03-ARM'S LENGTH	\$375,000	\$378,188	\$81,772	\$84,960	80.0	120.0	0.22	\$1,022	80.00	'063	\$1,062	\$93,750	\$1,172	A-FF
063 02 0624 000	16017 RIVERSIDE	11/13/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$377,286	\$112,674	\$84,960	80.0	148.3	0.27	\$1,408	80.00	'MW	\$1,062	\$101,250	\$1,266	A-FF
063 02 0653 000	16086 RIVERSIDE	8/5/2024	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$393,159	\$72,841	\$85,000	112.2	123.9	0.32	\$649	112.20	'MW	\$758	\$95,250	\$849	A-SITE
063 02 0656 000	16095 FAIRLANE	4/30/2024	\$389,900	PTA	03-ARM'S LENGTH	\$389,900	\$370,396	\$104,504	\$85,000	108.6	105.0	0.22	\$963	108.57	'MW	\$783	\$97,475	\$898	A-SITE
063 03 0102 000	15634 GARY	3/6/2025	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$395,780	\$49,180	\$84,960	80.0	120.9	0.22	\$615	80.00	'063	\$1,062	\$90,000	\$1,125	A-FF
063 04 0005 000	15493 ASHURST	4/19/2024	\$431,000	PTA	03-ARM'S LENGTH	\$431,000	\$389,000	\$126,960	\$84,960	80.0	150.0	0.28	\$1,587	80.00	'063	\$1,062	\$107,750	\$1,347	A-FF
063 04 0008 000	15393 ASHURST	6/29/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$387,119	\$107,841	\$84,960	80.0	150.0	0.28	\$1,348	80.00	'063	\$1,0			

City of Livonia
Land Analysis
For 2026 Assessments

065 01 0022 000	16685 FAIRWAY	3/18/2025	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$332,606	\$142,354	\$84,960	80.0	120.0	0.22	\$1,779	80.00	'MW	\$1,062	\$97,500	\$1,219	A-FF
065 01 0041 000	16115 FAIRWAY	9/7/2023	\$499,900	PTA	03-ARM'S LENGTH	\$499,900	\$432,177	\$162,723	\$95,000	77.9	189.1	0.66	\$2,089	77.90	'MW	\$1,220	\$124,975	\$1,604	C-SITE
065 01 0062 000	35600 OAKDALE	11/13/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$340,867	\$154,093	\$84,960	80.0	120.0	0.22	\$1,926	80.00	'MW	\$1,062	\$102,500	\$1,281	A-FF
065 01 0069 000	16294 FAIRWAY	10/25/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$352,447	\$87,513	\$84,960	80.0	120.0	0.22	\$1,094	80.00	'MW	\$1,062	\$88,750	\$1,109	A-FF
065 01 0076 000	16508 FAIRWAY	3/15/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$356,599	\$68,361	\$84,960	80.0	111.5	0.21	\$855	80.00	'MW	\$1,062	\$85,000	\$1,063	A-FF
065 01 0106 000	16243 COUNTRY CLUB	8/11/2023	\$436,500	PTA	03-ARM'S LENGTH	\$436,500	\$330,906	\$185,913	\$80,319	75.6	120.0	0.21	\$2,458	75.63	'MW	\$1,062	\$109,125	\$1,443	A-FF
065 01 0108 000	35610 SOUTHAMPTON	10/6/2023	\$409,900	PTA	03-ARM'S LENGTH	\$409,900	\$361,414	\$133,486	\$85,000	113.4	66.7	0.17	\$1,178	113.35	'MW	\$750	\$102,475	\$904	A-SITE
065 01 0111 000	35597 SOUTHAMPTON	11/10/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$402,263	\$162,737	\$90,000	114.3	129.4	0.34	\$1,423	114.33	'MW	\$787	\$118,750	\$1,039	D-SITE
065 02 0177 000	16110 WAYNE	8/5/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$364,690	\$63,998	\$88,688	83.5	120.0	0.23	\$766	83.51	'MW	\$1,062	\$85,000	\$1,018	A-FF
065 02 0247 000	16772 PARK	3/18/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$424,098	\$71,172	\$90,270	85.0	111.5	0.22	\$837	85.00	'MW	\$1,062	\$101,250	\$1,191	A-FF
065 02 0250 000	16620 PARK	1/3/2025	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$395,791	\$109,479	\$90,270	85.0	111.5	0.22	\$1,288	85.00	'MW	\$1,062	\$103,750	\$1,221	A-FF
065 03 0004 000	36005 SIX MILE	6/1/2023	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$329,105	\$69,355	\$78,560	80.0	120.0	0.22	\$867	80.00	'MW	\$982	\$79,975	\$1,000	B-FF
065 03 0023 000	16790 LEVAN	12/5/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$400,247	\$134,713	\$84,960	80.0	130.0	0.24	\$1,684	80.00	'MW	\$1,062	\$112,500	\$1,406	A-FF
065 03 0041 000	36236 WHITCOMB	12/4/2024	\$373,000	PTA	03-ARM'S LENGTH	\$373,000	\$383,857	\$74,103	\$84,960	80.0	120.0	0.22	\$926	80.00	'MW	\$1,062	\$93,250	\$1,166	A-FF
065 05 0075 000	36302 MALLORY	9/5/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$406,083	\$83,917	\$85,000	65.3	128.5	0.34	\$1,286	65.26	'MW	\$1,302	\$101,250	\$1,551	A-SITE
065 05 0118 000	16790 PARKLANE	4/9/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$335,131	\$134,829	\$84,960	80.0	120.0	0.22	\$1,685	80.00	'MW	\$1,062	\$96,250	\$1,203	A-FF
065 05 0141 000	36066 WHITCOMB	9/28/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$401,200	\$108,800	\$85,000	163.7	120.0	0.45	\$665	163.71	'MW	\$519	\$106,250	\$649	A-SITE
065 06 0167 000	16316 GOLFVIEW	10/25/2023	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$335,072	\$104,268	\$74,340	70.0	120.4	0.19	\$1,490	70.00	'MW	\$1,062	\$91,250	\$1,304	A-FF
065 06 0177 000	16161 GOLFVIEW	8/7/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$399,763	\$115,237	\$85,000	153.7	121.1	0.36	\$750	153.73	'MW	\$553	\$107,500	\$699	A-SITE
065 06 0181 000	16317 GOLFVIEW	12/22/2023	\$404,900	PTA	03-ARM'S LENGTH	\$404,900	\$369,283	\$109,957	\$74,340	70.0	120.0	0.19	\$1,571	70.00	'MW	\$1,062	\$101,225	\$1,446	A-FF
065 06 0190 000	16434 PARKLANE	12/20/2024	\$397,000	PTA	03-ARM'S LENGTH	\$397,000	\$386,675	\$84,665	\$74,340	70.0	120.0	0.19	\$1,210	70.00	'MW	\$1,062	\$99,250	\$1,418	A-FF
065 06 0222 000	16248 WESTBROOK	6/2/2023	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$336,081	\$69,919	\$85,000	62.0	120.0	0.17	\$1,128	62.00	'MW	\$1,371	\$80,250	\$1,294	A-SITE
Totals:			\$30,444,200			\$30,444,200	\$28,941,917	\$8,185,744	\$6,683,461	6,637.3									
										Average per FF=>		\$1,233		Average per Net Acre=>		21.35			

RATES:				Average:		Median:		Min.:		Max.:		Mode:		2025 Base:		2026 Base:		% Change:		
A-FF:	\$1,168	A-SITE:	\$93,500	\$95,138	\$95,125	\$68,750	\$124,975	\$85,000	\$85,000	\$93,500										
B-FF:	\$1,080	C-SITE:	\$104,500	\$1,208	\$1,182	\$531	\$2,100	\$1,125												
		D-SITE:	\$99,000																	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate		
066 01 0002 000	36497 WHITCOMB	10/13/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$371,839	\$153,741	\$95,580	90.0	116.6	0.24	\$1,708	90.00	'MW	\$1,062	\$107,500	\$1,194	B-FF		
066 02 0034 000	36701 SIX MILE	9/27/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$366,160	\$123,800	\$84,960	80.0	120.0	0.22	\$1,548	80.00	'MW	\$1,062	\$101,250	\$1,266	B-FF		
066 03 0196 000	36824 MUNGER	7/14/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$337,776	\$112,194	\$74,970	70.0	130.7	0.21	\$1,603	70.00	'MW	\$1,071	\$93,750	\$1,339	A-FF		
066 03 0214 000	37332 MUNGER	11/15/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$335,900	\$99,070	\$74,970	70.0	131.9	0.21	\$1,415	70.00	'MW	\$1,071	\$90,000	\$1,286	A-FF		
066 03 0223 000	37177 MUNGER	12/18/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$357,487	\$117,483	\$74,970	70.0	135.0	0.22	\$1,678	70.00	'MW	\$1,071	\$100,000	\$1,429	A-FF		
066 03 0242 000	37228 BRISTOL	12/27/2023	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$382,670	\$57,300	\$74,970	70.0	135.0	0.22	\$819	70.00	'MW	\$1,071	\$91,250	\$1,304	A-FF		
066 03 0246 000	37332 BRISTOL	9/12/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$321,258	\$140,169	\$76,427	71.4	135.0	0.22	\$1,964	71.36	'MW	\$1,071	\$96,250	\$1,349	A-FF		
066 03 0256 000	37151 BRISTOL	2/7/2025	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$347,997	\$77,973	\$74,970	70.0	137.8	0.22	\$1,114	70.00	'MW	\$1,071	\$87,750	\$1,254	A-FF		
066 03 0260 000	37047 BRISTOL	3/28/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$321,232	\$78,738	\$74,970	70.0	139.1	0.22	\$1,125	70.00	'MW	\$1,071	\$81,250	\$1,161	A-FF		
066 03 0263 000	36969 BRISTOL	8/24/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$308,676	\$93,990	\$67,666	63.2	140.0	0.20	\$1,488	63.18	'MW	\$1,071	\$83,750	\$1,326	A-FF		
066 03 0288 000	36473 GROVE	11/4/2024	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$282,394	\$114,576	\$74,970	70.0	140.0	0.23	\$1,637	70.00	'MW	\$1,071	\$80,500	\$1,150	A-FF		
066 04 0003 000	37325 MALLORY	4/23/2024	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$466,775	\$213,225	\$105,000	70.0	158.5	0.26	\$3,046	70.00	'06604	\$1,500	\$143,750	\$2,054	B-SITE		
066 04 0008 000	37215 MALLORY	10/7/2024	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$480,942	\$174,058	\$105,000	70.0	120.0	0.19	\$2,487	70.00	'06604	\$1,500	\$137,500	\$1,964	B-SITE		
066 04 0013 000	37105 MALLORY	5/23/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$500,623	\$184,377	\$105,000	70.0	120.0	0.19	\$2,634	70.00	'06604	\$1,500	\$145,000	\$2,071	B-SITE		
066 04 0036 000	37085 ELIA	1/28/2025	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$484,350	\$135,650	\$105,000	62.7	120.0	0.17	\$2,163	62.70	'06604	\$1,675	\$128,750	\$2,053	B-SITE		
066 04 0039 000	37104 ELIA	4/28/2023	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$449,058	\$115,942	\$105,000	52.0	140.0	0.17	\$2,230	52.00	'06604	\$2,019	\$115,000	\$2,212	B-SITE		
Totals:			\$6,733,000			\$6,733,000	\$6,115,137	\$1,992,286	\$1,374,423	1,119.2		3.39									
										Average											
										per FF=>		\$1,780		Average						per Net Acre=>	

RATES:																					
A-FF:	\$1,135	A-SITE:	\$91,000																		
B-FF:	\$1,126	B-SITE:	\$111,000																		
																Average:		\$105,203		\$1,379	
																Median:		\$98,125		\$1,326	
																Min.:		\$80,500		\$932	
																Max.:		\$145,000		\$2,212	
																Mode:		#N/A		#N/A	
																2025 Base:		\$86,000			
																2026 Base:		\$91,000			
																% Change:		6%			

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	te Group	Reason

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate	
067 01 0001 000	36411 ROYCROFT	2/27/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$269,478	\$103,602	\$73,080	72.0	115.2	0.19	\$1,439	72.00	'MW	\$1,015	\$75,000	\$1,042	C-FF	
067 01 0008 000	36543 ROYCROFT	10/2/2023	\$411,000	PTA	03-ARM'S LENGTH	\$411,000	\$325,877	\$152,113	\$66,990	66.0	112.4	0.17	\$2,305	66.00	'MW	\$1,015	\$102,750	\$1,557	C-FF	
067 01 0043 000	36710 MARLER	11/8/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$294,247	\$95,733	\$79,980	60.0	120.0	0.17	\$1,596	60.00	'MW	\$1,333	\$77,500	\$1,292	A-FF	
067 01 0045 000	36560 MARLER	9/20/2024	\$381,000	PTA	03-ARM'S LENGTH	\$381,000	\$307,786	\$153,194	\$79,980	60.0	120.0	0.17	\$2,553	60.00	'MW	\$1,333	\$95,250	\$1,588	A-FF	
067 01 0068 000	36568 KINGSBURY	6/28/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$311,418	\$128,562	\$79,980	60.0	120.0	0.17	\$2,143	60.00	'MW	\$1,333	\$90,000	\$1,500	A-FF	
067 01 0078 000	36557 KINGSBURY	9/4/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$315,580	\$149,400	\$79,980	60.0	120.0	0.17	\$2,490	60.00	'MW	\$1,333	\$96,250	\$1,604	A-FF	
067 01 0105 000	15518 COMSTOCK	6/9/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$300,799	\$99,181	\$79,980	60.0	120.0	0.17	\$1,653	60.00	'MW	\$1,333	\$80,000	\$1,333	A-FF	
067 02 0012 000	36927 LANCASTER	10/27/2023	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$350,692	\$64,593	\$75,385	67.6	115.0	0.18	\$955	67.61	'MW	\$1,115	\$84,975	\$1,257	B-FF	
067 02 0078 000	15578 LIVERPOOL	3/18/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$294,988	\$104,992	\$79,980	60.0	140.0	0.19	\$1,750	60.00	'MW	\$1,333	\$80,000	\$1,333	A-FF	
067 02 0116 000	15698 SUSSEX	8/8/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$354,098	\$118,377	\$72,475	65.0	140.0	0.21	\$1,821	65.00	'MW	\$1,115	\$100,000	\$1,538	B-FF	
067 02 0157 000	15628 FITZGERALD	10/7/2024	\$372,000	PTA	03-ARM'S LENGTH	\$372,000	\$321,196	\$130,784	\$79,980	60.0	141.5	0.20	\$2,180	60.00	'MW	\$1,333	\$93,000	\$1,550	A-FF	
067 02 0159 000	15652 FITZGERALD	9/13/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$287,762	\$132,218	\$79,980	60.0	141.3	0.20	\$2,204	60.00	'MW	\$1,333	\$85,000	\$1,417	A-FF	
067 03 0111 000	15626 COMSTOCK	9/27/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$296,901	\$88,079	\$79,980	60.0	120.0	0.17	\$1,468	60.00	'MW	\$1,333	\$76,250	\$1,271	A-FF	
067 03 0114 000	36512 MARLER	12/15/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$333,285	\$122,765	\$71,050	70.0	120.0	0.19	\$1,754	70.00	'MW	\$1,015	\$96,250	\$1,375	C-FF	
067 03 0117 000	36541 SHERWOOD	11/22/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$319,894	\$145,086	\$79,980	60.0	120.0	0.17	\$2,418	60.00	'MW	\$1,333	\$96,250	\$1,604	A-FF	
067 03 0120 000	36721 SHERWOOD	2/7/2025	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$307,503	\$87,477	\$79,980	60.0	120.0	0.17	\$1,458	60.00	'MW	\$1,333	\$78,750	\$1,313	A-FF	
067 04 0173 000	36707 RAYBURN	7/16/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$335,171	\$109,809	\$79,980	60.0	126.3	0.17	\$1,830	60.00	'MW	\$1,333	\$91,250	\$1,521	A-FF	
067 04 0182 000	36419 RAYBURN	10/11/2023	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$300,327	\$134,986	\$81,313	61.0	118.0	0.17	\$2,213	61.00	'MW	\$1,333	\$88,500	\$1,451	A-FF	
067 04 0193 002	36700 RAYBURN	4/28/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$370,511	\$92,539	\$78,050	70.0	120.0	0.19	\$1,322	70.00	'MW	\$1,115	\$96,250	\$1,375	B-FF	
067 04 0209 002	36927 LADYWOOD	5/13/2024	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$332,613	\$72,437	\$78,050	70.0	130.0	0.21	\$1,035	70.00	'MW	\$1,115	\$81,750	\$1,168	B-FF	
067 04 0221 000	36729 LADYWOOD	2/14/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$343,400	\$106,580	\$79,980	60.0	120.0	0.17	\$1,776	60.00	'MW	\$1,333	\$92,500	\$1,542	A-FF	
067 04 0222 000	36715 LADYWOOD	10/11/2024	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$295,124	\$102,356	\$79,980	60.0	120.0	0.17	\$1,706	60.00	'MW	\$1,333	\$79,375	\$1,323	A-FF	
067 04 0264 000	37176 MYRNA	11/7/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$361,302	\$102,898	\$89,200	80.0	111.3	0.20	\$1,286	80.00	'MW	\$1,115	\$93,750	\$1,172	B-FF	
067 04 0271 002	37081 SUNNYDALE	12/9/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$327,920	\$100,130	\$78,050	70.0	120.0	0.19	\$1,430	70.00	'MW	\$1,115	\$87,500	\$1,250	B-FF	
067 04 0289 000	36709 SUNNYDALE	8/16/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$320,506	\$146,464	\$86,970	78.0	120.0	0.22	\$1,878	78.00	'MW	\$1,115	\$95,000	\$1,218	B-FF	
067 04 0326 000	37080 SUNNYDALE	7/30/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$331,658	\$131,392	\$78,050	70.0	177.0	0.28	\$1,877	70.00	'MW	\$1,115	\$96,250	\$1,375	B-FF	
067 04 0328 002	37120 SUNNYDALE	10/24/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$330,536	\$72,514	\$78,050	70.0	177.0	0.28	\$1,036	70.00	'MW	\$1,115	\$81,250	\$1,161	B-FF	
067 04 0353 000	16008 NEWBURGH	11/16/2023	\$368,000	PTA	03-ARM'S LENGTH	\$368,000	\$329,675	\$117,495	\$79,170	78.0	150.0	0.27	\$1,506	78.00	'MW	\$1,015	\$92,000	\$1,179	C-FF	
068 01 0007 000	15438 GOLFVIEW	11/27/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$303,889	\$118,176	\$72,065	71.0	118.6	0.19	\$1,664	71.00	'MW	\$1,015	\$87,500	\$1,232	C-FF	
068 01 0072 000	15363 GOLFVIEW	5/7/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$314,067	\$107,283	\$91,350	90.0	120.0	0.25	\$1,192	90.00	'MW	\$1,015	\$82,500	\$917	C-FF	
068 03 0133 000	15722 WOODSIDE	11/15/2024	\$383,000	PTA	03-ARM'S LENGTH	\$383,000	\$341,867	\$122,353	\$81,220	80.0	115.0	0.21	\$1,529	80.02	'MW	\$1,015	\$95,750	\$1,197	C-FF	
Totals:			\$10,993,400			\$10,993,400	\$9,930,070	\$3,513,568	\$2,450,238	2,068.6		6.02								
									Average per FF=>	\$1,698		Average per Net Acre=>								
RATES:																				
A-FF:	\$1,453																Average:	\$88,656	\$1,344	
B-FF:	\$1,215																Median:	\$90,000	\$1,333	
C-FF:	\$1,106																Min.:	\$75,000	\$917	
																	Max.:	\$102,750	\$1,604	
																	Mode:	\$96,250	\$1,375	
																	2024 Base:	\$80,000		
																	2025 Base:	\$87,000		
																	% Change:	9%		

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SITE VALUES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1
067 01 0063 000	36760 KINGSBURY	8/14/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$318,191	\$98,809	\$87,000	90.0	120.0	0.25	\$1,098	90.00	'MW	\$87,000	\$82,500	\$79,548	A-SITE
067 02 0082 000	15512 LIVERPOOL	5/8/2023	\$326,500	PTA	03-ARM'S LENGTH	\$326,500	\$321,209	\$92,291	\$87,000	69.4	115.0	0.18	\$1,329	69.42	'MW	\$87,000	\$81,625	\$80,302	A-SITE
067 02 0103 000	37113 SHERWOOD	5/30/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$339,228	\$152,772	\$87,000	75.0	120.0	0.21	\$2,037	75.00	'MW	\$87,000	\$101,250	\$84,807	A-SITE
067 02 0141 000	15316 FITZGERALD	9/22/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$307,636	\$109,364	\$87,000	146.6	85.8	0.29	\$746	146.59	'MW	\$87,000	\$82,500	\$76,909	A-SITE
067 05 0001 000	15600 HUNTERS GROVE CT	2/23/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$335,292	\$29,708	\$40,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$40,000	\$81,250	\$83,823	B-SITE CONDO
067 05 0009 000	15664 HUNTERS GROVE CT	1/5/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$336,458	\$28,542	\$40,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$40,000	\$81,250	\$84,115	B-SITE CONDO
067 05 0012 000	15688 HUNTERS GROVE CT	5/16/2023	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$356,412	\$33,488	\$40,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$40,000	\$87,475	\$89,103	B-SITE CONDO
067 05 0013 000	15696 HUNTERS GROVE CT	7/21/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$339,811	\$60,189	\$40,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$40,000	\$90,000	\$84,953	B-SITE CONDO
067 05 0017 000	15728 HUNTERS GROVE CT	9/18/2023	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$336,458	\$35,542	\$40,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$40,000	\$83,000	\$84,115	B-SITE CONDO
067 05 0030 000	15683 HUNTERS GROVE CT	8/21/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$336,458	\$18,542	\$40,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$40,000	\$78,750	\$84,115	B-SITE CONDO
067 05 0031 000	15675 HUNTERS GROVE CT	10/10/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$336,458	\$33,542	\$40,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$40,000	\$82,500	\$84,115	B-SITE CONDO
068 01 0064 000	15543 GOLFVIEW	1/8/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$316,938	\$125,062	\$87,000	74.0	113.8	0.19	\$1,690	74.00	'MW	\$87,000	\$88,750	\$79,235	A-SITE
068 01 0067 000	15471 GOLFVIEW	12/10/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$307,986	\$149,014	\$87,000	74.0	113.8	0.19	\$2,014	74.00	'MW	\$87,000	\$92,500	\$76,997	A-SITE
068 02 0078 000	15606 LEVAN	12/11/2024	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$363,640	\$70,360	\$87,000	74.0	115.5	0.20	\$951	74.00	'MW	\$87,000	\$86,750	\$90,910	A-SITE
068 03 0088 000	15721 WOODSIDE	6/3/2024	\$377,500	PTA	03-ARM'S LENGTH	\$377,500	\$314,487	\$150,013	\$87,000	74.0	115.5	0.20	\$2,027	74.00	'MW	\$87,000	\$94,375	\$78,622	A-SITE
RATES:																Average:	\$86,298	\$82,778	
A-SITE:	\$95,000																Median:	\$83,000	\$84,115
B-SITE:	\$43,500																Min.:	\$78,750	\$76,909
D-SITE:	\$100,000																Max.:	\$101,250	\$90,910
E-SITE:	\$49,000																Mode:	\$82,500	\$84,115

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason
067 02 0071 000	15662 LIVERPOOL	4/3/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$292,362	\$67,618	\$79,980	60.0	140.0	0.19	\$1,127	60.00	'MW	\$1,333	\$70,000	\$1,167	A-FF	LOW
068 03 0090 000	15691 WOODSIDE	2/24/2025	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$363,159	\$163,841	\$87,000	74.0	115.5	0.20	\$2,214	74.00	'MW	\$87,000	\$110,000	\$90,790	A-SITE	HIGH

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
069 01 0014 000	37882 SOUTHAMPTON	6/27/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$337,946	\$77,054	\$85,000	67.1	120.0	0.27	\$1,149	67.08	'06901	\$1,267	\$82,500	\$1,230	A-SITE		
069 01 0069 000	37573 SUNNYDALE	7/19/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$365,746	\$44,254	\$85,000	65.1	120.0	0.30	\$680	65.09	'06901	\$1,306	\$81,250	\$1,248	A-SITE		
069 01 0075 000	37464 SUNNYDALE	3/1/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$380,012	\$185,768	\$90,780	85.4	120.0	0.24	\$2,175	85.40	'06901	\$1,063	\$118,750	\$1,391	A-FF		
069 01 0098 000	16152 HUFF	11/26/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$368,329	\$131,711	\$85,040	80.0	120.0	0.22	\$1,646	80.00	'06901	\$1,063	\$103,750	\$1,297	A-FF		
069 02 0015 000	37915 MALLORY	9/7/2023	\$382,500	PTA	03-ARM'S LENGTH	\$382,500	\$336,632	\$130,908	\$85,040	80.0	120.0	0.22	\$1,636	80.00	'06901	\$1,063	\$95,625	\$1,195	A-FF		
069 02 0025 000	38235 MALLORY	7/8/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$399,997	\$155,043	\$85,040	80.0	120.0	0.22	\$1,938	80.00	'06901	\$1,063	\$117,500	\$1,469	A-FF		
069 02 0065 000	16631 BLUE SKIES	3/28/2024	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$385,063	\$134,711	\$111,774	105.2	120.0	0.29	\$1,281	105.15	'06901	\$1,063	\$102,000	\$970	A-FF		
069 02 0087 000	37708 MALLORY	11/4/2024	\$407,600	PTA	03-ARM'S LENGTH	\$407,600	\$368,432	\$124,208	\$85,040	80.0	120.0	0.22	\$1,553	80.00	'06901	\$1,063	\$101,900	\$1,274	A-FF		
069 02 0089 000	37644 MALLORY	6/23/2023	\$461,000	PTA	03-ARM'S LENGTH	\$461,000	\$418,479	\$127,561	\$85,040	80.0	120.0	0.22	\$1,595	80.00	'06901	\$1,063	\$115,250	\$1,441	A-FF		
069 02 0107 000	37596 BLOOMFIELD	10/24/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$345,162	\$144,838	\$85,000	47.8	163.8	0.36	\$3,028	47.83	'06901	\$1,777	\$101,250	\$2,117	A-SITE		
069 03 0153 000	16574 HOUGHTON	10/14/2024	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$415,469	\$107,531	\$88,000	64.8	134.6	0.45	\$1,658	64.84	'06901	\$1,357	\$108,750	\$1,677	B-SITE		
069 03 0254 000	37786 BRISTOL	8/29/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$407,225	\$102,815	\$85,040	80.0	135.0	0.25	\$1,285	80.00	'06901	\$1,063	\$106,250	\$1,328	A-FF		
069 03 0270 000	37546 BRISTOL	9/18/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$411,168	\$98,832	\$85,000	86.2	118.4	0.23	\$1,147	86.18	'06901	\$986	\$106,250	\$1,233	A-SITE		
069 03 0280 000	37689 BRISTOL	3/5/2025	\$416,250	PTA	03-ARM'S LENGTH	\$416,250	\$321,898	\$179,352	\$85,000	90.0	131.2	0.27	\$1,993	90.00	'06901	\$944	\$104,063	\$1,156	A-SITE		
069 03 0285 000	37849 BRISTOL	7/25/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$386,696	\$158,344	\$85,040	80.0	136.9	0.25	\$1,979	80.00	'06901	\$1,063	\$115,000	\$1,438	A-FF		
069 03 0310 000	15798 BLUE SKIES	8/3/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$429,345	\$130,695	\$85,040	80.0	120.0	0.22	\$1,634	80.00	'06901	\$1,063	\$118,750	\$1,484	A-FF		
Totals:			\$6,715,350			\$6,715,350	\$6,077,599	\$2,033,625	\$1,395,874	1,251.6		4.23									
										Average											
										per FF=>											
										\$1,625											
										per Net Acre=>											

RATES:																			
A-FF:	\$1,164	A-SITE:	\$93,000																
		B-SITE:	\$96,000																
																Average:	\$104,927	\$1,372	
																Median:	\$105,156	\$1,313	
																Min.:	\$81,250	\$970	
																Max.:	\$118,750	\$2,117	
																Mode:	\$118,750	N/A	
																2025 Base:	\$85,000		
																2026 Base:	\$93,000		
																% Change:	9.5%		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
069 02 0099 000	37802 BLOOMFIELD	11/3/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$325,422	\$34,578	\$85,000	96.8	120.0	0.27	\$357	96.80	'06901	\$878	\$68,750	\$710	A-SITE	LOW
069 03 0280 000	37689 BRISTOL	10/15/2024	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$317,571	\$43,429	\$85,000	90.0	131.2	0.27	\$483	90.00	'06901	\$944	\$69,000	\$767	A-SITE	LOW

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25 %	LV/FF SP	Rate		
070 01 0018 000	38758 MEETINGHOUSE	3/4/2024	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$389,035	\$51,965	\$91,000	70.0	130.0	0.21	\$742	70.00	'06901	\$1,300	\$87,500	\$1,250	A-FF		
070 01 0023 000	38598 MEETINGHOUSE	10/28/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$374,717	\$141,283	\$91,000	79.0	170.0	0.31	\$1,788	79.00	'06901	\$1,152	\$106,250	\$1,345	A-SITE		
070 01 0076 000	38943 LAPHAM	1/30/2025	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$362,249	\$10,220	\$92,469	71.1	120.0	0.20	\$144	71.13	'06901	\$1,300	\$70,000	\$984	A-FF		
070 01 0081 000	39103 LAPHAM	3/12/2025	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$356,504	\$85,496	\$91,000	70.0	120.0	0.19	\$1,221	70.00	'06901	\$1,300	\$87,750	\$1,254	A-FF		
070 01 0092 000	39016 REO	4/5/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$404,178	\$150,722	\$94,900	73.0	120.0	0.20	\$2,065	73.00	'06901	\$1,300	\$115,000	\$1,575	A-FF		
070 01 0109 000	38833 REO	10/26/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$353,762	\$107,238	\$91,000	85.0	120.0	0.23	\$1,262	85.00	'06901	\$1,071	\$92,500	\$1,088	A-SITE		
070 01 0121 000	16520 PENN	9/8/2023	\$442,000	PTA	03-ARM'S LENGTH	\$442,000	\$399,034	\$133,966	\$91,000	133.5	120.0	0.37	\$1,003	133.52	'06901	\$682	\$110,500	\$828	A-SITE		
070 01 0128 000	39006 STACEY	9/30/2024	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$382,881	\$161,119	\$91,000	70.0	120.0	0.19	\$2,302	70.00	'06901	\$1,300	\$113,250	\$1,618	A-FF		
070 01 0162 000	16719 PENN	6/9/2023	\$368,000	PTA	03-ARM'S LENGTH	\$368,000	\$372,114	\$86,886	\$91,000	70.0	143.2	0.23	\$1,241	70.00	'06901	\$1,300	\$92,000	\$1,314	A-FF		
070 02 0183 000	15755 PENN	7/14/2023	\$462,000	PTA	03-ARM'S LENGTH	\$462,000	\$375,930	\$177,070	\$91,000	70.0	165.0	0.27	\$2,530	70.00	'06901	\$1,300	\$115,500	\$1,650	A-FF		
070 02 0206 000	15644 PENN	8/1/2023	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$371,243	\$151,757	\$88,000	58.9	117.0	0.16	\$2,575	58.94	'06901	\$1,493	\$108,750	\$1,845	B-SITE		
070 02 0208 000	15676 SWATHMORE	7/14/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$354,817	\$91,183	\$91,000	85.0	125.0	0.24	\$1,073	85.01	'06901	\$1,070	\$88,750	\$1,044	A-SITE		
070 02 0226 000	15964 SWATHMORE	1/8/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$359,414	\$96,586	\$91,000	70.0	120.0	0.19	\$1,380	70.00	'06901	\$1,300	\$91,250	\$1,304	A-FF		
070 02 0262 000	16225 QUAKERTOWN	9/15/2023	\$424,900	PTA	03-ARM'S LENGTH	\$424,900	\$398,920	\$127,913	\$101,933	78.4	128.6	0.23	\$1,631	78.41	'06901	\$1,300	\$106,225	\$1,355	A-FF		
070 02 0264 000	16219 QUAKERTOWN	6/9/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$399,306	\$123,025	\$97,331	74.9	140.6	0.24	\$1,643	74.87	'06901	\$1,300	\$106,250	\$1,419	A-FF		
070 02 0276 000	15933 SWATHMORE	7/29/2024	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$372,401	\$173,599	\$91,000	70.0	120.0	0.19	\$2,480	70.00	'06901	\$1,300	\$113,750	\$1,625	A-FF		
Totals:			\$6,420,900			\$6,420,900	\$6,026,505	\$1,870,028	\$1,475,633	1,228.9		3.66									
										Average per FF=>		Average per Net Acre=>									
										\$1,522											

RATES:																			
A-FF:	\$1,417	A-SITE:	\$99,000																
		B-SITE:	\$96,000																
		C-SITE:	\$40,000																
														Average:	\$100,327	\$1,344			
														Median:	\$106,238	\$1,330			
														Min.:	\$70,000	\$828			
														Max.:	\$115,500	\$1,845			
														Mode:	\$106,250	N/A			
														2025 Base:	\$91,000				
														2026 Base:	\$99,000				
														% Change:	9%				

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x25%	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate
071 01 0006 000	38258 LADYWOOD	7/25/2023	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$360,357	\$60,754	\$70,111	69.3	133.7	0.21	\$877	69.28	'071	\$1,012	\$87,750	\$1,267	A-FF
071 01 0027 000	15572 NOLA	1/19/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$369,504	\$113,296	\$72,800	65.0	122.7	0.18	\$1,743	65.00	'071	\$1,120	\$102,500	\$1,577	C-FF
071 01 0041 000	38372 ROYCROFT	4/24/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$311,954	\$99,046	\$81,000	88.0	132.6	0.27	\$1,126	88.00	'071	\$920	\$82,500	\$938	A-SITE
071 01 0062 000	38608 FIVE MILE	8/8/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$322,045	\$73,955	\$81,000	84.0	120.0	0.23	\$880	84.00	'071	\$964	\$78,750	\$938	A-SITE
071 01 0070 000	38771 ROYCROFT	7/24/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$339,952	\$111,404	\$71,356	70.5	134.4	0.22	\$1,580	70.51	'071	\$1,012	\$95,000	\$1,347	A-FF
071 01 0090 000	38672 ROYCROFT	9/14/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$317,466	\$98,494	\$80,960	80.0	120.0	0.22	\$1,231	80.00	'071	\$1,012	\$83,750	\$1,047	A-FF
071 01 0101 000	38589 LANCASTER	7/9/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$330,310	\$115,650	\$80,960	80.0	122.4	0.23	\$1,446	80.00	'071	\$1,012	\$91,250	\$1,141	A-FF
071 01 0124 000	38797 KINGSBURY	1/31/2024	\$350,197	PTA	03-ARM'S LENGTH	\$350,197	\$335,863	\$95,294	\$80,960	80.0	120.0	0.22	\$1,191	80.00	'071	\$1,012	\$87,549	\$1,094	A-FF
071 01 0146 000	15573 NOLA	6/8/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$303,203	\$67,797	\$81,000	84.0	132.6	0.26	\$807	84.00	'071	\$964	\$72,500	\$863	A-SITE
071 01 0152 000	15523 NOLA	4/28/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$327,985	\$76,052	\$79,037	78.1	125.0	0.22	\$974	78.10	'071	\$1,012	\$81,250	\$1,040	A-FF
071 01 0185 000	38556 KINGSBURY	9/6/2024	\$371,000	PTA	03-ARM'S LENGTH	\$371,000	\$330,625	\$123,784	\$83,409	82.4	139.1	0.26	\$1,502	82.42	'071	\$1,012	\$92,750	\$1,125	A-FF
071 01 0206 000	15389 KNOLSON	8/17/2023	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$345,845	\$62,225	\$91,070	90.0	179.0	0.37	\$691	89.99	'071	\$1,012	\$79,250	\$881	A-FF
072 01 0007 000	15408 RICHFIELD	6/7/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$308,317	\$112,683	\$81,000	95.3	98.0	0.21	\$1,182	95.34	'071	\$850	\$85,000	\$892	A-SITE
072 01 0011 000	15329 RICHFIELD	12/23/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$352,966	\$67,467	\$85,433	84.4	100.0	0.19	\$799	84.42	'071	\$1,012	\$83,750	\$992	A-FF
072 01 0028 000	15353 HUFF	11/15/2024	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$314,200	\$116,700	\$81,000	84.0	100.1	0.19	\$1,389	84.00	'071	\$964	\$87,475	\$1,041	A-SITE
072 01 0028 000	15353 HUFF	7/12/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$314,200	\$66,800	\$81,000	84.0	100.1	0.19	\$795	84.00	'071	\$964	\$75,000	\$893	A-SITE
072 01 0030 000	15405 HUFF	7/2/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$330,708	\$125,292	\$81,000	82.0	100.8	0.19	\$1,528	82.00	'071	\$988	\$93,750	\$1,143	A-SITE
072 01 0045 000	37534 LANCASTER	5/24/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$335,534	\$105,306	\$70,840	70.0	140.0	0.23	\$1,504	70.00	'071	\$1,012	\$92,500	\$1,321	A-FF
072 02 0058 000	37691 KINGSBURY	12/12/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$342,226	\$113,614	\$70,840	70.0	140.0	0.23	\$1,623	70.00	'071	\$1,012	\$96,250	\$1,375	A-FF
072 02 0084 000	37555 LADYWOOD	7/24/2023	\$337,304	PTA	03-ARM'S LENGTH	\$337,304	\$344,656	\$63,488	\$70,840	70.0	120.0	0.19	\$907	70.00	'071	\$1,012	\$84,326	\$1,205	A-FF
072 02 0098 000	37612 KINGSBURY	1/21/2025	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$297,889	\$137,951	\$70,840	70.0	120.0	0.19	\$1,971	70.00	'071	\$1,012	\$91,250	\$1,304	A-FF
072 02 0110 000	37701 SHERWOOD	10/4/2024	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$316,213	\$106,637	\$70,850	70.0	120.0	0.19	\$1,523	70.01	'071	\$1,012	\$88,000	\$1,257	A-FF
072 02 0113 000	37640 SHERWOOD	10/18/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$334,740	\$84,946	\$74,686	73.8	101.0	0.17	\$1,151	73.80	'071	\$1,012	\$86,250	\$1,169	A-FF
072 03 0054 000	15396 E BLUE SKIES	4/29/2024	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$435,970	\$107,030	\$81,000	52.9	132.9	0.16	\$2,022	52.94	'071	\$1,530	\$115,500	\$2,182	A-SITE
072 03 0079 000	15664 STONEHOUSE	6/30/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$393,651	\$87,392	\$66,043	65.3	129.3	0.19	\$1,339	65.26	'071	\$1,012	\$103,750	\$1,590	A-FF
072 03 0103 000	15631 STONEHOUSE	2/27/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$383,355	\$47,645	\$81,000	93.2	120.0	0.26	\$511	93.21	'071	\$869	\$87,500	\$939	A-SITE
072 03 0111 000	15582 N BLUE SKIES	3/20/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$346,262	\$128,031	\$59,293	52.9	103.3	0.23	\$2,418	52.94	'071	\$1,120	\$103,750	\$1,960	C-FF
		Totals:	\$9,635,401			\$9,635,401	\$9,145,996	\$2,568,733	\$2,079,328	2,069.2		5.92							
								Average per FF=>				Average per Net Acre=>							

RATES:				Average:		\$89,217	\$1,204
A-FF:	\$1,083	A-SITE:	\$86,500	Median:	\$87,549	\$1,141	
C-FF:	\$1,198	C-SITE:	\$105,000	Min.:	\$72,500	\$863	
				Max.:	\$115,500	\$2,182	
				Mode:	\$83,750	\$938	
				Front Foot			
				70.0'	2025 Base:	\$72,000	
				80.0'	2025 Base:	\$81,000	
				70.0'	2026 Base:	\$77,000	
				80.0'	2026 Base:	\$86,500	
				70.0'	% Change:	7%	
				80.0'	% Change:	7%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

Land Table: 073 THRU 076

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale x 25%	LV/FF SP	Rate Group 1
073 01 0013 000	37504 HOWELL	11/4/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$302,922	\$132,078	\$75,000	55.0	181.7	0.23	\$7,401	55.00	'CLW	\$1,364	\$75,731	\$1,377	E-SITE
073 01 0023 000	37708 HOWELL	5/10/2023	\$279,500	PTA	03-ARM'S LENGTH	\$279,500	\$242,581	\$107,091	\$70,172	60.1	130.0	0.18	\$1,781	60.13	'CLW	\$1,167	\$60,645	\$1,009	A-FF
073 01 0030 000	37761 HOWELL	8/31/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$267,543	\$62,145	\$74,688	64.0	118.1	0.17	\$971	64.00	'CLW	\$1,167	\$66,886	\$1,045	A-FF
073 01 0079 000	14541 STONEHOUSE	6/26/2023	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$275,010	\$99,010	\$70,020	60.0	120.0	0.17	\$1,650	60.00	'CLW	\$1,167	\$68,753	\$1,146	A-FF
073 01 0081 000	14565 STONEHOUSE	8/20/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$280,666	\$49,354	\$70,020	60.0	120.0	0.17	\$823	60.00	'CLW	\$1,167	\$70,167	\$1,169	A-FF
073 01 0095 000	14750 STONEHOUSE	9/27/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$264,178	\$55,822	\$70,000	70.0	120.0	0.19	\$797	70.00	'CLW	\$1,000	\$66,045	\$943	A-SITE
073 01 0105 000	14618 STONEHOUSE	7/11/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$266,395	\$66,125	\$70,020	60.0	120.0	0.17	\$1,102	60.00	'CLW	\$1,167	\$66,599	\$1,110	A-FF
073 01 0120 000	14579 HUFF	10/21/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$242,921	\$102,099	\$70,020	60.0	120.0	0.17	\$1,702	60.00	'CLW	\$1,167	\$60,730	\$1,012	A-FF
073 01 0122 000	14611 HUFF	6/9/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$325,071	\$94,949	\$70,020	60.0	120.0	0.17	\$1,582	60.00	'CLW	\$1,167	\$81,268	\$1,354	A-FF
073 01 0132 000	14757 HUFF	6/30/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$279,397	\$100,603	\$70,000	70.0	120.0	0.19	\$1,437	70.00	'CLW	\$1,000	\$69,849	\$998	A-SITE
073 01 0136 000	14720 HUFF	9/14/2023	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$263,878	\$65,142	\$70,020	60.0	120.0	0.17	\$1,086	60.00	'CLW	\$1,167	\$65,970	\$1,099	A-FF
073 01 0141 000	14636 HUFF	3/17/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$248,023	\$141,997	\$70,020	60.0	120.0	0.17	\$2,367	60.00	'CLW	\$1,167	\$62,006	\$1,033	A-FF
073 01 0163 000	14651 RICHFIELD	6/21/2024	\$332,500	PTA	03-ARM'S LENGTH	\$332,500	\$284,346	\$118,174	\$70,020	60.0	120.0	0.17	\$1,970	60.00	'CLW	\$1,167	\$71,087	\$1,185	A-FF
073 01 0183 000	14580 RICHFIELD	4/14/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$300,682	\$89,338	\$70,020	60.0	120.0	0.17	\$1,489	60.00	'CLW	\$1,167	\$75,171	\$1,253	A-FF
073 01 0184 000	14568 RICHFIELD	6/2/2023	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$271,563	\$73,357	\$70,020	60.0	120.0	0.17	\$1,223	60.00	'CLW	\$1,167	\$67,891	\$1,132	A-FF
073 01 0194 000	14559 NEWBURGH	11/4/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$297,871	\$42,149	\$70,020	60.0	127.9	0.18	\$702	60.00	'CLW	\$1,167	\$74,468	\$1,241	A-FF
073 02 0213 000	37906 JAMISON	8/29/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$276,523	\$99,332	\$75,855	65.0	120.0	0.18	\$1,528	65.00	'CLW	\$1,167	\$69,131	\$1,064	A-FF
073 02 0237 000	37819 HOWELL	11/30/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$290,325	\$79,675	\$70,000	70.0	120.0	0.19	\$1,138	70.00	'CLW	\$1,000	\$72,581	\$1,037	A-SITE
073 02 0252 000	15244 BLUE SKIES	3/7/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$283,013	\$87,007	\$70,020	60.0	130.0	0.18	\$1,450	60.00	'CLW	\$1,167	\$70,753	\$1,179	A-SITE
073 02 0262 000	38031 FIVE MILE	9/21/2023	\$276,500	PTA	03-ARM'S LENGTH	\$276,500	\$270,917	\$78,783	\$73,200	80.0	105.2	0.19	\$985	80.00	'CLW	\$915	\$67,729	\$847	B-FF
073 02 0281 000	15141 BLUE SKIES	12/18/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$297,520	\$92,500	\$70,020	60.0	120.0	0.17	\$1,542	60.00	'CLW	\$1,167	\$74,380	\$1,240	A-FF
073 02 0283 000	15117 BLUE SKIES	9/9/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$285,275	\$105,745	\$70,020	60.0	120.0	0.17	\$1,762	60.00	'CLW	\$1,167	\$71,319	\$1,189	A-FF
073 02 0287 000	15043 BLUE SKIES	8/15/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$277,122	\$87,898	\$70,020	60.0	120.0	0.17	\$1,465	60.00	'CLW	\$1,167	\$69,281	\$1,155	A-FF
073 02 0341 000	15073 NOLA	2/18/2025	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$312,362	\$90,825	\$71,187	61.0	120.0	0.17	\$1,489	61.00	'CLW	\$1,167	\$78,091	\$1,280	A-FF
073 02 0375 000	15148 MARSHA	9/6/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$258,700	\$106,300	\$70,000	65.0	120.0	0.18	\$1,635	65.00	'CLW	\$1,077	\$64,675	\$995	A-SITE
073 02 0403 000	38111 ELSIE	10/11/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$260,079	\$83,121	\$73,200	80.0	100.0	0.18	\$1,039	80.00	'CLW	\$915	\$65,020	\$813	B-FF
073 03 0410 000	14647 BLUE SKIES	10/9/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$251,196	\$133,824	\$70,020	60.0	120.0	0.17	\$2,230	60.00	'CLW	\$1,167	\$62,799	\$1,047	A-FF
073 03 0445 000	38053 JAMISON	9/29/2023	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$297,233	\$78,787	\$70,020	60.0	120.0	0.17	\$1,313	60.00	'CLW	\$1,167	\$74,308	\$1,238	A-FF
073 03 0460 000	38026 ROSS	9/26/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$280,059	\$79,961	\$70,020	60.0	120.0	0.17	\$1,333	60.00	'CLW	\$1,167	\$70,015	\$1,167	A-FF
073 03 0497 000	38102 DONALD	4/3/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$297,757	\$92,263	\$70,020	60.0	120.0	0.17	\$1,538	60.00	'CLW	\$1,167	\$74,439	\$1,241	A-FF
073 03 0543 000	37958 LYNDON	1/21/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$269,532	\$101,655	\$71,187	61.0	146.4	0.21	\$1,666	61.00	'CLW	\$1,167	\$67,383	\$1,105	A-FF
073 03 0546 000	14533 SUSANNA	6/12/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$286,326	\$83,694	\$70,020	60.0	120.0	0.17	\$1,395	60.00	'CLW	\$1,167	\$71,582	\$1,193	A-FF
074 01 0582 000	15033 MARSHA	7/22/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$282,300	\$117,720	\$70,020	60.0	120.0	0.17	\$1,962	60.00	'CLW	\$1,167	\$70,575	\$1,176	A-FF
074 01 0607 000	15046 HIX	11/8/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$246,925	\$143,095	\$70,020	60.0	120.0	0.17	\$2,385	60.00	'CLW	\$1,167	\$61,731	\$1,029	A-FF
074 01 0612 000	15148 HIX	11/29/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$252,771	\$88,084	\$75,855	65.0	120.0	0.18	\$1,355	65.00	'CLW	\$1,167	\$63,193	\$972	A-FF
074 01 0632 000	14739 HIX	4/5/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$282,549	\$103,306	\$75,855	65.0	120.0	0.18	\$1,589	65.00	'CLW	\$1,167	\$70,637	\$1,087	A-FF
074 01 0646 000	14764 HEYER	6/16/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$308,743	\$101,277	\$70,020	60.0	120.0	0.17	\$1,688	60.00	'CLW	\$1,167	\$77,186	\$1,286	A-FF
074 01 0649 000	14926 HEYER	5/17/2023	\$336,500	PTA	03-ARM'S LENGTH	\$336,500	\$287,380	\$119,140	\$70,020	60.0	120.0	0.17	\$1,986	60.00	'CLW	\$1,167	\$71,845	\$1,197	A-FF
074 01 0664 000	15147 HEYER	12/22/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$298,696	\$97,159	\$75,855	65.0	120.0	0.18	\$1,495	65.00	'CLW	\$1,167	\$74,674	\$1,149	A-FF
074 01 0676 000	14911 HEYER	5/3/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$309,205	\$75,815	\$70,020	60.0	120.0	0.17	\$1,264	60.00	'CLW	\$1,167	\$77,301	\$1,288	A-FF
074 01 0691 000	14954 NORMAN	6/28/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$272,645	\$47,375	\$70,020	60.0	120.0	0.17	\$790	60.00	'CLW	\$1,167	\$68,161	\$1,136	A-FF
074 01 0709 000	15035 NORMAN	5/16/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$272,562	\$97,458	\$70,020	60.0	120.0	0.17	\$1,624	60.00	'CLW	\$1,167	\$68,141	\$1,136	A-FF
074 01 0710 000	15047 NORMAN	2/25/2025	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$287,737	\$119,283	\$70,020	60.0	120.0	0.17	\$1,988	60.00	'CLW	\$1,167	\$71,934	\$1,199	A-FF
074 01 0722 000	15212 KNOLSON	9/30/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$278,079	\$126,921	\$75,000	80.0	120.0	0.22	\$1,587	80.00	'CLW	\$938	\$69,520	\$869	E-SITE
074 01 0730 000	15126 KNOLSON	9/13/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$284,579	\$105,441	\$70,020	60.0	120.0	0.17	\$1,757	60.00	'CLW	\$1,167	\$71,145	\$1,186	A-FF
074 01 0733 000	15048 KNOLSON	10/3/2024	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$277,250	\$41,770	\$70,020	60.0	120.0	0.17	\$696	60.00	'CLW	\$1,167	\$69,313	\$1,155	A-FF
074 01 0739 000	14928 KNOLSON	6/30/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$294,607	\$106,248	\$75,855	65.0	130.0	0.19	\$1,635	65.00	'CLW	\$1,167	\$73,652	\$1,133	A-FF
074 02 1062 000	38778 ROSS	12/15/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$281,114	\$123,906	\$70,020	60.0	120.0	0.17	\$2,065	60.00	'CLW	\$1,167	\$70,279	\$1,171	A-FF
074 02 1115 000	39291 ROSS	3/11/2024	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$338,403	(\$9,048)	\$75,855	65.0	130.0	0.19	(\$139)	65.00	'CLW	\$1,167	\$84,601	\$1,302	A-FF
074 02 1118 000	39197 ROSS	8/7/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$268,640	\$91,380	\$70,020	60.0	130.0	0.18	\$1,523	60.00	'CLW	\$1,167	\$67,160	\$1,119	A-FF
074 02 1125 000	38953 ROSS	9/8/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$273,851	\$110,837	\$74,688	64.0	118.4	0.17	\$1,732	64.00	'CLW	\$1,167	\$68,463	\$1,070	A-FF
074 02 1138 000	38874 DONALD	5/23/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$333,603	\$84,918	\$73,521	63.0	115.0	0.17	\$1,348	63.00	'CLW	\$1,167	\$83,401	\$1,324	A-FF
074 02 1138 000	38874 DONALD	8/13/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$333,603	\$99,918	\$73,521	63.0	115.0	0.17	\$1,586	63.00	'CLW	\$1,167	\$83,401	\$1,324	A-FF
074 02 1159 000	39235 DONALD	2/2/2024	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$313,799	\$76,121	\$70,020	60.0	130.0	0.18	\$1,269	60.00	'CLW	\$1,167	\$78,450	\$1,307	A-FF

Land Table: 073 THRU 076

City of Livonia
Land Analysis
For 2026 Assessments

074 02 1166 000	38985 DONALD	12/4/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$304,316	\$56,539	\$75,855	65.0	127.2	0.19	\$870	65.00	'CLW	\$1,167	\$76,079	\$1,170	A-FF
074 02 1181 000	38900 LYNDON	9/13/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$306,020	\$109,000	\$70,020	60.0	120.0	0.17	\$1,817	60.00	'CLW	\$1,167	\$76,505	\$1,275	A-FF
074 02 1216 000	38785 LYNDON	12/27/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$317,496	\$22,504	\$75,000	70.0	111.6	0.18	\$321	70.00	'CLW	\$1,071	\$79,374	\$1,134	E-SITE
074 02 1216 000	38785 LYNDON	3/5/2025	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$317,496	\$122,504	\$75,000	70.0	111.6	0.18	\$1,750	70.00	'CLW	\$1,071	\$79,374	\$1,134	E-SITE
074 02 1222 000	39070 ALLEN	6/17/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$301,320	\$128,680	\$75,000	72.0	124.2	0.21	\$1,787	72.00	'CLW	\$1,042	\$75,330	\$1,046	E-SITE
074 03 0339 000	39000 JAMISON	10/9/2024	\$357,500	PTA	03-ARM'S LENGTH	\$357,500	\$327,457	\$111,733	\$81,690	70.0	110.0	0.18	\$1,596	70.00	'CLW	\$1,167	\$81,864	\$1,169	A-FF
074 03 0351 000	39002 HOWELL	2/5/2025	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$331,319	\$110,371	\$81,690	70.0	110.0	0.18	\$1,577	70.00	'CLW	\$1,167	\$82,830	\$1,183	A-FF
074 03 0384 000	15014 PERE	6/28/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$310,500	\$138,856	\$79,356	68.0	111.0	0.17	\$2,042	68.00	'CLW	\$1,167	\$77,625	\$1,142	A-FF
074 04 0572 000	39398 ALLEN	8/7/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$331,208	\$55,232	\$86,440	74.1	120.0	0.20	\$746	74.07	'CLW	\$1,167	\$82,802	\$1,118	A-FF
074 05 0012 000	39293 JAMISON	10/18/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$299,679	\$63,321	\$70,000	50.0	253.5	0.29	\$1,266	50.00	'CLW	\$1,400	\$74,920	\$1,498	A-SITE
074 05 0016 000	14833 BASSETT	3/22/2024	\$356,000	PTA	03-ARM'S LENGTH	\$356,000	\$327,095	\$98,925	\$70,020	60.0	120.8	0.17	\$1,649	60.00	'CLW	\$1,167	\$81,774	\$1,363	A-FF
074 05 0017 000	14857 BASSETT	7/8/2024	\$362,500	PTA	03-ARM'S LENGTH	\$362,500	\$327,831	\$104,689	\$70,020	60.0	120.8	0.17	\$1,745	60.00	'CLW	\$1,167	\$81,958	\$1,366	A-FF
074 06 0018 000	38381 FIVE MILE	9/13/2023	\$241,500	PTA	03-ARM'S LENGTH	\$241,500	\$298,177	\$13,343	\$70,020	60.0	121.1	0.17	\$222	60.00	'CLW	\$1,167	\$74,544	\$1,242	A-FF
075 01 0050 000	14273 KNOLSON	10/27/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$290,092	\$109,908	\$75,000	73.4	120.0	0.20	\$1,498	73.38	'CLW	\$1,022	\$72,523	\$988	E-SITE
075 01 0058 000	14417 KNOLSON	8/28/2024	\$361,000	PTA	03-ARM'S LENGTH	\$361,000	\$299,195	\$131,825	\$70,020	60.0	120.0	0.17	\$2,197	60.00	'CLW	\$1,167	\$74,799	\$1,247	A-FF
075 01 0073 000	14343 NORMAN	11/20/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$308,880	\$96,140	\$70,020	60.0	120.0	0.17	\$1,602	60.00	'CLW	\$1,167	\$77,220	\$1,287	A-FF
075 01 0083 000	14220 KNOLSON	1/3/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$281,941	\$94,246	\$71,187	61.0	120.0	0.17	\$1,545	61.00	'CLW	\$1,167	\$70,485	\$1,155	A-FF
075 01 0122 000	38715 GRENNADA	12/6/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$298,589	\$96,419	\$70,008	60.0	118.1	0.16	\$1,607	59.99	'CLW	\$1,167	\$74,647	\$1,244	A-FF
075 01 0128 000	38790 MASON	7/12/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$310,532	\$89,468	\$75,000	80.0	122.0	0.22	\$1,118	80.00	'CLW	\$938	\$77,633	\$970	E-SITE
075 01 0134 000	38640 MASON	9/27/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$273,848	\$126,172	\$70,020	60.0	120.0	0.17	\$2,103	60.00	'CLW	\$1,167	\$68,462	\$1,141	A-FF
075 01 0139 000	38520 MASON	9/6/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$317,188	\$102,832	\$70,020	60.0	120.0	0.17	\$1,714	60.00	'CLW	\$1,167	\$79,297	\$1,322	A-FF
075 01 0166 000	14367 HOUGHTON	2/16/2024	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$320,424	\$116,596	\$70,020	60.0	120.0	0.17	\$1,943	60.00	'CLW	\$1,167	\$80,106	\$1,335	A-FF
075 01 0178 000	14354 HOUGHTON	10/24/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$307,065	\$112,955	\$70,020	60.0	123.3	0.17	\$1,883	60.00	'CLW	\$1,167	\$76,766	\$1,279	A-FF
075 01 0179 000	14370 HOUGHTON	6/6/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$296,133	\$108,887	\$70,020	60.0	123.0	0.17	\$1,815	60.00	'CLW	\$1,167	\$74,033	\$1,234	A-FF
075 03 0394 000	38757 SUMMERS	12/20/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$237,695	\$97,205	\$54,900	60.0	120.0	0.17	\$1,620	60.00	'CLW	\$915	\$59,424	\$990	B-FF
075 03 0448 000	14072 MARIE	6/23/2023	\$252,942	WD	03-ARM'S LENGTH	\$252,942	\$292,121	\$27,842	\$67,021	57.4	121.5	0.16	\$485	57.43	'CLW	\$1,167	\$73,030	\$1,272	A-FF
075 03 0448 000	14072 MARIE	12/15/2023	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$292,121	\$104,800	\$67,021	57.4	121.5	0.16	\$1,825	57.43	'CLW	\$1,167	\$73,030	\$1,272	A-FF
075 03 0448 000	14072 MARIE	9/20/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$292,121	\$109,900	\$67,021	57.4	121.5	0.16	\$1,914	57.43	'CLW	\$1,167	\$73,030	\$1,272	A-FF
075 03 0478 000	38667 MASON	5/31/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$295,382	\$74,618	\$75,000	61.1	126.9	0.18	\$1,221	61.11	'CLW	\$1,227	\$73,846	\$1,208	E-SITE
075 04 0494 000	39105 GRENNADA	6/14/2024	\$376,200	PTA	03-ARM'S LENGTH	\$376,200	\$308,334	\$119,271	\$51,405	56.2	124.7	0.16	\$2,123	56.18	'CLW	\$915	\$77,084	\$1,372	B-FF
075 04 0504 000	39273 GRENNADA	8/5/2024	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$287,973	\$104,027	\$70,000	43.2	128.8	0.13	\$2,407	43.22	'CLW	\$1,620	\$71,993	\$1,666	A-SITE
075 04 0510 000	14261 BASSETT	11/6/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$350,667	\$59,333	\$70,000	140.8	120.0	0.39	\$422	140.76	'CLW	\$497	\$87,667	\$623	A-SITE
075 04 0534 000	38966 GRENNADA	6/25/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$277,103	\$22,585	\$74,688	64.0	120.0	0.18	\$353	64.00	'CLW	\$1,167	\$69,276	\$1,082	A-FF
075 04 0551 000	14389 ADAMS	9/3/2024	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$257,549	\$129,471	\$70,020	60.0	120.0	0.17	\$2,158	60.00	'CLW	\$1,167	\$64,387	\$1,073	A-FF
075 04 0552 000	14417 ADAMS	10/31/2024	\$341,250	PTA	03-ARM'S LENGTH	\$341,250	\$324,163	\$87,107	\$70,020	60.0	120.0	0.17	\$1,452	60.00	'CLW	\$1,167	\$81,041	\$1,351	A-FF
075 04 0559 000	14361 PERE	10/13/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$312,491	\$65,509	\$73,000	86.0	120.0	0.24	\$762	86.01	'CLW	\$849	\$78,123	\$908	B-SITE
076 02 0770 000	38237 SUMMERS	10/22/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$289,749	\$55,271	\$70,020	60.0	122.3	0.17	\$921	60.00	'CLW	\$1,167	\$72,437	\$1,207	A-FF
076 02 0780 000	13961 SUSANNA	5/1/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$331,927	\$28,093	\$70,020	60.0	338.3	0.47	\$468	60.00	'CLW	\$1,167	\$82,982	\$1,383	A-FF
076 02 0786 000	13994 SUSANNA	12/21/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$294,886	\$100,114	\$75,000	97.3	129.9	0.29	\$1,029	97.28	'CLW	\$771	\$73,722	\$758	E-SITE
076 02 0856 000	37592 SUMMERS	10/4/2023	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$275,024	\$106,976	\$75,000	82.0	80.0	0.15	\$1,305	82.00	'CLW	\$915	\$68,756	\$838	E-SITE
076 02 0901 000	14315 BLUE SKIES	1/3/2025	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$301,406	\$78,594	\$70,000	65.0	130.0	0.19	\$1,209	65.00	'CLW	\$1,077	\$75,352	\$1,159	A-SITE
076 02 0913 000	14143 BLUE SKIES	8/28/2024	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$272,367	\$25,653	\$70,020	60.0	130.0	0.18	\$428	60.00	'CLW	\$1,167	\$68,092	\$1,135	A-FF
076 02 0924 000	14140 SUSANNA	7/21/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$300,946	\$79,074	\$70,020	60.0	135.0	0.19	\$1,318	60.00	'CLW	\$1,167	\$75,237	\$1,254	A-FF
076 02 0927 000	14196 SUSANNA	6/7/2024	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$274,029	\$132,991	\$70,020	60.0	135.0	0.19	\$2,217	60.00	'CLW	\$1,167	\$68,507	\$1,142	A-FF
076 02 0930 000	14240 SUSANNA	9/23/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$292,964	\$117,056	\$70,020	60.0	135.0	0.19	\$1,951	60.00	'CLW	\$1,167	\$73,241	\$1,221	A-FF
076 02 0946 000	14195 SUSANNA	5/18/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$283,431	\$71,589	\$70,020	60.0	135.0	0.19	\$1,193	60.00	'CLW	\$1,167	\$70,858	\$1,181	A-FF
076 02 0956 000	38030 SUMMERS	11/30/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$279,854	\$70,166	\$70,020	60.0	120.0	0.17	\$1,169	60.00	'CLW	\$1,167	\$69,964	\$1,166	A-FF
076 03 0981 000	14097 NOLA	7/2/2024	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$258,091	\$148,929	\$70,020	60.0	135.0	0.19	\$2,482	60.00	'CLW	\$1,167	\$64,523	\$1,075	A-FF
076 03 0993 000	14210 HOUGHTON	4/3/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$280,243	\$114,777	\$70,020	60.0	135.0	0.19	\$1,913	60.00	'CLW	\$1,167	\$70,061	\$1,168	A-FF
076 03 0995 000	14176 HOUGHTON	12/6/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$293,676	\$111,344	\$70,020	60.0	135.0	0.19	\$1,856	60.00	'CLW	\$1,167	\$73,419	\$1,224	A-FF

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
076 03 1036 000	38261 LYNDON	5/3/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$275,975	\$134,025	\$75,000	75.3	105.4	0.18	\$1,780	75.29	'CLW	\$996	\$68,994	\$916	E-SITE	
076 03 1040 000	38393 LYNDON	2/23/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$281,567	\$118,433	\$75,000	80.0	106.5	0.20	\$1,480	80.00	'CLW	\$938	\$70,392	\$880	E-SITE	
076 03 1047 000	14436 NOLA	10/25/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$264,647	\$55,373	\$70,020	60.0	130.0	0.18	\$923	60.00	'CLW	\$1,167	\$66,162	\$1,103	A-FF	
076 03 1054 000	14340 NOLA	5/31/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$311,657	\$88,343	\$75,000	70.3	130.1	0.21	\$1,257	70.27	'CLW	\$1,067	\$77,914	\$1,109	E-SITE	
Totals:			\$33,580,592			\$33,580,592	\$31,379,987	\$9,908,541	\$7,707,936	6,913.0				19.70						
										Average per FF=>		\$1,433	Average per Net Acre=>							

RATES:						
A-FF:	\$1,237	A-SITE:	\$74,000	Average:	\$72,639	#REF!
B-FF:	\$970	B-SITE:	\$77,500	Median:	\$72,480	#REF!
		C-SITE:	\$125,000	Min.:	\$59,424	#REF!
		E-SITE:	\$79,500	Max.:	\$87,667	#REF!
		F-SITE:	\$36,000	Mode:	\$73,030	#REF!
				60'	2025 Base:	\$70,000
				80'	2025 Base:	\$75,000
				60'	2026 Base:	\$74,000
					% Change:	6%
				80'	2026 Base:	\$79,500
					% Change:	6%

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
073 01 0156 000	14557 RICHFIELD	12/22/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$254,192	\$828	\$70,020	60.0	120.0	0.17	\$14	60.00	'CLW	\$1,167	\$63,548	\$1,059	A-FF	LOW
076 03 0981 000	14097 NOLA	12/27/2023	\$185,560	WD	03-ARM'S LENGTH	\$185,560	\$258,091	(\$2,511)	\$70,020	60.0	135.0	0.19	(\$42)	60.00	'CLW	\$1,167	\$64,523	\$1,075	A-FF	LOW
076 99 0006 001	37830 SCHOOLCRAFT	9/4/2024	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$143,856	\$86,144	\$34,000	76.6	151.8	0.27	\$1,124	76.64	'CLW	\$444	\$35,964	\$469	F-SITE	LOW
075 01 0135 000	38614 MASON	12/21/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$296,243	(\$16,223)	\$70,020	60.0	120.0	0.17	(\$270)	60.00	'CLW	\$1,167	\$74,061	\$1,234	A-FF	LOW
073 01 0141 000	14636 HUFF	8/5/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$246,582	\$43,438	\$70,020	60.0	120.0	0.17	\$724	60.00	'CLW	\$1,167	\$61,646	\$1,027	A-FF	LOW
075 04 0537 000	14452 PERE	2/28/2025	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$343,223	\$131,797	\$70,020	60.0	120.0	0.17	\$2,197	60.00	'CLW	\$1,167	\$85,806	\$1,430	A-FF	HIGH
074 03 0368 000	39175 PARKHURST	10/2/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$387,834	\$103,605	\$76,439	65.5	110.0	0.17	\$1,582	65.50	'CLW	\$1,167	\$96,959	\$1,480	A-FF	HIGH
074 05 0032 000	15207 ADAMS	7/16/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$334,484	\$156,003	\$70,487	60.4	119.4	0.17	\$2,583	60.40	'CLW	\$1,167	\$83,621	\$1,384	A-FF	HIGH
074 03 0334 000	39190 JAMISON	6/26/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$317,785	\$183,654	\$76,439	65.5	110.0	0.17	\$2,804	65.50	'CLW	\$1,167	\$79,446	\$1,213	A-FF	HIGH

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
073 04 0007 000	37880 MASON	4/28/2023	\$523,630	PTA	03-ARM'S LENGTH	\$523,630	\$517,673	\$95,957	\$90,000	70.0	120.0	0.19	\$1,371	70.00	'07304	\$1,286	\$130,908	\$1,870	A-SITE
073 04 0008 000	37879 LYNDON	6/8/2023	\$483,045	PTA	03-ARM'S LENGTH	\$483,045	\$474,077	\$98,968	\$90,000	60.0	131.0	0.18	\$1,649	60.00	'07304	\$1,500	\$120,761	\$2,013	A-SITE
073 04 0009 000	37903 LYNDON	6/5/2023	\$474,095	PTA	03-ARM'S LENGTH	\$474,095	\$465,741	\$98,354	\$90,000	60.0	131.0	0.18	\$1,639	60.00	'07304	\$1,500	\$118,524	\$1,975	A-SITE
073 04 0010 000	37927 LYNDON	8/23/2024	\$565,265	PTA	03-ARM'S LENGTH	\$565,265	\$90,000	\$565,265	\$90,000	60.0	131.0	0.18	\$9,421	60.00	'07304	\$1,500	\$141,316	\$2,355	A-SITE
073 04 0013 000	14456 JOSEPHINE	8/23/2024	\$465,360	PTA	03-ARM'S LENGTH	\$465,360	\$90,000	\$465,360	\$90,000	60.0	120.0	0.17	\$7,756	60.00	'07304	\$1,500	\$116,340	\$1,939	A-SITE
073 04 0013 000	14456 JOSEPHINE	12/6/2024	\$518,000	PTA	03-ARM'S LENGTH	\$518,000	\$90,000	\$518,000	\$90,000	60.0	120.0	0.17	\$8,633	60.00	'07304	\$1,500	\$129,500	\$2,158	A-SITE
073 04 0014 000	14438 JOSEPHINE	8/30/2023	\$463,876	PTA	03-ARM'S LENGTH	\$463,876	\$463,415	\$90,461	\$90,000	60.0	120.0	0.17	\$1,508	60.00	'07304	\$1,500	\$115,969	\$1,933	A-SITE
073 04 0016 000	14402 JOSEPHINE	10/8/2024	\$506,418	PTA	03-ARM'S LENGTH	\$506,418	\$90,000	\$506,418	\$90,000	60.0	120.0	0.17	\$8,440	60.00	'07304	\$1,500	\$126,605	\$2,110	A-SITE
073 04 0019 000	14348 JOSEPHINE	10/10/2023	\$557,065	PTA	03-ARM'S LENGTH	\$557,065	\$552,661	\$99,404	\$95,000	45.7	120.0	0.21	\$2,175	45.70	'07304	\$2,079	\$139,266	\$3,047	B-SITE
073 04 0021 000	14312 JOSEPHINE	6/16/2023	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$674,279	(\$79,279)	\$95,000	45.7	123.0	0.24	(\$1,735)	45.70	'07304	\$2,079	\$125,000	\$2,735	B-SITE
073 04 0024 000	14351 JOSEPHINE	2/9/2024	\$468,463	PTA	03-ARM'S LENGTH	\$468,463	\$513,874	\$44,589	\$90,000	42.5	120.0	0.18	\$1,049	42.50	'07304	\$2,118	\$117,116	\$2,756	A-SITE
073 04 0028 000	14423 JOSEPHINE	5/24/2024	\$534,625	PTA	03-ARM'S LENGTH	\$534,625	\$90,000	\$534,625	\$90,000	60.0	120.0	0.17	\$8,910	60.00	'07304	\$1,500	\$133,656	\$2,228	A-SITE
073 04 0029 000	14441 JOSEPHINE	4/5/2024	\$599,490	PTA	03-ARM'S LENGTH	\$599,490	\$237,248	\$452,242	\$90,000	60.0	120.0	0.17	\$7,537	60.00	'07304	\$1,500	\$149,873	\$2,498	A-SITE
073 04 0030 000	14459 JOSEPHINE	4/20/2023	\$469,900	PTA	03-ARM'S LENGTH	\$469,900	\$469,334	\$90,566	\$90,000	60.0	120.0	0.17	\$1,509	60.00	'07304	\$1,500	\$117,475	\$1,958	A-SITE
073 04 0032 000	14495 JOSEPHINE	1/12/2024	\$602,870	PTA	03-ARM'S LENGTH	\$602,870	\$581,761	\$111,109	\$90,000	85.0	120.7	0.25	\$1,307	85.00	'07304	\$1,059	\$150,718	\$1,773	A-SITE
Totals:			\$7,732,102			\$7,732,102	\$5,400,063	\$3,692,039	\$1,360,000	888.9		2.77							
										Average per FF=>		\$4,153		Average per Net Acre=>					

RATES:										Average:		\$128,868	\$2,223	
A-SITE:	\$90,000											Median:	\$126,605	\$2,110
B-SITE:	\$95,000											Min.:	\$115,969	\$1,773
										Max.:	\$150,718	\$3,047		
										Mode:	N/A	N/A		
										2025 Base:	\$90,000			
										2026 Base:	\$90,000			
										% Change:	0%			

VACANT SALES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1
073 04 0004 000	37976 MASON	6/1/2023	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$90,000	\$50,000	\$90,000	69.0	120.0	0.19	\$725	69.00	'07304	\$1,304	\$12,500	\$181	A-SITE

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
076 01 0027 003	13960 RICHFIELD	9/27/2024	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$65,250	\$105,000	\$65,250	150.0	149.8	0.26	\$700	150.00	'CLW	\$435	\$26,250	\$175	B-FF		
076 01 0027 004	13940 RICHFIELD	9/27/2024	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$65,250	\$105,000	\$65,250	150.0	149.8	0.26	\$700	150.00	'CLW	\$435	\$26,250	\$175	B-FF		
076 01 0036 000	14174 RICHFIELD	12/21/2023	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$296,540	\$77,460	\$87,000	100.0	262.5	0.60	\$775	100.00	'CLW	\$870	\$71,750	\$718	B-FF		
076 01 0062 000	14051 RICHFIELD	7/29/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$377,622	\$63,938	\$76,560	88.0	261.1	0.53	\$727	88.00	'CLW	\$870	\$91,250	\$1,037	B-FF		
076 01 0071 001	37620 SCONE CT	4/28/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$393,569	\$76,681	\$65,250	75.0	120.0	0.21	\$1,022	75.00	'CLW	\$870	\$101,250	\$1,350	B-FF		
Totals:			\$1,267,000			\$1,267,000	\$1,198,231	\$428,079	\$359,310	563.0		1.85									
										Average per FF=>		Average per Net Acre=>									
										\$760		\$760									

RATES:																			
B-FF:	\$950															Average:	\$63,350	\$691	
																	Median:	\$71,750	\$718
																	Min.:	\$26,250	\$175
																	Max.:	\$101,250	\$1,350
																	Mode:	\$26,250	\$175
																	2025 Base:	\$87,000	
																	2026 Base:	\$95,000	
																	% Change:	9%	

SITE VALUES																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1		
076 01 0044 000	14330 RICHFIELD	10/11/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$299,496	\$57,504	\$87,000	100.0	185.1	0.43	\$575	100.00	'CLW	\$57,504	\$67,500	\$67,500	B-SITE		
076 01 0045 001	37475 LYNDON	1/8/2025	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$441,161	\$80,839	\$87,000	110.4	223.9	0.57	\$733	110.35	'CLW	\$80,839	\$108,750	\$108,750	B-SITE		
Totals:			\$705,000			\$705,000	\$740,657	\$138,343	\$174,000	210.4		0.99									
										Average per FF=>		Average per Net Acre=>									
										\$658		\$658									

RATES:																			
A-SITE:	\$92,500															Average:	\$88,125	\$88,125	
B-SITE:	\$95,000															Median:	\$88,125	\$88,125	
																	Min.:	\$67,500	\$67,500
																	Max.:	\$108,750	\$108,750
																	Mode:	N/A	N/A

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

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For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
077 01 0006 000	14940 COUNTRY CLUB	3/15/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$277,727	\$96,253	\$73,980	60.0	135.0	0.19	\$1,604	60.00	'CL	\$1,233	\$75,000	\$1,250	A-FF
077 01 0031 000	14749 COUNTRY CLUB	10/21/2024	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$280,958	\$116,022	\$73,980	60.0	135.0	0.19	\$1,934	60.00	'CL	\$1,233	\$80,750	\$1,346	A-FF
077 01 0075 000	14941 FAIRWAY	3/20/2024	\$321,400	PTA	03-ARM'S LENGTH	\$321,400	\$265,926	\$129,454	\$73,980	60.0	128.6	0.18	\$2,158	60.00	'CL	\$1,233	\$80,350	\$1,339	A-FF
077 02 0075 000	14562 RONNIE	4/24/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$278,282	\$101,931	\$75,213	61.0	119.2	0.17	\$1,671	61.00	'CL	\$1,233	\$76,250	\$1,250	A-FF
077 04 0099 000	14705 FAIRWAY	11/10/2023	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$256,304	\$60,676	\$73,980	60.0	128.0	0.18	\$1,011	60.00	'CL	\$1,233	\$60,750	\$1,013	A-FF
077 04 0141 000	14618 COUNTRY CLUB	8/25/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$346,145	\$97,835	\$73,980	60.0	135.0	0.19	\$1,631	60.00	'CL	\$1,233	\$92,500	\$1,542	A-FF
077 04 0146 000	14538 COUNTRY CLUB	10/12/2023	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$265,660	\$119,320	\$73,980	60.0	135.0	0.19	\$1,989	60.00	'CL	\$1,233	\$77,750	\$1,296	A-FF
077 06 0154 000	36225 MEADOWBROOK	8/21/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$302,395	\$96,585	\$73,980	60.0	135.0	0.19	\$1,610	60.00	'CL	\$1,233	\$81,250	\$1,354	A-FF
077 06 0161 000	36023 MEADOWBROOK	5/11/2023	\$320,500	PTA	03-ARM'S LENGTH	\$320,500	\$288,255	\$106,225	\$73,980	60.0	135.0	0.19	\$1,770	60.00	'CL	\$1,233	\$80,125	\$1,335	A-FF
077 06 0162 000	35993 MEADOWBROOK	12/12/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$296,383	\$157,597	\$73,980	60.0	135.0	0.19	\$2,627	60.00	'CL	\$1,233	\$95,000	\$1,583	A-FF
077 06 0214 000	35998 JAMISON	8/24/2023	\$303,000	PTA	03-ARM'S LENGTH	\$303,000	\$306,057	\$70,923	\$73,980	60.0	135.8	0.19	\$1,182	60.00	'CL	\$1,233	\$75,750	\$1,263	A-FF
077 06 0215 000	36026 JAMISON	2/28/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$275,377	\$128,603	\$73,980	60.0	135.8	0.19	\$2,143	60.00	'CL	\$1,233	\$82,500	\$1,375	A-FF
077 06 0216 000	36056 JAMISON	5/9/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$289,576	\$89,404	\$73,980	60.0	135.8	0.19	\$1,490	60.00	'CL	\$1,233	\$76,250	\$1,271	A-FF
077 06 0220 000	36172 JAMISON	6/30/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$288,615	\$30,365	\$73,980	60.0	135.9	0.19	\$506	60.00	'CL	\$1,233	\$61,250	\$1,021	A-FF
077 06 0226 000	36346 JAMISON	6/23/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$304,639	\$62,161	\$76,800	72.2	128.0	0.21	\$861	72.18	'CL	\$1,064	\$72,500	\$1,004	B-FF
077 07 0028 000	36274 LYNDON	5/31/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$284,964	\$129,016	\$73,980	60.0	124.2	0.17	\$2,150	60.00	'CL	\$1,233	\$85,000	\$1,417	A-FF
080 01 0018 000	14316 YALE	2/28/2025	\$332,500	PTA	03-ARM'S LENGTH	\$332,500	\$304,011	\$102,469	\$73,980	60.0	120.0	0.17	\$1,708	60.00	'00680	\$1,233	\$83,125	\$1,385	A-FF
080 01 0025 002	14245 YALE	3/19/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$315,214	\$87,164	\$81,378	66.0	159.1	0.24	\$1,321	66.00	'00680	\$1,233	\$80,250	\$1,216	A-FF
080 01 0029 002	14173 YALE	3/28/2025	\$344,000	PTA	03-ARM'S LENGTH	\$344,000	\$301,210	\$116,770	\$73,980	60.0	159.1	0.22	\$1,946	60.00	'00680	\$1,233	\$86,000	\$1,433	A-FF
080 02 0004 000	14478 PARK	9/15/2023	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$308,223	\$105,990	\$75,213	61.0	120.0	0.17	\$1,738	61.00	'00680	\$1,233	\$84,750	\$1,389	A-FF
080 02 0019 000	14468 RONNIE	1/18/2024	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$257,498	\$108,982	\$73,980	60.0	161.1	0.22	\$1,816	60.00	'00680	\$1,233	\$73,125	\$1,219	A-FF
080 02 0031 000	14418 PARK	5/1/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$238,068	\$103,378	\$76,446	62.0	151.8	0.22	\$1,667	62.00	'00680	\$1,233	\$66,250	\$1,069	A-FF
080 02 0039 000	14218 PARK	9/13/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$297,564	\$100,115	\$77,679	63.0	153.0	0.22	\$1,589	63.00	'00680	\$1,233	\$80,000	\$1,270	A-FF
080 02 0048 000	35556 SCHOOLCRAFT	9/19/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$284,822	\$49,158	\$73,980	60.0	120.0	0.17	\$819	60.00	'00680	\$1,233	\$65,000	\$1,083	A-FF
080 02 0092 000	14263 FAIRWAY	6/28/2024	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$269,413	\$142,567	\$73,980	60.0	120.0	0.17	\$2,376	60.00	'00680	\$1,233	\$84,500	\$1,408	A-FF
080 02 0093 000	14287 FAIRWAY	11/4/2024	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$275,030	\$56,450	\$73,980	60.0	120.0	0.17	\$941	60.00	'00680	\$1,233	\$64,375	\$1,073	A-FF
080 02 0095 000	14335 FAIRWAY	5/14/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$296,570	\$82,410	\$73,980	60.0	120.0	0.17	\$1,374	60.00	'00680	\$1,233	\$76,250	\$1,271	A-FF
080 02 0138 000	14471 PARK	11/9/2023	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$265,342	\$127,905	\$77,247	62.7	115.0	0.17	\$2,042	62.65	'00680	\$1,233	\$79,000	\$1,261	A-FF
080 02 0140 000	14483 PARK	11/4/2024	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$263,599	\$129,648	\$77,247	62.7	115.0	0.17	\$2,069	62.65	'00680	\$1,233	\$79,000	\$1,261	A-FF
080 03 0004 000	36020 PERTH	7/26/2024	\$387,000	PTA	03-ARM'S LENGTH	\$387,000	\$360,118	\$103,945	\$77,063	62.5	156.4	0.22	\$1,663	62.50	'00680	\$1,233	\$96,750	\$1,548	A-FF
080 03 0009 000	35970 PERTH	5/3/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$335,998	\$112,982	\$73,980	60.0	157.3	0.22	\$1,883	60.00	'00680	\$1,233	\$93,750	\$1,563	A-FF
080 03 0085 000	35977 SUMMERS	2/9/2024	\$337,500	PTA	03-ARM'S LENGTH	\$337,500	\$268,601	\$142,879	\$73,980	60.0	120.0	0.17	\$2,381	60.00	'00680	\$1,233	\$84,375	\$1,406	A-FF
080 03 0111 000	35929 MIDDLEBORO	7/19/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$269,224	\$154,756	\$73,980	60.0	120.0	0.17	\$2,579	60.00	'00680	\$1,233	\$87,500	\$1,458	A-FF
080 04 0051 000	14488 YALE	8/19/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$283,189	\$60,791	\$73,980	60.0	120.0	0.17	\$1,013	60.00	'00680	\$1,233	\$67,500	\$1,125	A-FF
080 04 0051 000	14488 YALE	9/20/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$283,189	\$90,791	\$73,980	60.0	120.0	0.17	\$1,513	60.00	'00680	\$1,233	\$75,000	\$1,250	A-FF
080 05 0169 000	14115 WOODSIDE	10/11/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$282,658	\$81,322	\$73,980	60.0	121.0	0.17	\$1,355	60.00	'00680	\$1,233	\$72,500	\$1,208	A-FF
080 06 0178 000	14442 PARKLANE	10/15/2024	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$347,245	\$62,837	\$80,182	65.0	121.6	0.18	\$966	65.03	'00680	\$1,233	\$82,475	\$1,268	A-FF
080 06 0185 000	36049 GRENNADA	8/25/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$369,668	\$115,452	\$85,120	80.0	134.4	0.25	\$1,443	80.00	'00680	\$1,064	\$100,000	\$1,250	B-FF
080 06 0195 000	36048 GRENNADA	3/27/2025	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$373,929	\$103,743	\$77,672	73.0	135.0	0.23	\$1,421	73.00	'00680	\$1,064	\$100,000	\$1,370	B-FF
080 07 0021 000	36012 MARTIN	1/12/2024	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$333,179	\$69,301	\$74,480	70.0	120.0	0.19	\$990	70.00	'00680	\$1,064	\$82,000	\$1,171	B-FF
080 07 0024 000	14472 WESTBROOK	6/26/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$386,110	\$133,520	\$79,630	74.8	120.0	0.21	\$1,784	74.84	'00680	\$1,064	\$110,000	\$1,470	B-FF
080 08 0002 000	14489 FAIRWAY	11/5/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$390,343	\$99,137	\$74,480	70.0	125.0	0.20	\$1,416	70.00	'00680	\$1,064	\$103,750	\$1,482	B-FF
082 02 0003 000	15025 GARY	6/30/2023	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$274,695	\$115,285	\$73,980	60.0	120.0	0.17	\$1,921	60.00	'CL	\$1,233	\$79,000	\$1,317	A-FF
082 02 0010 002	15175 GARY	5/13/2024	\$316,250	PTA	03-ARM'S LENGTH	\$316,250	\$261,157	\$129,073	\$73,980	60.0	121.7	0.17	\$2,151	60.00	'CL	\$1,233	\$79,063	\$1,318	A-FF
082 02 0039 000	15072 GARY	2/14/2025	\$264,200	PTA	03-ARM'S LENGTH	\$264,200	\$246,658	\$91,522	\$73,980	60.0	120.0	0.17	\$1,525	60.00	'CL	\$1,233	\$66,050	\$1,101	A-FF
082 03 0071 000	14956 ELLEN	12/20/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$267,489	\$98,491	\$73,980	60.0	120.0	0.17	\$1,642	60.00	'CL	\$1,233	\$73,000	\$1,217	A-FF
082 03 0074 000	14920 ELLEN	6/9/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$290,410	\$93,570	\$73,980	60.0	120.0	0.17	\$1,560	60.00	'CL	\$1,233	\$77,500	\$1,292	A-FF
082 03 0077 000	14838 ELLEN	6/28/2023	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$289,358	\$62,622	\$73,980	60.0	120.0	0.17	\$1,044	60.00	'CL	\$1,233	\$69,500	\$1,158	A-FF
082 04 0149 000	14736 GARY	8/12/2024	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$281,807	\$112,332	\$74,239	60.2	127.1	0.18	\$1,866	60.21	'CL	\$1,233	\$79,975	\$1,328	A-FF
082 05 0002 000	15176 YALE	2/27/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$296,218	\$102,762	\$73,980	60.0	129.0	0.18	\$1,713	60.00	'CL	\$1,233	\$81,250	\$1,354	A-FF
082 05 0016 000	15008 YALE	8/16/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$288,171	\$160,989	\$69,160	65.0	108.6	0.16	\$2,477	65.00	'CL	\$1,064	\$95,000	\$1,462	B-FF
082 05 0027 000	14682 YALE	6/24/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$362,476	\$72,004	\$74,480	70.0	108.6	0.17	\$1,029	70.00	'CL	\$1,064	\$90,000	\$1,286	B-FF
082 05 0028 000	14660 YALE	9/21/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$285,487	\$88,993	\$74,480	70.0	108.6	0.17	\$1,271	70.00	'CL	\$1,064	\$75,000	\$1,071	B-FF
082 05 0043 000	14601 YALE	10/27/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$287,301	\$87,912	\$75,213	61.0	118.8	0.17	\$1,441	61.00	'CL	\$1,233	\$75,000	\$1,230	A-FF

City of Livonia
Land Analysis
For 2026 Assessments

082 06 0046 000	14611 FAIRLANE	5/24/2024	\$439,000	PTA	03-ARM'S LENGTH	\$439,000	\$411,031	\$95,894	\$67,925	95.0	140.0	0.31	\$1,009	95.00	'CL	\$715	\$109,750	\$1,155	C-FF
082 06 0080 000	15168 RIVERSIDE	8/31/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$446,082	\$90,450	\$86,532	70.2	160.0	0.26	\$1,289	70.18	'CL	\$1,233	\$112,500	\$1,603	A-FF
082 99 0039 002	34685 FIVE MILE	12/22/2023	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$265,872	\$134,887	\$111,759	146.1	349.7	1.32	\$923	146.09	'CL	\$765	\$72,250	\$495	D-FF
083 01 0090 000	14195 BARBARA	4/28/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$336,883	\$82,097	\$73,980	60.0	120.0	0.17	\$1,368	60.00	'CL	\$1,233	\$86,250	\$1,438	A-FF
083 01 0092 000	14147 BARBARA	9/27/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$320,169	\$68,811	\$73,980	60.0	120.0	0.17	\$1,147	60.00	'CL	\$1,233	\$78,750	\$1,313	A-FF
083 01 0109 000	14194 BARBARA	8/22/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$300,801	\$138,179	\$73,980	60.0	120.0	0.17	\$2,303	60.00	'CL	\$1,233	\$91,250	\$1,521	A-FF
083 02 0023 000	14249 RAMBLEWOOD	6/27/2024	\$339,500	PTA	03-ARM'S LENGTH	\$339,500	\$328,618	\$97,192	\$86,310	70.0	141.6	0.23	\$1,388	70.00	'CL	\$1,233	\$84,875	\$1,213	A-FF
083 02 0046 000	14380 RAMBLEWOOD	11/17/2023	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$290,436	\$94,923	\$86,359	70.0	126.6	0.20	\$1,355	70.04	'CL	\$1,233	\$74,750	\$1,067	A-FF
083 02 0058 000	14452 RAMBLEWOOD	12/4/2023	\$352,600	PTA	03-ARM'S LENGTH	\$352,600	\$357,287	\$81,623	\$86,310	70.0	142.1	0.23	\$1,166	70.00	'CL	\$1,233	\$88,150	\$1,259	A-FF
083 03 0026 000	34736 PERTH	9/26/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$311,401	\$144,909	\$86,310	70.0	140.0	0.23	\$2,070	70.00	'CL	\$1,233	\$92,500	\$1,321	A-FF
083 03 0027 000	34758 PERTH	1/12/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$311,178	\$110,132	\$86,310	70.0	140.0	0.23	\$1,573	70.00	'CL	\$1,233	\$83,750	\$1,196	A-FF
083 03 0072 000	34843 LYNDON	9/18/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$334,367	\$141,943	\$86,310	70.0	120.0	0.19	\$2,028	70.00	'CL	\$1,233	\$97,500	\$1,393	A-FF
083 03 0082 000	14400 ELLEN	5/13/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$305,885	\$141,042	\$86,927	70.5	120.8	0.20	\$2,001	70.50	'CL	\$1,233	\$90,000	\$1,277	A-FF
083 03 0124 000	14154 EDGEWOOD	6/23/2023	\$403,000	PTA	03-ARM'S LENGTH	\$403,000	\$371,766	\$120,010	\$88,776	72.0	120.0	0.20	\$1,667	72.00	'CL	\$1,233	\$100,750	\$1,399	A-FF
083 03 0135 000	14083 ELLEN	9/29/2023	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$315,754	\$124,022	\$88,776	72.0	120.0	0.20	\$1,723	72.00	'CL	\$1,233	\$87,750	\$1,219	A-FF
Totals:			\$22,805,250			\$22,805,250	\$21,006,035	\$7,118,501	\$5,319,286	4,497.9		14.21							
										Average per FF=>		Average per Net Acre=>							
										\$1,583									

RATES:		Average:	\$82,628	\$1,284
A-FF:	\$1,369	Median:	\$80,750	\$1,277
B-FF:	\$1,181	Min:	\$60,750	\$495
C-FF:	\$794	Max:	\$112,500	\$1,603
D-FF:	\$849	Mode:	\$75,000	\$1,250
E-FF:	\$818	2025 Base:	\$74,000	
		2026 Base:	\$82,000	
		% Change:	11%	

SITE VALUES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1
077 03 0107 000	14794 PARK	9/20/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$289,017	\$112,983	\$77,000	90.0	145.0	0.30	\$1,255	90.00	'CL	\$856	\$81,250	\$903	B-SITE
077 03 0113 000	14724 PARK	1/28/2025	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$284,526	\$99,474	\$74,000	65.0	120.0	0.18	\$1,530	65.00	'CL	\$1,138	\$77,500	\$1,192	A-SITE
077 03 0128 001	14511 PARK	1/24/2025	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$279,663	\$81,337	\$74,000	65.0	115.6	0.17	\$1,251	65.00	'CL	\$1,138	\$71,750	\$1,104	A-SITE
077 03 0131 000	14555 PARK	10/9/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$331,667	\$87,333	\$74,000	67.0	115.0	0.18	\$1,303	67.00	'CL	\$1,104	\$86,250	\$1,287	A-SITE
077 06 0149 000	36371 MEADOWBROOK	6/9/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$365,107	\$61,893	\$77,000	80.0	122.5	0.23	\$774	80.01	'CL	\$962	\$87,500	\$1,094	B-SITE
077 08 0058 000	36080 BARKLEY	6/3/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$318,640	\$148,360	\$77,000	70.0	130.0	0.21	\$2,119	70.00	'CL	\$1,100	\$97,500	\$1,393	B-SITE
077 09 0053 000	36066 HOWELL	1/9/2024	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$337,165	\$96,835	\$82,000	79.1	120.0	0.22	\$1,224	79.09	'07709	\$1,037	\$88,000	\$1,113	C-SITE
077 99 0001 005	35425 FIVE MILE	5/31/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$237,984	\$76,016	\$74,000	93.5	200.4	0.43	\$813	93.50	'CL	\$791	\$60,000	\$642	A-SITE
077 99 0004 002	35571 FIVE MILE	7/26/2023	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$322,761	\$82,239	\$77,000	117.5	231.8	0.63	\$700	117.49	'CL	\$655	\$82,000	\$698	B-SITE
080 02 0013 000	14497 RONNIE	11/3/2023	\$327,450	PTA	03-ARM'S LENGTH	\$327,450	\$298,445	\$106,005	\$77,000	72.0	120.7	0.20	\$1,472	72.00	'00680	\$1,069	\$81,863	\$1,137	B-SITE
080 02 0056 000	35579 SCONE	12/13/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$241,827	\$90,173	\$82,000	83.0	549.7	0.30	\$1,086	83.04	'00680	\$987	\$62,500	\$753	C-SITE
080 02 0059 000	14073 PARK	6/29/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$243,367	\$105,633	\$74,000	74.1	115.0	0.20	\$1,426	74.08	'00680	\$999	\$68,750	\$928	A-SITE
080 02 0080 000	13965 FAIRWAY	4/21/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$261,368	\$65,632	\$77,000	118.0	105.0	0.28	\$556	118.00	'00680	\$653	\$62,500	\$530	B-SITE
080 03 0047 000	36153 SCONE	8/30/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$286,017	\$100,983	\$77,000	106.3	110.0	0.27	\$950	106.29	'00680	\$724	\$77,500	\$729	B-SITE
080 03 0080 000	36085 SUMMERS	8/4/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$326,347	\$85,653	\$82,000	90.0	124.7	0.26	\$952	90.00	'00680	\$911	\$82,500	\$917	C-SITE
080 03 0093 000	14071 GOLFVIEW	4/29/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$273,137	\$133,863	\$77,000	80.0	104.5	0.19	\$1,673	80.01	'00680	\$962	\$82,500	\$1,031	B-SITE
080 04 0056 000	14483 YALE	9/19/2023	\$376,000	PTA	03-ARM'S LENGTH	\$376,000	\$350,774	\$102,226	\$77,000	66.0	151.4	0.23	\$1,549	66.00	'00680	\$1,167	\$94,000	\$1,424	B-SITE
080 05 0152 000	14090 LEVAN	9/16/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$302,722	\$94,278	\$77,000	81.5	121.0	0.23	\$1,157	81.52	'00680	\$945	\$80,000	\$981	B-SITE
080 05 0157 000	14158 LEVAN	12/6/2023	\$274,700	PTA	03-ARM'S LENGTH	\$274,700	\$310,185	\$38,515	\$74,000	60.0	121.0	0.17	\$642	60.00	'00680	\$1,233	\$68,675	\$1,145	A-SITE
080 05 0157 000	14158 LEVAN	5/17/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$310,185	\$93,815	\$74,000	60.0	121.0	0.17	\$1,564	60.00	'00680	\$1,233	\$82,500	\$1,375	A-SITE
080 06 0179 000	14438 PARKLANE	2/20/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$364,568	\$117,432	\$77,000	53.4	186.5	0.23	\$2,198	53.42	'00680	\$1,441	\$101,250	\$1,895	B-SITE
080 06 0188 000	36077 GRENNADA	8/24/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$360,365	\$91,635	\$77,000	51.0	144.2	0.17	\$1,796	51.01	'00680	\$1,510	\$93,750	\$1,838	B-SITE
080 06 0191 000	36088 GRENNADA	8/21/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$364,163	\$57,837	\$82,000	46.7	107.5	0.12	\$1,239	46.67	'00680	\$1,757	\$85,000	\$1,821	C-SITE
080 06 0192 000	36076 GRENNADA	8/4/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$353,203	\$93,797	\$77,000	63.4	127.0	0.19	\$1,480	63.38	'00680	\$1,215	\$92,500	\$1,459	B-SITE
083 03 0067 000	14468 ELLEN	4/18/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$323,874	\$137,126	\$86,000	85.0	120.0	0.23	\$1,613	85.02	'CL	\$1,012	\$93,750	\$1,103	E-SITE

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083 03 0127 000	14221 ELLEN	4/17/2024	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$342,528	\$158,472	\$86,000	96.6	130.0	0.29	\$1,640	96.62	'CL	\$890	\$103,750	\$1,074	E-SITE
083 03 0144 000	35180 SCONE	5/24/2024	\$411,000	PTA	03-ARM'S LENGTH	\$411,000	\$329,960	\$158,040	\$77,000	65.6	160.0	0.24	\$2,410	65.57	'CL	\$1,174	\$102,750	\$1,567	B-SITE
084 01 0002 000	14116 STARK	8/25/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$252,254	\$103,746	\$86,000	100.0	190.0	0.44	\$1,037	100.00	'CL	\$860	\$67,500	\$675	E-SITE
084 01 0019 000	14117 STAMFORD	9/11/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$336,911	\$77,589	\$74,500	100.0	190.0	0.44	\$776	100.00	'CL	\$745	\$85,000	\$850	H-SITE
084 01 0025 000	14050 STAMFORD	5/10/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$334,833	\$54,667	\$74,500	100.0	185.8	0.43	\$547	100.00	'CL	\$745	\$78,750	\$788	H-SITE

Totals:			\$9,916,150			\$9,916,150	\$9,333,563	\$2,913,587	\$2,331,000	2,379.7			7.79						
										Average			Average						
										per FF=>	\$1,224		per Net Acre=>						

RATES:																		
A-SITE:	\$82,000															Average:	\$82,635	\$1,115
B-SITE:	\$85,500															Median:	\$82,500	\$1,098
C-SITE:	\$91,000															Min:	\$60,000	\$530
E-SITE:	\$95,500															Max:	\$103,750	\$1,895
G-SITE:	\$6,500															Mode:	\$82,500	N/A
H-SITE:	\$82,500																	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason

**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
083 04 0007 000	14017 RIVERSIDE	3/29/2024	\$260,000	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$260,000	\$349,282	(\$282)	\$89,000	74.9	157.5	0.27	(\$4)	74.93	'00724	\$1,188	\$65,000	\$867	A-SITE
083 04 0012 000	14107 RIVERSIDE	11/17/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$349,416	\$69,554	\$88,970	70.0	122.9	0.20	\$994	70.00	'00724	\$1,271	\$82,500	\$1,179	A-FF
083 04 0044 000	13980 ASHURST	4/27/2023	\$391,000	PTA	03-ARM'S LENGTH	\$391,000	\$376,445	\$103,525	\$88,970	70.0	121.7	0.20	\$1,479	70.00	'00724	\$1,271	\$97,750	\$1,396	A-FF
083 04 0053 000	34525 PINEHURST	5/17/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$391,518	\$94,325	\$85,843	67.5	120.5	0.19	\$1,397	67.54	'00724	\$1,271	\$100,000	\$1,481	A-FF
083 04 0059 000	34627 PINEHURST	3/25/2024	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$372,243	\$70,757	\$89,000	76.4	175.7	0.31	\$926	76.44	'00724	\$1,164	\$88,500	\$1,158	A-SITE
083 04 0073 000	13933 RIVERSIDE	3/10/2025	\$380,875	PTA	03-ARM'S LENGTH	\$380,875	\$400,137	\$69,738	\$89,000	109.3	138.3	0.35	\$638	109.32	'00724	\$814	\$95,219	\$871	A-SITE
083 04 0083 000	13952 RIVERSIDE	12/11/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$363,575	\$65,425	\$89,000	105.2	129.2	0.31	\$622	105.19	'00724	\$846	\$85,000	\$808	A-SITE
083 04 0117 000	14133 ASHURST	8/13/2024	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$374,928	\$109,072	\$89,000	81.0	120.0	0.22	\$1,347	81.00	'00724	\$1,099	\$98,750	\$1,219	A-SITE
Totals:			\$2,850,875			\$2,850,875	\$2,977,544	\$582,114	\$708,783	654.4		2.04							
										Average per FF=>	\$890	Average per Net Acre=>							

RATES:									
A-FF:	\$1,271	A-SITE:	\$89,000	Average:	\$89,090	\$1,122	Median:	\$91,859	\$1,168
				Min.:	\$65,000	\$808	Max.:	\$100,000	\$1,481
				Mode:	N/A	N/A	2025 Base:	\$89,000	
				2026 Base:			% Change:		

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale % x 25%	LV/FF SP	Rate Group 1
085 01 0178 000	14713 ARDEN	6/14/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$223,309	\$126,666	\$69,975	75.0	135.0	0.23	\$1,689	75.00	'CLC	\$933	\$70,000	\$933	A-FF
085 01 0240 002	14956 MELROSE	7/15/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$189,482	\$110,493	\$69,975	75.0	135.0	0.23	\$1,473	75.00	'CLC	\$933	\$57,500	\$767	A-FF
085 01 0269 000	14715 MELROSE	7/12/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$232,277	\$82,100	\$64,377	69.0	135.0	0.21	\$1,190	69.00	'CLC	\$933	\$62,500	\$906	A-FF
085 01 0270 003	14731 MELROSE	8/4/2023	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$248,144	\$101,434	\$61,578	66.0	135.0	0.21	\$1,537	66.00	'CLC	\$933	\$72,000	\$1,091	A-FF
085 01 0287 000	14999 MELROSE	10/3/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$184,679	\$70,296	\$69,975	75.0	135.0	0.23	\$937	75.00	'CLC	\$933	\$46,250	\$617	A-FF
085 01 0296 000	15173 MELROSE	10/18/2024	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$234,070	\$95,805	\$69,975	75.0	135.0	0.23	\$1,277	75.00	'CLC	\$933	\$64,975	\$866	A-FF
085 01 0330 000	14984 AUBURNDALE	9/13/2023	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$216,894	\$84,081	\$69,975	75.0	135.0	0.23	\$1,121	75.00	'CLC	\$933	\$57,750	\$770	A-FF
085 01 0366 000	14915 AUBURNDALE	9/3/2024	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$245,204	\$106,771	\$69,975	75.0	135.0	0.23	\$1,424	75.00	'CLC	\$933	\$70,500	\$940	A-FF
085 01 0369 000	14957 AUBURNDALE	12/22/2023	\$201,500	PTA	03-ARM'S LENGTH	\$201,500	\$185,836	\$85,639	\$69,975	75.0	135.0	0.23	\$1,142	75.00	'CLC	\$933	\$50,375	\$672	A-FF
085 01 0372 000	14999 AUBURNDALE	11/1/2024	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$211,638	\$99,337	\$69,975	75.0	135.0	0.23	\$1,324	75.00	'CLC	\$933	\$60,250	\$803	A-FF
085 01 0423 004	14806 BERWICK	3/11/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$244,449	\$137,727	\$67,176	72.0	139.7	0.23	\$1,913	72.00	'CLC	\$933	\$78,750	\$1,094	A-FF
085 03 0504 002	14540 BERWICK	4/20/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$257,638	\$63,007	\$60,645	65.0	138.6	0.21	\$969	65.00	'CLC	\$933	\$65,000	\$1,000	A-FF
085 03 0534 005	14681 MELROSE	1/5/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$250,166	\$59,809	\$69,975	75.0	135.0	0.23	\$797	75.00	'CLC	\$933	\$60,000	\$800	A-FF
085 03 0544 000	14517 ARDEN	6/9/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$221,739	\$82,293	\$64,032	68.6	135.0	0.21	\$1,199	68.63	'CLC	\$933	\$60,000	\$874	A-FF
085 03 0544 000	14517 ARDEN	2/13/2025	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$227,658	\$101,374	\$64,032	68.6	135.0	0.21	\$1,477	68.63	'CLC	\$933	\$66,250	\$965	A-FF
085 04 0022 000	32215 OAKLEY	8/7/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$270,318	\$50,662	\$55,980	60.0	120.0	0.17	\$844	60.00	'CLC	\$933	\$66,250	\$1,104	A-FF
085 04 0052 000	32217 BARKLEY	11/17/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$262,959	\$123,021	\$55,980	60.0	120.0	0.17	\$2,050	60.00	'CLC	\$933	\$82,500	\$1,375	A-FF
085 04 0061 000	32353 BARKLEY	2/14/2025	\$247,500	PTA	03-ARM'S LENGTH	\$247,500	\$248,070	\$64,740	\$65,310	70.0	120.0	0.19	\$925	70.00	'CLC	\$933	\$61,875	\$884	A-FF
085 04 0066 000	32306 BARKLEY	10/25/2024	\$328,100	PTA	03-ARM'S LENGTH	\$328,100	\$255,952	\$128,128	\$55,980	60.0	120.0	0.17	\$2,135	60.00	'CLC	\$933	\$82,025	\$1,367	A-FF
085 04 0074 000	32140 BARKLEY	2/18/2025	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$254,109	\$61,871	\$55,980	60.0	120.0	0.17	\$1,031	60.00	'CLC	\$933	\$65,000	\$1,083	A-FF
085 04 0094 000	32295 MEADOWBROOK	12/3/2024	\$278,500	PTA	03-ARM'S LENGTH	\$278,500	\$291,458	\$52,352	\$65,310	70.0	130.0	0.21	\$748	70.00	'CLC	\$933	\$69,625	\$995	A-FF
085 04 0096 000	14806 HUBBARD	5/26/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$249,486	\$70,407	\$57,893	62.1	130.0	0.19	\$1,135	62.05	'CLC	\$933	\$65,500	\$1,056	A-FF
085 04 0120 000	32104 MEADOWBROOK	2/13/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$286,747	\$52,253	\$64,000	127.0	92.9	0.27	\$411	127.00	'CLC	\$504	\$68,750	\$541	A-SITE
085 04 0124 000	14859 INGRAM	3/29/2024	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$299,855	\$103,455	\$65,310	70.0	130.0	0.21	\$1,478	70.00	'CLC	\$933	\$84,500	\$1,207	A-FF
085 04 0149 000	14609 BERWICK	7/14/2023	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$249,451	\$84,529	\$55,980	60.0	120.0	0.17	\$1,409	60.00	'CLC	\$933	\$69,500	\$1,158	A-FF
086 02 0020 000	32973 GRENNADA	11/26/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$282,040	\$84,873	\$56,913	61.0	118.1	0.17	\$1,391	61.00	'CLC	\$933	\$77,500	\$1,270	A-FF
086 02 0024 002	33053 GRENNADA	4/11/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$308,888	\$119,891	\$58,779	63.0	118.1	0.17	\$1,903	63.00	'CLC	\$933	\$92,500	\$1,468	A-FF
086 02 0029 002	33143 GRENNADA	2/13/2025	\$335,500	PTA	03-ARM'S LENGTH	\$335,500	\$298,021	\$93,907	\$56,428	60.5	121.2	0.17	\$1,553	60.48	'CLC	\$933	\$83,875	\$1,387	A-FF
086 02 0058 000	32941 LYNDON	5/7/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$271,010	\$106,836	\$57,846	62.0	125.5	0.18	\$1,723	62.00	'CLC	\$933	\$80,000	\$1,290	A-FF
086 02 0064 000	32956 ALLEN	6/23/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$263,126	\$82,854	\$55,980	60.0	122.0	0.17	\$1,381	60.00	'CLC	\$933	\$72,500	\$1,208	A-FF
086 02 0068 000	33040 ALLEN	10/3/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$244,360	\$46,620	\$55,980	60.0	122.0	0.17	\$777	60.00	'CLC	\$933	\$58,750	\$979	A-FF
086 02 0072 000	33114 ALLEN	6/22/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$240,321	\$55,559	\$55,980	60.0	122.0	0.17	\$926	60.00	'CLC	\$933	\$59,975	\$1,000	A-FF
086 02 0091 000	32914 MARTIN	6/29/2023	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$257,865	\$36,713	\$61,578	66.0	120.0	0.18	\$556	66.00	'CLC	\$933	\$58,250	\$883	A-FF
086 02 0095 000	32970 MARTIN	11/14/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$240,618	\$150,362	\$55,980	60.0	120.0	0.17	\$2,506	60.00	'CLC	\$933	\$83,750	\$1,396	A-FF
086 02 0102 002	33128 MARTIN	8/25/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$303,450	\$61,525	\$69,975	75.0	120.0	0.21	\$820	75.00	'CLC	\$933	\$73,750	\$983	A-FF
086 02 0105 000	33164 MARTIN	12/19/2023	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$299,894	\$53,086	\$55,980	60.0	120.0	0.17	\$885	60.00	'CLC	\$933	\$74,250	\$1,238	A-FF
086 02 0115 002	33038 GRENNADA	12/13/2024	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$307,028	\$92,880	\$70,908	76.0	120.0	0.21	\$1,222	76.00	'CLC	\$933	\$82,250	\$1,082	A-FF
086 02 0135 002	33129 MARTIN	6/14/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$324,144	\$143,032	\$67,176	72.0	119.0	0.20	\$1,987	72.00	'CLC	\$933	\$100,000	\$1,389	A-FF
086 02 0142 000	33070 BARKLEY	10/18/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$313,798	\$90,914	\$59,712	64.0	107.8	0.16	\$1,421	64.00	'CLC	\$933	\$86,250	\$1,348	A-FF
086 02 0153 002	32826 BARKLEY	9/5/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$286,348	\$79,895	\$66,243	71.0	131.1	0.21	\$1,125	71.00	'CLC	\$933	\$75,000	\$1,056	A-FF
086 02 0187 000	32755 BARKLEY	4/1/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$253,266	\$147,379	\$60,645	65.0	95.0	0.14	\$2,267	65.00	'CLC	\$933	\$85,000	\$1,308	A-FF
086 02 0210 000	33080 OAKLEY	9/21/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$326,221	\$89,759	\$55,980	60.0	116.7	0.16	\$1,496	60.00	'CLC	\$933	\$90,000	\$1,500	A-FF
086 02 0215 000	33010 OAKLEY	5/22/2024	\$303,000	PTA	03-ARM'S LENGTH	\$303,000	\$267,034	\$91,946	\$55,980	60.0	120.0	0.17	\$1,532	60.00	'CLC	\$933	\$75,750	\$1,263	A-FF
086 02 0276 000	33130 LYNDON	5/2/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$263,739	\$101,661	\$50,400	60.0	118.4	0.16	\$1,694	60.00	'CLC	\$840	\$78,750	\$1,313	D-FF
086 99 0005 003	15126 BROOKFIELD	3/21/2024	\$408,500	PTA	03-ARM'S LENGTH	\$408,500	\$366,094	\$103,984	\$61,578	66.0	135.0	0.21	\$1,576	66.00	'CLC	\$933	\$102,125	\$1,547	A-FF
086 99 0021 000	15101 HUBBARD	7/31/2023	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$335,581	\$112,779	\$72,360	90.0	125.8	0.26	\$1,253	90.00	'CLC	\$804	\$94,000	\$1,044	B-FF
087 01 0016 003	32940 SCHOOLCRAFT	3/6/2025	\$1,500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$108,000	\$1,500,000	\$108,000	180.0	340.0	1.41	\$8,333	180.00	'CH	\$600	\$375,000	\$2,083	C-FF
087 02 0008 001	14071 BROOKFIELD	12/27/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$248,109	\$47,291	\$80,400	100.0	200.0	0.46	\$473	100.00	'CLC	\$804	\$53,750	\$538	B-FF
087 03 0001 001	14404 FARMINGTON	3/21/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$292,709	\$85,291	\$78,000	130.0	100.0	0.30	\$656	130.00	'CLC	\$600	\$75,000	\$577	C-FF
087 03 0001 001	14404 FARMINGTON	1/26/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$290,300	\$17,700	\$78,000	130.0	100.0	0.30	\$136	130.00	'CLC	\$600	\$57,500	\$442	C-FF
087 04 0341 000	33231 SUMMERS	5/1/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$286,317	\$32,845	\$59,162	63.4	119.6	0.17	\$518	63.41	'CLC	\$933	\$65,000	\$1,025	A-FF
087 04 0383 000	33064 MIDDLEBORO	5/12/2023	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$254,928	\$83,552	\$55,980	60.0	120.0	0.17	\$1,393	60.00	'CLC	\$933	\$70,625	\$1,177	A-FF
087 05 0430 000	33030 SUMMERS	3/28/2024	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$334,006	\$84,974	\$55,980	60.0	120.0	0.17	\$1,416	60.00	'CLC	\$933	\$90,750	\$1,513	A-FF
087 05 0441 000	14096 MAYFIELD	7/7/2023	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$327,479	\$123,501	\$55,980	60.0	120.0	0.17	\$2,058	60.00	'CLC	\$933	\$98,750	\$1,646	A-FF
087 05 0442 000	14086 MAYFIELD	5/31/2024	\$389,000	PTA	03-ARM'S LENGTH	\$389,000	\$308,276	\$136,704	\$55,980	60.0	120.0	0.17	\$2,278	60.00	'CLC	\$933	\$97,250	\$1,621	A-FF

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087 05 0513 000	33016 SCONE	9/23/2024	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$366,352	\$102,128	\$55,980	60.0	120.0	0.17	\$1,702	60.00	'CLC	\$933	\$103,125	\$1,719	A-FF
087 99 0010 000	14058 BROOKFIELD	12/9/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$312,433	\$129,767	\$67,200	80.0	400.0	0.74	\$1,622	80.00	'CLC	\$840	\$93,750	\$1,172	D-FF
088 01 0021 000	31742 SUMMERS	8/29/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$285,797	\$105,183	\$55,980	60.0	120.0	0.17	\$1,753	60.00	'CLC	\$933	\$83,750	\$1,396	A-FF
088 01 0042 000	13944 BERWICK	12/20/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$307,864	\$97,446	\$65,310	70.0	134.1	0.22	\$1,392	70.00	'CLC	\$933	\$85,000	\$1,214	A-FF
088 02 0090 000	31756 SCONE	5/31/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$309,256	\$86,724	\$55,980	60.0	120.0	0.17	\$1,445	60.00	'CLC	\$933	\$85,000	\$1,417	A-FF
088 02 0094 000	31708 SCONE	4/3/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$244,920	\$141,060	\$55,980	60.0	120.0	0.17	\$2,351	60.00	'CLC	\$933	\$82,500	\$1,375	A-FF
088 02 0100 000	31568 SCONE	6/20/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$270,088	\$80,892	\$55,980	60.0	120.0	0.17	\$1,348	60.00	'CLC	\$933	\$73,750	\$1,229	A-FF
088 03 0105 000	14130 ARDEN	6/29/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$332,489	\$50,357	\$57,846	62.0	120.0	0.17	\$812	62.00	'CLC	\$933	\$81,250	\$1,310	A-FF
088 03 0110 000	14192 ARDEN	5/18/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$301,883	(\$4,970)	\$56,913	61.0	120.0	0.17	(\$81)	61.00	'CLC	\$933	\$60,000	\$984	A-FF
088 04 0211 000	31533 PERTH	6/17/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$316,705	\$64,275	\$55,980	60.0	120.0	0.17	\$1,071	60.00	'CLC	\$933	\$81,250	\$1,354	A-FF
088 05 0226 000	14327 ARDEN	3/15/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$207,347	\$113,633	\$55,980	60.0	131.0	0.18	\$1,894	60.00	'CLC	\$933	\$66,250	\$1,104	A-FF
088 05 0233 000	14429 ARDEN	6/25/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$251,508	(\$15,528)	\$55,980	60.0	131.0	0.18	(\$259)	60.00	'CLC	\$933	\$45,000	\$750	A-FF
088 06 0249 000	14140 INGRAM	1/9/2024	\$366,000	PTA	03-ARM'S LENGTH	\$366,000	\$314,427	\$111,285	\$59,712	64.0	113.0	0.17	\$1,739	64.00	'CLC	\$933	\$91,500	\$1,430	A-FF
088 06 0254 000	14066 INGRAM	10/3/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$320,906	\$63,806	\$59,712	64.0	112.1	0.17	\$997	64.00	'CLC	\$933	\$81,250	\$1,270	A-FF
088 06 0272 000	14183 INGRAM	10/4/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$306,869	\$90,977	\$57,846	62.0	118.1	0.17	\$1,467	62.00	'CLC	\$933	\$85,000	\$1,371	A-FF
088 06 0273 000	14201 INGRAM	9/30/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$295,744	\$116,169	\$56,913	61.0	121.7	0.17	\$1,904	61.00	'CLC	\$933	\$88,750	\$1,455	A-FF
088 07 0521 000	14141 HUBBARD	6/14/2023	\$314,900	PTA	03-ARM'S LENGTH	\$314,900	\$323,425	\$50,254	\$58,779	63.0	120.0	0.17	\$798	63.00	'CLC	\$933	\$78,725	\$1,250	A-FF
088 07 0523 000	14105 HUBBARD	1/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$381,547	(\$23,701)	\$57,846	62.0	120.0	0.17	(\$382)	62.00	'CLC	\$933	\$75,000	\$1,210	A-FF
088 07 0523 000	14105 HUBBARD	9/8/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$381,547	(\$23,701)	\$57,846	62.0	120.0	0.17	(\$382)	62.00	'CLC	\$933	\$75,000	\$1,210	A-FF
088 07 0556 000	13958 BLACKBURN	8/18/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$311,936	\$69,044	\$55,980	60.0	120.0	0.17	\$1,151	60.00	'CLC	\$933	\$81,250	\$1,354	A-FF
088 07 0572 000	14121 BLACKBURN	11/22/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$288,863	\$47,117	\$55,980	60.0	120.0	0.17	\$785	60.00	'CLC	\$933	\$70,000	\$1,167	A-FF
088 07 0633 000	14395 CRANSTON	8/22/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$315,658	\$76,518	\$67,176	72.0	120.0	0.20	\$1,063	72.00	'CLC	\$933	\$81,250	\$1,128	A-FF
088 07 0665 000	14247 BLACKBURN	5/5/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$332,779	\$128,201	\$55,980	60.0	120.0	0.17	\$2,137	60.00	'CLC	\$933	\$101,250	\$1,688	A-FF
088 07 0703 000	32483 ALLEN	6/25/2024	\$410,200	PTA	03-ARM'S LENGTH	\$410,200	\$354,177	\$112,003	\$55,980	60.0	108.4	0.15	\$1,867	60.00	'CLC	\$933	\$102,550	\$1,709	A-FF
088 08 0304 000	14362 MELROSE	5/30/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$307,759	\$98,221	\$55,980	60.0	120.0	0.17	\$1,637	60.00	'CLC	\$933	\$87,500	\$1,458	A-FF
088 08 0315 000	14427 MELROSE	6/23/2023	\$348,000	PTA	03-ARM'S LENGTH	\$348,000	\$296,771	\$107,209	\$55,980	60.0	120.0	0.17	\$1,787	60.00	'CLC	\$933	\$87,000	\$1,450	A-FF
088 08 0326 000	31650 GRENNADA	9/7/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$361,615	\$74,030	\$60,645	65.0	120.0	0.18	\$1,139	65.00	'CLC	\$933	\$93,750	\$1,442	A-FF
088 08 0329 001	31736 GRENNADA	8/29/2023	\$366,000	PTA	03-ARM'S LENGTH	\$366,000	\$306,665	\$108,847	\$49,512	82.5	126.8	0.24	\$1,319	82.52	'CLC	\$600	\$91,500	\$1,109	C-FF
088 09 0355 000	14319 AUBURNDALE	10/15/2024	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$307,298	\$59,682	\$55,980	60.0	120.0	0.17	\$995	60.00	'CLC	\$933	\$77,750	\$1,296	A-FF
088 10 0371 000	14303 MERRIMAN	9/25/2023	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$264,362	\$51,415	\$54,777	68.1	150.0	0.24	\$755	68.13	'CLC	\$804	\$65,250	\$958	B-FF
088 99 0016 000	31532 SCHOOLCRAFT	7/31/2023	\$141,000	PTA	03-ARM'S LENGTH	\$141,000	\$174,395	\$24,451	\$57,846	62.0	320.0	0.46	\$394	62.00	'CLC	\$933	\$35,250	\$569	A-FF
091 04 0026 000	14348 DENNE	5/7/2024	\$322,500	PTA	03-ARM'S LENGTH	\$322,500	\$288,842	\$101,767	\$68,109	73.0	126.6	0.21	\$1,394	73.00	'CLC	\$933	\$80,625	\$1,104	A-FF
091 04 0033 000	14248 DENNE	5/23/2024	\$333,500	PTA	03-ARM'S LENGTH	\$333,500	\$249,153	\$144,059	\$59,712	64.0	113.0	0.17	\$2,251	64.00	'CLC	\$933	\$83,375	\$1,303	A-FF
091 05 0074 000	14236 BAINBRIDGE	8/30/2023	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$273,942	\$72,703	\$60,645	65.0	113.0	0.17	\$1,119	65.00	'CLC	\$933	\$71,500	\$1,100	A-FF
091 05 0117 000	31038 MASON	1/13/2025	\$304,500	PTA	03-ARM'S LENGTH	\$304,500	\$304,579	\$57,301	\$57,380	61.5	118.0	0.17	\$932	61.50	'CLC	\$933	\$76,125	\$1,238	A-FF
091 05 0119 000	31014 MASON	8/3/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$273,816	\$106,494	\$65,310	70.0	118.0	0.19	\$1,521	70.00	'CLC	\$933	\$78,750	\$1,125	A-FF
091 06 0122 002	31319 KENDALL	9/29/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$263,286	\$52,024	\$65,310	70.0	120.8	0.19	\$743	70.00	'CLC	\$933	\$62,500	\$893	A-FF
091 06 0172 000	14418 MERRIMAN	8/12/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$242,373	\$98,607	\$55,980	60.0	125.0	0.17	\$1,643	60.00	'CLC	\$933	\$71,250	\$1,188	A-FF
091 08 0238 000	14166 HUBBELL	1/9/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$259,772	\$44,940	\$59,712	64.0	113.0	0.17	\$702	64.00	'CLC	\$933	\$61,250	\$957	A-FF
091 08 0247 000	14141 HUBBELL	6/26/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$301,001	\$109,572	\$75,573	81.0	113.0	0.21	\$1,353	81.00	'CLC	\$933	\$83,750	\$1,034	A-FF
091 09 0265 000	14026 SUNSET	5/3/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$284,220	\$137,358	\$61,578	66.0	135.0	0.21	\$2,081	66.00	'CLC	\$933	\$90,000	\$1,364	A-FF
091 09 0270 000	13956 SUNSET	12/8/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$265,469	\$79,841	\$65,310	70.0	110.0	0.18	\$1,141	70.00	'CLC	\$933	\$70,000	\$1,000	A-FF

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091 09 0272 000	31219 KENDALL	9/12/2023	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$255,066	\$81,914	\$55,980	60.0	114.4	0.16	\$1,365	60.00	'CLC	\$933	\$70,250	\$1,171	A-FF
091 09 0278 000	31291 KENDALL	5/14/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$258,123	\$72,877	\$66,000	100.2	120.1	0.28	\$728	100.17	'CLC	\$659	\$66,250	\$661	B-SITE
		Totals:	\$31,125,000			\$31,125,000	\$27,517,585	\$9,708,814	\$6,101,399	6,863.5		21.07							
										Average		Average							
										per FF=>		per Net Acre=>							

RATES:																			
A-FF:	\$1,045	A-SITE:	\$71,500													Average:	\$78,598	\$1,153	
B-FF:	\$900	B-SITE:	\$74,000													Median:	\$75,750	\$1,171	
C-FF:	\$672	C-SITE:	\$77,000													Min.:	\$35,250	\$442	
D-FF:	\$940															Max.:	\$375,000	\$2,083	
																Mode:	\$81,250	\$1,000	
																60.0'	2025 Base:	\$56,000	
																75.0'	2025 Base:	\$70,000	
																60.0'	2026 Base:	\$62,500	
																75.0'	2026 Base:	\$78,500	
																60.0'	% Change:	12%	
																75.0'	% Change:	12%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
087 99 0003 000	32940 SCHOOLCRAFT	3/6/2025	\$1,500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$108,000	\$1,500,000	\$108,000	180.0	340.0	1.41	\$8,333	180.00	'CH	\$600	\$375,000	\$2,083	FRONTAGE 3	HIGH
087 99 0004 000	32938 SCHOOLCRAFT	3/6/2025	\$1,500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$108,000	\$1,500,000	\$108,000	180.0	340.0	1.41	\$8,333	180.00	'CH	\$600	\$375,000	\$2,083	FRONTAGE 3	HIGH
087 05 0461 000	32817 SCONE	3/6/2025	\$1,500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$108,000	\$1,500,000	\$108,000	180.0	340.0	1.41	\$8,333	180.00	'CH	\$600	\$375,000	\$2,083	FRONTAGE 3	HIGH

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/SITE	Sale \$ x 20%	LV/SITE SP	Rate Group 1
086 04 0002 000	15154 FAIRFIELD	5/24/2023	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$97,377	\$17,623	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$20,000	\$20,000	A-SITE
086 04 0009 000	15110 FAIRFIELD	6/7/2023	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$97,377	\$14,623	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$19,400	\$19,400	A-SITE
086 04 0021 000	15046 FAIRFIELD	10/23/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$98,994	\$36,006	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$24,000	\$24,000	A-SITE
086 05 0011 000	32659 FIVE MILE	8/27/2024	\$208,600	PTA	03-ARM'S LENGTH	\$208,600	\$145,138	\$78,462	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$41,720	\$41,720	A-SITE
086 05 0021 000	32681 FIVE MILE	7/23/2024	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$116,608	\$33,392	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$27,000	\$27,000	A-SITE
086 06 0005 000	15075 HUBBARD 5	3/12/2024	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$92,057	\$32,943	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$22,000	\$22,000	A-SITE
086 06 0016 000	15075 HUBBARD 16	4/19/2024	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$93,887	\$16,113	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$19,000	\$19,000	A-SITE
086 06 0035 000	15055 HUBBARD 35	12/22/2023	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$93,887	\$15,113	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$18,800	\$18,800	A-SITE
086 07 0002 000	14921 FAIRFIELD	8/9/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$310,444	\$86,556	\$37,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$37,000	\$72,000	\$72,000	B-SITE
Totals:			\$1,319,600			\$1,319,600	\$1,145,769	\$330,831	\$157,000	0.0		0.00							

Average per FF=> #DIV/0! Average per Net Acre=>

RATES:		Average:	\$29,324	\$29,324
A-SITE:	\$16,500	Median:	\$22,000	\$22,000
B-SITE:	\$41,000	Min.:	\$18,800	\$18,800
		Max.:	\$72,000	\$72,000
		Mode:	N/A	N/A
		2025 Base:	\$15,000	
		2026 Base:	\$16,500	
		% Change:	11%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1				
089 01 0015 000	30444 HOY	8/11/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$231,341	\$100,633	\$66,974	76.0	281.7	0.49	\$1,324	76.02	'CLM	\$881	\$66,250	\$871	A-FF				
089 01 0026 000	14955 FLAMINGO	5/24/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$270,679	\$27,839	\$82,518	93.0	234.9	0.50	\$299	93.03	'CLM	\$887	\$54,000	\$580	B-FF				
089 01 0032 004	30561 HOY	5/30/2024	\$497,000	PTA	03-ARM'S LENGTH	\$497,000	\$416,959	\$182,516	\$102,475	115.5	190.0	0.50	\$1,580	115.53	'CLM	\$887	\$124,250	\$1,075	B-FF				
089 01 0038 001	30425 HOY	4/27/2023	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$272,110	\$69,965	\$66,075	75.0	290.1	0.50	\$933	75.00	'CLM	\$881	\$69,000	\$920	A-FF				
089 01 0046 000	30143 HOY	4/5/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$254,171	\$90,659	\$79,830	90.0	150.0	0.31	\$1,007	90.00	'CLM	\$887	\$66,250	\$736	B-FF				
089 01 0062 000	29623 HOY	9/29/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$263,270	\$92,730	\$71,000	129.1	268.4	0.80	\$718	129.11	'CLM	\$550	\$71,250	\$552	B-SITE				
089 01 0074 001	15042 BEATRICE	2/10/2025	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$303,187	\$90,813	\$71,000	112.4	216.0	0.56	\$808	112.40	'CLM	\$632	\$80,750	\$718	B-SITE				
089 01 0112 000	29778 HOY	11/5/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$303,108	\$69,962	\$73,070	82.9	276.0	0.53	\$844	82.94	'CLM	\$881	\$75,000	\$904	A-FF				
090 99 0058 001	14925 BAINBRIDGE	11/18/2024	\$322,500	PTA	03-ARM'S LENGTH	\$322,500	\$358,941	\$21,639	\$58,080	66.0	315.0	0.48	\$328	66.00	'CLM	\$880	\$80,625	\$1,222	D-FF				
090 99 0065 000	15119 BAINBRIDGE	2/16/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$221,444	\$99,916	\$63,360	72.0	315.0	0.52	\$1,388	72.00	'CLM	\$880	\$64,500	\$896	D-FF				
090 99 0080 000	14860 BAINBRIDGE	1/10/2025	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$483,738	\$91,262	\$75,000	100.0	620.0	1.42	\$913	100.00	'CLM	\$750	\$125,000	\$1,250	E-FF				
090 99 0089 000	14576 BAINBRIDGE	5/12/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$194,957	\$135,043	\$75,000	100.0	620.0	1.42	\$1,350	100.00	'CLM	\$750	\$63,750	\$638	E-FF				
Totals:			\$3,762,500			\$3,762,500	\$3,573,905	\$1,072,977	\$884,382	1,112.0		8.03											
										Average per FF=>		Average per Net Acre=>											
												\$965											

RATES:				Average:		\$78,385		\$864	
A-FF:	\$987	A-SITE:	\$75,000	Median:	\$70,125	\$884			
B-FF:	\$993	B-SITE:	\$79,500	Min.:	\$54,000	\$552			
C-FF:	\$524			Max.:	\$125,000	\$1,250			
D-FF:	\$986			Mode:	\$66,250	N/A			
E-FF:	\$840			2025 Base:	\$67,000				
				2026 Base:	\$75,000				
				% Change:	12%				

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
089 02 0009 000	29438 LINDA	3/12/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$253,511	\$47,552	\$61,063	62.5	116.9	0.17	\$761	62.50	'00781	\$977	\$60,000	\$960	A-FF
089 02 0024 000	29625 LINDA	8/25/2023	\$290,500	PTA	03-ARM'S LENGTH	\$290,500	\$273,888	\$77,782	\$61,170	62.6	115.0	0.17	\$1,242	62.61	'00781	\$977	\$72,625	\$1,160	A-FF
089 02 0027 000	29661 LINDA	10/25/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$273,574	\$40,816	\$68,390	70.0	115.0	0.19	\$583	70.00	'00781	\$977	\$61,500	\$879	A-FF
089 02 0058 000	29647 OAKLEY	7/28/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$247,383	\$68,787	\$61,170	62.6	115.0	0.17	\$1,099	62.61	'00781	\$977	\$63,750	\$1,018	A-FF
089 02 0060 000	29658 BARKLEY	8/1/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$286,445	\$71,945	\$68,390	70.0	115.0	0.19	\$1,028	70.00	'00781	\$977	\$72,500	\$1,036	A-FF
089 02 0077 000	29421 BARKLEY	8/7/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$283,019	\$68,151	\$61,170	62.6	115.0	0.17	\$1,089	62.61	'00781	\$977	\$72,500	\$1,158	A-FF
089 02 0083 000	29535 BARKLEY	10/27/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$299,888	\$61,282	\$61,170	62.6	115.0	0.17	\$979	62.61	'00781	\$977	\$75,000	\$1,198	A-FF
089 02 0093 000	29644 LORI	10/18/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$244,944	\$81,226	\$61,170	62.6	115.0	0.17	\$1,297	62.61	'00781	\$977	\$66,250	\$1,058	A-FF
089 02 0099 000	29546 LORI	2/27/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$220,791	\$111,379	\$61,170	62.6	115.0	0.17	\$1,779	62.61	'00781	\$977	\$67,750	\$1,082	A-FF
089 02 0123 000	29803 LORI	8/20/2024	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$250,053	\$134,117	\$61,170	62.6	115.0	0.17	\$2,142	62.61	'00781	\$977	\$80,750	\$1,290	A-FF
089 02 0139 000	14661 MELVIN	5/9/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$273,754	\$129,521	\$73,275	75.0	120.0	0.21	\$1,727	75.00	'00781	\$977	\$82,500	\$1,100	A-FF
089 02 0151 000	29866 LINDA	8/9/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$266,163	\$90,054	\$78,717	80.6	120.0	0.22	\$1,118	80.57	'00781	\$977	\$69,375	\$861	A-FF
089 02 0184 000	29831 OAKLEY	6/14/2024	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$249,619	\$140,551	\$61,170	62.6	115.0	0.17	\$2,245	62.61	'00781	\$977	\$82,250	\$1,314	A-FF
089 02 0195 000	29856 BARKLEY	7/14/2023	\$284,280	PTA	03-ARM'S LENGTH	\$284,280	\$245,919	\$99,531	\$61,170	62.6	115.0	0.17	\$1,590	62.61	'00781	\$977	\$71,070	\$1,135	A-FF
089 02 0198 000	29832 BARKLEY	6/5/2024	\$260,000	LC	03-ARM'S LENGTH	\$260,000	\$247,186	\$73,984	\$61,170	62.6	115.0	0.17	\$1,182	62.61	'00781	\$977	\$65,000	\$1,038	A-FF
089 02 0198 000	29832 BARKLEY	6/4/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$247,186	\$53,984	\$61,170	62.6	115.0	0.17	\$862	62.61	'00781	\$977	\$60,000	\$958	A-FF
089 02 0206 000	29841 BARKLEY	5/8/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$239,163	\$102,007	\$61,170	62.6	115.0	0.17	\$1,629	62.61	'00781	\$977	\$70,000	\$1,118	A-FF
089 02 0222 000	29810 LORI	9/25/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$239,101	\$69,289	\$68,390	70.0	115.0	0.19	\$990	70.00	'00781	\$977	\$60,000	\$857	A-FF
089 02 0243 000	29510 LYNDON	5/24/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$336,959	\$79,211	\$61,170	62.6	115.0	0.17	\$1,265	62.61	'00781	\$977	\$88,750	\$1,418	A-FF

Totals:	\$5,366,280	\$5,366,280	\$4,978,546	\$1,601,169	\$1,213,435	1,242.0	3.30
					Average per FF=>	\$1,289	Average per Net Acre=>

RATES:						
A-FF:	\$1,094	A-SITE:	\$70,500	Average:	\$70,609	\$1,086
				Median:	\$70,000	\$1,082
				Min.:	\$60,000	\$857
				Max.:	\$88,750	\$1,418
				Mode:	\$60,000	N/A
				2025 Base:	\$61,200	
				2026 Base:	\$68,500	
				% Change:	12%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
090 01 0004 000	30644 LYNDON	10/30/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$296,162	\$133,838	\$75,000	120.5	150.0	0.42	\$1,111	120.51	'CLM	\$622	\$88,750	\$736	D-SITE		
090 01 0018 000	14620 BREDIN	12/19/2024	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$275,034	\$122,366	\$67,500	100.0	164.2	0.38	\$1,224	100.00	'CLM	\$675	\$82,475	\$825	A-SITE		
090 03 0017 000	30482 BARKLEY	10/23/2023	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$278,433	\$71,067	\$72,500	80.0	115.0	0.21	\$888	80.00	'CLM	\$906	\$69,250	\$866	B-SITE		
090 03 0035 000	30427 NYE	7/26/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$323,976	\$123,524	\$72,500	80.0	172.3	0.32	\$1,544	80.00	'CLM	\$906	\$93,750	\$1,172	B-SITE		
Totals:			\$1,336,900			\$1,336,900	\$1,173,605	\$450,795	\$287,500	380.5		1.32									
										Average per FF=>		Average per Net Acre=>									
										\$1,185		\$1,185									

RATES:																															
A-SITE	\$73,500																														
B-SITE	\$79,000																														
C-SITE	\$83,000																														
D-SITE	\$82,000																														
										Average:		\$83,556	\$900																		
										Median:		\$85,613	\$845																		
										Min.:		\$69,250	\$736																		
										Max.:		\$93,750	\$1,172																		
										Mode:		N/A	N/A																		
										Front Foot																					
										80.0'		2024 Base:	\$72,500																		
										100.0'		2024 Base:	\$75,000																		
										80.0'		2025 Base:	\$79,000																		
										100.0'		2025 Base:	\$82,000																		
										80.0'		% Change:	9%																		
										100.0'		% Change:	9%																		

OUTLIERS

**City of Livonia
Land Analysis
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
091 01 0005 000	30425 LYNDON	6/13/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$291,640	\$78,360	\$80,000	136.9	180.0	0.57	\$573	136.85	'CLM	\$585	\$72,500	\$530	A-SITE		
091 01 0007 000	14420 HILLCREST	9/28/2023	\$375,900	PTA	03-ARM'S LENGTH	\$375,900	\$372,242	\$83,658	\$80,000	100.7	260.8	0.60	\$830	100.74	'CLM	\$794	\$93,975	\$933	A-SITE		
091 02 0064 000	30831 LYNDON	7/6/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$284,966	\$95,034	\$80,000	100.0	206.7	0.48	\$950	100.00	'CLM	\$800	\$75,000	\$750	A-SITE		
091 02 0116 001	14052 WARNER CT	11/20/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$363,609	\$106,391	\$80,000	87.9	371.5	0.75	\$1,210	87.92	'CLM	\$910	\$97,500	\$1,109	A-SITE		
Totals:			\$1,355,900			\$1,355,900	\$1,312,457	\$363,443	\$320,000	425.5		2.39									
										Average per FF=>		Average per Net Acre=>									
										\$854											

RATES:																			
A-SITE:	\$85,000																Average:	\$84,744	\$830
B-SITE:	\$82,500																Median:	\$84,488	\$841
C-SITE:	\$88,000																Min.:	\$72,500	\$530
																	Max.:	\$97,500	\$1,109
																	Mode:	N/A	N/A
																	2025 Base:	\$80,000	
																	2026 Base:	\$85,000	
																	% Change:	6%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
093 02 0018 000	14888 SUNBURY	2/3/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$274,512	(\$10,012)	\$64,500	75.0	295.5	0.51	(\$133)	75.00	'CLE	\$860	\$50,000	\$667	A-FF
093 02 0019 000	14897 HARRISON	4/8/2024	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$205,967	\$60,533	\$64,500	75.0	294.0	0.51	\$807	75.00	'CLE	\$860	\$50,500	\$673	A-FF
093 02 0041 000	15040 HARRISON	5/17/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$197,030	\$52,370	\$59,400	90.0	199.0	0.41	\$582	90.00	'CLE	\$660	\$47,500	\$528	B-FF
093 02 0045 000	15136 HARRISON	4/14/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$226,357	\$68,043	\$59,400	90.0	199.0	0.41	\$756	90.00	'CLE	\$660	\$58,750	\$653	B-FF
093 02 0060 001	15005 LYONS	9/5/2023	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$325,990	\$34,056	\$60,146	91.1	198.0	0.41	\$374	91.13	'CLE	\$660	\$74,975	\$823	B-FF
093 02 0068 002	14803 LYONS	2/12/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$340,209	\$151,391	\$51,600	60.0	293.1	0.40	\$2,523	60.00	'SN	\$860	\$110,000	\$1,833	A-FF
093 02 0098 000	15099 SANTA ANITA	5/29/2024	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$309,566	\$116,254	\$74,820	87.0	281.6	0.56	\$1,336	87.00	'CLE	\$860	\$87,750	\$1,009	A-FF
093 02 0105 000	14900 SANTA ANITA	11/22/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$168,808	\$97,307	\$56,115	65.3	198.0	0.30	\$1,491	65.25	'CLE	\$860	\$52,500	\$805	A-FF
093 02 0112 000	15016 SANTA ANITA	8/9/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$192,938	\$60,762	\$38,700	45.0	198.0	0.21	\$1,350	45.00	'CLE	\$860	\$53,750	\$1,194	A-FF
093 99 0020 003	14751 CAVELL	11/1/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$251,058	\$118,758	\$89,816	82.4	228.0	0.43	\$1,441	82.40	'CLE	\$1,090	\$70,000	\$850	C-FF
093 99 0030 005	15200 SANTA ANITA	10/19/2023	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$282,627	\$49,573	\$60,200	70.0	198.0	0.32	\$708	70.00	'CLE	\$860	\$68,000	\$971	A-FF
094 03 0020 000	29130 LORI	6/6/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$298,707	\$54,073	\$62,780	73.0	98.7	0.17	\$741	73.00	'CLE	\$860	\$72,500	\$993	A-FF
094 03 0035 000	29117 BARKLEY	10/5/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$250,683	\$87,097	\$62,780	73.0	101.0	0.17	\$1,193	73.00	'CLE	\$860	\$68,750	\$942	A-FF
094 03 0051 000	29104 BARKLEY	1/31/2025	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$305,874	\$63,046	\$61,920	72.0	100.0	0.17	\$876	72.00	'CLE	\$860	\$76,750	\$1,066	A-FF
095 01 0011 000	14358 GARDEN	8/2/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$246,003	\$138,177	\$54,180	63.0	120.1	0.17	\$2,193	63.00	'CLE	\$860	\$82,500	\$1,310	A-FF
095 01 0016 000	14309 GARDEN	8/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$252,851	\$125,949	\$68,800	80.0	120.0	0.22	\$1,574	80.00	'CLE	\$860	\$77,500	\$969	A-FF
095 01 0023 000	29214 MEADOWLARK	10/30/2024	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$291,010	\$104,470	\$58,480	68.0	110.0	0.17	\$1,536	68.00	'CLE	\$860	\$84,250	\$1,239	A-FF
095 01 0024 000	29228 MEADOWLARK	10/25/2024	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$245,964	\$75,016	\$58,480	68.0	110.0	0.17	\$1,103	68.00	'CLE	\$860	\$65,625	\$965	A-FF
095 01 0042 000	29217 ORIOLE	5/12/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$268,804	\$48,496	\$47,300	55.0	111.9	0.14	\$882	55.00	'CLE	\$860	\$67,500	\$1,227	A-FF
095 01 0043 000	29205 ORIOLE	7/1/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$265,466	\$116,834	\$47,300	55.0	110.0	0.14	\$2,124	55.00	'CLE	\$860	\$83,750	\$1,523	A-FF
095 01 0062 000	29207 JACQUELYN	5/31/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$281,055	\$100,865	\$61,920	72.0	100.0	0.17	\$1,401	72.00	'CLE	\$860	\$80,000	\$1,111	A-FF
095 01 0088 000	29356 JACQUELYN	7/31/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$268,897	\$102,703	\$51,600	60.0	120.0	0.17	\$1,712	60.00	'CLE	\$860	\$80,000	\$1,333	A-FF
095 02 0003 000	28531 LYNDON	8/16/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$226,726	\$84,804	\$51,600	60.0	120.0	0.17	\$1,415	60.00	'CLE	\$860	\$65,000	\$1,083	A-FF
095 02 0019 002	14421 ALEXANDER	3/31/2025	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$287,753	\$99,727	\$58,480	68.0	131.9	0.21	\$1,467	68.00	'CLE	\$860	\$82,250	\$1,210	A-FF
095 02 0036 000	14394 ALEXANDER	4/5/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$258,943	\$42,657	\$51,600	60.0	135.8	0.19	\$711	60.00	'CLE	\$860	\$62,500	\$1,042	A-FF
095 02 0066 000	14381 BRENTWOOD	8/28/2024	\$289,700	WD	03-ARM'S LENGTH	\$289,700	\$280,776	\$60,524	\$51,600	60.0	134.0	0.19	\$1,009	60.00	'CLE	\$860	\$72,425	\$1,207	A-FF
095 03 0001 000	28507 GITA	10/15/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$266,217	\$88,434	\$69,651	81.0	117.7	0.22	\$1,092	80.99	'CLE	\$860	\$71,250	\$880	A-FF
095 03 0004 000	14039 HARRISON	7/6/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$258,781	\$82,819	\$51,600	60.0	120.3	0.17	\$1,380	60.00	'CLE	\$860	\$72,500	\$1,208	A-FF
095 03 0008 000	14109 HARRISON	5/3/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$224,515	\$70,525	\$55,040	64.0	121.0	0.18	\$1,102	64.00	'CLE	\$860	\$60,000	\$938	A-FF
095 03 0009 000	14121 HARRISON	2/22/2024	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$250,172	\$114,529	\$52,701	61.3	121.0	0.17	\$1,869	61.28	'CLE	\$860	\$78,000	\$1,273	A-FF
095 03 0017 002	14317 HARRISON	4/21/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$218,408	\$52,016	\$60,424	70.3	121.0	0.20	\$740	70.26	'CLE	\$860	\$52,500	\$747	A-FF
095 03 0018 002	14333 HARRISON	12/22/2023	\$318,900	PTA	03-ARM'S LENGTH	\$318,900	\$280,697	\$98,627	\$60,424	70.3	121.0	0.20	\$1,404	70.26	'CLE	\$860	\$79,725	\$1,135	A-FF
095 03 0019 002	14349 HARRISON	7/26/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$285,707	\$104,717	\$60,424	70.3	121.0	0.20	\$1,490	70.26	'CLE	\$860	\$82,500	\$1,174	A-FF
095 04 0003 000	29323 MEADOWLARK	2/25/2025	\$315,500	WD	03-ARM'S LENGTH	\$315,500	\$323,430	\$56,570	\$64,500	75.0	100.0	0.17	\$754	75.00	'CLE	\$860	\$78,875	\$1,052	A-FF
095 04 0006 000	29257 MEADOWLARK	10/9/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$271,033	\$106,747	\$62,780	73.0	100.0	0.17	\$1,462	73.00	'CLE	\$860	\$78,750	\$1,079	A-FF
095 05 0004 000	14219 ALEXANDER	3/5/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$253,296	\$98,304	\$51,600	60.0	125.4	0.17	\$1,638	60.00	'CLE	\$860	\$75,000	\$1,250	A-FF
095 05 0013 000	14038 ALEXANDER	9/24/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$257,922	\$43,988	\$51,910	60.4	135.8	0.19	\$729	60.36	'CLE	\$860	\$62,500	\$1,035	A-FF
095 05 0029 000	14233 SUNBURY	1/18/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$249,236	\$27,674	\$51,910	60.4	135.8	0.19	\$458	60.36	'CLE	\$860	\$56,250	\$932	A-FF
095 05 0041 000	28726 BUCKINGHAM	6/30/2023	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$283,561	\$89,039	\$51,600	60.0	120.0	0.17	\$1,484	60.00	'CLE	\$860	\$80,250	\$1,338	A-FF
095 05 0044 000	28658 BUCKINGHAM	9/27/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$250,468	\$91,132	\$51,600	60.0	120.0	0.17	\$1,519	60.00	'CLE	\$860	\$72,500	\$1,208	A-FF
095 05 0050 000	14120 SUNBURY	11/27/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$250,733	\$61,177	\$51,910	60.4	134.0	0.19	\$1,014	60.36	'CLE	\$860	\$65,000	\$1,077	A-FF
095 05 0057 000	14244 SUNBURY	12/30/2024	\$290,500	PTA	03-ARM'S LENGTH	\$290,500	\$254,512	\$87,898	\$51,910	60.4	134.0	0.19	\$1,456	60.36	'CLE	\$860	\$72,625	\$1,203	A-FF
095 05 0066 000	14121 BRENTWOOD	7/15/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$318,942	\$11,619	\$60,561	70.4	134.0	0.22	\$165	70.42	'CLE	\$860	\$67,500	\$959	A-FF
095 05 0069 002	14029 BRENTWOOD	11/20/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$276,685	\$88,876	\$60,561	70.4	134.0	0.22	\$1,262	70.42	'CLE	\$860	\$76,250	\$1,083	A-FF
095 05 0073 000	28646 BUCKINGHAM	7/28/2023	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$248,725	\$80,875	\$51,600	60.0	120.0	0.17	\$1,348	60.00	'CLE	\$860	\$69,500	\$1,158	A-FF
095 06 0014 000	14428 SUMMERSIDE	7/16/2024	\$332,400	PTA	03-ARM'S LENGTH	\$332,400	\$287,926	\$96,074	\$51,600	60.0	120.0	0.17	\$1,601	60.00	'CLE	\$860	\$83,100	\$1,385	A-FF
095 07 0079 000	28655 BUCKINGHAM	11/8/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$230,830	\$135,770	\$51,600	60.0	120.2	0.17	\$2,263	60.00	'CLE	\$860	\$78,750	\$1,313	A-FF
095 07 0082 000	28705 BUCKINGHAM	8/1/2024	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$241,501	\$105,819	\$53,320	62.0	120.1	0.17	\$1,707	62.00	'CLE	\$860	\$73,500	\$1,185	A-FF
095 08 0054 000	29136 PERTH	10/12/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$293,797	\$65,703	\$64,500	75.0	131.3	0.23	\$876	75.00	'CLE	\$860	\$73,750	\$983	A-FF
096 01 0009 000	14281 INKSTER	9/6/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$231,068	\$38,532	\$39,600	60.0	120.0	0.17	\$642	60.00	'CLE	\$660	\$57,500	\$958	B-FF
096 01 0011 000	27409 LYNDON	7/20/2023	\$240,000	PTA	03-ARM'S LENGTH														

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096 01 0079 000	14225 DEERING	7/27/2023	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$230,049	\$62,551	\$51,600	60.0	120.0	0.17	\$1,043	60.00	'CLE	\$860	\$60,250	\$1,004	A-FF
096 01 0086 000	27937 BENTLEY	1/20/2025	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$287,516	\$63,817	\$62,333	72.5	105.8	0.18	\$880	72.48	'CLE	\$860	\$72,250	\$997	A-FF
096 01 0098 000	14237 LYONS	10/7/2024	\$295,500	PTA	03-ARM'S LENGTH	\$295,500	\$289,938	\$57,162	\$51,600	60.0	121.7	0.17	\$953	60.00	'CLE	\$860	\$73,875	\$1,231	A-FF
096 01 0144 000	27641 LYNDON	2/13/2025	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$259,631	\$81,969	\$51,600	60.0	120.0	0.17	\$1,366	60.00	'CLE	\$860	\$72,500	\$1,208	A-FF
096 01 0191 000	27801 BARKLEY	7/14/2023	\$268,500	PTA	03-ARM'S LENGTH	\$268,500	\$246,433	\$77,967	\$55,900	65.0	109.8	0.16	\$1,199	65.00	'CLE	\$860	\$67,125	\$1,033	A-FF
096 01 0205 000	27614 BARKLEY	2/28/2025	\$271,500	PTA	03-ARM'S LENGTH	\$271,500	\$251,062	\$76,338	\$55,900	65.0	120.0	0.18	\$1,174	65.00	'CLE	\$860	\$67,875	\$1,044	A-FF
096 02 0225 000	14065 INKSTER	5/3/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$227,397	\$2,203	\$39,600	60.0	120.0	0.17	\$37	60.00	'CLE	\$660	\$47,500	\$792	B-FF
096 02 0226 000	14043 INKSTER	11/1/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$234,731	\$39,869	\$39,600	60.0	120.0	0.17	\$664	60.00	'CLE	\$660	\$58,750	\$979	B-FF
096 02 0257 000	27630 BUCKINGHAM	9/25/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$243,680	\$36,584	\$55,264	64.3	123.6	0.18	\$569	64.26	'CLE	\$860	\$56,250	\$875	A-FF
096 02 0261 000	27730 BUCKINGHAM	9/20/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$245,331	\$83,849	\$54,180	63.0	120.0	0.17	\$1,331	63.00	'CLE	\$860	\$68,750	\$1,091	A-FF
096 02 0268 000	27653 PERTH	3/31/2025	\$344,000	PTA	03-ARM'S LENGTH	\$344,000	\$242,149	\$153,451	\$51,600	60.0	120.0	0.17	\$2,558	60.00	'CLE	\$860	\$86,000	\$1,433	A-FF
096 02 0286 000	14135 CAVELL	1/2/2025	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$244,257	\$113,343	\$51,600	60.0	120.0	0.17	\$1,889	60.00	'CLE	\$860	\$76,500	\$1,275	A-FF
096 02 0298 000	14183 FOCH	5/25/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$276,199	\$65,401	\$51,600	60.0	120.0	0.17	\$1,090	60.00	'CLE	\$860	\$72,500	\$1,208	A-FF
096 02 0299 000	14171 FOCH	5/30/2024	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$240,351	\$137,249	\$51,600	60.0	120.0	0.17	\$2,287	60.00	'CLE	\$860	\$81,500	\$1,358	A-FF
096 02 0309 000	14146 CARDWELL	8/19/2024	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$245,045	\$132,555	\$51,600	60.0	120.0	0.17	\$2,209	60.00	'CLE	\$860	\$81,500	\$1,358	A-FF
096 02 0314 000	14195 CARDWELL	2/6/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$237,798	\$92,242	\$55,040	64.0	120.0	0.18	\$1,441	64.00	'CLE	\$860	\$68,750	\$1,074	A-FF
096 02 0317 000	14159 CARDWELL	7/17/2024	\$362,000	PTA	03-ARM'S LENGTH	\$362,000	\$301,033	\$112,567	\$51,600	60.0	120.0	0.17	\$1,876	60.00	'CLE	\$860	\$90,500	\$1,508	A-FF
096 02 0354 000	14050 LYONS	2/9/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$246,461	\$54,499	\$55,960	65.1	119.0	0.18	\$838	65.07	'CLE	\$860	\$61,250	\$941	A-FF
096 02 0354 000	14050 LYONS	4/12/2024	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$246,461	\$120,499	\$55,960	65.1	119.0	0.18	\$1,852	65.07	'CLE	\$860	\$77,750	\$1,195	A-FF
096 03 0008 000	28220 ACACIA	7/25/2024	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$280,980	\$87,620	\$51,600	60.0	130.0	0.18	\$1,460	60.00	'CLE	\$860	\$79,250	\$1,321	A-FF
096 03 0016 000	14066 RIGA	7/3/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$298,989	\$62,611	\$51,600	60.0	123.0	0.17	\$1,044	60.00	'CLE	\$860	\$77,500	\$1,292	A-FF
096 03 0017 000	14054 RIGA	10/13/2023	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$264,098	\$50,502	\$51,600	60.0	123.0	0.17	\$842	60.00	'CLE	\$860	\$65,750	\$1,096	A-FF
096 03 0054 000	14045 RIGA	3/3/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$292,806	\$102,157	\$54,963	63.9	120.0	0.18	\$1,598	63.91	'CLE	\$860	\$85,000	\$1,330	A-FF
096 03 0058 000	14093 RIGA	2/20/2025	\$344,000	PTA	03-ARM'S LENGTH	\$344,000	\$277,912	\$118,169	\$52,081	78.9	120.0	0.22	\$1,498	78.91	'CLE	\$660	\$86,000	\$1,090	B-FF
Totals:			\$22,226,900			\$22,226,900	\$20,321,002	\$6,232,142	\$4,326,244	5,150.8		16.27							
										Average per FF=>		\$1,210	Average per Net Acre=>						
RATES:																	Average:	\$71,240	\$1,097
A-FF:	\$955															Median:	\$72,500	\$1,087	
B-FF:	\$733															Min.:	\$47,500	\$528	
C-FF:	\$1,210															Max.:	\$110,000	\$1,833	
																	Mode:	\$72,500	\$1,208
																	2025 Base:	\$63,000	
																	2026 Base:	\$70,000	
																	% Change:	11%	

SITE VALUES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1
093 04 0003 000	27459 OAKLEY	11/20/2024	\$386,000	PTA	03-ARM'S LENGTH	\$386,000	\$388,897	\$72,103	\$75,000	70.0	120.0	0.19	\$1,030	70.00	'00834	\$1,071	\$96,500	\$1,379	A-SITE
093 04 0020 000	27763 WESTERN GOLF	6/5/2024	\$475,333	PTA	03-ARM'S LENGTH	\$475,333	\$407,599	\$142,734	\$75,000	70.0	120.0	0.19	\$2,039	70.00	'00834	\$1,071	\$118,833	\$1,698	A-SITE
093 04 0024 000	27851 WESTERN GOLF	2/28/2025	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$417,049	\$68,951	\$75,000	70.0	120.0	0.19	\$985	70.00	'00834	\$1,071	\$102,750	\$1,468	A-SITE
093 04 0033 000	14635 LYONS	4/19/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$320,974	\$74,026	\$75,000	80.0	122.4	0.23	\$925	80.00	'00834	\$938	\$80,000	\$1,000	A-SITE
093 04 0051 000	27832 MEADOWBROOK	12/10/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$449,656	\$95,344	\$75,000	82.7	128.0	0.24	\$1,154	82.65	'00834	\$907	\$117,500	\$1,422	A-SITE
093 04 0053 000	14855 SANTA ANITA	7/31/2024	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$399,025	\$165,975	\$75,000	63.4	120.4	0.18	\$2,620	63.35	'00834	\$1,184	\$122,500	\$1,934	A-SITE
093 04 0065 000	14702 SANTA ANITA	7/28/2023	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$369,542	\$70,458	\$75,000	70.0	120.0	0.19	\$1,007	70.00	'00834	\$1,071	\$91,250	\$1,304	A-SITE
093 06 0018 000	15003 TAYLOR	3/1/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$400,577	\$205,423	\$86,000	0.0	0.0	0.59	#DIV/0!	0.00	'SN	#DIV/0!	\$130,000	#DIV/0!	C-SITE
093 99 0020 007	14766 TAYLOR	4/15/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$409,626	\$144,374	\$84,000	82.5	120.0	0.23	\$1,750	82.50	'SN	\$1,018	\$117,500	\$1,424	F-SITE
095 01 0053 000	29132 ORIOLE	7/14/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$287,946	\$62,054	\$75,000	60.0	156.6	0.22	\$1,034	60.00	'CLE	\$1,250	\$68,750	\$1,146	A-SITE
095 01 0059 000	29222 ORIOLE	1/10/2025	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$278,920	\$121,080	\$65,000	164.8	102.0	0.39	\$735	164.78	'CLE	\$394	\$83,750	\$508	B-SITE
095 02 0029 000	14308 ALEXANDER	8/30/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$318,846	\$26,154	\$75,000	73.2	135.8	0.23	\$357	73.22	'CLE	\$1,024	\$67,500	\$922	A-SITE
096 01 0165 000	27838 LYNDON	10/25/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$280,099	\$114,901	\$75,000	125.6	101.6	0.29	\$915	125.56	'CLE	\$597	\$80,000	\$637	A-SITE
096 01 0192 000	27815 BARKLEY	12/15/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$270,957	\$84,043	\$75,000	108.8	100.0	0.25	\$772	108.84	'CLE	\$689	\$70,000	\$643	A-SITE
096 01 0213 000	27462 LYNDON	1/7/2025	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$277,544	\$69,456	\$75,000	102.1	100.0	0.23	\$680	102.08	'CLE	\$735	\$68,000	\$666	A-SITE
096 02 0249 000	14035 ARCOLA	6/18/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$266,709	\$93,291	\$75,000	69.0	120.0	0.19	\$1,352	69.00	'CLE	\$1,087	\$71,250	\$1,033	A-SITE

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096 02 0250 000	14021 ARCOLA	6/9/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$279,500	\$70,500	\$75,000	69.0	123.8	0.20	\$1,022	69.00	'CLE	\$1,087	\$68,750	\$996	A-SITE
096 02 0324 000	14122 DEERING	1/14/2025	\$263,100	PTA	03-ARM'S LENGTH	\$263,100	\$269,412	\$68,688	\$75,000	60.0	120.0	0.17	\$1,145	60.00	'CLE	\$1,250	\$65,775	\$1,096	A-SITE
096 02 0340 000	27855 PERTH	1/31/2025	\$270,100	PTA	03-ARM'S LENGTH	\$270,100	\$299,326	\$45,774	\$75,000	60.0	151.2	0.39	\$763	60.00	'CLE	\$1,250	\$67,525	\$1,125	A-SITE
096 02 0418 000	27501 BUCKINGHAM	7/12/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$280,413	\$54,587	\$75,000	153.0	144.4	0.51	\$357	152.98	'CLE	\$490	\$65,000	\$425	A-SITE
096 03 0039 001	28444 GITA	10/15/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$302,868	\$142,132	\$75,000	106.8	120.0	0.29	\$1,331	106.75	'CLE	\$703	\$92,500	\$867	A-SITE

RATES:

A-SITE:	\$83,000
B-SITE:	\$72,000
C-SITE:	\$95,500
E-SITE:	\$20,000
F-SITE:	\$95,500

Average:	\$87,887	#DIV/0!
Median:	\$80,000	#DIV/0!
Min.:	\$65,000	#DIV/0!
Max.:	\$130,000	#DIV/0!
Mode:	\$80,000	#DIV/0!

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason
093 02 0017 000	14858 SUNBURY	3/19/2025	\$178,500	PTA	03-ARM'S LENGTH	\$178,500	\$153,294	\$89,706	\$64,500	75.0	295.4	0.51	\$1,196	75.00	'CLE	\$860	\$44,625	\$595	A-FF	LOW
093 02 0081 002	15024 LYONS	9/21/2023	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$149,083	\$55,797	\$49,880	58.0	280.0	0.37	\$962	58.00	'CLE	\$860	\$38,750	\$668	A-FF	LOW
093 02 0068 002	14803 LYONS	2/12/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$340,209	\$151,391	\$51,600	60.0	293.1	0.40	\$2,523	60.00	'SN	\$860	\$110,000	\$1,833	A-FF	HIGH
096 03 0018 000	14042 RIGA	7/12/2024	\$384,900	PTA	03-ARM'S LENGTH	\$384,900	\$341,774	\$94,726	\$51,600	60.0	123.0	0.17	\$1,579	60.00	'CLE	\$860	\$96,225	\$1,604	A-FF	HIGH

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For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
093 01 0044 000	14900 CAVELL	8/14/2024	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$232,409	(\$14,909)	\$52,500	50.0	126.0	0.15	(\$298)	50.00	'CLE	\$1,050	\$41,250	\$825	A-FF
093 01 0056 002	14660 CAVELL	11/22/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$319,020	\$36,980	\$61,000	80.0	128.0	0.24	\$462	80.00	'CLE	\$763	\$73,750	\$922	B-SITE
093 01 0080 000	14835 ARCOLA	9/26/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$286,138	\$111,862	\$63,000	60.0	126.0	0.17	\$1,864	60.00	'CLE	\$1,050	\$83,750	\$1,396	A-FF
093 01 0106 000	15106 ARCOLA	9/17/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$217,258	\$85,242	\$52,500	50.0	130.0	0.15	\$1,705	50.00	'CLE	\$1,050	\$62,500	\$1,250	A-FF
093 01 0127 000	14800 ARCOLA	7/1/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$223,495	\$59,005	\$52,500	50.0	130.0	0.15	\$1,180	50.00	'CLE	\$1,050	\$57,500	\$1,150	A-FF
093 01 0146 000	14761 INKSTER	8/9/2024	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$227,061	\$78,439	\$52,500	80.0	110.0	0.20	\$980	80.00	'CLE	\$656	\$63,250	\$791	A-SITE
093 01 0169 000	14857 INKSTER	10/28/2024	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$250,214	\$102,186	\$52,500	80.0	110.0	0.20	\$1,277	80.00	'CLE	\$656	\$74,975	\$937	A-SITE
093 01 0173 000	15005 INKSTER	6/13/2024	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$188,444	\$51,056	\$52,500	65.0	110.0	0.16	\$785	65.00	'CLE	\$808	\$46,750	\$719	A-SITE
093 01 0176 000	15017 INKSTER	7/31/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$238,347	\$54,153	\$52,500	60.0	110.0	0.15	\$903	60.00	'CLE	\$875	\$60,000	\$1,000	A-SITE
094 01 0085 001	14951 CAVOUR	4/1/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$210,553	\$59,572	\$55,125	52.5	130.0	0.16	\$1,135	52.50	'00841	\$1,050	\$53,750	\$1,024	A-FF
094 01 0086 001	14937 CAVOUR	1/17/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$398,656	\$58,044	\$56,700	54.0	130.0	0.16	\$1,075	54.00	'00841	\$1,050	\$100,000	\$1,852	A-FF
094 01 0120 002	15190 CAVOUR	10/30/2024	\$230,165	PTA	03-ARM'S LENGTH	\$230,165	\$208,393	\$76,372	\$54,600	52.0	135.0	0.16	\$1,469	52.00	'00841	\$1,050	\$57,541	\$1,107	A-FF
094 01 0140 001	15151 PADEREWSKI	12/4/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$306,552	\$112,098	\$118,650	113.0	135.0	0.35	\$992	113.00	'00841	\$1,050	\$75,000	\$664	A-FF
094 01 0159 002	14931 PADEREWSKI	12/14/2023	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$170,319	\$66,281	\$56,700	54.0	135.0	0.17	\$1,227	54.00	'00841	\$1,050	\$44,975	\$833	A-FF
094 01 0249 000	14990 HALLER	5/24/2024	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$293,077	\$97,923	\$73,500	70.0	135.0	0.22	\$1,399	70.00	'00841	\$1,050	\$79,375	\$1,134	A-FF
094 01 0256 001	15154 HALLER	7/10/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$319,857	\$74,638	\$69,495	113.0	135.0	0.35	\$661	113.00	'00841	\$615	\$81,250	\$719	B-FF
094 02 0027 000	15026 GARDEN	3/20/2025	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$239,885	\$87,615	\$52,500	50.0	160.0	0.18	\$1,752	50.00	'00841	\$1,050	\$68,750	\$1,375	A-FF
094 02 0050 000	15007 ALEXANDER	5/3/2024	\$194,450	PTA	03-ARM'S LENGTH	\$194,450	\$184,612	\$62,338	\$52,500	50.0	202.0	0.23	\$1,247	50.00	'00841	\$1,050	\$48,613	\$972	A-FF
094 02 0052 000	15027 ALEXANDER	7/31/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$237,158	\$35,342	\$52,500	50.0	202.0	0.23	\$707	50.00	'00841	\$1,050	\$55,000	\$1,100	A-FF
094 02 0084 000	14927 SUNBURY	8/9/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$147,802	\$69,698	\$52,500	50.0	202.0	0.23	\$1,394	50.00	'00841	\$1,050	\$41,250	\$825	A-FF
094 02 0095 000	15101 SUNBURY	12/6/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$209,693	\$32,807	\$52,500	50.0	202.0	0.23	\$656	50.00	'00841	\$1,050	\$47,500	\$950	A-FF
094 02 0110 000	15100 SUNBURY	10/9/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$232,746	\$79,754	\$52,500	50.0	202.0	0.23	\$1,595	50.00	'00841	\$1,050	\$65,000	\$1,300	A-FF
094 02 0137 000	15101 HARRISON	2/4/2025	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$203,808	\$78,692	\$52,500	50.0	158.6	0.18	\$1,574	50.00	'00841	\$1,050	\$57,500	\$1,150	A-FF

Totals:			\$5,756,915			\$5,756,915	\$5,545,497	\$1,555,188	\$1,343,770	1,433.5		4.66							
									Average				Average						
									per FF=>				per Net Acre=>						

RATES:													
A-FF:	\$1,176	A-SITE:	\$59,000					Average:				\$62,575	\$1,043
B-FF:	\$689	B-SITE:	\$68,500					Median:				\$60,000	\$1,000
								Min.:				\$41,250	\$664
								Max.:				\$100,000	\$1,852
								Mode:				\$41,250	\$825
								2025 Base:				\$52,500	
								2026 Base:				\$59,000	
								% Change:				12%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
095 09 0004 000	14384 HARRISON	8/23/2023	\$428,100	PTA	03-ARM'S LENGTH	\$428,100	\$102,252	\$405,848	\$80,000	70.0	120.0	0.19	\$5,798	70.00	'095	\$1,143	\$107,025	\$1,529	A-SITE		
095 09 0007 000	14438 HARRISON	11/30/2023	\$444,410	PTA	03-ARM'S LENGTH	\$444,410	\$80,000	\$444,410	\$80,000	60.0	120.0	0.17	\$7,407	60.00	'095	\$1,333	\$111,103	\$1,852	A-SITE		
095 09 0009 000	14474 HARRISON	7/17/2023	\$464,940	WD	03-ARM'S LENGTH	\$464,940	\$483,294	\$61,646	\$80,000	60.0	120.0	0.17	\$1,027	60.00	'095	\$1,333	\$116,235	\$1,937	A-SITE		
095 09 0010 000	14492 HARRISON	5/23/2023	\$429,900	PTA	03-ARM'S LENGTH	\$429,900	\$389,410	\$120,490	\$80,000	72.2	120.0	0.20	\$1,670	72.16	'095	\$1,109	\$107,475	\$1,489	A-SITE		
095 09 0012 000	14477 DOOLEY	11/14/2024	\$466,175	PTA	03-ARM'S LENGTH	\$466,175	\$80,000	\$466,175	\$80,000	60.0	120.0	0.17	\$7,770	60.00	'095	\$1,333	\$116,544	\$1,942	A-SITE		
095 09 0013 000	14459 DOOLEY	5/23/2023	\$530,600	PTA	03-ARM'S LENGTH	\$530,600	\$80,000	\$530,600	\$80,000	70.0	120.0	0.19	\$7,580	70.00	'095	\$1,143	\$132,650	\$1,895	A-SITE		
095 09 0015 000	14423 DOOLEY	8/9/2024	\$499,665	PTA	03-ARM'S LENGTH	\$499,665	\$103,562	\$476,103	\$80,000	70.0	120.0	0.19	\$6,801	70.00	'095	\$1,143	\$124,916	\$1,785	A-SITE		
095 09 0032 000	14491 NOVA	10/31/2024	\$545,000	PTA	03-ARM'S LENGTH	\$545,000	\$356,698	\$268,302	\$80,000	75.0	141.0	0.24	\$3,577	75.00	'095	\$1,067	\$136,250	\$1,817	A-SITE		
Totals:						\$3,808,790		\$3,808,790	\$1,675,216	\$2,773,574	\$640,000	537.2									
										Average per FF=>		\$5,163		Average per Net Acre=>							
RATES:																					
A-SITE:			\$80,000													Average:		\$119,025		\$1,781	
																Median:		\$116,389		\$1,834	
																Min.:		\$107,025		\$1,489	
																Max.:		\$136,250		\$1,942	
																Mode:		N/A		N/A	
																2025 Base:		\$80,000			
																2026 Base:		\$80,000			
																% Change:		0%			

VACANT SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1		
095 09 0003 000	14366 HARRISON	8/4/2023	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$80,000	\$80,000	\$80,000	60.0	120.0	0.17	\$1,333	60.00	'095	\$1,333	\$20,000	\$20,000	A-SITE		
095 09 0004 000	14384 HARRISON	8/23/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	\$80,000	\$80,000	70.0	120.0	0.19	\$1,143	70.00	'095	\$1,143	\$20,000	\$20,000	A-SITE		
095 09 0005 000	14402 HARRISON	1/3/2024	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$80,000	\$80,000	\$80,000	60.0	120.0	0.17	\$1,333	60.00	'095	\$1,333	\$20,000	\$20,000	A-SITE		
095 09 0006 000	14420 HARRISON	8/20/2024	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$80,000	\$80,000	\$80,000	70.0	120.0	0.19	\$1,143	70.00	'095	\$1,143	\$20,000	\$20,000	A-SITE		
095 09 0011 000	14495 DOOLEY	9/29/2023	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$80,000	\$80,000	\$80,000	0.6	120.0	0.17	\$131,148	0.61	'095	\$131,148	\$20,000	\$20,000	A-SITE		
095 09 0012 000	14477 DOOLEY	11/14/2024	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$80,000	\$80,000	\$80,000	60.0	120.0	0.17	\$1,333	60.00	'095	\$1,333	\$20,000	\$20,000	A-SITE		
095 09 0014 000	14441 DOOLEY	6/23/2023	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$80,000	\$80,000	\$80,000	60.0	120.0	0.17	\$1,333	60.00	'095	\$1,333	\$20,000	\$20,000	A-SITE		
095 09 0016 000	14405 DOOLEY	9/14/2023	\$80,000	PTA	03-ARM'S LENGTH	\$472,163	\$80,000	\$472,163	\$80,000	60.0	120.0	0.17	\$7,869	60.00	'095	\$1,333	\$118,041	\$118,041	A-SITE		
095 09 0030 000	14466 NOVA	5/18/2023	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$80,000	\$80,000	\$80,000	63.1	141.0	0.20	\$1,267	63.14	'095	\$1,267	\$20,000	\$20,000	A-SITE		
095 09 0036 000	14428 DOOLEY	8/31/2023	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$199,584	(\$44,584)	\$80,000	70.9	140.0	0.23	(\$628)	70.94	'095	\$1,128	\$18,750	\$18,750	A-SITE		
095 09 0038 000	14472 DOOLEY	6/23/2023	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$80,000	\$80,000	\$80,000	70.0	140.0	0.23	\$1,143	70.00	'095	\$1,143	\$20,000	\$20,000	A-SITE		
RATES:																					
A-SITE:			\$75,000													Average:		\$28,799			
																Median:		\$20,000			
																Min.:		\$18,750			
																Max.:		\$118,041			
																Mode:		\$20,000			

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
099 99 0031 003	11688 HALLER	2/16/2024	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$213,060	\$21,740	\$37,800	45.0	195.0	0.20	\$483	45.00	'SE2	\$840	\$49,250	\$1,094	B-FF
099 99 0031 004	11686 HALLER	2/16/2024	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$213,060	\$22,240	\$37,800	45.0	195.0	0.20	\$494	45.00	'SE2	\$840	\$49,375	\$1,097	B-FF
099 99 0032 001	11744 HALLER	4/21/2023	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$140,912	\$67,088	\$48,000	60.0	195.0	0.27	\$1,118	60.00	'SE2	\$800	\$40,000	\$667	A-FF
099 99 0058 001	11889 CAMDEN	4/30/2024	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$201,745	\$111,655	\$50,400	60.0	190.0	0.26	\$1,861	60.00	'SE2	\$840	\$65,750	\$1,096	B-FF
099 99 0067 000	12243 CAMDEN	8/4/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$169,533	\$111,467	\$96,000	120.0	190.0	0.52	\$929	120.00	'SE2	\$800	\$46,250	\$385	A-FF
099 99 0071 003	12339 CAMDEN	6/12/2023	\$335,300	PTA	03-ARM'S LENGTH	\$335,300	\$280,445	\$102,855	\$48,000	50.0	190.0	0.22	\$2,057	50.00	'SE2	\$960	\$83,825	\$1,677	A-SITE
099 99 0085 000	12430 CAMDEN	4/19/2023	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$151,276	\$72,724	\$64,000	80.0	190.0	0.35	\$909	80.00	'SE2	\$800	\$40,000	\$500	A-FF
099 99 0100 000	12100 CAMDEN	10/7/2024	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$162,524	\$49,376	\$32,000	40.0	190.0	0.17	\$1,234	40.00	'SE2	\$800	\$44,975	\$1,124	A-FF
099 99 0111 000	11788 CAMDEN	4/5/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$94,052	\$57,948	\$32,000	40.0	190.0	0.17	\$1,449	40.00	'SE2	\$800	\$30,000	\$750	A-FF
099 99 0112 000	11780 CAMDEN	8/30/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$178,350	\$53,650	\$32,000	40.0	190.0	0.17	\$1,341	40.00	'SE2	\$800	\$50,000	\$1,250	A-FF
099 99 0117 000	11712 CAMDEN	11/15/2024	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$303,325	\$102,875	\$67,200	80.0	190.0	0.35	\$1,286	80.00	'SE2	\$840	\$84,750	\$1,059	B-FF
099 99 0125 000	11795 HARTEL	9/22/2023	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$238,372	\$48,628	\$48,000	60.0	190.5	0.26	\$810	60.00	'SE2	\$800	\$59,750	\$996	A-FF
099 99 0132 000	11991 HARTEL	4/19/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$156,449	\$62,551	\$64,000	80.0	190.8	0.35	\$782	80.00	'SE2	\$800	\$38,750	\$484	A-FF
099 99 0134 001	12033 HARTEL	8/7/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$210,915	\$62,085	\$48,000	60.0	190.0	0.26	\$1,035	60.00	'SE2	\$800	\$56,250	\$938	A-FF

Totals: \$2,955,700 \$2,955,700 \$2,714,018 \$946,882 \$705,200 860.0 3.77
 Average per FF=> \$1,101 Average per Net Acre=>

RATES:					
A-FF: \$880	A-SITE: \$53,000	Average:	\$52,780	\$937	
B-FF: \$924		Median:	\$49,313	\$1,028	
		Min.:	\$30,000	\$385	
		Max.:	\$84,750	\$1,677	
		Mode:	\$40,000	N/A	
		Front Foot			
		60.0	2025 Base:	\$48,000	
		60.0	2026 Base:	\$53,000	
			% Change:	10%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
100 01 0076 000	11815 INKSTER	7/21/2023	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$134,936	\$54,464	\$50,400	60.0	110.0	0.15	\$908	60.00	'SE2	\$840	\$34,750	\$579	B-FF
100 01 0124 001	12203 INKSTER	2/29/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$238,734	(\$19,316)	\$64,418	61.4	110.0	0.16	(\$315)	61.35	'SE2	\$1,050	\$38,750	\$632	A-FF
100 01 0134 000	12241 INKSTER	6/2/2023	\$148,500	PTA	03-ARM'S LENGTH	\$148,500	\$118,369	\$63,731	\$33,600	40.0	110.0	0.10	\$1,593	40.00	'SE2	\$840	\$37,125	\$928	B-FF
100 01 0142 000	12257 INKSTER	1/3/2025	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$103,309	\$75,291	\$33,600	40.0	110.0	0.10	\$1,882	40.00	'SE2	\$840	\$36,250	\$906	B-FF
100 01 0159 002	12320 ARCOLA	5/25/2023	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$209,343	\$39,807	\$45,150	43.0	110.0	0.11	\$926	43.00	'SE2	\$1,050	\$51,000	\$1,186	A-FF
100 01 0170 000	12140 ARCOLA	11/21/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$165,956	\$21,044	\$42,000	40.0	130.0	0.12	\$526	40.00	'SE2	\$1,050	\$36,250	\$906	A-FF
100 01 0188 000	11884 ARCOLA	9/13/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$217,920	\$65,080	\$63,000	60.0	130.0	0.18	\$1,085	60.00	'SE2	\$1,050	\$55,000	\$917	A-FF
100 01 0196 000	11668 ARCOLA	6/7/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$145,293	\$51,707	\$42,000	40.0	130.0	0.12	\$1,293	40.00	'SE2	\$1,050	\$38,750	\$969	A-FF
100 01 0231 000	12139 ARCOLA	3/22/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$187,386	\$59,614	\$42,000	40.0	135.0	0.12	\$1,490	40.00	'SE2	\$1,050	\$51,250	\$1,281	A-FF
100 01 0235 000	12179 ARCOLA	9/17/2024	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$149,160	\$80,340	\$42,000	40.0	135.0	0.12	\$2,009	40.00	'SE2	\$1,050	\$46,875	\$1,172	A-FF
100 01 0242 000	12337 ARCOLA	11/1/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$168,457	\$38,543	\$42,000	40.0	135.0	0.12	\$964	40.00	'SE2	\$1,050	\$41,250	\$1,031	A-FF
100 01 0256 000	12344 CAVELL	2/28/2025	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$198,909	\$95,141	\$64,050	61.0	135.0	0.19	\$1,560	61.00	'SE2	\$1,050	\$57,500	\$943	A-FF
100 01 0258 000	12300 CAVELL	9/22/2023	\$185,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$166,912	\$65,713	\$47,625	68.0	270.0	0.21	\$966	68.00	'SE2	\$700	\$46,250	\$680	A-FF
100 01 0290 000	11610 CAVELL	3/25/2025	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$162,974	\$14,037	\$67,011	63.8	135.0	0.20	\$220	63.82	'SE2	\$1,050	\$27,500	\$431	A-FF
100 01 0291 000	11609 CAVELL	2/28/2025	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$124,879	\$63,721	\$54,600	52.0	135.0	0.16	\$1,225	52.00	'SE2	\$1,050	\$33,500	\$644	A-FF
100 01 0298 000	11787 CAVELL	4/10/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$207,917	\$65,633	\$53,550	51.0	135.0	0.16	\$1,287	51.00	'SE2	\$1,050	\$55,000	\$1,078	A-FF
100 01 0301 000	11891 CAVELL	3/20/2025	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$258,055	\$78,545	\$54,600	52.0	135.0	0.16	\$1,510	52.00	'SE2	\$1,050	\$70,500	\$1,356	A-FF
100 01 0318 002	12181 CAVELL	11/17/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$154,104	\$59,996	\$44,100	42.0	135.4	0.13	\$1,428	42.00	'SE2	\$1,050	\$42,500	\$1,012	A-FF
100 01 0326 000	12365 CAVELL	10/2/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$149,286	\$84,814	\$44,100	42.0	135.0	0.13	\$2,019	42.00	'SE2	\$1,050	\$47,500	\$1,131	A-FF
100 01 0327 000	12387 CAVELL	7/28/2023	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$251,763	\$74,837	\$44,100	42.0	135.0	0.13	\$1,782	42.00	'SE2	\$1,050	\$70,625	\$1,682	A-FF
100 01 0328 000	12401 CAVELL	8/16/2023	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$146,925	\$64,175	\$44,100	42.0	135.0	0.13	\$1,528	42.00	'SE2	\$1,050	\$41,750	\$994	A-FF
100 01 0362 000	12020 CARDWELL	6/1/2023	\$202,321	PTA	03-ARM'S LENGTH	\$202,321	\$151,889	\$92,432	\$42,000	40.0	135.0	0.12	\$2,311	40.00	'SE2	\$1,050	\$50,580	\$1,265	A-FF
100 01 0373 000	11736 CARDWELL	4/25/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$107,080	\$54,920	\$42,000	40.0	135.0	0.12	\$1,373	40.00	'SE2	\$1,050	\$30,000	\$750	A-FF
100 01 0388 001	11785 CARDWELL	5/16/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$377,280	\$70,720	\$63,000	60.0	135.0	0.19	\$1,179	60.00	'SE2	\$1,050	\$96,250	\$1,604	A-FF
100 01 0400 000	12109 CARDWELL	6/5/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$155,670	\$66,330	\$42,000	40.0	135.0	0.12	\$1,658	40.00	'SE2	\$1,050	\$45,000	\$1,125	A-FF
100 01 0407 000	12121 CARDWELL	9/27/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$229,289	\$79,711	\$84,000	80.0	135.0	0.25	\$996	80.00	'SE2	\$1,050	\$56,250	\$703	A-FF
100 01 0409 000	12133 CARDWELL	3/1/2024	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$163,875	\$77,125	\$42,000	40.0	135.0	0.12	\$1,928	40.00	'SE2	\$1,050	\$49,750	\$1,244	A-FF
100 01 0411 000	12151 CARDWELL	5/16/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$174,510	\$57,490	\$42,000	40.0	135.0	0.12	\$1,437	40.00	'SE2	\$1,050	\$47,500	\$1,188	A-FF
100 01 0418 000	12273 CARDWELL	2/9/2024	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$153,664	\$25,436	\$44,100	42.0	135.0	0.13	\$606	42.00	'SE2	\$1,050	\$33,750	\$804	A-FF
100 01 0465 000	11726 DEERING	4/16/2024	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$203,102	\$68,098	\$67,200	80.0	145.0	0.27	\$851	80.00	'SE2	\$840	\$51,000	\$638	B-FF

Totals:

\$5,679,821

\$5,679,821

\$5,376,946

\$1,789,179

\$1,486,304

1,482.2

Average

4.46

Average

\$1,207

per Net Acre=>

RATES:						
A-FF:	\$1,124	A-SITE:	\$60,000	Average:	\$47,332	\$993
B-FF:	\$900			Median:	\$46,563	\$981
				Min.:	\$27,500	\$431
				Max.:	\$96,250	\$1,682
				Mode:	\$38,750	\$906
				2025 Base:	\$42,000	
				2026 Base:	\$45,000	
				% Change:	7%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
100 01 0142 000	12257 INKSTER	4/25/2024	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$103,309	(\$4,709)	\$33,600	40.0	110.0	0.10	(\$118)	40.00	'SE2	\$840	\$16,250	\$406	B-FF	LOW
100 01 0116 000	12161 INKSTER	11/6/2024	\$98,000	PTA	03-ARM'S LENGTH	\$98,000	\$119,112	\$12,488	\$33,600	40.0	110.0	0.10	\$312	40.00	'SE2	\$840	\$24,500	\$613	B-FF	LOW
100 01 0202 000	11633 ARCOLA	7/8/2024	\$79,900	PTA	03-ARM'S LENGTH	\$79,900	\$87,702	\$34,198	\$42,000	40.0	135.0	0.12	\$855	40.00	'CH	\$1,050	\$19,975	\$499	A-FF	LOW

Land Table: 107-04 CONDOS

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site SP	Rate Group 1	
107 04 0019 000	11716 FARMINGTON	6/20/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$219,171	\$16,829	\$26,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$26,000	\$42,000	\$42,000	A-SITE	
107 04 0023 000	11732 FARMINGTON	6/16/2023	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$226,150	\$31,850	\$26,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$26,000	\$46,400	\$46,400	A-SITE	
107 04 0056 000	11870 FARMINGTON	10/13/2023	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$226,150	\$24,350	\$26,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$26,000	\$44,900	\$44,900	A-SITE	
107 04 0063 000	11844 FARMINGTON	1/31/2025	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$240,325	\$5,675	\$26,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$26,000	\$44,000	\$44,000	A-SITE	
107 04 0085 000	11780 FARMINGTON	10/30/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$224,150	\$31,850	\$26,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$26,000	\$46,000	\$46,000	A-SITE	
107 04 0090 000	11794 FARMINGTON	6/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$240,325	\$50,675	\$26,000	0.0	0.0	0.00	#DIV/0!	0.00	TC	\$26,000	\$53,000	\$53,000	A-SITE	
Totals:			\$1,381,500			\$1,381,500	\$1,376,271	\$161,229	\$156,000	0.0		0.00								
										Average		Average								
										per FF=>	#DIV/0!	per Net Acre=>								

RATES:				Average:	\$46,050	\$46,050
A-SITE:	\$29,000			Median:	\$45,450	\$45,450
				Min.:	\$42,000	\$42,000
				Max.:	\$53,000	\$53,000
				Mode:	N/A	N/A
				2024 Base:	\$26,000	
				2025 Base:	\$29,000	
				% Change:	12%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
111 01 0014 000	34901 STANDISH	6/2/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$183,096	\$96,404	\$29,500	100.0	200.0	0.46	\$964	100.00	'111	\$295	\$62,500	\$625	A-FF
111 01 0025 000	11775 BOSTON POST	3/7/2025	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$301,761	\$149,789	\$26,550	90.0	200.0	0.41	\$1,664	90.00	'111	\$295	\$106,250	\$1,181	A-FF
111 01 0039 000	11961 BOSTON POST	12/10/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$129,550	\$69,950	\$29,500	100.0	200.0	0.46	\$700	100.00	'111	\$295	\$42,500	\$425	A-FF
111 01 0050 000	34920 BEACON	7/26/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$194,937	\$109,563	\$29,500	130.0	206.1	0.62	\$843	130.00	'111	\$227	\$68,750	\$529	B-SITE
111 01 0081 000	11900 BREWSTER	6/7/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$167,702	\$153,848	\$26,550	90.0	221.5	0.46	\$1,709	90.00	'111	\$295	\$73,750	\$819	A-FF
111 01 0100 000	12051 STARK	7/22/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$229,567	\$106,983	\$26,550	90.0	200.0	0.41	\$1,189	90.00	'111	\$295	\$77,500	\$861	A-FF
111 01 0123 000	11926 STARK	12/12/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$180,138	\$92,212	\$32,450	110.0	223.4	0.56	\$838	110.00	'111	\$295	\$59,975	\$545	A-FF
111 01 0126 000	34257 WADSWORTH	12/31/2024	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$115,340	\$74,160	\$29,500	100.0	180.6	0.42	\$742	100.00	'111	\$295	\$40,000	\$400	A-FF
112 02 0002 000	34050 WADSWORTH	12/10/2024	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$163,258	\$31,342	\$23,600	80.0	155.8	0.29	\$392	80.00	'111	\$295	\$42,750	\$534	A-FF
112 02 0004 000	34000 WADSWORTH	4/17/2024	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$170,890	\$111,710	\$23,600	80.0	155.8	0.29	\$1,396	80.00	'111	\$295	\$64,750	\$809	A-FF
112 02 0004 000	34000 WADSWORTH	11/9/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$170,890	\$2,710	\$23,600	80.0	155.8	0.29	\$34	80.00	'111	\$295	\$37,500	\$469	A-FF
Totals:			\$2,704,900			\$2,704,900	\$2,007,129	\$998,671	\$300,900	1,050.0		4.65							
										Average per FF=>		Average per Net Acre=>							

RATES:						Average:			
A-FF:	\$590	A-SITE:	\$57,000			Median:	\$62,500	\$545	
B-FF:	\$329	B-SITE:	\$59,000			Min.:	\$37,500	\$400	
		C-SITE:	\$60,000			Max.:	\$106,250	\$1,181	
		D-SITE LAND LOC:	\$20,000			Mode:	#N/A	#N/A	
								Front Foot	
								100.0'	2024 Base: \$59,000
								90.0'	2024 Base: \$57,000
								100.0'	2025 Base:
								90.0'	2025 Base:
								100.0'	% Change:
								90.0'	% Change:

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
119 99 0013 000	38619 PLYMOUTH	9/15/2023	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$289,345	\$96,111	\$85,556	146.0	220.0	0.74	\$658	146.00	'119	\$586	\$74,975	\$514	B-FF
119 99 0032 003	11872 ADAMS CT	4/26/2024	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$495,543	\$99,457	\$65,000	58.0	174.0	0.31	\$1,715	58.00	'SN	\$1,121	\$132,500	\$2,284	C-SITE
120 03 0006 001	37483 GRANTLAND	5/14/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$325,323	\$93,677	\$89,000	80.0	164.0	0.30	\$1,171	80.00	'12003	\$1,113	\$82,500	\$1,031	A-SITE
120 03 0009 000	37541 GRANTLAND	4/3/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$292,585	\$101,415	\$89,000	100.0	245.2	0.56	\$1,014	100.00	'12003	\$890	\$76,250	\$763	A-SITE
120 03 0020 000	37881 GRANTLAND	8/31/2023	\$289,888	PTA	03-ARM'S LENGTH	\$289,888	\$294,351	\$84,537	\$89,000	100.0	246.2	0.57	\$845	100.00	'12003	\$890	\$72,472	\$725	A-SITE
120 03 0035 000	37750 GRANTLAND	7/11/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$252,009	\$136,991	\$89,000	100.0	250.0	0.57	\$1,370	100.00	'12003	\$890	\$75,000	\$750	A-SITE
Totals:			\$2,054,788			\$2,054,788	\$1,949,156	\$612,188	\$506,556	584.0		3.05							

Average per FF=> \$1,048 Average per Net Acre=>

RATES:						
A-FF:	\$933	A-SITE:	\$94,500	Average:	\$85,616	\$1,011
B-FF:	\$621	B-SITE:	\$65,500	Median:	\$75,625	\$756
		C-SITE:	\$69,000	Min.:	\$72,472	\$514
		D-SITE:	\$122,000	Max.:	\$132,500	\$2,284
				Mode:	N/A	N/A
				2025 Base:	\$44,000	
				2026 Base:	\$46,500	
				% Change:	6%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
120 03 0008 000	12115 NEWBURGH	12/6/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$276,988	(\$22,988)	\$89,000	80.0	300.0	0.55	(\$287)	80.00	'12003	\$1,113	\$41,250	\$516	A-SITE	LOW

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1	
120 04 0019 000	37866 CHASE	7/10/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$411,558	\$118,402	\$69,960	60.0	120.0	0.17	\$1,973	60.00	'119	\$1,166	\$115,000	\$1,917	A-FF	
Totals:			\$460,000			\$460,000	\$411,558	\$118,402	\$69,960	60.0		0.17								
																Average:		\$115,000	\$1,917	
																Median:		\$115,000	\$1,917	
																Min.:		\$115,000	\$1,917	
																Max.:		\$115,000	\$1,917	
																Mode:		\$115,000	\$1,917	
																2024 Base:		\$70,000		
																2025 Base:		\$80,000		
																% Change:		14%		
RATES:																				
A-FF:	\$1,333																			

SITE VALUES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site SP	Rate Group 1
120 02 0534 003	37930 BIRCH RUN	1/20/2025	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$368,675	\$150,325	\$70,000	67.1	193.6	0.30	\$2,240	67.10	'119	\$70,000	\$112,250	\$112,250	A-SITE
120 05 0011 000	11670 ROSELINDA	7/31/2023	\$413,000	PTA	03-ARM'S LENGTH	\$413,000	\$415,080	\$69,920	\$72,000	0.0	0.0	0.34	#DIV/0!	0.00	'DC	\$72,000	\$103,250	\$103,250	B-SITE
120 06 0003 000	11786 HUNTERS PARK	11/15/2024	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$451,035	\$92,965	\$79,000	0.0	0.0	0.23	#DIV/0!	0.00	'120	\$79,000	\$116,250	\$116,250	D-SITE
120 06 0024 000	11813 HUNTERS PARK	1/3/2025	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$446,198	\$97,802	\$79,000	0.0	0.0	0.36	#DIV/0!	0.00	'120	\$79,000	\$116,250	\$116,250	D-SITE
120 06 0026 000	11810 HUNTERS PARK	8/14/2023	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$437,980	\$141,020	\$79,000	0.0	0.0	0.47	#DIV/0!	0.00	'120	\$79,000	\$125,000	\$125,000	D-SITE
120 07 0002 000	11885 HINES PLACE	4/7/2023	\$417,000	PTA	03-ARM'S LENGTH	\$417,000	\$422,551	\$54,449	\$60,000	35.0	100.0	0.08	\$1,556	35.00	'HP	\$60,000	\$104,250	\$104,250	E-SITE
120 07 0001 000	11897 HINES PLACE	5/11/2023	\$422,600	PTA	03-ARM'S LENGTH	\$422,600	\$436,650	\$45,950	\$60,000	42.5	100.0	0.10	\$1,081	42.50	'HP	\$60,000	\$105,650	\$105,650	E-SITE
120 07 0008 000	11813 HINES PLACE	7/17/2023	\$432,000	PTA	03-ARM'S LENGTH	\$432,000	\$424,894	\$67,106	\$60,000	0.0	0.0	0.00	#DIV/0!	0.00	'HP	\$60,000	\$108,000	\$108,000	E-SITE
120 07 0007 000	11825 HINES PLACE	6/7/2023	\$436,900	PTA	03-ARM'S LENGTH	\$436,900	\$443,452	\$53,448	\$60,000	0.0	0.0	0.00	#DIV/0!	0.00	'HP	\$60,000	\$109,225	\$109,225	E-SITE
120 07 0005 000	11849 HINES PLACE	4/28/2023	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$443,452	\$56,548	\$60,000	40.0	100.0	0.09	\$1,414	40.00	'HP	\$60,000	\$110,000	\$110,000	E-SITE
120 07 0013 000	11753 HINES PLACE	2/28/2025	\$445,088	PTA	03-ARM'S LENGTH	\$445,088	\$429,997	\$75,091	\$60,000	0.0	0.0	0.00	#DIV/0!	0.00	'HP	\$60,000	\$111,272	\$111,272	E-SITE
120 07 0009 000	11801 HINES PLACE	10/26/2023	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$428,794	\$80,206	\$60,000	0.0	0.0	0.00	#DIV/0!	0.00	'HP	\$60,000	\$112,250	\$112,250	E-SITE
120 07 0011 000	11777 HINES PLACE	2/18/2025	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$434,317	\$75,683	\$60,000	0.0	0.0	0.00	#DIV/0!	0.00	'HP	\$60,000	\$112,500	\$112,500	E-SITE
120 07 0014 000	11830 HINES PLACE	10/30/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$454,768	\$55,232	\$60,000	40.0	100.0	0.09	\$1,381	40.00	'HP	\$60,000	\$112,500	\$112,500	E-SITE
120 07 0012 000	11765 HINES PLACE	8/23/2023	\$454,900	PTA	03-ARM'S LENGTH	\$454,900	\$446,793	\$68,107	\$60,000	0.0	0.0	0.00	#DIV/0!	0.00	'HP	\$60,000	\$113,725	\$113,725	E-SITE
120 07 0016 000	11854 HINES PLACE	6/6/2024	\$458,600	PTA	03-ARM'S LENGTH	\$458,600	\$453,423	\$65,177	\$60,000	40.0	100.0	0.09	\$1,629	40.00	'HP	\$60,000	\$114,650	\$114,650	E-SITE
120 07 0015 000	11842 HINES PLACE	5/24/2024	\$459,900	PTA	03-ARM'S LENGTH	\$459,900	\$453,442	\$66,458	\$60,000	40.0	100.0	0.09	\$1,661	40.00	'HP	\$60,000	\$114,975	\$114,975	E-SITE
120 07 0017 000	11866 HINES PLACE	8/9/2024	\$459,900	PTA	03-ARM'S LENGTH	\$459,900	\$452,099	\$67,801	\$60,000	40.0	100.0	0.09	\$1,695	40.00	'HP	\$60,000	\$114,975	\$114,975	E-SITE
120 07 0010 000	11789 HINES PLACE	1/5/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$423,568	\$96,432	\$60,000	0.0	0.0	0.00	#DIV/0!	0.00	'HP	\$60,000	\$115,000	\$115,000	E-SITE
Totals:			\$8,527,888			\$8,527,888	\$8,267,168	\$1,479,720	\$1,219,000	344.6		2.34							
																Average:		\$112,209	\$112,209
																Median:		\$112,500	\$112,500
																Min.:		\$103,250	\$103,250
																Max.:		\$125,000	\$125,000
																Mode:		\$112,250	\$112,250
RATES:																			
A-SITE:	\$80,000																		
B-SITE:	\$82,000																		
C-SITE:	\$85,500																		
D-SITE:	\$90,000																		
E-SITE:	\$68,000																		

OUTLIERS

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason
120 02 0546 002	37801 PLYMOUTH	4/19/2023	\$277,000	MLC	03-ARM'S LENGTH	\$277,000	\$275,754	\$71,246	\$70,000	83.1	120.0	0.23	\$857	83.10	'119	\$70,000	\$69,250	\$69,250	A-SITE	Low

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
121 02 0020 000	9828 HORTON	3/3/2025	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$136,228	\$66,272	\$52,500	50.0	155.0	0.18	\$1,325	50.00	'119	\$1,050	\$37,500	\$750	A-FF
121 03 0003 001	9934 HIX	6/7/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$253,128	\$99,872	\$63,000	60.0	120.0	0.17	\$1,665	60.00	'119	\$1,050	\$72,500	\$1,208	A-FF
122 03 0004 000	38451 RICHLAND	10/19/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$257,237	\$77,863	\$65,100	62.0	140.0	0.20	\$1,256	62.00	'119	\$1,050	\$67,500	\$1,089	A-FF
122 03 0005 000	38463 RICHLAND	10/27/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$278,621	\$61,479	\$65,100	62.0	140.0	0.20	\$992	62.00	'119	\$1,050	\$68,750	\$1,109	A-FF
122 03 0028 000	9901 PERE	5/16/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$258,300	\$107,850	\$66,150	63.0	115.0	0.17	\$1,712	63.00	'119	\$1,050	\$75,000	\$1,190	A-FF
122 03 0038 000	9930 PERE	4/11/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$287,535	\$76,511	\$74,046	70.5	117.0	0.19	\$1,085	70.52	'119	\$1,050	\$72,500	\$1,028	A-FF
122 03 0053 000	10001 MARIE	7/25/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$259,861	\$109,429	\$69,290	66.0	109.5	0.17	\$1,658	65.99	'119	\$1,050	\$75,000	\$1,137	A-FF
122 03 0097 000	38552 ORANGELAWN	12/29/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$265,221	\$44,390	\$79,611	75.8	112.8	0.20	\$585	75.82	'119	\$1,050	\$57,500	\$758	A-FF
122 03 0105 000	38496 RICHLAND	12/27/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$287,300	\$111,700	\$84,000	80.0	104.0	0.19	\$1,396	80.00	'119	\$1,050	\$78,750	\$984	A-FF
122 03 0105 000	38496 RICHLAND	11/1/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$287,300	\$106,700	\$84,000	80.0	104.0	0.19	\$1,334	80.00	'119	\$1,050	\$77,500	\$969	A-FF
122 04 0119 000	39001 RICHLAND	5/30/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$275,163	\$82,837	\$63,000	60.0	140.0	0.19	\$1,381	60.00	'119	\$1,050	\$73,750	\$1,229	A-FF
122 04 0129 000	39225 RICHLAND	7/22/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$261,405	\$106,595	\$63,000	60.0	140.0	0.19	\$1,777	60.00	'119	\$1,050	\$76,250	\$1,271	A-FF
122 04 0131 000	39301 RICHLAND	10/23/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$271,860	\$101,140	\$63,000	60.0	140.0	0.19	\$1,686	60.00	'119	\$1,050	\$77,500	\$1,292	A-FF
122 04 0155 000	10101 BASSETT	9/8/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$250,436	\$78,614	\$64,050	61.0	119.0	0.17	\$1,289	61.00	'119	\$1,050	\$66,250	\$1,086	A-FF
122 04 0188 000	39219 PINETREE	11/14/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$322,032	\$94,118	\$66,150	63.0	134.6	0.20	\$1,494	63.00	'119	\$1,050	\$87,500	\$1,389	A-FF
122 04 0192 000	39222 PINETREE	4/20/2023	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$238,895	\$43,705	\$65,100	62.0	133.2	0.19	\$705	62.00	'119	\$1,050	\$54,375	\$877	A-FF
122 04 0203 000	39025 ORANGELAWN	9/27/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$269,117	\$72,033	\$66,150	63.0	119.6	0.17	\$1,143	63.00	'119	\$1,050	\$68,750	\$1,091	A-FF
123 01 0036 000	9276 MARIE	2/18/2025	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$229,962	\$86,038	\$63,000	60.0	120.0	0.17	\$1,434	60.00	'119	\$1,050	\$63,250	\$1,054	A-FF
123 01 0045 000	9293 KNOLSON	6/10/2024	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$248,258	\$66,742	\$63,000	60.0	120.0	0.17	\$1,112	60.00	'119	\$1,050	\$63,000	\$1,050	A-FF
123 01 0079 000	9148 KNOLSON	8/25/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$281,750	\$96,250	\$63,000	60.0	120.0	0.17	\$1,604	60.00	'119	\$1,050	\$78,750	\$1,313	A-FF
123 01 0082 000	9196 KNOLSON	3/25/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$260,179	\$82,821	\$63,000	60.0	120.0	0.17	\$1,380	60.00	'119	\$1,050	\$70,000	\$1,167	A-FF
123 01 0087 000	9278 KNOLSON	11/8/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$295,752	\$92,248	\$63,000	60.0	120.0	0.17	\$1,537	60.00	'119	\$1,050	\$81,250	\$1,354	A-FF
123 02 0013 000	9367 BASSETT	5/14/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$253,395	\$94,605	\$63,000	60.0	132.8	0.18	\$1,577	60.00	'119	\$1,050	\$71,250	\$1,188	A-FF
123 02 0015 000	9411 BASSETT	2/26/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$302,404	\$100,596	\$63,000	60.0	132.8	0.18	\$1,677	60.00	'119	\$1,050	\$85,000	\$1,417	A-FF
123 02 0017 000	9455 BASSETT	7/12/2024	\$347,750	PTA	03-ARM'S LENGTH	\$347,750	\$321,017	\$89,733	\$63,000	60.0	132.8	0.18	\$1,496	60.00	'119	\$1,050	\$86,937.50	\$1,449	A-FF
123 02 0019 000	9487 BASSETT	8/6/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$261,871	\$96,129	\$63,000	60.0	132.8	0.18	\$1,602	60.00	'119	\$1,050	\$73,750	\$1,229	A-FF
123 02 0047 000	9351 PATTON	7/28/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$274,947	\$81,354	\$56,301	53.6	122.2	0.15	\$1,517	53.62	'119	\$1,050	\$75,000	\$1,399	A-FF
123 02 0070 000	9145 E BASSETT	10/2/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$299,269	\$89,036	\$63,305	60.3	150.0	0.21	\$1,477	60.29	'119	\$1,050	\$81,250	\$1,348	A-FF
123 02 0078 000	9194 E BASSETT	5/23/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$271,943	\$96,393	\$63,336	60.3	119.6	0.17	\$1,598	60.32	'119	\$1,050	\$76,250	\$1,264	A-FF
123 02 0100 002	8906 E DEBORAH	3/14/2025	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$265,167	\$87,833	\$63,000	60.0	120.0	0.17	\$1,464	60.00	'119	\$1,050	\$72,500	\$1,208	A-FF
123 02 0129 000	9005 W DEBORAH	1/8/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$255,410	\$77,643	\$63,053	60.1	120.0	0.17	\$1,293	60.05	'119	\$1,050	\$67,500	\$1,124	A-FF
123 02 0137 000	9088 E DEBORAH	3/7/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$262,814	\$80,186	\$63,000	60.0	120.0	0.17	\$1,336	60.00	'119	\$1,050	\$70,000	\$1,167	A-FF
123 02 0147 000	8948 W DEBORAH	9/6/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$271,798	\$91,202	\$63,000	60.0	130.0	0.18	\$1,520	60.00	'119	\$1,050	\$75,000	\$1,250	A-FF
123 02 0153 000	8907 E DEBORAH	8/31/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$269,145	\$58,855	\$63,000	60.0	130.0	0.18	\$981	60.00	'119	\$1,050	\$66,250	\$1,104	A-FF
123 03 0116 000	9211 ADAMS	2/21/2025	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$245,006	\$30,994	\$63,000	60.0	121.8	0.17	\$517	60.00	'119	\$1,050	\$53,250	\$888	A-FF
123 03 0117 000	9227 ADAMS	12/6/2023	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$278,197	\$115,803	\$63,000	60.0	121.7	0.17	\$1,930	60.00	'119	\$1,050	\$82,750	\$1,379	A-FF
123 03 0138 000	9194 ADAMS	10/11/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$241,724	\$81,276	\$63,000	60.0	120.0	0.17	\$1,355	60.00	'119	\$1,050	\$65,000	\$1,083	A-FF
123 03 0158 000	9194 PERE	9/13/2024	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$273,678	\$143,322	\$63,000	60.0	143.0	0.20	\$2,389	60.00	'119	\$1,050	\$88,500	\$1,475	A-FF
123 04 0178 000	38828 GRANDON	8/23/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$357,641	\$142,826	\$70,467	58.4	182.8	0.25	\$2,444	58.43	'119	\$1,206	\$107,500	\$1,840	C-FF
123 04 0204 000	38679 GRANDON	3/21/2025	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$308,238	\$88,762	\$63,000	60.0	120.0	0.17	\$1,479	60.00	'119	\$1,050	\$83,500	\$1,392	A-FF
123 04 0206 000	38727 GRANDON	10/26/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$300,448	\$42,552	\$63,000	60.0	120.0	0.17	\$709	60.00	'119	\$1,050	\$70,000	\$1,167	A-FF
123 06 0015 000	8930 KNOLSON	6/29/2023	\$382,000	PTA	03-ARM'S LENGTH	\$382,000	\$369,522	\$80,728	\$68,250	65.0	141.1	0.21	\$1,242	65.00	'119	\$1,050	\$95,500	\$1,469	A-FF

Totals:	\$12,359,250		\$12,359,250	\$11,459,174	\$3,635,035	\$2,734,959	2,596.0		7.56										
						Average per FF=>	\$1,400		Average per Net Acre=>										

RATES:		Average:	\$73,567	\$1,196
A-FF:	\$1,166	Median:	\$73,750	\$1,189
B-FF:	\$1,080	Min.:	\$37,500	\$750
C-FF:	\$1,339	Max.:	\$107,500	\$1,840
D-FF:	\$888	Mode:	\$75,000	\$1,167
		60' 2025 Base:	\$63,000	
		2026 Base:	\$70,000	
		% Change:	11%	

City of Livonia
Land Analysis
For 2026 Assessments

SITE VALUES																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	
121 03 0036 002	38115 RICHLAND	8/1/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$288,027	\$76,973	\$70,000	59.0	108.8	0.15	\$1,304	59.03	'119	\$70,000	\$73,750	\$73,750	A-SITE	
122 01 0004 001	10255 BASSETT	1/31/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$304,128	\$105,872	\$80,000	110.4	136.1	0.35	\$959	110.43	'119	\$80,000	\$82,500	\$82,500	D-SITE	
122 01 0013 000	10480 BASSETT	1/3/2025	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$440,608	\$126,392	\$82,000	130.0	292.7	0.87	\$972	130.00	'119	\$82,000	\$121,250	\$121,250	E-SITE	
122 02 0001 000	38940 ANN ARBOR TR	2/5/2024	\$409,000	PTA	03-ARM'S LENGTH	\$409,000	\$310,835	\$180,165	\$82,000	100.0	464.3	1.07	\$1,802	100.00	'119	\$82,000	\$102,250	\$102,250	E-SITE	
122 02 0003 000	38850 ANN ARBOR TR	5/13/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$493,375	\$68,625	\$82,000	100.0	371.1	0.85	\$686	100.00	'119	\$82,000	\$120,000	\$120,000	E-SITE	
122 02 0016 000	38450 ANN ARBOR TR	9/19/2024	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$463,773	\$113,227	\$82,000	100.0	468.8	1.08	\$1,132	100.00	'119	\$82,000	\$123,750	\$123,750	E-SITE	
122 03 0024 000	38847 ORANGELAWN	4/16/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$297,738	\$107,262	\$75,000	95.0	148.0	0.32	\$1,129	94.98	'119	\$75,000	\$82,500	\$82,500	B SITE	
123 01 0003 000	9358 MARIE	10/30/2024	\$295,600	WD	03-ARM'S LENGTH	\$295,600	\$269,953	\$95,647	\$70,000	66.8	146.0	0.22	\$1,433	66.75	'119	\$70,000	\$73,900	\$73,900	A-SITE	
123 01 0007 000	9357 MARIE	10/13/2023	\$312,500	PTA	03-ARM'S LENGTH	\$312,500	\$305,157	\$77,343	\$70,000	67.4	150.6	0.23	\$1,147	67.41	'119	\$70,000	\$78,125	\$78,125	A-SITE	
123 01 0010 000	9307 MARIE	1/11/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$280,177	\$99,823	\$70,000	65.0	120.0	0.18	\$1,536	65.00	'119	\$70,000	\$77,500	\$77,500	A-SITE	
123 01 0022 000	38876 NORTHFIELD	4/29/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$284,850	\$35,150	\$70,000	70.0	100.5	0.16	\$502	70.00	'119	\$70,000	\$62,500	\$62,500	A-SITE	
123 02 0029 002	9338 PATTON	6/27/2023	\$397,500	PTA	03-ARM'S LENGTH	\$397,500	\$360,342	\$100,158	\$63,000	69.4	120.0	0.19	\$1,443	69.40	'119	\$63,000	\$99,375	\$99,375	C-SITE	
123 03 0095 000	9050 PERE	9/1/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$277,785	\$87,215	\$70,000	70.2	118.7	0.19	\$1,242	70.24	'119	\$70,000	\$73,750	\$73,750	A-SITE	
123 03 0104 000	9051 PERE	6/22/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$262,678	\$82,322	\$70,000	83.0	119.0	0.23	\$992	83.00	'119	\$70,000	\$68,750	\$68,750	A-SITE	
123 03 0123 000	39014 MINTON	10/31/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$255,185	\$84,815	\$70,000	66.0	109.5	0.17	\$1,285	66.00	'119	\$70,000	\$67,500	\$67,500	A-SITE	
123 03 0134 000	39013 MINTON	10/31/2023	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$272,113	\$94,887	\$70,000	84.0	100.0	0.19	\$1,130	84.00	'119	\$70,000	\$74,250	\$74,250	A-SITE	
123 03 0146 000	9113 PERE	9/8/2023	\$287,500	PTA	03-ARM'S LENGTH	\$287,500	\$277,513	\$79,987	\$70,000	72.0	120.0	0.20	\$1,111	72.00	'119	\$70,000	\$71,875	\$71,875	A-SITE	
123 06 0006 000	8869 KNOLSON	6/28/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$368,315	\$131,685	\$70,000	48.0	143.5	0.16	\$2,743	48.00	'119	\$70,000	\$107,500	\$107,500	A-SITE	
123 08 0002 000	38539 LIBERTY DRIVE	11/15/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$490,239	\$64,761	\$75,000	0.0	0.0	0.00	#DIV/0!	0.00	'CAW	\$75,000	\$120,000	\$120,000	B SITE	
123 08 0013 000	38513 INDEPENDENCE DRIVE	7/12/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$397,071	\$117,929	\$75,000	0.0	0.0	0.00	#DIV/0!	0.00	'CAW	\$75,000	\$110,000	\$110,000	B SITE	
123 08 0025 000	9260 LIBERTY COURT	5/25/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$396,084	\$108,916	\$75,000	0.0	0.0	0.00	#DIV/0!	0.00	'CAW	\$75,000	\$107,500	\$107,500	B SITE	
123 08 0032 000	9281 LIBERTY COURT	6/5/2023	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$363,137	\$96,763	\$75,000	0.0	0.0	0.00	#DIV/0!	0.00	'CAW	\$75,000	\$96,225	\$96,225	B SITE	
123 08 0039 000	9337 LIBERTY COURT	5/29/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$448,115	\$146,885	\$75,000	0.0	0.0	0.00	#DIV/0!	0.00	'CAW	\$75,000	\$130,000	\$130,000	B SITE	
123 08 0043 000	9371 LIBERTY COURT	5/8/2024	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$359,363	\$115,537	\$75,000	0.0	0.0	0.00	#DIV/0!	0.00	'CAW	\$75,000	\$99,975	\$99,975	B SITE	
123 99 0018 000	9243 HIX	6/28/2024	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$255,199	\$83,801	\$75,000	70.7	300.0	0.49	\$1,186	70.66	'119	\$75,000	\$66,000	\$66,000	B SITE	
RATES:																Average:	\$91,629	\$91,629		
A-SITE:	\$77,500																Median:	\$82,500	\$82,500	
B-SITE:	\$83,000																	Min.:	\$62,500	\$62,500
C-SITE:	\$70,000																	Max.:	\$130,000	\$130,000
D-SITE:	\$89,000																	Mode:	\$73,750	\$73,750
E-SITE:	\$91,000																	2025 Base:	\$74,000	
																		2026 Base:	\$82,000	
																		% Change:	11%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site SP	Rate Group 1
121 04 0018 000	38232 ANN ARBOR TR	10/10/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$146,692	\$38,308	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$34,000	\$34,000	A-SITE
121 04 0024 000	38246 ANN ARBOR TR	10/6/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$146,692	\$18,308	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$30,000	\$30,000	A-SITE
121 04 0031 000	38172 ANN ARBOR TR	7/12/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$144,563	\$45,437	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$35,000	\$35,000	A-SITE
121 04 0038 000	38184 ANN ARBOR TR	12/14/2023	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$125,207	\$24,793	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$27,000	\$27,000	A-SITE
121 04 0041 000	38186 ANN ARBOR TR	1/29/2025	\$132,325	PTA	03-ARM'S LENGTH	\$132,325	\$125,207	\$22,118	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$26,465	\$26,465	A-SITE

Totals:			\$762,325			\$762,325	\$688,361	\$148,964	\$75,000	0.0		0.00									
										Average	Average										
										per FF=>	#DIV/0!	per Net Acre=>	#DIV/0!								

RATES:				Average:	\$30,493	\$30,493
A-SITE:	\$16,500			Median:	\$30,000	\$30,000
				Min.:	\$26,465	\$26,465
				Max.:	\$35,000	\$35,000
				Mode:	N/A	N/A
				2025 Base:	\$15,000	
				2026 Base:	\$16,500	
				% Change:	10%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
124 01 0221 001	9450 HIX	3/5/2025	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$284,180	\$75,820	\$90,000	120.0	118.0	0.33	\$632	120.00	'SW	\$750	\$67,500	\$563	B-FF
124 01 0253 002	38111 WEST CHICAGO	12/30/2024	\$210,051	PTA	03-ARM'S LENGTH	\$210,051	\$236,281	\$33,270	\$59,500	70.0	110.0	0.18	\$475	70.00	'SW	\$850	\$52,513	\$750	A-FF
124 01 0296 001	37910 MINTON	2/20/2024	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$326,339	\$40,161	\$67,500	90.0	160.0	0.33	\$446	90.00	'SW	\$750	\$74,750	\$831	B-FF
124 01 0302 002	9251 STONEHOUSE	11/7/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$350,156	\$105,844	\$51,000	68.0	111.0	0.17	\$1,557	68.00	'SW	\$750	\$101,250	\$1,489	B-FF
124 01 0309 002	9173 STONEHOUSE	10/7/2024	\$401,500	PTA	03-ARM'S LENGTH	\$401,500	\$321,101	\$131,399	\$51,000	68.0	112.0	0.18	\$1,932	68.00	'SW	\$750	\$100,375	\$1,476	B-FF
124 01 0400 000	9062 BUTWELL	3/28/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$236,292	\$81,208	\$67,500	90.0	135.0	0.28	\$902	90.00	'SW	\$750	\$62,500	\$694	B-FF
124 01 0418 002	9364 BUTWELL	1/31/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$284,867	\$81,133	\$51,000	60.0	135.0	0.19	\$1,352	60.00	'SW	\$850	\$78,750	\$1,313	A-FF
124 01 0426 001	9438 BUTWELL	7/2/2024	\$329,500	PTA	03-ARM'S LENGTH	\$329,500	\$297,038	\$103,712	\$71,250	95.0	135.0	0.29	\$1,092	95.00	'SW	\$750	\$82,375	\$867	B-FF
124 01 0437 000	9411 BUTWELL	5/12/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$249,832	\$41,168	\$51,000	60.0	135.0	0.19	\$686	60.00	'SW	\$850	\$60,000	\$1,000	A-FF
124 01 0507 002	9445 HOUGHTON	5/24/2024	\$282,900	PTA	03-ARM'S LENGTH	\$282,900	\$245,564	\$88,336	\$51,000	60.0	129.0	0.18	\$1,472	60.00	'SW	\$850	\$70,725	\$1,179	A-FF
124 01 0536 000	9151 HOUGHTON	6/9/2023	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$289,738	\$68,262	\$51,000	60.0	129.0	0.18	\$1,138	60.00	'SW	\$850	\$76,750	\$1,279	A-FF
124 02 0026 000	8845 HOUGHTON	10/11/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$237,385	\$70,115	\$52,500	70.0	128.0	0.21	\$1,002	70.00	'SW	\$750	\$63,750	\$911	B-FF
124 02 0029 000	8881 HOUGHTON	4/10/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$209,292	\$70,708	\$75,000	100.0	128.0	0.29	\$707	100.00	'SW	\$750	\$51,250	\$513	B-FF
124 02 0043 000	8920 HOUGHTON	5/17/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$318,827	\$46,173	\$75,000	100.0	135.0	0.31	\$462	100.00	'SW	\$750	\$72,500	\$725	B-FF
124 02 0086 002	8874 BUTWELL	7/11/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$269,488	\$100,762	\$55,250	65.0	135.0	0.20	\$1,550	65.00	'SW	\$850	\$78,750	\$1,212	A-FF
124 02 0091 000	38052 JOY	11/20/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$261,348	\$82,402	\$78,750	105.0	130.0	0.31	\$785	105.00	'SW	\$750	\$66,250	\$631	B-FF
124 02 0096 000	38034 JOY	8/31/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$311,183	\$92,567	\$123,750	165.0	130.0	0.49	\$561	165.00	'SW	\$750	\$70,000	\$424	B-FF
124 02 0148 002	8931 STONEHOUSE	8/27/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$421,400	\$94,700	\$56,100	66.0	115.5	0.18	\$1,435	66.00	'SW	\$850	\$115,000	\$1,742	A-FF
124 99 0007 002	9344 STONEHOUSE	4/5/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$418,069	\$87,931	\$56,000	64.9	120.0	0.18	\$1,355	64.90	'SN	\$863	\$112,500	\$1,733	A-SITE

Totals:	\$5,829,951					\$5,829,951	\$5,568,380	\$1,495,671	\$1,234,100	1,576.9		4.65								
									Average				Average							
									per FF=>				per Net Acre=>							

RATES:					
A-FF:	\$944	A-SITE:	\$62,000	Average:	\$76,710
B-FF:	\$833	B-SITE:	\$79,000	Median:	\$72,500
				Min.:	\$51,250
				Max.:	\$115,000
				Mode:	\$78,750
				2025 Base:	\$51,000
				2026 Base:	\$56,500
				% Change:	11%

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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Land Analysis
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site SP	Rate Group 1	
124 03 0005 000	9329 EASTWIND	5/17/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$263,320	\$56,680	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$30,000	\$52,664	\$52,664	A-SITE	
124 03 0007 000	9325 EASTWIND	4/13/2023	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$280,989	\$16,011	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$30,000	\$56,198	\$56,198	A-SITE	
124 03 0015 000	9363 EASTWIND	10/28/2024	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$283,153	\$58,847	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$30,000	\$56,631	\$56,631	A-SITE	
124 03 0063 000	9353 EASTWIND	7/5/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$284,356	\$40,644	\$30,000	0.0	0.0	0.00	#DIV/0!	0.00	'TC	\$30,000	\$56,871	\$56,871	A-SITE	
Totals:			\$1,164,000			\$1,164,000	\$1,111,818	\$172,182	\$120,000	0.0		0.00								
										Average		Average								
										per FF=>	#DIV/0!	per Net Acre=>								

RATES:					
SITE A:	\$33,000	Average:	\$55,591	\$55,591	
		Median:	\$56,414	\$56,414	
		Min.:	\$52,664	\$52,664	
		Max.:	\$56,871	\$56,871	
		Mode:	N/A	N/A	
		2025 Base:	\$30,000		
		2026 Base:	\$33,000		
		% Change:	10%		

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site	Rate Group 1
124 06 0030 000	37454 EAGLE	5/20/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$404,496	\$155,504	\$85,000	60.0	120.0	0.17	\$2,592	60.00	'SN	\$85,000	\$118,750	\$118,750	A-SITE

Totals:		\$475,000	\$475,000	\$404,496	\$155,504	\$85,000	60.0	0.17
			Average			Average		
			per FF=>	\$2,592		per Net Acre=>		

RATES:							
C-FF:	\$675	A-SITE:	\$92,000	Average:	\$118,750	\$118,750	
D-FF:	\$864			Median:	\$118,750	\$118,750	
				Min.:	\$118,750	\$118,750	
				Max.:	\$118,750	\$118,750	
				Mode:	\$118,750	\$118,750	
				2025 Base:	\$85,000		
				2026 Base:	\$92,000		
				% Change:	8%		

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
125 01 0240 000	35528 PARKDALE	9/7/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$272,504	\$89,642	\$67,146	62.0	127.7	0.18	\$1,446	62.00	'125	\$1,083	\$73,750	\$1,190	A-FF
125 01 0251 000	35645 PARKDALE	6/2/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$290,263	\$85,763	\$91,026	84.1	123.0	0.24	\$1,020	84.05	'125	\$1,083	\$71,250	\$848	A-FF
125 01 0267 000	35453 PARKDALE	10/17/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$284,464	\$136,599	\$66,063	61.0	122.0	0.17	\$2,239	61.00	'125	\$1,083	\$88,750	\$1,455	A-FF
125 01 0278 000	35498 ORANGELAWN	1/2/2025	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$262,134	\$82,746	\$64,980	60.0	122.0	0.17	\$1,379	60.00	'125	\$1,083	\$69,975	\$1,166	A-FF
125 01 0282 000	35546 ORANGELAWN	1/25/2024	\$245,500	PTA	03-ARM'S LENGTH	\$245,500	\$228,080	\$82,400	\$64,980	60.0	122.0	0.17	\$1,373	60.00	'CITY	\$1,083	\$61,375	\$1,023	A-FF
125 01 0311 000	35440 WEST CHICAGO	12/4/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$262,428	\$107,552	\$64,980	60.0	130.0	0.18	\$1,793	60.00	'125	\$1,083	\$76,250	\$1,271	A-FF
125 01 0318 000	35524 WEST CHICAGO	4/4/2024	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$260,313	\$92,667	\$64,980	60.0	130.0	0.18	\$1,544	60.00	'125	\$1,083	\$72,000	\$1,200	A-FF
125 01 0395 000	35570 MINTON	9/4/2024	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$287,842	\$103,138	\$64,980	60.0	130.0	0.18	\$1,719	60.00	'125	\$1,083	\$81,500	\$1,358	A-FF
125 01 0427 000	35611 MINTON	12/28/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$301,708	\$90,252	\$66,960	60.0	238.0	0.33	\$1,504	60.00	'125	\$1,116	\$81,250	\$1,354	B-FF
125 02 0452 000	35840 LEON	8/30/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$265,393	\$94,753	\$67,146	62.0	120.0	0.17	\$1,528	62.00	'125	\$1,083	\$73,250	\$1,181	A-FF
125 02 0502 000	35964 PARKDALE	8/25/2023	\$242,752	LC	03-ARM'S LENGTH	\$242,752	\$269,637	\$38,095	\$64,980	60.0	122.1	0.17	\$635	60.00	'125	\$1,083	\$60,688	\$1,011	A-FF
125 02 0504 000	36116 PARKDALE	6/23/2023	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$252,509	\$80,471	\$64,980	60.0	122.1	0.17	\$1,341	60.00	'125	\$1,083	\$67,000	\$1,117	A-FF
125 02 0517 000	35891 PARKDALE	8/7/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$258,784	\$71,196	\$64,980	60.0	146.6	0.20	\$1,187	60.00	'125	\$1,083	\$66,250	\$1,104	A-FF
125 02 0548 000	35897 ORANGELAWN	8/14/2023	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$278,153	\$82,576	\$68,229	63.0	125.0	0.18	\$1,311	63.00	'125	\$1,083	\$73,125	\$1,161	A-FF
125 02 0550 000	35873 ORANGELAWN	4/2/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$379,776	\$18,453	\$68,229	63.0	125.0	0.18	\$293	63.00	'125	\$1,083	\$82,500	\$1,310	A-FF
125 02 0552 000	35847 ORANGELAWN	12/31/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$263,015	\$60,214	\$68,229	63.0	125.0	0.18	\$956	63.00	'125	\$1,083	\$63,750	\$1,012	A-FF
125 02 0566 000	35936 PINETREE	3/13/2025	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$289,512	\$111,468	\$64,980	60.0	125.6	0.17	\$1,858	60.00	'125	\$1,083	\$84,000	\$1,400	A-FF
125 02 0571 000	36060 WEST CHICAGO	8/16/2024	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$274,426	\$126,554	\$64,980	60.0	130.0	0.18	\$2,109	60.00	'125	\$1,083	\$84,000	\$1,400	A-FF
125 02 0573 000	36084 WEST CHICAGO	9/14/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$281,248	\$53,732	\$64,980	60.0	130.0	0.18	\$896	60.00	'125	\$1,083	\$67,500	\$1,125	A-FF
125 02 0616 000	35844 RICHLAND	11/28/2023	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$269,217	\$117,763	\$64,980	60.0	125.0	0.17	\$1,963	60.00	'125	\$1,083	\$80,500	\$1,342	A-FF
125 02 0628 000	35871 PINETREE	6/26/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$264,942	\$95,038	\$64,980	60.0	125.0	0.17	\$1,584	60.00	'125	\$1,083	\$73,750	\$1,229	A-FF
125 03 0003 000	35443 LEON	5/31/2023	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$313,034	\$68,946	\$64,980	60.0	135.0	0.19	\$1,149	60.00	'125	\$1,083	\$79,250	\$1,321	A-FF
125 04 0020 000	35429 ELMIRA	9/18/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$245,219	\$134,761	\$64,980	60.0	135.0	0.19	\$2,246	60.00	'125	\$1,083	\$78,750	\$1,313	A-FF
125 04 0025 000	35499 ELMIRA	3/7/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$257,815	\$122,165	\$64,980	60.0	135.0	0.19	\$2,036	60.00	'125	\$1,083	\$78,750	\$1,313	A-FF
125 04 0031 000	35484 ELMIRA	5/10/2024	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$285,304	\$72,506	\$75,810	70.0	135.3	0.22	\$1,036	70.00	'125	\$1,083	\$70,500	\$1,007	A-FF
125 05 0001 000	35680 ELMIRA	6/3/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$346,875	\$85,125	\$68,000	100.3	137.6	0.32	\$848	100.34	'125	\$668	\$91,250	\$909	B-SITE
125 05 0008 000	35582 ELMIRA	8/14/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$280,303	\$16,843	\$67,146	62.0	135.3	0.19	\$272	62.00	'125	\$1,083	\$57,500	\$927	A-FF
125 05 0013 000	35555 ELMIRA	10/13/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$332,330	\$96,982	\$69,312	64.0	131.6	0.19	\$1,515	64.00	'125	\$1,083	\$90,000	\$1,406	A-FF
125 06 0010 000	35983 ELMIRA	3/21/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$294,667	\$120,313	\$64,980	60.0	121.0	0.17	\$2,005	60.00	'125	\$1,083	\$87,500	\$1,458	A-FF
125 06 0012 000	35959 ELMIRA	6/24/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$302,599	\$57,381	\$64,980	60.0	121.0	0.17	\$956	60.00	'125	\$1,083	\$73,750	\$1,229	A-FF
125 06 0013 000	35947 ELMIRA	6/7/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$291,299	\$103,681	\$64,980	60.0	121.0	0.17	\$1,728	60.00	'125	\$1,083	\$82,500	\$1,375	A-FF
125 07 0001 000	35862 ELMIRA	1/28/2025	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$425,965	\$154,015	\$64,980	60.0	120.0	0.17	\$2,567	60.00	'125	\$1,083	\$128,750	\$2,146	A-FF
125 07 0006 000	35839 ELMIRA	9/18/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$416,483	\$78,497	\$64,980	60.0	120.0	0.17	\$1,308	60.00	'125	\$1,083	\$107,500	\$1,792	A-FF
130 03 0006 000	35185 ORANGELAWN	3/7/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$295,282	\$91,781	\$66,063	61.0	125.0	0.18	\$1,505	61.00	'125	\$1,083	\$80,250	\$1,316	A-FF
130 03 0017 000	35160 PINETREE	6/28/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$263,801	\$12,262	\$66,063	61.0	125.0	0.18	\$201	61.00	'125	\$1,083	\$52,500	\$861	A-FF
130 03 0017 000	35160 PINETREE	4/4/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$263,801	\$12,262	\$66,063	61.0	125.0	0.18	\$201	61.00	'125	\$1,083	\$52,500	\$861	A-FF
130 03 0052 000	35303 RICHLAND	8/9/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$245,724	\$89,256	\$64,980	60.0	125.0	0.17	\$1,488	60.00	'125	\$1,083	\$67,500	\$1,125	A-FF
130 03 0112 000	10040 HAMBELTON	8/23/2024	\$322,500	PTA	03-ARM'S LENGTH	\$322,500	\$274,638	\$112,842	\$64,980	60.0	124.0	0.17	\$1,881	60.00	'125	\$1,083	\$80,625	\$1,344	A-FF
130 03 0124 000	35220 ORANGELAWN	8/30/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$289,472	\$95,508	\$64,980	60.0	122.0	0.17	\$1,592	60.00	'125	\$1,083	\$80,000	\$1,333	A-FF
130 03 0136 000	35135 PARKDALE	2/29/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$271,214	\$85,766	\$64,980	60.0	122.0	0.17	\$1,429	60.00	'125	\$1,083	\$73,000	\$1,217	A-FF
130 03 0137 000	35123 PARKDALE	7/14/2023	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$274,009	\$79,971	\$64,980	60.0	122.0	0.17	\$1,333	60.00	'125	\$1,083	\$72,250	\$1,204	A-FF
130 03 0143 000	34945 PARKDALE	6/14/2024	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$243,594	\$82,386	\$64,980	60.0	135.0	0.19	\$1,373	60.00	'125	\$1,083	\$65,250	\$1,088	A-FF
130 03 0144 000	34933 PARKDALE	8/25/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$262,956	\$77,024	\$64,980	60.0	135.0	0.19	\$1,284	60.00	'125	\$1,083	\$68,750	\$1,146	A-FF
130 03 0145 000	34921 PARKDALE	11/6/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$253,133	\$91,847	\$64,980	60.0	135.0	0.19	\$1,531	60.00	'125	\$1,083	\$70,000	\$1,167	A-FF
130 03 0148 000	34946 PARKDALE	7/25/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$265,779	\$84,201	\$64,980	60.0	135.0	0.19	\$1,403	60.00	'125	\$1,083	\$71,250	\$1,188	A-FF
130 03 0161 000	35230 PARKDALE	12/7/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$298,254	\$52,809	\$66,063	61.0	130.0	0.18	\$866	61.00	'125	\$1,083	\$71,250	\$1,168	A-FF
130 03 0165 000	35283 LEON	8/7/2024	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$242,602	\$46,461	\$66,063	61.0	135.0	0.19	\$762	61.00	'125	\$1,083	\$55,750	\$914	A-FF
130 03 0165 000	35283 LEON	1/27/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$242,602	\$123,461	\$66,063	61.0	135.0	0.19	\$2,024	61.00	'125	\$1,083	\$75,000	\$1,230	A-FF

**City of Livonia
Land Analysis
For 2026 Assessments**

130 03 0192 000	35325 ELMIRA	4/4/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$271,156	\$103,824	\$64,980	60.0	135.0	0.19	\$1,730	60.00	'125	\$1,083	\$77,500	\$1,292	A-FF
130 03 0192 000	35325 ELMIRA	6/1/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$271,156	\$93,824	\$64,980	60.0	135.0	0.19	\$1,564	60.00	'125	\$1,083	\$75,000	\$1,250	A-FF
130 03 0200 000	35135 ELMIRA	6/10/2024	\$286,500	PTA	03-ARM'S LENGTH	\$286,500	\$272,528	\$78,952	\$64,980	60.0	135.0	0.19	\$1,316	60.00	'125	\$1,083	\$71,625	\$1,194	A-FF
130 03 0204 000	35029 ELMIRA	12/2/2024	\$278,900	PTA	03-ARM'S LENGTH	\$278,900	\$268,340	\$75,540	\$64,980	60.0	135.0	0.19	\$1,259	60.00	'125	\$1,083	\$69,725	\$1,162	A-FF

Totals:	\$15,632,552		\$15,632,552	\$14,658,282	\$4,422,264	\$3,447,994	3,220.4	9.78											
						Average per FF=>	\$1,373	Average per Net Acre=>											

RATES:				Average:	\$75,157	\$1,221
A-FF: \$1,213	A-SITE: \$72,500			Median:	\$73,500	\$1,202
B-FF: \$1,250	B-SITE: \$75,000			Min.:	\$52,500	\$848
C-FF: \$784	C-SITE: \$117,500			Max.:	\$128,750	\$2,146
				Mode:	\$73,750	\$1,400
				Front Foot		
				60.0'	2025 Base:	\$65,000
				60.0'	2026 Base:	\$72,500
					% Change:	12%

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1	
126 01 0752 001	36515 ANN ARBOR TR	5/24/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$406,096	\$137,988	\$104,084	203.3	316.4	1.48	\$679	203.29	'SW	\$512	\$110,000	\$541	A-FF	
126 03 0021 000	36555 PARKDALE	6/28/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$195,067	\$85,108	\$55,175	96.5	120.7	0.27	\$882	96.46	'SW	\$572	\$56,250	\$583	B-FF	
126 03 0024 000	36621 PARKDALE	8/7/2024	\$250,500	PTA	03-ARM'S LENGTH	\$250,500	\$188,798	\$117,094	\$55,392	96.8	120.0	0.27	\$1,209	96.84	'SW	\$572	\$62,625	\$647	B-FF	
126 09 0001 000	9216 NEWBURGH	12/23/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$433,384	\$66,393	\$49,777	97.2	271.0	0.61	\$683	97.22	'DC	\$512	\$112,500	\$1,157	A-FF	
127 99 0005 002	36470 JOY	10/27/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$256,740	\$67,260	\$62,000	124.0	339.3	0.97	\$542	124.00	'125	\$500	\$65,500	\$528	E-FF	
Totals:			\$1,627,500			\$1,627,500	\$1,480,085	\$473,843	\$326,428	617.8		3.58								
										Average		Average								
										per FF=>	\$767	per Net Acre=>								

RATES:							
A-FF:	\$568	A-SITE:	\$96,500	Average:	\$81,375	\$691	
B-FF:	\$635	B-SITE:	\$89,000	Median:	\$65,500	\$583	
C-FF:	\$877	C-SITE:	\$90,000	Min.:	\$56,250	\$528	
D-FF:	\$805	D-SITE:	\$91,000	Max.:	\$112,500	\$1,157	
E-FF:	\$555	E-SITE:	\$67,500	Mode:	N/A	N/A	
				2025 Base:	\$55,000		
				2026 Base:	\$61,000		
				% Change:	11%		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
126 04 0002 000	36610 ANGELINE CIR	10/19/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$252,302	\$62,698	\$60,000	60.0	128.8	0.18	\$1,045	60.00	'SW	\$1,000	\$63,750	\$1,063	A-FF
126 04 0040 000	36722 RICHLAND	6/14/2024	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$224,568	\$108,432	\$65,000	65.0	113.0	0.17	\$1,668	65.00	'SW	\$1,000	\$67,000	\$1,031	A-FF
126 04 0041 000	36740 RICHLAND	7/12/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$229,844	\$74,353	\$49,197	92.1	100.0	0.21	\$807	92.13	'SW	\$534	\$63,750	\$692	D-FF
126 04 0044 000	36838 ANGELINE CIR	1/2/2025	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$233,561	\$120,339	\$64,000	64.0	146.4	0.22	\$1,880	64.00	'SW	\$1,000	\$72,475	\$1,132	A-FF
126 04 0046 000	36850 ANGELINE CIR	5/3/2024	\$274,000	PTA	03-ARM'S LENGTH	\$274,000	\$244,067	\$92,138	\$62,205	71.5	106.0	0.17	\$1,289	71.50	'SW	\$870	\$68,500	\$958	C-FF
126 05 0060 000	36814 ANGELINE CIR	6/12/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$247,998	\$68,002	\$70,000	70.0	175.8	0.28	\$971	70.00	'SW	\$1,000	\$61,500	\$879	A-FF
126 06 0085 000	36713 ANGELINE CIR	4/10/2023	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$298,997	\$37,003	\$64,000	64.0	113.0	0.17	\$578	64.00	'SW	\$1,000	\$68,000	\$1,063	A-FF
127 01 0019 000	36376 JOANNE	4/17/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$242,678	\$87,322	\$70,000	70.0	105.0	0.17	\$1,247	70.00	'125	\$1,000	\$65,000	\$929	A-FF
127 01 0007 000	36448 JOANNE	9/24/2024	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$240,886	\$89,014	\$80,000	80.0	119.5	0.22	\$1,113	80.00	'125	\$1,000	\$62,475	\$781	A-FF
127 01 0009 002	36488 JOANNE	7/1/2024	\$250,250	WD	03-ARM'S LENGTH	\$250,250	\$260,345	\$55,905	\$66,000	66.0	110.6	0.17	\$847	66.00	'125	\$1,000	\$62,563	\$948	A-FF
127 01 0013 000	36532 JOANNE	4/21/2023	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$228,606	\$31,394	\$63,000	63.0	152.6	0.22	\$498	63.00	'125	\$1,000	\$49,250	\$782	A-FF
127 01 0019 000	36618 DOWLING	9/19/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$222,412	\$72,588	\$60,000	60.0	149.8	0.21	\$1,210	60.00	'125	\$1,000	\$68,750	\$979	A-FF
127 01 0028 000	36655 GRANDON	7/12/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$301,508	\$83,492	\$60,000	60.0	178.4	0.25	\$1,392	60.00	'125	\$1,000	\$81,250	\$1,354	A-FF
127 01 0039 000	36483 GRANDON	1/2/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$278,514	\$66,486	\$60,000	60.0	127.2	0.18	\$1,108	60.00	'125	\$1,000	\$71,250	\$1,188	A-FF
127 01 0049 000	36311 GRANDON	7/12/2024	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$285,402	\$117,598	\$80,000	80.0	135.8	0.25	\$1,470	80.00	'125	\$1,000	\$80,750	\$1,009	A-FF
127 01 0068 000	36616 GRANDON	10/11/2024	\$355,500	PTA	03-ARM'S LENGTH	\$355,500	\$285,370	\$131,130	\$61,000	61.0	134.0	0.19	\$2,150	61.00	'125	\$1,000	\$88,875	\$1,457	A-FF
127 01 0080 002	36485 JOANNE	12/19/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$254,371	\$75,629	\$65,000	65.0	121.3	0.18	\$1,164	65.00	'125	\$1,000	\$66,250	\$1,019	A-FF
127 02 0099 000	36465 DOWLING	12/11/2023	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$233,907	\$115,093	\$60,000	60.0	104.6	0.14	\$1,918	60.00	'125	\$1,000	\$72,250	\$1,204	A-FF
127 03 0143 000	36428 DOVER	7/28/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$264,474	\$95,526	\$60,000	60.0	120.0	0.17	\$1,592	60.00	'125	\$1,000	\$75,000	\$1,250	A-FF
127 03 0144 000	36440 DOVER	4/15/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$245,836	\$89,164	\$60,000	60.0	120.0	0.17	\$1,486	60.00	'125	\$1,000	\$68,750	\$1,146	A-FF
127 03 0151 000	36483 DOVER	8/2/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$267,039	\$64,421	\$61,460	61.5	146.7	0.21	\$1,048	61.46	'125	\$1,000	\$67,500	\$1,098	A-FF
127 03 0167 000	36135 DOVER	3/7/2025	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$258,738	\$1,262	\$75,000	75.0	120.0	0.21	\$17	75.00	'125	\$1,000	\$46,250	\$617	A-FF
127 04 0003 000	8943 WILSHIRE	3/1/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$313,850	\$81,150	\$70,000	70.0	133.4	0.21	\$1,159	70.00	'125	\$1,000	\$81,250	\$1,161	A-FF
127 04 0033 000	36258 HEES	6/18/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$289,392	\$95,608	\$70,000	70.0	121.0	0.19	\$1,366	70.00	'125	\$1,000	\$78,750	\$1,125	A-FF
127 04 0043 000	36510 HEES	3/25/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$295,568	\$34,432	\$70,000	70.0	121.0	0.19	\$492	70.00	'125	\$1,000	\$65,000	\$929	A-FF
127 04 0049 000	36455 HEES	7/15/2024	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$262,730	\$99,270	\$70,000	70.0	120.0	0.19	\$1,418	70.00	'125	\$1,000	\$73,000	\$1,043	A-FF
127 04 0062 000	36270 NORTHFIELD	1/15/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$276,176	\$113,824	\$70,000	70.0	120.0	0.19	\$1,626	70.00	'125	\$1,000	\$80,000	\$1,143	A-FF
127 04 0067 000	36442 NORTHFIELD	1/31/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$261,652	\$133,348	\$70,000	70.0	120.0	0.19	\$1,905	70.00	'125	\$1,000	\$81,250	\$1,161	A-FF
128 02 0014 000	35612 DOVER	7/24/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$286,140	\$65,860	\$62,000	62.0	113.7	0.16	\$1,062	62.00	'SW	\$1,000	\$72,500	\$1,169	A-FF
128 02 0022 000	8937 HARVEY	8/22/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$264,556	\$64,015	\$63,571	75.8	94.4	0.16	\$845	75.77	'SW	\$839	\$66,250	\$874	B-FF
128 03 0002 000	35975 ANN ARBOR TR	5/10/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$302,298	\$52,702	\$60,000	60.0	142.0	0.20	\$878	60.00	'SW	\$1,000	\$73,750	\$1,229	A-FF
128 03 0003 000	35963 ANN ARBOR TR	8/25/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$252,002	\$92,998	\$60,000	60.0	140.3	0.19	\$1,550	60.00	'SW	\$1,000	\$71,250	\$1,188	A-FF
128 03 0004 000	35951 ANN ARBOR TR	11/6/2023	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$223,838	\$66,062	\$60,000	60.0	139.5	0.19	\$1,101	60.00	'SW	\$1,000	\$57,475	\$958	A-FF
128 03 0014 000	35992 DOVER	4/8/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$274,671	\$90,329	\$60,000	60.0	128.0	0.18	\$1,505	60.00	'SW	\$1,000	\$76,250	\$1,271	A-FF
128 03 0055 000	36082 HEES	8/16/2023	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$227,185	\$70,815	\$60,000	60.0	118.8	0.16	\$1,180	60.00	'SW	\$1,000	\$59,500	\$992	A-FF
128 03 0093 000	35955 HEES	1/31/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$242,989	\$102,011	\$60,000	60.0	196.3	0.27	\$1,700	60.00	'SW	\$1,000	\$71,250	\$1,188	A-FF
128 03 0093 000	35955 HEES	6/28/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$242,989	\$47,011	\$60,000	60.0	196.3	0.27	\$784	60.00	'SW	\$1,000	\$57,500	\$958	A-FF
128 05 0043 000	8825 HARVEY	7/28/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$267,354	\$77,246	\$69,600	80.0	98.8	0.18	\$966	80.00	'SW	\$870	\$68,750	\$859	C-FF
128 05 0065 000	35609 HEES	11/8/2024	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$256,201	\$51,799	\$60,000	60.0	120.0	0.17	\$863	60.00	'SW	\$1,000	\$62,000	\$1,033	A-FF
128 05 0074 000	35736 JOY	11/22/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$225,499	\$64,501	\$60,000	60.0	120.0	0.17	\$1,075	60.00	'SW	\$1,000	\$57,500	\$958	A-FF
131 01 0017 000	9040 HANLON	10/20/2023	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$265,875	\$62,125	\$60,000	60.0	120.0	0.17	\$1,035	60.00	'SW	\$1,000	\$67,000	\$1,117	A-FF
131 01 0032 000	9012 LAUREL	11/21/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$297,081	\$62,919	\$70,000	70.0	136.5	0.22	\$899	70.00	'SW	\$1,000	\$72,500	\$1,036	A-FF
131 02 0020 000	8871 RUSSELL	11/25/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$268,924	\$56,616	\$60,540	60.5	120.0	0.17	\$935	60.54	'SW	\$1,000	\$66,250	\$1,094	A-FF
131 02 0035 000	8943 ROSLYN	7/3/2024	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$287,876	\$104,124	\$74,000	74.0	170.0	0.29	\$1,407	74.00	'SW	\$1,000	\$79,500	\$1,074	A-FF

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site SP	Rate Group 1				
131 02 0036 000	8929 ROSLYN	8/16/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$312,789	\$111,211	\$74,000	74.0	170.0	0.29	\$1,503	74.00	'SW	\$1,000	\$87,500	\$1,182	A-FF				
131 02 0043 000	8912 RUSSELL	2/10/2025	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$256,661	\$68,749	\$60,410	60.4	148.7	0.21	\$1,138	60.41	'SW	\$1,000	\$66,250	\$1,097	A-FF				
132 05 0005 002	34081 ANN ARBOR TR	11/14/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$231,563	\$91,437	\$68,000	68.0	90.0	0.14	\$1,345	68.00	'SW	\$1,000	\$63,750	\$938	A-FF				
132 05 0015 000	34299 DOVER	2/29/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$261,836	\$76,474	\$60,810	60.8	142.6	0.20	\$1,258	60.81	'SW	\$1,000	\$69,375	\$1,141	A-FF				
132 05 0018 000	34365 DOVER	4/17/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$271,920	\$93,080	\$60,000	60.0	120.0	0.17	\$1,551	60.00	'SW	\$1,000	\$76,250	\$1,271	A-FF				
132 05 0021 000	8835 NORWICH	7/9/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$290,941	\$59,059	\$60,000	60.0	120.0	0.17	\$984	60.00	'SW	\$1,000	\$72,500	\$1,208	A-FF				
Totals:			\$13,820,950			\$13,820,950	\$13,111,979	\$3,927,764	\$3,218,793	3,293.6													
										Average per FF=>	\$1,193											Average per Net Acre=>	9.79

RATES:		Average:	\$69,105	\$1,059
A-FF:	\$1,120	Median:	\$68,625	\$1,068
B-FF:	\$939	Min.:	\$46,250	\$617
C-FF:	\$974	Max.:	\$88,875	\$1,457
D-FF:	\$598	Mode:	\$66,250	\$1,188
		2025 Base:	\$60,000	
		2026 Base:	\$67,000	
		% Change:	12%	

SITE VALUES																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site SP	Rate Group 1				
126 06 0087 000	36725 ANGELINE CIR	5/24/2023	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$242,996	\$94,004	\$60,000	64.0	113.0	0.17	\$1,469	64.00	'SW	\$60,000	\$69,250	\$69,250	A-SITE				
126 06 0095 000	36802 ANGELINE CIR	5/19/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$236,784	\$73,216	\$60,000	60.0	139.4	0.19	\$1,220	60.00	'SW	\$60,000	\$62,500	\$62,500	A-SITE				
126 06 0096 000	36796 ANGELINE CIR	7/2/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$261,221	\$118,779	\$75,000	60.0	158.9	0.22	\$1,980	60.00	'SW	\$75,000	\$76,250	\$76,250	B-SITE				
127 01 0050 000	36312 GRANDON	7/1/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$264,002	\$87,998	\$60,000	80.0	105.0	0.19	\$1,100	80.00	'125	\$60,000	\$73,000	\$73,000	A-SITE				
127 02 0118 000	36486 DOWLING	5/26/2023	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$276,396	\$84,604	\$75,000	80.0	119.2	0.22	\$1,058	80.00	'125	\$75,000	\$71,500	\$71,500	B-SITE				
128 03 0098 000	35850 JOY	2/13/2024	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$250,325	\$64,675	\$77,000	76.5	115.0	0.20	\$845	76.52	'SW	\$77,000	\$59,500	\$59,500	C-SITE				
128 03 0112 000	8954 LINVILLE	8/13/2024	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$282,857	\$88,143	\$77,000	107.1	109.7	0.27	\$823	107.13	'SW	\$77,000	\$73,500	\$73,500	C-SITE				
131 03 0033 000	34552 DOVER	6/16/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$348,946	\$56,054	\$75,000	88.0	120.0	0.24	\$637	88.00	'SW	\$75,000	\$82,500	\$82,500	B-SITE				
131 03 0035 000	8933 HANLON	9/19/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$331,650	\$73,350	\$75,000	70.0	158.0	0.25	\$1,048	70.00	'SW	\$75,000	\$82,500	\$82,500	B-SITE				
132 05 0040 000	34115 ANN ARBOR TR	3/22/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$271,184	\$78,816	\$60,000	85.0	90.0	0.18	\$927	85.00	'SW	\$60,000	\$72,500	\$72,500	A-SITE				
Totals:			\$2,892,000			\$2,892,000	\$2,766,361	\$819,639	\$694,000	770.7													
										Average per FF=>	\$1,064											Average per Net Acre=>	2.13

RATES:		Average:	\$72,300	\$72,300
A-SITE:	\$67,000	Median:	\$72,750	\$72,750
B-SITE:	\$84,000	Min.:	\$59,500	\$59,500
C-SITE:	\$86,000	Max.:	\$82,500	\$82,500
D-SITE:	\$102,000	Mode:	\$82,500	\$82,500

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site SP	Rate Group 1	
126 07 0003 000	37345 BLAKE	7/20/2023	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$317,489	\$101,511	\$56,000	37.0	44.0	0.04	\$2,744	37.00	'DC	\$56,000	\$90,750	\$90,750	A-SITE	
126 07 0012 000	37366 BLAKE	12/20/2024	\$377,000	PTA	03-ARM'S LENGTH	\$377,000	\$309,982	\$123,018	\$56,000	37.0	44.0	0.04	\$3,325	37.00	'DC	\$56,000	\$94,250	\$94,250	A-SITE	
Totals:			\$740,000			\$740,000	\$627,471	\$224,529	\$112,000	74.0		0.07								
									Average per FF=>	\$3,034										Average per Net Acre=>
RATES:																				
A-SITE: \$65,000		126-01																		
B-SITE: \$40,000		126-10																		
C-SITE: \$72,500		126-07 -08																		

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason

City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site SP	Rate Group 1
128 08 0103 000	35906 ANN ARBOR TR	9/16/2024	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$107,689	\$39,811	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$26,500	\$26,500	A-PARKWAY CONDO
128 08 0116 000	35936 ANN ARBOR TR	10/11/2024	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$108,414	\$40,586	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$26,800	\$26,800	A-PARKWAY CONDO
128 08 0205 000	35960 ANN ARBOR TR	5/16/2023	\$145,300	PTA	03-ARM'S LENGTH	\$145,300	\$142,728	\$17,572	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$29,060	\$29,060	A-PARKWAY CONDO
128 08 0212 000	35974 ANN ARBOR TR	12/27/2024	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$144,111	\$8,889	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$27,600	\$27,600	A-PARKWAY CONDO
128 08 0213 000	35976 ANN ARBOR TR	11/27/2024	\$147,000	PTA	03-ARM'S LENGTH	\$147,000	\$142,728	\$19,272	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$29,400	\$29,400	A-PARKWAY CONDO
128 08 0315 000	36034 ANN ARBOR TR	7/3/2024	\$159,500	PTA	03-ARM'S LENGTH	\$159,500	\$142,728	\$31,772	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$31,900	\$31,900	A-PARKWAY CONDO
128 08 0316 000	36036 ANN ARBOR TR	8/25/2023	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$143,718	\$43,782	\$15,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$15,000	\$34,500	\$34,500	A-PARKWAY CONDO
128 09 0010 000	35574 ANN ARBOR TR	2/29/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$284,386	\$60,614	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$25,000	\$64,000	\$64,000	B-ARBOR WOODS
128 09 0012 000	35566 ANN ARBOR TR	6/26/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$285,863	\$24,137	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$25,000	\$57,000	\$57,000	B-ARBOR WOODS
128 09 0012 000	35566 ANN ARBOR TR	7/29/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$285,863	\$44,137	\$25,000	0.0	0.0	0.00	#DIV/0!	0.00	'DC	\$25,000	\$61,000	\$61,000	B-ARBOR WOODS
Totals:			\$1,938,800			\$1,938,800	\$1,788,228	\$330,572	\$180,000	0.0		0.00							
									Average			Average							
									per FF=>	#DIV/0!		per Net Acre=>							

RATES:		Average:	\$38,776	\$38,776
A-PKWY CONDO:	\$16,500	Median:	\$30,650	\$30,650
B-ARBOR WDS:	\$27,500	Min.:	\$26,500	\$26,500
C-ROUGE BLUFF:	\$71,500	Max.:	\$64,000	\$64,000
		Mode:	N/A	N/A
		2025 Base:	\$15,000	
		2026 Base:	\$16,500	
		% Change:	10%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
129 01 0090 006	34225 ORANGELAWN	2/11/2025	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$288,424	\$66,541	\$62,965	66.7	209.0	0.32	\$998	66.70	'SW	\$944	\$58,400	\$876	C-FF
129 01 0097 000	9616 STARK	11/14/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$245,527	\$99,449	\$74,976	66.0	627.0	0.95	\$1,507	66.00	'SW	\$1,136	\$67,500	\$1,023	D-FF
129 01 0147 001	33858 ORANGELAWN	11/26/2024	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$236,011	\$29,293	\$62,304	66.0	299.0	0.45	\$444	66.00	'SW	\$944	\$50,750	\$769	C-FF
129 01 0157 003	34080 ORANGELAWN	2/7/2025	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$227,755	\$33,549	\$62,304	66.0	300.0	0.46	\$508	66.00	'SW	\$944	\$49,750	\$754	C-FF
129 01 0170 001	33909 ORANGELAWN	11/22/2024	\$299,550	PTA	03-ARM'S LENGTH	\$299,550	\$295,857	\$78,669	\$74,976	66.0	457.5	0.69	\$1,192	66.00	'SW	\$1,136	\$74,888	\$1,135	D-FF
129 01 0171 000	33885 ORANGELAWN	1/16/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$306,977	\$115,327	\$62,304	66.0	305.0	0.46	\$1,747	66.00	'SW	\$944	\$90,000	\$1,364	C-FF
132 02 0012 000	33800 HATHAWAY	7/7/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$402,028	\$68,972	\$81,000	100.0	223.7	0.51	\$690	100.00	'SW	\$810	\$97,500	\$975	A-FF
132 02 0024 001	34252 HATHAWAY	1/31/2025	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$380,852	\$114,378	\$80,230	113.0	224.7	0.58	\$1,012	113.00	'SW	\$710	\$103,750	\$918	B-FF
132 02 0039 000	33769 HATHAWAY	5/3/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$301,971	\$119,029	\$81,000	100.0	225.0	0.52	\$1,190	100.00	'SW	\$810	\$85,000	\$850	A-FF

Totals: \$2,768,550 \$2,768,550 \$2,685,402 \$725,207 \$642,059 709.7 4.95
Average per FF=> \$1,022 Average per Net Acre=>

RATES:						
A-FF:	\$891	A-SITE:	\$69,000	Average:	\$75,282	\$962
B-FF:	\$781	B-SITE:	\$82,500	Median:	\$74,888	\$918
C-FF:	\$1,038	C-SITE:	\$73,500	Min.:	\$49,750	\$754
D-FF:	\$1,250	D-SITE:	\$16,500	Max.:	\$103,750	\$1,364
				Mode:	N/A	N/A
				2025 Base:	\$63,000	
				2026 Base:	\$69,000	
				% Change:	10%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
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For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
130 01 0013 004	11202 WAYNE	4/29/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$216,613	\$81,699	\$48,312	66.0	286.5	0.43	\$1,238	66.00	'125	\$732	\$62,500	\$947	B-FF		
130 01 0030 005	10321 LAUREL	9/27/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$220,105	\$85,579	\$90,684	99.0	305.0	0.69	\$864	99.00	'125	\$916	\$53,750	\$543	A-FF		
130 01 0031 003	10270 WAYNE	12/26/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$207,287	\$99,025	\$48,312	66.0	270.0	0.41	\$1,500	66.00	'125	\$732	\$64,500	\$977	B-FF		
130 01 0032 004	10218 WAYNE	10/4/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$231,828	\$41,484	\$48,312	66.0	274.0	0.42	\$629	66.00	'125	\$732	\$56,250	\$852	B-FF		
130 01 0036 002	9916 WAYNE	9/13/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$252,656	\$79,464	\$87,120	132.0	270.0	0.82	\$602	132.00	'125	\$660	\$61,250	\$464	C-FF		
130 01 0038 002	9812 WAYNE	8/26/2024	\$303,000	PTA	03-ARM'S LENGTH	\$303,000	\$277,474	\$73,838	\$48,312	66.0	270.0	0.41	\$1,119	66.00	'125	\$732	\$75,750	\$1,148	B-FF		
130 01 0059 003	10424 LAUREL	11/6/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$262,877	\$13,579	\$60,456	66.0	305.0	0.46	\$206	66.00	'125	\$916	\$54,000	\$818	A-FF		
130 01 0073 001	11155 STARK	10/1/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$180,546	\$99,910	\$60,456	66.0	289.5	0.44	\$1,514	66.00	'125	\$916	\$55,000	\$833	A-FF		
130 01 0073 003	11196 LAUREL	6/3/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$249,577	\$107,159	\$71,736	98.0	305.0	0.69	\$1,093	98.00	'125	\$732	\$71,250	\$727	B-FF		
Totals:			\$2,217,000			\$2,217,000	\$2,098,963	\$681,737	\$563,700	725.0		4.77									
										Average per FF=>		Average per Net Acre=>									
										\$940											

RATES:				Average:		
A-FF:	\$943	A-SITE:	\$62,000	\$61,583	\$812	
B-FF:	\$754	B-SITE:	\$64,000	Median:	\$61,250	\$833
C-FF:	\$628	D-SITE:	\$70,000	Min.:	\$53,750	\$464
				Max.:	\$75,750	\$1,148
				Mode:	N/A	N/A
				2025 Base:	\$60,000	Main Road
				2025 Base:	\$60,000	Interior Lot
				2026 Base:	\$62,000	Main Road
				2026 Base:	\$62,000	Interior Lot
				% Change:	3%	Main Road

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
131 05 0004 000	8854 DOVER CT	6/28/2024	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$502,873	\$167,127	\$95,000	60.0	122.7	0.17	\$2,785	60.00	'131	\$1,583	\$143,750	\$2,396	C-SITE
131 99 0007 002	35295 ANN ARBOR TR	6/19/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$354,220	\$85,470	\$64,690	129.4	0.0	0.21	\$661	129.38	'SW	\$500	\$93,750	\$725	A-FF

Totals:	\$950,000	\$950,000	\$857,093	\$252,597	\$159,690	189.4	0.37
Average per FF=>	\$1,334	Average per Net Acre=>					

RATES:						
A-FF:	\$540	A-SITE:	\$70,000	Average:	\$118,750	\$1,560
B-FF:	\$1,280	C-SITE:	\$102,500	Median:	\$118,750	\$1,560
C-FF:	\$1,004			Min.:	\$93,750	\$725
D-FF:	\$810			Max.:	\$143,750	\$2,396
				Mode:	N/A	N/A
				2025 Base:	\$95,000	
				2026 Base:	\$102,500	
				% Change:	8%	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site SP	Rate Group 1
132 07 0001 000	8801 PARKSIDE	5/10/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$377,282	\$137,718	\$90,000	60.0	145.0	0.20	\$2,295	60.00	'SN	\$90,000	\$106,250	\$106,250	A-SITE
132 07 0019 000	33601 TRILLIUM	11/9/2023	\$452,000	PTA	03-ARM'S LENGTH	\$452,000	\$412,655	\$134,345	\$95,000	58.4	120.0	0.16	\$2,301	58.39	'SN	\$95,000	\$113,000	\$113,000	B-SITE
132 09 0015 000	34231 TRILLIUM	5/24/2023	\$505,500	PTA	03-ARM'S LENGTH	\$505,500	\$469,290	\$126,210	\$90,000	0.0	0.0	0.33	#DIV/0!	0.00	'SN	\$90,000	\$126,375	\$126,375	A-SITE

Totals: \$1,382,500 \$1,382,500 \$1,259,227 \$398,273 \$275,000 118.4 0.70
 Average per FF=> \$3,364 Average per Net Acre=>

RATES:					
A-FF:	\$706	A-SITE:	\$96,500	Average:	\$115,208 \$115,208
B-FF:	\$936	B-SITE:	\$101,500	Median:	\$113,000 \$113,000
				Min.:	\$106,250 \$106,250
				Max:	\$126,375 \$126,375
				Mode:	N/A N/A
				2025 Base:	\$95,000
				2026 Base:	\$101,500
				% Change:	7%

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason
132 99 0003 002	9047 FARMINGTON	1/10/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$499,092	(\$104,092)	\$95,000	0.0	0.0	2.44	#DIV/0!	0.00	'SW	\$95,000	\$75,000	\$75,000	B-SITE	LOW

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1	
132 03 0013 000	33599 CINDY	5/24/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$300,306	\$88,644	\$68,950	70.0	125.7	0.20	\$1,266	70.00	'SW	\$985	\$80,000	\$1,143	B-FF	
132 03 0047 000	33447 CINDY	11/21/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$299,666	\$110,334	\$60,000	60.0	124.8	0.17	\$1,839	60.00	'SW	\$1,000	\$87,500	\$1,458	A-FF	
132 04 0065 002	33587 MICHELE	4/22/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$297,675	\$80,285	\$62,960	63.0	127.9	0.19	\$1,275	62.96	'SW	\$1,000	\$78,750	\$1,251	A-FF	
132 04 0067 000	33567 MICHELE	10/4/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$331,991	\$46,959	\$68,950	70.0	125.0	0.20	\$671	70.00	'SW	\$985	\$77,500	\$1,107	B-FF	
132 04 0074 000	33475 MICHELE	3/6/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$257,200	\$148,370	\$65,570	65.6	110.4	0.17	\$2,263	65.57	'SW	\$1,000	\$85,000	\$1,296	A-FF	
132 04 0079 000	33411 MICHELE	9/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$271,551	\$97,399	\$68,950	70.0	127.0	0.20	\$1,391	70.00	'SW	\$985	\$75,000	\$1,071	B-FF	
132 04 0096 000	33632 MICHELE	5/31/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$257,455	\$112,725	\$60,180	60.2	122.1	0.17	\$1,873	60.18	'SW	\$1,000	\$77,500	\$1,288	A-FF	
132 06 0012 002	33844 SLEEPY HOLLOW	4/19/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$321,746	\$82,254	\$69,000	80.0	108.4	0.20	\$1,028	80.00	'SW	\$863	\$83,750	\$1,047	B-SITE	
Totals:			\$2,580,000			\$2,580,000	\$2,337,590	\$766,970	\$524,560	538.7		1.50								
									Average per FF=>	\$1,424										Average per Net Acre=>

RATES:			
A-FF: \$1,080		A-SITE: \$65,000	
B-FF: \$1,064		B-SITE: \$74,500	
		Average:	\$80,625
		Median:	\$79,375
		Min.:	\$75,000
		Max.:	\$87,500
		Mode:	\$77,500
		2025 Base:	\$60,000
		2026 Base:	\$65,000
		% Change:	8%

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

Land Table: 133-ALL

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF 5P	Rate Group 1
133 01 0109 000	11403 ARDEN	9/27/2024	\$268,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$268,000	\$261,014	\$99,611	\$92,625	65.0	270.0	0.20	\$1,532	65.00	'OR	\$1,425	\$67,000	\$1,031	A-FF
133 01 0127 000	11400 MELROSE	10/15/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$293,618	\$67,382	\$71,000	40.0	135.0	0.12	\$1,685	40.00	'OR	\$1,775	\$72,500	\$1,813	A-FF
133 01 0127 000	11400 MELROSE	5/23/2024	\$335,500	PTA	03-ARM'S LENGTH	\$335,500	\$293,618	\$112,882	\$71,000	40.0	135.0	0.12	\$2,822	40.00	'OR	\$1,775	\$83,875	\$2,097	A-FF
133 01 0128 000	11406 MELROSE	7/17/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$289,466	\$96,534	\$71,000	40.0	135.0	0.12	\$2,413	40.00	'OR	\$1,775	\$78,750	\$1,969	A-FF
133 01 0132 000	11424 MELROSE	2/26/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$268,269	\$122,731	\$71,000	40.0	135.0	0.12	\$3,068	40.00	'OR	\$1,775	\$80,000	\$2,000	A-FF
133 01 0161 000	11404 AUBURNDALE	7/25/2024	\$425,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$367,125	\$143,375	\$85,500	60.0	270.0	0.19	\$2,390	60.00	'OR	\$1,425	\$106,250	\$1,771	A-FF
133 01 0162 002	11410 AUBURNDALE	8/2/2024	\$350,500	PTA	03-ARM'S LENGTH	\$350,500	\$313,572	\$111,928	\$75,000	60.0	135.0	0.19	\$1,865	60.00	'OR	\$1,250	\$87,625	\$1,460	B-FF
133 01 0179 000	11331 AUBURNDALE	11/26/2024	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$282,350	\$105,650	\$71,000	40.0	143.0	0.13	\$2,641	40.00	'OR	\$1,775	\$79,250	\$1,981	A-FF
133 01 0200 000	11424 BERWICK	2/23/2024	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$295,756	\$77,244	\$71,000	40.0	143.0	0.13	\$1,931	40.00	'OR	\$1,775	\$75,500	\$1,888	A-FF
133 02 0300 000	9910 ARDEN	12/13/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$292,057	\$83,943	\$71,000	40.0	120.0	0.11	\$2,099	40.00	'OR	\$1,775	\$76,250	\$1,906	A-FF
133 02 0310 000	11016 ARDEN	7/15/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$240,814	\$132,186	\$73,000	50.0	125.0	0.14	\$2,644	50.00	'OR	\$1,460	\$75,000	\$1,500	B-SITE
133 02 0319 000	11033 ARDEN	12/6/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$241,224	\$84,776	\$71,000	40.0	135.0	0.12	\$2,119	40.00	'OR	\$1,775	\$63,750	\$1,594	A-FF
133 02 0329 002	9925 ARDEN	4/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$271,685	\$101,315	\$73,000	50.0	135.0	0.16	\$2,026	50.00	'OR	\$1,460	\$75,000	\$1,500	B-SITE
133 02 0344 000	9924 MELROSE	3/28/2025	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$240,281	\$145,719	\$71,000	40.0	135.0	0.12	\$3,643	40.00	'OR	\$1,775	\$78,750	\$1,969	A-FF
133 02 0425 002	10006 BERWICK	7/17/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$330,651	\$65,349	\$71,000	40.0	144.0	0.13	\$1,634	40.00	'OR	\$1,775	\$81,250	\$2,031	A-FF
133 02 0486 002	11022 INGRAM	10/16/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$309,916	\$71,084	\$71,000	40.0	145.0	0.13	\$1,777	40.00	'OR	\$1,775	\$77,500	\$1,938	A-FF
133 02 0524 000	11315 INGRAM	3/20/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$223,627	\$82,373	\$71,000	40.0	135.0	0.12	\$2,059	40.00	'OR	\$1,775	\$58,750	\$1,469	A-FF
133 02 0525 000	11307 INGRAM	3/7/2025	\$272,500	PTA	03-ARM'S LENGTH	\$272,500	\$209,029	\$134,471	\$71,000	40.0	135.0	0.12	\$3,362	40.00	'OR	\$1,775	\$68,125	\$1,703	A-FF
133 02 0530 000	11033 INGRAM	2/22/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$341,846	\$83,154	\$75,000	60.0	135.0	0.19	\$1,386	60.00	'OR	\$1,250	\$87,500	\$1,458	B-FF
133 02 0530 000	11033 INGRAM	5/17/2023	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$341,846	\$53,054	\$75,000	60.0	135.0	0.19	\$884	60.00	'OR	\$1,250	\$79,975	\$1,333	B-FF
133 02 0534 000	11025 INGRAM	4/27/2023	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$306,615	\$67,385	\$75,000	60.0	135.0	0.19	\$1,123	60.00	'OR	\$1,250	\$74,750	\$1,246	B-FF
133 02 0542 000	9915 INGRAM	9/3/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$326,933	\$84,067	\$71,000	40.0	135.0	0.12	\$2,102	40.00	'OR	\$1,775	\$85,000	\$2,125	A-FF
133 02 0556 000	9928 BLACKBURN	11/15/2023	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$290,615	\$70,285	\$71,000	40.0	135.0	0.12	\$1,757	40.00	'OR	\$1,775	\$72,475	\$1,812	A-FF
133 02 0564 000	11030 BLACKBURN	6/14/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$321,108	\$64,892	\$71,000	40.0	135.0	0.12	\$1,622	40.00	'OR	\$1,775	\$78,750	\$1,969	A-FF
133 02 0603 002	11033 BLACKBURN	9/25/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$307,764	\$107,236	\$90,000	80.0	135.0	0.25	\$1,340	80.00	'OR	\$1,125	\$81,250	\$1,016	A-SITE
133 02 0609 000	11015 BLACKBURN	3/22/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$257,388	\$78,612	\$71,000	40.0	135.0	0.12	\$1,965	40.00	'OR	\$1,775	\$66,250	\$1,656	A-FF
133 02 0641 000	11036 CRANSTON	10/11/2023	\$399,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$399,900	\$379,660	\$136,240	\$116,000	90.0	270.0	0.28	\$1,514	90.00	'OR	\$1,289	\$99,975	\$1,111	B-SITE
133 02 0683 000	11019 CRANSTON	3/13/2025	\$445,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$445,000	\$360,291	\$191,209	\$106,500	60.0	254.0	0.18	\$3,187	60.00	'OR	\$1,775	\$111,250	\$1,854	A-FF
133 02 0683 000	11019 CRANSTON	10/25/2023	\$300,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$352,029	\$33,471	\$85,500	60.0	254.0	0.18	\$558	60.00	'OR	\$1,425	\$75,000	\$1,250	A-FF
133 02 0694 002	9901 CRANSTON	7/26/2023	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$249,442	\$72,058	\$87,500	70.0	127.0	0.20	\$1,029	70.00	'OR	\$1,250	\$58,500	\$836	B-FF
133 02 0705 002	10004 HUBBARD	10/25/2024	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$313,672	\$101,228	\$75,000	60.0	130.0	0.18	\$1,687	60.00	'OR	\$1,250	\$84,975	\$1,416	B-FF
133 02 0724 000	11404 HUBBARD	10/16/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$258,112	\$62,888	\$71,000	40.0	130.0	0.12	\$1,572	40.00	'OR	\$1,775	\$62,500	\$1,563	A-FF
133 02 0726 002	11410 HUBBARD	2/16/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$342,734	\$82,266	\$75,000	60.0	130.0	0.18	\$1,371	60.00	'OR	\$1,250	\$87,500	\$1,458	B-FF
133 03 0912 000	31512 WEST CHICAGO	5/17/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$337,936	\$81,964	\$60,000	90.0	122.9	0.25	\$911	90.00	'OR	\$667	\$89,975	\$1,000	E-SITE
133 03 0934 000	9840 MELROSE	5/26/2023	\$294,500	PTA	03-ARM'S LENGTH	\$294,500	\$281,501	\$83,999	\$71,000	40.0	135.0	0.12	\$2,100	40.00	'OR	\$1,775	\$73,625	\$1,841	A-FF
133 03 0943 000	9815 MELROSE	3/25/2024	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$277,788	\$73,112	\$71,000	40.0	135.0	0.12	\$1,828	40.00	'OR	\$1,775	\$69,975	\$1,749	A-FF
133 03 1019 002	9831 BERWICK	3/17/2025	\$305,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$305,000	\$270,223	\$143,277	\$108,500	70.0	293.1	0.24	\$2,047	70.00	'OR	\$1,550	\$76,250	\$1,089	B-SITE
133 03 1027 000	9627 BERWICK	8/26/2024	\$342,500	PTA	03-ARM'S LENGTH	\$342,500	\$325,634	\$87,866	\$71,000	40.0	147.2	0.14	\$2,197	40.00	'OR	\$1,775	\$85,625	\$2,141	A-FF
133 03 1037 000	31824 WEST CHICAGO	9/13/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$312,531	\$93,469	\$71,000	40.0	124.3	0.11	\$2,337	40.00	'OR	\$1,775	\$83,750	\$2,094	A-FF
133 03 1038 000	31840 WEST CHICAGO	7/14/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$356,442	\$113,558	\$60,000	86.5	124.3	0.25	\$1,313	86.50	'OR	\$694	\$102,500	\$1,185	E-SITE
133 03 1046 000	9806 INGRAM	4/6/2023	\$325,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$310,860	\$114,140	\$100,000	80.0	290.0	0.27	\$1,427	80.00	'OR	\$1,250	\$81,250	\$1,016	A-FF
133 03 1097 000	9837 BLACKBURN	10/3/2023	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$297,020	\$81,980	\$73,000	45.0	135.0	0.14	\$1,822	45.00	'OR	\$1,622	\$76,500	\$1,700	B-SITE
133 03 1098 002	9833 BLACKBURN	10/30/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$334,292	\$100,708	\$90,000	75.0	135.0	0.23	\$1,343	75.00	'OR	\$1,200	\$86,250	\$1,150	A-SITE

**City of Livonia
Land Analysis
For 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
133 03 1114 000	32106 WEST CHICAGO	5/26/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$365,989	\$44,011	\$60,000	90.0	124.9	0.26	\$489	90.00	'OR	\$667	\$87,500	\$972	E-SITE	
133 04 1322 002	11425 MERRIMAN	4/27/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$217,334	\$79,246	\$56,580	60.0	110.0	0.15	\$1,321	60.00	'OR	\$943	\$60,000	\$1,000	C- FF	
133 04 1327 002	11329 MERRIMAN	9/24/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$220,214	\$99,765	\$49,979	53.0	110.0	0.13	\$1,882	53.00	'OR	\$943	\$67,500	\$1,274	C- FF	
133 04 1352 002	9823 MERRIMAN	4/1/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$199,734	\$90,245	\$49,979	53.0	110.0	0.13	\$1,703	53.00	'CITY	\$943	\$60,000	\$1,132	C- FF	
Totals:			\$14,765,900			\$14,765,900	\$13,881,625	\$4,413,938	\$3,529,663	2,527.5			7.66							
										Average per FF=>		\$1,746		Average per Net Acre=>						

RATES:																			
A-FF: \$1,953	A-SITE: \$99,000											Average:	\$78,542	\$1,555					
B-FF: \$1,375	B-SITE: \$80,500											Median:	\$78,750	\$1,563					
C-FF: \$1,037	C SITE MERR: \$55,000											Min.:	\$58,500	\$836					
	D-SITE 120': \$104,500											Max.:	\$111,250	\$2,141					
	E-SITE: \$66,000											Mode:	\$78,750	\$1,969					
										2025 Base:	\$71,000								
										2026 Base:	\$78,000								
										% Change:	10%								

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
133 02 0585 000	11425 BLACKBURN	2/8/2024	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$510,287	\$114,713	\$95,000	130.0	135.0	0.40	\$882	130.00	'OR	\$731	\$132,500	\$1,019	D-SITE 100-120'	HIGH

Land Table: 134-135-136 ALL

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
134 01 1316 002	11025 HUBBARD	11/19/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$268,359	\$87,636	\$60,995	55.0	130.0	0.16	\$1,593	55.00	'SS	\$1,109	\$73,750	\$1,341	A-FF
134 02 1396 000	11027 FAIRFIELD	10/31/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$232,950	\$83,045	\$60,995	55.0	112.0	0.14	\$1,510	55.00	'SS	\$1,109	\$63,750	\$1,159	A-FF
134 02 1411 000	9825 FAIRFIELD	6/25/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$252,387	\$93,608	\$60,995	55.0	112.0	0.14	\$1,702	55.00	'SS	\$1,109	\$71,250	\$1,295	A-FF
134 02 1440 000	9924 BROOKFIELD	11/8/2023	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$265,081	\$92,914	\$60,995	55.0	112.0	0.14	\$1,689	55.00	'SS	\$1,109	\$74,250	\$1,350	A-FF
134 02 1466 000	11447 BROOKFIELD	3/10/2025	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$233,918	\$140,622	\$66,540	60.0	112.0	0.15	\$2,344	60.00	'SS	\$1,109	\$77,000	\$1,283	A-FF
134 02 1467 000	11441 BROOKFIELD	10/11/2024	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$243,996	\$102,999	\$60,995	55.0	112.0	0.14	\$1,873	55.00	'SS	\$1,109	\$71,500	\$1,300	A-FF
134 02 1468 000	11435 BROOKFIELD	11/17/2023	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$227,752	\$115,743	\$60,995	55.0	112.0	0.14	\$2,104	55.00	'SS	\$1,109	\$70,625	\$1,284	A-FF
134 02 1508 000	32510 WEST CHICAGO	12/4/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$261,420	\$43,288	\$69,708	74.0	130.0	0.22	\$585	74.00	'SS	\$942	\$58,750	\$794	B-FF
134 02 1522 000	9900 MAYFIELD	1/31/2025	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$244,083	\$68,912	\$60,995	55.0	112.0	0.14	\$1,253	55.00	'SS	\$1,109	\$63,000	\$1,145	A-FF
134 02 1543 000	11400 MAYFIELD	8/16/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$253,431	\$57,564	\$60,995	55.0	112.0	0.14	\$1,047	55.00	'SS	\$1,109	\$62,500	\$1,136	A-FF
134 02 1561 000	11327 MAYFIELD	2/21/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$257,629	\$76,366	\$60,995	55.0	112.0	0.14	\$1,388	55.00	'SS	\$1,109	\$68,250	\$1,241	A-FF
134 02 1562 000	11321 MAYFIELD	4/18/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$273,190	\$88,805	\$60,995	55.0	112.0	0.14	\$1,615	55.00	'SS	\$1,109	\$75,250	\$1,368	A-FF
134 02 1582 000	9837 MAYFIELD	8/14/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$267,881	\$68,114	\$60,995	55.0	112.0	0.14	\$1,238	55.00	'SS	\$1,109	\$68,750	\$1,250	A-FF
134 02 1586 000	9819 MAYFIELD	5/17/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$261,230	\$34,765	\$60,995	55.0	112.0	0.14	\$632	55.00	'SS	\$1,109	\$58,750	\$1,068	A-FF
134 02 1590 000	9623 MAYFIELD	4/5/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$269,505	\$92,490	\$60,995	55.0	112.0	0.14	\$1,682	55.00	'SS	\$1,109	\$75,250	\$1,368	A-FF
134 03 1598 000	9610 LOVELAND	6/11/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$242,065	\$38,930	\$60,995	55.0	112.0	0.14	\$708	55.00	'SS	\$1,109	\$55,000	\$1,000	A-FF
134 03 1612 000	9908 LOVELAND	11/6/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$235,198	\$115,797	\$60,995	55.0	112.0	0.14	\$2,105	55.00	'SS	\$1,109	\$72,500	\$1,318	A-FF
134 03 1613 000	9912 LOVELAND	10/6/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$233,320	\$67,675	\$60,995	55.0	112.0	0.14	\$1,230	55.00	'SS	\$1,109	\$60,000	\$1,091	A-FF
134 03 1678 000	9623 LOVELAND	8/15/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$238,276	\$112,719	\$60,995	55.0	112.0	0.14	\$2,049	55.00	'SS	\$1,109	\$72,500	\$1,318	A-FF
134 04 1819 000	9815 WOODRING	12/23/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$220,797	\$119,634	\$65,431	59.0	112.0	0.15	\$2,028	59.00	'SS	\$1,109	\$68,750	\$1,165	A-FF
134 04 1830 000	9614 SHADYSIDE	5/25/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$247,762	\$97,669	\$65,431	59.0	112.0	0.15	\$1,655	59.00	'SS	\$1,109	\$70,000	\$1,186	A-FF
134 04 1844 000	9825 SHADYSIDE	11/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$274,621	\$100,810	\$65,431	59.0	112.0	0.15	\$1,709	59.00	'SS	\$1,109	\$77,500	\$1,314	A-FF
134 05 1874 003	9607 WESTMORE	11/17/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$230,995	\$99,436	\$65,431	59.0	112.0	0.15	\$1,685	59.00	'SS	\$1,109	\$66,250	\$1,123	A-FF
134 07 0002 000	9615 HUBBARD	8/22/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$397,051	\$136,124	\$83,175	75.0	130.0	0.22	\$1,815	75.00	'DC	\$1,109	\$112,500	\$1,500	A-FF
134 07 0003 000	9621 HUBBARD	6/27/2024	\$491,000	PTA	03-ARM'S LENGTH	\$491,000	\$435,780	\$138,395	\$83,175	75.0	130.0	0.22	\$1,845	75.00	'DC	\$1,109	\$122,750	\$1,637	A-FF
135 01 1932 000	32935 WEST CHICAGO	4/24/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$251,716	\$104,279	\$60,995	55.0	120.0	0.15	\$1,896	55.00	'SS	\$1,109	\$73,750	\$1,341	A-FF
135 02 1998 000	32818 VERMONT	7/28/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$257,254	\$83,741	\$60,995	55.0	120.0	0.15	\$1,523	55.00	'SS	\$1,109	\$70,000	\$1,273	A-FF
135 02 2019 000	9245 VIRGINIA	10/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$247,025	\$78,970	\$60,995	55.0	120.0	0.15	\$1,436	55.00	'SS	\$1,109	\$66,250	\$1,205	A-FF
135 02 2052 000	9290 LOUISIANA	3/24/2025	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$271,259	\$116,681	\$65,940	70.0	120.0	0.19	\$1,667	70.00	'SS	\$942	\$80,500	\$1,150	B-FF
135 02 2080 000	9258 WOODRING	7/17/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$239,993	\$76,002	\$60,995	55.0	136.5	0.17	\$1,382	55.00	'SS	\$1,109	\$63,750	\$1,159	A-FF
135 02 2086 000	9330 WOODRING	9/5/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$294,415	\$81,913	\$61,328	55.3	122.7	0.16	\$1,481	55.30	'SS	\$1,109	\$78,750	\$1,424	A-FF
135 02 2090 000	32801 VERMONT	4/4/2024	\$250,801	PTA	03-ARM'S LENGTH	\$250,801	\$229,795	\$84,546	\$63,540	90.0	100.0	0.21	\$939	90.00	'SS	\$706	\$62,700	\$697	C-FF
135 03 2118 000	9312 CALIFORNIA	6/21/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$240,600	\$103,440	\$66,540	60.0	120.0	0.17	\$1,724	60.00	'SS	\$1,109	\$69,375	\$1,156	A-FF
135 03 2127 000	9221 CALIFORNIA	9/20/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$272,746	\$64,203	\$61,949	55.9	117.0	0.15	\$1,149	55.86	'SS	\$1,109	\$68,750	\$1,231	A-FF
135 03 2128 000	9231 CALIFORNIA	4/8/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$278,630	\$47,365	\$60,995	55.0	120.0	0.15	\$861	55.00	'SS	\$1,109	\$66,250	\$1,205	A-FF
135 03 2139 000	9390 COLORADO	11/26/2024	\$296,700	PTA	03-ARM'S LENGTH	\$296,700	\$281,044	\$76,651	\$60,995	55.0	120.0	0.15	\$1,394	55.00	'SS	\$1,109	\$74,175	\$1,349	A-FF
135 03 2141 000	9364 COLORADO	6/25/2024	\$333,000	PTA	03-ARM'S LENGTH	\$333,000	\$294,793	\$99,202	\$60,995	55.0	120.0	0.15	\$1,804	55.00	'SS	\$1,109	\$83,250	\$1,514	A-FF
135 03 2147 000	9244 COLORADO	7/19/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$248,039	\$67,392	\$65,431	59.0	124.7	0.17	\$1,142	59.00	'SS	\$1,109	\$62,500	\$1,059	A-FF
135 03 2152 000	9140 COLORADO	9/12/2023	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$259,461	\$63,970	\$65,431	59.0	122.7	0.17	\$1,084	59.00	'SS	\$1,109	\$64,500	\$1,093	A-FF
135 03 2155 000	32640 OHIO	5/19/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$259,242	\$57,180	\$61,422	87.0	100.0	0.20	\$657	87.00	'SS	\$706	\$63,750	\$733	C-FF
135 03 2246 000	8949 LOUISIANA	3/29/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$307,432	\$94,653	\$72,085	65.0	115.4	0.17	\$1,456	65.00	'SS	\$1,109	\$82,500	\$1,269	A-FF
135 03 2257 000	9024 VIRGINIA	4/15/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$258,355	\$68,185	\$66,540	60.0	124.0	0.17	\$1,136	60.00	'SS	\$1,109	\$65,000	\$1,083	A-FF
135 03 2260 000	9060 VIRGINIA	5/16/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$242,066	\$83,929	\$60,995	55.0	120.0	0.15	\$1,526	55.00	'SS	\$1,109	\$66,250	\$1,205	A-FF
135 04 2279 000	8928 FARMINGTON	11/19/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$279,021	\$56,919	\$65,940	70.0	120.0	0.19	\$813	70.00	'SS	\$942	\$67,500	\$964	B-FF
135 04 2283 000	8838 FARMINGTON	8/30/2024	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$240,187	\$42,808	\$60,995	55.0	120.0	0.15	\$778	55.00	'SS	\$1,109	\$55,500	\$1,009	A-FF
135 04 2284 000	8826 FARMINGTON	2/11/2025	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$262,313	\$53,582	\$60,995	55.0	120.0	0.15	\$974	55.00	'SS	\$1,109	\$63,725	\$1,159	A-FF
135 04 2295 000	8871 UTAH	2/26/2024	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$294,146	\$88,245	\$60,391	85.5	97.6	0.19	\$1,032	85.54	'SS	\$706	\$80,500	\$941	C-FF
135 04 2311 000	33122 JOY	2/3/2025	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$282,510	\$38,466	\$70,976	64.0	156.7	0.23	\$601	64.00	'SS	\$1,109	\$62,500	\$977	A-FF
135 04 2322 000	32844 JOY	6/7/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$239,065	\$51,930	\$60,995	55.0	122.4	0.15	\$944	55.00	'SS	\$1,109	\$57,500	\$1,045	A-FF
135 04 2340 000	33214 HEES	11/10/2023	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$277,045	\$71,895	\$65,940	70.0	124.4	0.20	\$1,027	70.00	'SS	\$942	\$70,750	\$1,011	B-FF
135 04 2350 000	32912 HEES	1/7/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$267,213	\$24,460	\$66,673	60.1	120.0	0.17	\$407	60.12	'SS	\$1,109	\$56,250	\$936	A-FF
135 04 2382 000	32680 INDIANA	9/13/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$254,204	\$79,791	\$60,995	55.0	120.0	0.15	\$1,451	55.00	'SS	\$1,109	\$68,250	\$1,241	A-FF
135 04 2417 000	8840 GEORGIA	7/10/2024	\$301,500	PTA	03-ARM'S LENGTH	\$301,500	\$260,176	\$102,746	\$61,422	87.0	100.0	0.20	\$1,181	87.00	'SS	\$706	\$75,375	\$866	C-FF
135 04 2432 000	8825 HUBBARD	6/21/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$312,442	\$105,752	\$73,194	66.0	100.0	0.15	\$1,602	66.00	'SS	\$1,109	\$86,250	\$1,307	A-FF

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135 04 2442 000	32624 HEES	3/12/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$285,493	\$75,502	\$60,995	55.0	120.0	0.15	\$1,373	55.00	'SS	\$1,109	\$75,000	\$1,364	A-FF
135 04 2447 000	32724 HEES	2/7/2024	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$265,401	\$70,494	\$60,995	55.0	120.0	0.15	\$1,282	55.00	'SS	\$1,109	\$68,725	\$1,250	A-FF
135 04 2467 000	9013 HUBBARD	11/18/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$249,341	\$47,081	\$61,422	87.0	100.0	0.20	\$541	87.00	'SS	\$706	\$58,750	\$675	C-FF
135 04 2473 000	32458 WASHINGTON	5/2/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$270,180	\$89,142	\$64,322	58.0	120.0	0.16	\$1,537	58.00	'SS	\$1,109	\$73,750	\$1,272	A-FF
135 04 2474 000	32468 WASHINGTON	3/22/2024	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$339,452	\$91,870	\$64,322	58.0	122.7	0.16	\$1,584	58.00	'SS	\$1,109	\$91,750	\$1,582	A-FF
135 04 2496 000	9037 HUBBARD	2/11/2025	\$284,500	PTA	03-ARM'S LENGTH	\$284,500	\$253,128	\$92,794	\$61,422	87.0	100.1	0.20	\$1,067	87.00	'SS	\$706	\$71,125	\$818	C-FF
135 04 2515 000	32443 MARYLAND	12/20/2024	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$300,769	\$82,226	\$60,995	55.0	116.9	0.15	\$1,495	55.00	'SS	\$1,109	\$80,500	\$1,464	A-FF
136 01 1974 002	31807 WEST CHICAGO	7/21/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$325,184	\$58,061	\$58,245	82.5	120.0	0.23	\$704	82.50	'SS	\$706	\$81,250	\$985	C-FF
136 02 0016 000	31736 DELAWARE	6/7/2024	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$262,574	\$46,421	\$60,995	55.0	120.0	0.15	\$844	55.00	'SS	\$1,109	\$62,000	\$1,127	A-FF
136 02 0057 000	8925 MERRIMAN	9/15/2023	\$240,000	PTA	03-ARM'S LENGTH	\$220,000	\$225,022	\$46,925	\$51,947	73.6	100.0	0.17	\$638	73.58	'SS	\$706	\$55,000	\$747	C-FF
136 02 0097 000	31514 ARIZONA	6/26/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$260,270	\$81,152	\$61,422	87.0	100.0	0.20	\$933	87.00	'SS	\$706	\$70,000	\$805	C-FF
136 02 0100 000	9125 FREDRICK	4/17/2024	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$248,615	\$88,380	\$60,995	55.0	120.0	0.15	\$1,607	55.00	'SS	\$1,109	\$69,000	\$1,255	A-FF
136 02 0114 000	8992 MELROSE	9/5/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$229,517	\$101,478	\$60,995	55.0	120.0	0.15	\$1,845	55.00	'SS	\$1,109	\$67,500	\$1,227	A-FF
136 02 0120 000	31528 ARIZONA	9/29/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$246,025	\$92,169	\$73,194	66.0	100.0	0.15	\$1,397	66.00	'SS	\$1,109	\$66,250	\$1,004	A-FF
136 02 0121 000	9218 MELROSE	6/20/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$256,390	\$98,032	\$61,422	87.0	100.0	0.20	\$1,127	87.00	'SS	\$706	\$73,250	\$842	C-FF
136 02 0155 000	9054 IOWA	12/6/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$273,167	\$96,458	\$74,625	67.3	120.0	0.19	\$1,433	67.29	'SS	\$1,109	\$73,750	\$1,096	A-FF
136 02 0218 000	9320 TEXAS	4/20/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$247,310	\$73,685	\$60,995	55.0	131.8	0.17	\$1,340	55.00	'SS	\$1,109	\$65,000	\$1,182	A-FF
136 02 0221 000	9356 TEXAS	8/29/2024	\$313,000	PTA	03-ARM'S LENGTH	\$313,000	\$269,767	\$104,627	\$61,394	55.4	120.0	0.15	\$1,890	55.36	'SS	\$1,109	\$78,250	\$1,413	A-FF
136 02 0240 000	9201 TEXAS	2/4/2025	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$292,413	\$61,909	\$64,322	58.0	120.0	0.16	\$1,067	58.00	'SS	\$1,109	\$72,500	\$1,250	A-FF
136 02 0248 000	31844 MAINE	6/14/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$268,401	\$98,021	\$61,422	87.0	100.0	0.20	\$1,127	87.00	'SS	\$706	\$76,250	\$876	C-FF
136 02 0250 000	9132 IDAHO	7/28/2023	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$315,951	\$81,044	\$60,995	55.0	120.0	0.15	\$1,474	55.00	'SS	\$1,109	\$84,000	\$1,527	A-FF
136 02 0258 000	9260 IDAHO	4/4/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$235,846	\$90,149	\$60,995	55.0	120.0	0.15	\$1,639	55.00	'SS	\$1,109	\$66,250	\$1,205	A-FF
136 02 0263 000	9322 IDAHO	8/1/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$244,831	\$95,992	\$55,823	79.1	120.0	0.22	\$1,214	79.07	'SS	\$706	\$71,250	\$901	C-FF
136 03 0316 000	32210 MARYLAND	8/14/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$288,758	\$98,370	\$62,128	88.0	120.0	0.24	\$1,118	88.00	'SS	\$706	\$81,250	\$923	C-FF
136 03 0322 000	32328 MARYLAND	10/2/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$261,882	\$94,658	\$66,540	60.0	119.9	0.17	\$1,578	60.00	'SS	\$1,109	\$72,500	\$1,208	A-FF
136 03 0336 000	32136 WISCONSIN	1/17/2025	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$244,720	\$71,820	\$66,540	60.0	122.9	0.17	\$1,197	60.00	'SS	\$1,109	\$62,500	\$1,042	A-FF
136 03 0348 000	32315 WISCONSIN	8/27/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$254,415	\$81,580	\$60,995	55.0	116.1	0.15	\$1,483	55.00	'SS	\$1,109	\$68,750	\$1,250	A-FF
136 03 0377 000	32345 WASHINGTON	12/7/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$296,985	\$142,050	\$69,035	62.3	101.0	0.14	\$2,282	62.25	'SS	\$1,109	\$92,500	\$1,486	A-FF
136 03 0387 000	32105 WYOMING	3/7/2025	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$293,282	\$103,713	\$60,995	55.0	105.5	0.13	\$1,886	55.00	'SS	\$1,109	\$84,000	\$1,527	A-FF
136 03 0389 000	32031 WYOMING	4/8/2024	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$285,296	\$109,699	\$60,995	55.0	133.6	0.17	\$1,995	55.00	'SS	\$1,109	\$83,500	\$1,518	A-FF
136 03 0409 000	8836 HUBBARD	9/16/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$274,143	\$67,279	\$61,422	87.0	100.0	0.20	\$773	87.00	'SS	\$706	\$70,000	\$805	C-FF
136 03 0430 000	32052 JOY	9/6/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$252,554	\$79,441	\$60,995	55.0	122.4	0.16	\$1,444	55.00	'SS	\$1,109	\$67,750	\$1,232	A-FF
136 03 0459 000	31712 WYOMING	7/21/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$251,912	\$117,955	\$69,867	63.0	120.0	0.17	\$1,872	63.00	'SS	\$1,109	\$75,000	\$1,190	A-FF
136 03 0469 000	32000 WYOMING	6/30/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$238,820	\$102,175	\$60,995	55.0	120.0	0.15	\$1,858	55.00	'SS	\$1,109	\$70,000	\$1,273	A-FF
136 03 0481 000	31731 WYOMING	6/29/2023	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$244,034	\$67,111	\$64,145	57.8	120.0	0.16	\$1,160	57.84	'SS	\$1,109	\$61,750	\$1,068	A-FF
136 03 0532 000	31678 JOY	2/19/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$217,675	\$43,320	\$60,995	55.0	144.5	0.18	\$788	55.00	'SS	\$1,109	\$50,000	\$909	A-FF
136 03 0543 000	8824 NEVADA	10/11/2023	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$281,910	\$95,284	\$73,194	66.0	100.0	0.15	\$1,444	66.00	'SS	\$1,109	\$76,000	\$1,152	A-FF
136 03 0546 000	31505 HEES	1/24/2025	\$321,500	PTA	03-ARM'S LENGTH	\$321,500	\$259,514	\$118,939	\$56,953	80.7	98.2	0.18	\$1,474	80.67	'SS	\$706	\$80,375	\$996	C-FF
136 03 0547 000	31465 ALABAMA	9/29/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$267,965	\$93,030	\$60,995	55.0	135.9	0.17	\$1,691	55.00	'SS	\$1,109	\$75,000	\$1,364	A-FF

Totals:	\$26,553,801		\$26,553,801	\$24,649,776	\$7,792,992	\$5,888,967	5,816.4	15.44											
						Average per FF=>	\$1,340	Average per Net Acre=>											

RATES:																		
A-FF:	\$1,209															Average:	\$71,381	\$1,166
B-FF:	\$1,027															Median:	\$70,000	\$1,190
C-FF:	\$770															Min.:	\$50,000	\$675
																Max.:	\$122,750	\$1,637
																Mode:	\$66,250	\$1,205
																2025 Base:	\$60,000	
																2026 Base:	\$65,500	
																% Change:	9%	

SITE VALUES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1
134 03 1702 003	9924 ROSELAND	11/20/2024	\$168,500	PTA	03-ARM'S LENGTH	\$168,500	\$157,145	\$46,355	\$35,000	40.0	112.0	0.10	\$1,159	40.00	'SS	\$35,000	\$42,125	\$42,125	D-SITE- DUPLEX

**City of Livonia
Land Analysis
For 2026 Assessments**

134 03 1703 002	9928 ROSELAND	11/20/2024	\$153,500	PTA	03-ARM'S LENGTH	\$153,500	\$147,616	\$40,884	\$35,000	40.0	115.0	0.11	\$1,022	40.00	'SS	\$35,000	\$38,375	\$38,375	D-SITE- DUPLEX
134 05 1892 002	9904 FARMINGTON	7/26/2024	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$134,125	\$33,875	\$35,000	40.0	117.2	0.11	\$847	40.00	'SS	\$35,000	\$33,250	\$33,250	D-SITE- DUPLEX
134 05 1895 001	9918 FARMINGTON	8/23/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$151,002	\$58,998	\$35,000	40.0	118.9	0.11	\$1,475	40.00	'SS	\$35,000	\$43,750	\$43,750	D-SITE- DUPLEX
134 05 1895 002	9920 FARMINGTON	8/23/2024	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$154,032	\$45,968	\$35,000	40.0	118.9	0.11	\$1,149	40.00	'SS	\$35,000	\$41,250	\$41,250	D-SITE- DUPLEX
134 05 1896 001	9924 FARMINGTON	6/13/2024	\$165,000	PTA	31-SPLIT IMPROVED	\$165,000	\$163,756	\$36,244	\$35,000	40.0	120.0	0.11	\$906	40.00	'SS	\$35,000	\$41,250	\$41,250	D-SITE- DUPLEX
134 05 1916 002	9928 SHADYSIDE	1/24/2024	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$133,982	\$49,018	\$35,000	40.0	112.0	0.10	\$1,225	40.00	'SS	\$35,000	\$37,000	\$37,000	D-SITE- DUPLEX
134 06 2110 000	9650 FARMINGTON	12/6/2023	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$228,312	\$33,188	\$49,000	60.0	111.4	0.15	\$553	60.00	'SS	\$49,000	\$53,125	\$53,125	C-SITE
134 06 2112 000	9610 FARMINGTON	10/31/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$243,640	\$25,360	\$49,000	60.0	110.5	0.15	\$423	60.00	'SS	\$49,000	\$55,000	\$55,000	C-SITE
134 06 2112 000	9610 FARMINGTON	2/18/2025	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$243,640	\$48,360	\$49,000	60.0	110.5	0.15	\$806	60.00	'SS	\$49,000	\$60,750	\$60,750	C-SITE
135 02 2059 000	9335 WOODRING	11/30/2023	\$287,500	PTA	03-ARM'S LENGTH	\$287,500	\$269,987	\$82,513	\$65,000	80.0	114.2	0.21	\$1,031	80.00	'SS	\$65,000	\$71,875	\$71,875	B-SITE
135 05 2529 000	9000 FARMINGTON	11/7/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$237,577	\$76,423	\$49,000	55.0	157.6	0.20	\$1,390	55.00	'SS	\$49,000	\$66,250	\$66,250	C-SITE
136 02 0314 000	9231 FLORIDA	4/18/2024	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$302,001	\$25,999	\$65,000	72.0	119.9	0.20	\$361	72.00	'SS	\$65,000	\$65,750	\$65,750	B-SITE
136 03 0354 000	32209 WISCONSIN	11/10/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$300,677	\$44,323	\$65,000	76.9	117.2	0.21	\$577	76.85	'SS	\$65,000	\$70,000	\$70,000	B-SITE
136 03 0354 000	32209 WISCONSIN	10/18/2024	\$319,950	PTA	03-ARM'S LENGTH	\$319,950	\$300,677	\$84,273	\$65,000	76.9	117.2	0.21	\$1,097	76.85	'SS	\$65,000	\$79,988	\$79,988	B-SITE

Totals:			\$3,198,950			\$3,198,950	\$3,168,169	\$731,781	\$701,000	820.7		2.23							
									Average per FF=>	\$892		Average per Net Acre=>							

RATES:																		
A-SITE:	\$65,500															Average:	\$53,316	\$53,316
B-SITE:	\$71,000															Median:	\$53,125	\$53,125
C-SITE:	\$53,500															Min.:	\$33,250	\$33,250
D-SITE-DUP:	\$38,000															Max.:	\$79,988	\$79,988
E-SITE-DUP:	\$61,000															Mode:	\$41,250	\$41,250

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1	Reason

Land Tab: 137 ALL - 138 ALL, 139-06

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
137 01 0048 000	30019 MACINTYRE	10/12/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$299,822	\$30,178	\$60,000	60.0	123.3	0.17	\$503	60.00	'SE	\$1,000	\$54,000	\$900	A-FF
137 01 0066 000	29653 MACINTYRE	4/18/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$288,980	\$79,020	\$58,000	58.0	115.0	0.15	\$1,362	58.00	'SE	\$1,000	\$77,500	\$1,336	A-FF
137 01 0071 000	29565 MACINTYRE	5/9/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$240,339	\$87,661	\$55,000	55.0	116.7	0.15	\$1,594	55.00	'SE	\$1,000	\$68,250	\$1,241	A-FF
137 01 0073 000	29525 MACINTYRE	6/26/2024	\$274,200	PTA	03-ARM'S LENGTH	\$274,200	\$240,794	\$88,406	\$55,000	55.0	118.9	0.26	\$1,607	55.00	'SE	\$1,000	\$68,550	\$1,246	A-FF
137 01 0097 000	29564 ORANGELAWN	4/17/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$245,565	\$56,229	\$51,794	58.0	116.1	0.16	\$969	58.00	'SE	\$893	\$62,500	\$1,078	B-FF
137 01 0105 000	29704 ORANGELAWN	2/12/2024	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$262,359	\$78,435	\$51,794	58.0	116.2	0.16	\$1,352	58.00	'SE	\$893	\$72,250	\$1,246	B-FF
137 01 0113 000	29880 ORANGELAWN	7/30/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$232,964	\$98,384	\$51,348	57.5	116.3	0.15	\$1,711	57.50	'SE	\$893	\$70,000	\$1,217	B-FF
137 01 0116 000	29928 ORANGELAWN	2/14/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$248,360	\$80,488	\$51,348	57.5	116.4	0.15	\$1,400	57.50	'SE	\$893	\$69,375	\$1,207	B-FF
137 01 0123 000	30060 ORANGELAWN	1/17/2025	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$242,680	\$53,221	\$50,901	57.0	116.5	0.15	\$934	57.00	'SE	\$893	\$61,250	\$1,075	B-FF
137 01 0130 000	9950 HENRY RUFF	10/3/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$220,643	\$122,357	\$58,000	58.0	116.3	0.16	\$2,110	58.00	'SE	\$1,000	\$71,250	\$1,228	A-FF
137 01 0151 000	9871 DORIS	11/28/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$230,961	\$132,039	\$58,000	58.0	117.0	0.16	\$2,277	58.00	'SE	\$1,000	\$76,250	\$1,315	A-FF
137 01 0174 000	9911 OPORTO	1/22/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$256,889	\$100,111	\$57,000	57.0	117.0	0.15	\$1,756	57.00	'SE	\$1,000	\$75,000	\$1,316	A-FF
137 01 0174 000	9911 OPORTO	7/17/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$256,889	\$62,111	\$57,000	57.0	117.0	0.15	\$1,090	57.00	'SE	\$1,000	\$65,500	\$1,149	A-FF
137 01 0179 000	9950 OPORTO	5/15/2023	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$233,635	\$119,365	\$60,000	60.0	114.8	0.16	\$1,989	60.00	'SE	\$1,000	\$73,250	\$1,221	A-FF
137 01 0184 000	29929 ORANGELAWN	6/9/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$230,276	\$107,724	\$58,000	58.0	115.0	0.15	\$1,857	58.00	'SE	\$1,000	\$70,000	\$1,207	A-FF
137 01 0185 000	29911 ORANGELAWN	6/20/2023	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$234,216	\$47,784	\$58,000	58.0	115.0	0.15	\$824	58.00	'SE	\$1,000	\$56,000	\$966	A-FF
137 01 0247 000	29913 RICHLAND	11/22/2023	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$250,011	\$77,964	\$66,975	75.0	111.5	0.19	\$1,040	75.00	'SE	\$893	\$65,250	\$870	B-FF
137 01 0253 000	29813 RICHLAND	2/7/2025	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$226,248	\$83,752	\$58,000	58.0	115.0	0.15	\$1,444	58.00	'SE	\$1,000	\$63,000	\$1,086	A-FF
137 01 0279 000	29866 ROBERT	10/16/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$251,515	\$86,485	\$58,000	58.0	115.0	0.15	\$1,491	58.00	'SE	\$1,000	\$70,000	\$1,207	A-FF
137 01 0304 000	29581 ROBERT	4/26/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$249,589	\$85,411	\$60,000	108.3	115.0	0.29	\$789	108.32	'SE	\$554	\$68,750	\$635	A-SITE
138 01 0007 000	30983 RICHLAND	10/15/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$257,100	\$108,900	\$61,000	61.0	115.0	0.16	\$1,785	61.00	'SE	\$1,000	\$76,250	\$1,250	A-FF
138 01 0017 000	30850 RICHLAND	8/1/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$256,609	\$47,831	\$58,440	58.4	115.0	0.15	\$818	58.44	'SE	\$1,000	\$61,500	\$1,052	A-FF
138 01 0019 000	30878 RICHLAND	7/10/2023	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$228,914	\$127,086	\$60,000	60.0	115.0	0.16	\$2,118	60.00	'SE	\$1,000	\$74,000	\$1,233	A-FF
138 01 0025 000	30962 RICHLAND	9/8/2023	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$314,707	\$87,293	\$60,000	60.0	115.0	0.16	\$1,455	60.00	'SE	\$1,000	\$85,500	\$1,425	A-FF
138 01 0058 000	31104 ROBERT	2/26/2024	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$244,949	\$63,051	\$60,000	60.0	115.0	0.16	\$1,051	60.00	'SE	\$1,000	\$62,000	\$1,033	A-FF
138 02 0036 000	30572 ELMIRA	4/4/2023	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$232,051	\$93,949	\$55,000	55.0	121.3	0.15	\$1,708	55.00	'SE	\$1,000	\$67,750	\$1,232	A-FF
138 02 0046 000	11311 SUNSET	8/25/2023	\$257,800	PTA	03-ARM'S LENGTH	\$257,800	\$257,286	\$66,514	\$66,000	66.0	101.0	0.15	\$1,008	66.00	'SE	\$1,000	\$64,450	\$977	A-FF
138 02 0073 000	11038 SUNSET	5/14/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$205,167	\$74,833	\$55,000	55.0	120.0	0.15	\$1,361	55.00	'SE	\$1,000	\$56,250	\$1,023	A-FF
138 02 0082 000	30663 ELMIRA	6/21/2023	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$251,489	\$99,971	\$81,560	81.6	120.0	0.23	\$1,226	81.56	'SE	\$1,000	\$67,475	\$827	A-FF
138 02 0096 000	11003 MILBURN	12/11/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$245,124	\$91,876	\$55,000	55.0	120.0	0.15	\$1,670	55.00	'SE	\$1,000	\$70,500	\$1,282	A-FF
138 02 0100 000	9927 MILBURN	12/4/2024	\$238,500	PTA	03-ARM'S LENGTH	\$238,500	\$224,159	\$69,341	\$55,000	55.0	120.0	0.15	\$1,261	55.00	'SE	\$1,000	\$59,625	\$1,084	A-FF
138 02 0133 000	11071 FLAMINGO	4/7/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$251,689	\$83,311	\$55,000	55.0	120.0	0.15	\$1,515	55.00	'SE	\$1,000	\$70,000	\$1,273	A-FF
138 02 0149 000	9848 FLAMINGO	7/28/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$245,515	\$118,115	\$63,630	63.6	120.0	0.18	\$1,856	63.63	'SE	\$1,000	\$75,000	\$1,179	A-FF
138 02 0167 000	11306 FLAMINGO	9/15/2023	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$232,720	\$55,280	\$55,000	55.0	120.0	0.15	\$1,005	55.00	'SE	\$1,000	\$58,250	\$1,059	A-FF
138 02 0188 000	9897 HILLCREST	5/13/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$270,763	\$84,237	\$60,000	60.0	116.4	0.16	\$1,404	60.00	'SE	\$1,000	\$73,750	\$1,229	A-FF
138 03 0078 000	31117 ORANGELAWN	5/5/2023	\$284,750	PTA	03-ARM'S LENGTH	\$284,750	\$281,004	\$63,746	\$60,000	60.0	115.0	0.16	\$1,062	60.00	'SE	\$1,000	\$71,188	\$1,186	A-FF
138 03 0106 000	9932 DENNE	11/7/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$263,523	\$67,477	\$60,000	105.0	89.4	0.22	\$643	105.00	'SE	\$571	\$67,750	\$645	A-SITE
138 99 0046 000	11014 DENNE	10/11/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$341,314	\$86,626	\$77,940	90.0	226.0	0.47	\$963	90.00	'SE	\$866	\$87,500	\$972	C-FF

Land Tab: 137 ALL - 138 ALL, 139-06

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group	
138 99 0054 000	11295 DENNE	6/30/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$290,045	\$67,895	\$77,940	90.0	226.0	0.47	\$754	90.00	'SE	\$866	\$70,000	\$778	C-FF	
138 99 0058 001	11316 MERRIMAN	8/16/2023	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$396,869	\$128,931	\$55,800	90.0	226.0	0.47	\$1,433	90.00	'SE	\$620	\$117,500	\$1,306	D-FF	
138 99 0062 001	11018 MERRIMAN	8/7/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$391,805	\$48,995	\$55,800	90.0	226.0	0.47	\$544	90.00	'SE	\$620	\$96,250	\$1,069	D-FF	
139 06 0167 000	31100 WEST CHICAGO	9/30/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$239,502	\$72,498	\$57,000	57.0	117.3	0.15	\$1,272	57.00	'SE	\$1,000	\$63,750	\$1,118	A-FF	
Totals:			\$11,870,650			\$11,870,650	\$10,865,039	\$3,484,881	\$2,479,270	2,704.0		8.17				Average	\$70,337	\$1,119		
																Average	\$70,337	\$1,119		
																per FF=>	\$1,289	per Net Acre=>		
RATES:																				
A-FF:	\$1,080	A-SITE:	\$65,000													Median:	\$69,688	\$1,183		
B-FF:	\$965													Min.:	\$54,000	\$635				
C-FF:	\$935													Max.:	\$117,500	\$1,425				
D-FF:	\$670													Mode:	\$70,000	\$1,207				
																2025 Base:	\$60,000			
																2026 Base:	\$65,000			
																% Change:	8%			

CONDOS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	
137 02 0001 000	29440 ROBERT	9/27/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$113,833	\$58,167	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$17,000	\$31,000	\$31,000	B-SITE CONDO	
137 02 0014 000	9741 MIDDLEBELT	7/13/2023	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$113,507	\$23,493	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$17,000	\$24,000	\$24,000	B-SITE CONDO	
137 02 0026 000	9837 MIDDLEBELT	8/25/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$111,544	\$20,456	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$17,000	\$23,000	\$23,000	B-SITE CONDO	
137 02 0055 000	29445 ORANGELAWN	10/11/2023	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$113,833	\$23,167	\$17,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$17,000	\$24,000	\$24,000	B-SITE CONDO	
Totals:			\$510,000			\$510,000	\$452,717	\$125,283	\$68,000	0.0		0.00				Average	\$25,500	\$25,500		
																Average	\$25,500	\$25,500		
																per FF=>	#DIV/0!	per Net Acre=>		
RATES:																				
B-SITE-CONDO:	\$18,000													Median:	\$24,000	\$24,000				
																Min.:	\$23,000	\$23,000		
																Max.:	\$31,000	\$31,000		
																Mode:	\$24,000	\$24,000		
																2025 Base:	\$17,000			
																2026 Base:	\$18,000			
																% Change:	6%			

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
138 99 0058 002	11308 MERRIMAN	10/31/2023	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$126,391	(\$18,591)	\$55,800	90.0	226.0	0.47	(\$207)	90.00	'SE	\$620	\$13,000	\$144	D-FF	LOW

City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
139 01 0006 000	30498 GRANDON	10/7/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$240,428	\$64,548	\$59,976	56.0	135.0	0.17	\$1,153	56.00	'SE	\$1,071	\$61,250	\$1,094	A-FF
139 01 0053 000	31231 GRANDON	6/16/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$260,590	\$24,386	\$59,976	56.0	135.0	0.17	\$435	56.00	'SE	\$1,071	\$56,250	\$1,004	A-FF
139 02 0011 000	31175 MINTON	8/28/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$230,026	\$80,049	\$60,075	66.8	100.0	0.15	\$1,199	66.75	'SE	\$900	\$62,500	\$936	B-FF
139 02 0018 000	31021 MINTON	12/4/2023	\$194,900	PTA	03-ARM'S LENGTH	\$194,900	\$200,393	\$54,960	\$60,453	67.2	100.0	0.15	\$818	67.17	'SE	\$900	\$48,725	\$725	B-FF
139 02 0028 000	30585 MINTON	6/26/2024	\$264,900	PTA	03-ARM'S LENGTH	\$264,900	\$243,156	\$83,844	\$62,100	69.0	100.0	0.16	\$1,215	69.00	'SE	\$900	\$66,225	\$960	B-FF
139 02 0053 000	30766 MINTON	2/16/2024	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$274,448	\$71,652	\$62,100	69.0	100.0	0.16	\$1,038	69.00	'SE	\$900	\$71,000	\$1,029	B-FF
139 02 0057 000	31066 MINTON	9/13/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$229,461	\$80,614	\$60,075	66.8	100.0	0.15	\$1,208	66.75	'SE	\$900	\$62,500	\$936	B-FF
139 02 0083 000	31175 HATHAWAY	9/8/2023	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$219,265	\$73,810	\$60,075	66.8	99.0	0.15	\$1,106	66.75	'SE	\$900	\$58,250	\$873	B-FF
139 02 0092 000	30765 HATHAWAY	4/26/2024	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$259,018	\$84,082	\$62,100	69.0	99.0	0.16	\$1,219	69.00	'SE	\$900	\$70,250	\$1,018	B-FF
139 02 0093 000	30741 HATHAWAY	7/13/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$220,161	\$91,939	\$62,100	69.0	99.0	0.16	\$1,332	69.00	'SE	\$900	\$62,500	\$906	B-FF
139 02 0097 000	30651 HATHAWAY	12/15/2023	\$266,500	PTA	03-ARM'S LENGTH	\$266,500	\$236,027	\$92,573	\$62,100	69.0	99.0	0.16	\$1,342	69.00	'SE	\$900	\$66,625	\$966	B-FF
139 02 0107 000	30427 HATHAWAY	11/19/2024	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$282,262	\$62,738	\$63,000	70.0	99.0	0.16	\$896	70.00	'SE	\$900	\$70,500	\$1,007	B-FF
139 02 0108 000	30409 HATHAWAY	12/13/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$293,064	\$22,456	\$65,520	72.8	99.0	0.17	\$308	72.80	'SE	\$900	\$62,500	\$859	B-FF
139 02 0111 000	30450 HATHAWAY	3/14/2025	\$266,010	PTA	03-ARM'S LENGTH	\$266,010	\$234,460	\$94,550	\$63,000	70.0	99.0	0.16	\$1,351	70.00	'SE	\$900	\$66,503	\$950	B-FF
139 02 0141 000	31330 HATHAWAY	6/20/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$224,972	\$93,328	\$60,300	67.0	99.0	0.15	\$1,393	67.00	'SE	\$900	\$64,500	\$963	B-FF
139 03 0007 000	29530 WESTFIELD	4/11/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$227,932	\$35,973	\$58,905	55.0	134.4	0.17	\$654	55.00	'SE	\$1,071	\$51,250	\$932	A-FF
139 03 0012 000	29610 WESTFIELD	1/3/2025	\$276,900	PTA	03-ARM'S LENGTH	\$276,900	\$272,876	\$62,929	\$58,905	55.0	134.6	0.17	\$1,144	55.00	'SE	\$1,071	\$69,225	\$1,259	A-FF
139 03 0035 000	30132 WESTFIELD	5/22/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$242,106	\$33,870	\$59,976	56.0	135.6	0.17	\$605	56.00	'SE	\$1,071	\$54,000	\$964	A-FF
139 03 0048 000	30458 WESTFIELD	12/15/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$298,459	\$41,517	\$59,976	56.0	135.6	0.17	\$741	56.00	'SE	\$1,071	\$70,000	\$1,250	A-FF
139 03 0051 000	30510 WESTFIELD	9/8/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$254,654	\$40,322	\$59,976	56.0	135.4	0.17	\$720	56.00	'SE	\$1,071	\$58,750	\$1,049	A-FF
139 03 0052 000	30528 WESTFIELD	8/11/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$282,829	\$42,147	\$59,976	56.0	135.3	0.17	\$753	56.00	'SE	\$1,071	\$66,250	\$1,183	A-FF
139 03 0054 000	30564 WESTFIELD	7/31/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$287,284	\$22,692	\$59,976	56.0	135.2	0.17	\$405	56.00	'SE	\$1,071	\$62,500	\$1,116	A-FF
139 03 0115 000	30673 WESTFIELD	10/5/2023	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$292,837	\$97,039	\$59,976	56.0	134.7	0.17	\$1,733	56.00	'SE	\$1,071	\$82,475	\$1,473	A-FF
139 03 0119 000	30601 WESTFIELD	10/13/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$258,896	\$96,080	\$59,976	56.0	135.0	0.17	\$1,716	56.00	'SE	\$1,071	\$73,750	\$1,317	A-FF
139 03 0121 000	30565 WESTFIELD	4/27/2023	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$285,786	\$25,190	\$59,976	56.0	135.1	0.17	\$450	56.00	'SE	\$1,071	\$62,750	\$1,121	A-FF
139 03 0128 000	30441 WESTFIELD	6/16/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$246,016	\$98,244	\$64,260	60.0	135.6	0.19	\$1,637	60.00	'SE	\$1,071	\$70,000	\$1,167	A-FF
139 03 0154 000	29757 WESTFIELD	5/14/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$246,062	\$107,038	\$53,100	59.0	135.0	0.18	\$1,814	59.00	'SE	\$900	\$75,000	\$1,271	B-FF
139 03 0161 000	29639 WESTFIELD	4/11/2024	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$249,348	\$71,852	\$52,200	58.0	134.7	0.18	\$1,239	58.00	'SE	\$900	\$67,250	\$1,159	B-FF
139 03 0168 000	29521 WESTFIELD	6/21/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$243,671	\$38,447	\$62,118	58.0	134.4	0.18	\$663	58.00	'SE	\$1,071	\$55,000	\$948	A-FF
139 04 0005 000	31224 OLSON	5/10/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$250,310	\$64,666	\$59,976	56.0	120.0	0.15	\$1,155	56.00	'SE	\$1,071	\$63,750	\$1,138	A-FF
139 04 0022 000	8948 MERRIMAN	4/25/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$213,556	\$86,844	\$50,400	56.0	130.0	0.17	\$1,551	56.00	'SE	\$900	\$62,500	\$1,116	B-FF
139 04 0027 000	8878 MERRIMAN	3/6/2025	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$236,544	\$62,955	\$50,499	56.1	128.3	0.17	\$1,122	56.11	'SE	\$900	\$62,250	\$1,109	B-FF
139 04 0029 000	8854 MERRIMAN	9/14/2023	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$240,779	\$26,720	\$50,499	56.1	125.0	0.16	\$476	56.11	'SE	\$900	\$54,250	\$967	B-FF
139 04 0038 000	8877 DENNE	7/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$263,398	\$66,578	\$59,976	56.0	130.0	0.17	\$1,189	56.00	'SE	\$1,071	\$67,500	\$1,205	A-FF
139 04 0041 000	8925 DENNE	1/18/2024	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$263,069	\$73,907	\$59,976	56.0	130.0	0.17	\$1,320	56.00	'SE	\$1,071	\$69,250	\$1,237	A-FF
139 04 0061 000	8936 DENNE	2/5/2024	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$262,524	\$32,352	\$59,976	56.0	130.0	0.17	\$578	56.00	'SE	\$1,071	\$58,725	\$1,049	A-FF
139 04 0061 000	8936 DENNE	7/11/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$262,524	\$32,452	\$59,976	56.0	130.0	0.17	\$580	56.00	'SE	\$1,071	\$58,750	\$1,049	A-FF
139 04 0062 000	8924 DENNE	8/21/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$259,992	\$64,984	\$59,976	56.0	130.0	0.17	\$1,160	56.00	'SE	\$1,071	\$66,250	\$1,183	A-FF
139 04 0063 000	8912 DENNE	12/14/2023	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$259,141	\$35,735	\$59,976	56.0	130.0	0.17	\$638	56.00	'SE	\$1,071	\$58,725	\$1,049	A-FF
139 04 0080 000	8937 PERRIN	9/24/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$246,603	\$63,373	\$59,976	56.0	130.0	0.17	\$1,132	56.00	'SE	\$1,071	\$62,500	\$1,116	A-FF
139 04 0083 000	9001 PERRIN	12/9/2024	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$247,803	\$71,173	\$59,976	56.0	130.0	0.17	\$1,271	56.00	'SE	\$1,071	\$64,750	\$1,156	A-FF
139 04 0085 000	9025 PERRIN	7/12/2024	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$243,378	\$72,598	\$59,976	56.0	130.0	0.17	\$1,296	56.00	'SE	\$1,071	\$64,000	\$1,143	A-FF
139 04 0087 000	9049 PERRIN	5/22/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$264,023	\$80,953	\$59,976	56.0	130.0	0.17	\$1,446	56.00	'SE	\$1,071	\$71,250	\$1,272	A-FF
139 04 0093 000	9036 PERRIN	11/1/2024	\$296,000	PTA	03-ARM'S LENGTH	\$296,000	\$248,904	\$107,072	\$59,976	56.0	130.0	0.17	\$1,912	56.00	'SE	\$1,071	\$74,000	\$1,321	A-FF
139 04 0093 000	9036 PERRIN	6/12/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$248,904	\$36,072	\$59,976	56.0	130.0	0.17	\$644	56.00	'SE	\$1,071	\$56,250	\$1,004	A-FF
139 04 0094 000	9024 PERRIN	10/23/2024	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$253,015	\$56,861	\$59,976	56.0	130.0	0.17	\$1,015	56.00	'SE	\$1,071	\$62,475	\$1,116	A-FF
139 04 0095 000	9012 PERRIN	9/27/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$253,080	\$106,896	\$59,976	56.0	130.0	0.17	\$1,909	56.00	'SE	\$1,071	\$75,000	\$1,339	A-FF
139 05 0011 000	9005 HENRY RUFF	7/31/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$240,385	\$49,591	\$59,976	56.0	128.8	0.17	\$886	56.00	'SE	\$1,071	\$57,500	\$1,027	A-FF

**City of Livonia
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140 04 0173 000	29506 GRANDON	7/13/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$231,235	\$47,670	\$58,905	55.0	135.0	0.17	\$867	55.00	'SE	\$1,071	\$55,000	\$1,000	A-FF		
140 04 0197 000	30028 GRANDON	10/20/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$280,645	\$59,331	\$59,976	56.0	135.0	0.17	\$1,059	56.00	'SE	\$1,071	\$70,000	\$1,250	A-FF		
140 04 0200 000	30064 GRANDON	9/5/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$237,558	\$72,418	\$59,976	56.0	135.0	0.17	\$1,293	56.00	'SE	\$1,071	\$62,500	\$1,116	A-FF		
140 04 0210 000	30244 GRANDON	6/7/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$248,588	\$86,388	\$59,976	56.0	135.0	0.17	\$1,543	56.00	'SE	\$1,071	\$68,750	\$1,228	A-FF		
140 04 0239 000	29511 GRANDON	7/10/2024	\$296,000	PTA	03-ARM'S LENGTH	\$296,000	\$241,256	\$117,744	\$63,000	70.0	135.0	0.22	\$1,682	70.00	'SE	\$900	\$74,000	\$1,057	B-SITE		
Totals:			\$13,632,810			\$13,632,810	\$13,333,701	\$3,464,202	\$3,165,093	3,154.4			8.90								
										Average per FF=>		Average per Net Acre=>									
										\$1,098		\$1,098									

RATES:																			
A-FF: \$1,146		A-SITE: \$64,000		Average:	\$64,306	\$1,088													
B-FF: \$963		B-SITE: \$67,500		Median:	\$63,750	\$1,094													
				Min.:	\$48,725	\$725													
				Max.:	\$82,475	\$1,473													
				Mode:	\$62,500	\$1,116													
				2025 Base:	\$60,000														
				2026 Base:	\$64,000														
				% Change:	7%														

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effic. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
140 02 0152 000	30160 HATHAWAY	11/22/2023	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$241,608	\$124,386	\$59,994	66.0	100.0	0.15	\$1,885	66.00	'SE	\$909	\$76,500	\$1,159	B-FF
140 02 0177 000	29520 HATHAWAY	4/23/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$247,861	\$62,133	\$59,994	66.0	100.0	0.15	\$941	66.00	'SE	\$909	\$62,500	\$947	B-FF
140 02 0185 000	29581 HATHAWAY	7/25/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$245,043	\$69,951	\$59,994	66.0	100.0	0.15	\$1,060	66.00	'SE	\$909	\$63,750	\$966	B-FF
140 02 0190 000	29681 HATHAWAY	10/18/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$240,573	\$54,421	\$59,994	66.0	100.0	0.15	\$825	66.00	'SE	\$909	\$58,750	\$890	B-FF
140 02 0206 000	30129 HATHAWAY	11/27/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$222,015	\$108,979	\$59,994	66.0	100.0	0.15	\$1,651	66.00	'SE	\$909	\$67,750	\$1,027	B-FF
140 02 0230 000	29924 MINTON	3/15/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$250,332	\$84,662	\$59,994	66.0	100.0	0.15	\$1,283	66.00	'SE	\$909	\$68,750	\$1,042	B-FF
140 03 0283 000	30323 WEST CHICAGO	6/19/2023	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$251,426	\$54,295	\$62,721	69.0	98.4	0.16	\$787	69.00	'SE	\$909	\$60,750	\$880	B-FF
140 03 0285 000	30245 WEST CHICAGO	5/22/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$254,211	\$108,510	\$62,721	69.0	98.2	0.16	\$1,573	69.00	'SE	\$909	\$75,000	\$1,087	B-FF
140 03 0301 000	29739 WEST CHICAGO	3/27/2025	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$241,069	\$92,561	\$63,630	70.0	96.7	0.16	\$1,322	70.00	'SE	\$909	\$67,500	\$964	B-FF
140 03 0312 000	29503 WEST CHICAGO	12/4/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$243,482	\$65,148	\$63,630	70.0	95.7	0.15	\$931	70.00	'SE	\$909	\$61,250	\$875	B-FF
140 03 0313 000	29481 WEST CHICAGO	11/18/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$307,408	\$68,949	\$66,357	73.0	95.6	0.16	\$945	73.00	'SE	\$909	\$77,500	\$1,062	B-FF
141 03 0012 000	28511 CLEVELAND	9/18/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$235,222	\$116,778	\$57,000	50.0	167.8	0.19	\$2,336	50.00	'141	\$1,140	\$73,750	\$1,475	A-FF
141 03 0013 000	28519 CLEVELAND	11/25/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$232,257	\$79,743	\$57,000	50.0	167.9	0.19	\$1,595	50.00	'141	\$1,140	\$63,750	\$1,275	A-FF
141 03 0032 000	28500 CLEVELAND	5/26/2023	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$198,512	\$82,488	\$57,000	50.0	130.0	0.15	\$1,650	50.00	'141	\$1,140	\$66,000	\$1,120	A-FF
141 03 0033 000	28490 CLEVELAND	10/31/2024	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$224,280	\$104,720	\$57,000	50.0	130.0	0.15	\$2,094	50.00	'141	\$1,140	\$68,000	\$1,360	A-FF
141 03 0052 000	28491 ELMIRA	7/3/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$206,504	\$85,496	\$57,000	50.0	130.0	0.15	\$1,710	50.00	'141	\$1,140	\$58,750	\$1,175	A-FF
141 03 0053 000	28501 ELMIRA	8/26/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$209,467	\$77,533	\$57,000	50.0	130.0	0.15	\$1,551	50.00	'141	\$1,140	\$57,500	\$1,150	A-FF
141 03 0060 000	28565 ELMIRA	4/13/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$210,077	\$51,923	\$57,000	50.0	130.0	0.15	\$1,038	50.00	'141	\$1,140	\$51,250	\$1,025	A-FF
141 03 0085 000	28419 CLEMENTS CIRCLE N	7/23/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$210,024	\$71,976	\$57,000	50.0	130.0	0.15	\$1,440	50.00	'141	\$1,140	\$66,250	\$1,125	A-FF
141 03 0086 000	28429 CLEMENTS N CIR	4/10/2024	\$221,200	PTA	03-ARM'S LENGTH	\$221,200	\$217,083	\$61,117	\$57,000	50.0	130.0	0.15	\$1,222	50.00	'141	\$1,140	\$55,300	\$1,106	A-FF
141 03 0094 000	28501 CLEMENTS CIRCLE N	1/18/2024	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$216,844	\$65,056	\$57,000	50.0	130.0	0.15	\$1,301	50.00	'141	\$1,140	\$66,225	\$1,125	A-FF
141 03 0103 000	11360 CLEMENTS CIRCLE W	6/14/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$216,535	\$58,465	\$60,000	117.0	129.9	0.35	\$500	117.00	'141	\$513	\$53,750	\$459	A-SITE
141 03 0106 000	11081 CLEMENTS CIRCLE W	5/17/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$307,929	\$29,071	\$57,000	50.0	161.8	0.19	\$581	50.00	'141	\$1,140	\$70,000	\$1,400	A-FF
141 03 0110 000	11225 CLEMENTS CIRCLE W	1/26/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$208,725	\$48,275	\$57,000	50.0	162.8	0.19	\$966	50.00	'141	\$1,140	\$50,000	\$1,000	A-FF
141 03 0115 000	11315 CLEMENTS CIRCLE W	3/18/2025	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$243,040	\$68,960	\$57,000	50.0	164.0	0.19	\$1,379	50.00	'141	\$1,140	\$63,750	\$1,275	A-FF
141 03 0117 000	11335 CLEMENTS CIRCLE W	11/8/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$231,435	\$48,725	\$50,160	44.0	164.3	0.17	\$1,107	44.00	'141	\$1,140	\$57,500	\$1,307	A-FF
141 03 0127 000	28554 CLEMENTS CIRCLE N	8/26/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$213,811	\$33,189	\$57,000	50.0	160.0	0.18	\$664	50.00	'141	\$1,140	\$47,500	\$950	A-FF
141 03 0133 000	28500 CLEMENTS CIRCLE N	8/21/2023	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$228,933	\$59,067	\$57,000	50.0	160.0	0.18	\$1,181	50.00	'141	\$1,140	\$57,750	\$1,155	A-FF
141 03 0142 000	28418 CLEMENTS CIRCLE N	5/30/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$217,715	\$55,285	\$57,000	50.0	160.0	0.18	\$1,106	50.00	'141	\$1,140	\$54,000	\$1,080	A-FF
141 03 0145 000	28270 ELMIRA	4/9/2024	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$204,173	\$71,827	\$57,000	50.0	130.0	0.15	\$1,437	50.00	'141	\$1,140	\$54,750	\$1,095	A-FF
141 03 0155 000	28128 ELMIRA	4/29/2024	\$300,700	PTA	03-ARM'S LENGTH	\$300,700	\$253,093	\$105,143	\$57,536	50.5	146.5	0.17	\$2,083	50.47	'141	\$1,140	\$75,175	\$1,489	A-FF
141 03 0155 000	28128 ELMIRA	12/22/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$253,093	(\$5,557)	\$57,536	50.5	146.5	0.17	(\$110)	50.47	'141	\$1,140	\$47,500	\$941	A-FF
141 03 0156 000	28114 ELMIRA	10/18/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$225,666	\$96,870	\$57,536	50.5	153.5	0.18	\$1,919	50.47	'141	\$1,140	\$66,250	\$1,313	A-FF
141 03 0189 000	28170 CLEMENTS CIRCLE N	8/4/2023	\$266,555	PTA	03-ARM'S LENGTH	\$266,555	\$272,571	\$50,984	\$57,000	50.0	160.0	0.18	\$1,020	50.00	'141	\$1,140	\$66,639	\$1,333	A-FF
141 03 0212 000	10034 CLEMENTS CIRCLE E	9/4/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$207,285	\$74,715	\$57,000	50.0	140.0	0.16	\$1,494	50.00	'141	\$1,140	\$56,250	\$1,125	A-FF
141 03 0278 000	11232 HARRISON	5/1/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$204,229	\$67,771	\$57,000	50.0	147.5	0.17	\$1,355	50.00	'141	\$1,140	\$53,750	\$1,075	A-FF
141 03 0282 000	10081 GARVETT	3/28/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$254,602	\$87,398	\$57,000	50.0	140.0	0.16	\$1,748	50.00	'141	\$1,140	\$71,250	\$1,425	A-FF
141 03 0305 000	9851 GARVETT	12/29/2023	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$207,194	\$93,806	\$57,000	50.0	140.0	0.16	\$1,876	50.00	'141	\$1,140	\$61,000	\$1,220	A-FF
141 03 0305 000	9851 GARVETT	7/24/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$207,194	\$34,806	\$57,000	50.0	140.0	0.16	\$696	50.00	'141	\$1,140	\$46,250	\$925	A-FF
141 03 0309 000	9811 GARVETT	5/24/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$230,433	\$66,567	\$57,000	50.0	140.0	0.16	\$1,331	50.00	'141	\$1,140	\$60,000	\$1,200	A-FF
141 03 0315 000	9860 GARVETT	2/4/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$230,891	\$111,109	\$57,000	50.0	130.0	0.15	\$2,222	50.00	'141	\$1,140	\$71,250	\$1,425	A-FF
141 03 0331 000	10020 GARVETT	8/25/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$247,412	\$79,588	\$57,000	50.0	130.0	0.15	\$1,592	50.00	'141	\$1,140	\$67,500	\$1,350	A-FF
141 03 0341 000	10041 SELTZER	10/31/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$214,978	\$72,022	\$57,000	50.0	130.0	0.15	\$1,440	50.00	'141	\$1,140	\$57,500	\$1,150	A-FF
141 03 0343 000	10021 SELTZER	4/15/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$224,493	\$82,507	\$57,000	50.0	130.0	0.15	\$1,650	50.00	'141	\$1,140	\$62,500	\$1,250	A-FF
141 03 0344 000	10011 SELTZER	11/3/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$226,903	\$75,097	\$57,000	50.0	130.0	0.15	\$1,502	50.00	'141	\$1,140	\$61,250	\$1,225	A-FF
141 03 0349 000	9961 SELTZER	9/25/2023	\$230,999	PTA	03-ARM'S LENGTH	\$230,999	\$213,493	\$74,506	\$57,000	50.0	130.0	0.15	\$1,490	50.00	'141	\$1,140	\$57,750	\$1,155	A-FF
141 03 0358 000	9871 SELTZER	5/12/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$240,234	\$66,766	\$57,000	50.0	130.0	0.15	\$1,335	50.00	'141	\$1,140	\$62,500	\$1,250	A-FF
141 03 0361 000	9841 SELTZER	7/14/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$227,343	\$44,657	\$57,000	50.0	130.0	0.15	\$893	50.00	'141	\$1,140	\$53,750	\$1,075	A-FF
141 03 0367 000	9830 SELTZER	7/1/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$221,684	\$110,316	\$57,000	50.0	130.0	0.15	\$2,206	50.00	'141	\$1,140	\$68,750	\$1,375	A-FF
141 03 0368 000	9840 SELTZER	10/2/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$217,874	\$89,126	\$57,000	50.0	130.0	0.15	\$1,783	50.00	'141	\$1,140	\$62,500	\$1,250	A-FF
141 03 0376 000	9920 SELTZER	6/18/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$223,643	\$33,357	\$57,000	50.0	130.0	0.15	\$667	50.00	'141	\$1,140	\$50,000	\$1,000	A-FF
141 03 0376 000	9920 SELTZER	3/28/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$223,643	\$118,357	\$57,000	50.0	130.0	0.15	\$2,367	50.00	'141	\$1,140	\$71,250	\$1,425	A-FF
141 03 0390 000	10060 SELTZER	6/14/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$286,114	\$75,886	\$57,000	50.0	130.0	0.15	\$1,518	50.00	'141	\$1,140	\$76,250	\$1,525	A-FF
141 03 0403 000	9961 CLEMENTS CIRCLE E	8/5/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$296,286	\$85,714	\$57,000	50.0	130.0	0.15	\$1,714	50.00	'141	\$1,140	\$81,250	\$1,625	A-FF

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141 03 0409 000	9901 CLEMENTS CIRCLE E	9/24/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$230,768	\$97,232	\$57,000	50.0	130.0	0.15	\$1,945	50.00	'141	\$1,140	\$67,750	\$1,355	A-FF
141 03 0416 002	9815 CLEMENTS CIRCLE E	2/29/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$234,509	\$60,491	\$60,000	107.1	130.0	0.32	\$565	107.07	'141	\$560	\$58,750	\$549	A-SITE
141 03 0435 000	9999 DEERING	6/7/2023	\$245,900	PTA	03-ARM'S LENGTH	\$245,900	\$232,643	\$70,257	\$57,000	50.0	130.0	0.15	\$1,405	50.00	'141	\$1,140	\$61,475	\$1,230	A-FF
141 03 0452 000	9591 DEERING	5/24/2024	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$226,484	\$91,516	\$57,000	50.0	130.5	0.15	\$1,830	50.00	'141	\$1,140	\$65,250	\$1,305	A-FF
141 04 0479 000	28288 WEST CHICAGO	5/4/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$206,461	\$68,539	\$60,000	90.0	90.0	0.19	\$762	90.00	'141	\$667	\$53,750	\$597	A-SITE
143 02 0009 000	29059 WEST CHICAGO	6/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$271,173	\$104,377	\$65,550	57.5	115.0	0.15	\$1,815	57.50	'143	\$1,140	\$77,500	\$1,348	A-FF
143 02 0037 000	28936 HATHAWAY	6/21/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$219,698	\$85,852	\$65,550	57.5	115.0	0.15	\$1,493	57.50	'143	\$1,140	\$60,000	\$1,043	A-FF
143 02 0054 000	29173 HATHAWAY	4/12/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$258,480	\$82,070	\$65,550	57.5	115.0	0.15	\$1,427	57.50	'143	\$1,140	\$68,750	\$1,196	A-FF
143 02 0061 000	29019 HATHAWAY	5/29/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$213,889	\$96,661	\$65,550	57.5	115.0	0.15	\$1,681	57.50	'143	\$1,140	\$61,250	\$1,065	A-FF
143 02 0071 000	28897 HATHAWAY	6/29/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$222,209	\$88,341	\$65,550	57.5	115.0	0.15	\$1,536	57.50	'143	\$1,140	\$61,250	\$1,065	A-FF
143 02 0074 000	28863 HATHAWAY	11/28/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$236,334	\$104,216	\$65,550	57.5	115.0	0.15	\$1,812	57.50	'143	\$1,140	\$68,750	\$1,196	A-FF
143 02 0077 000	28827 HATHAWAY	12/13/2023	\$198,675	PTA	03-ARM'S LENGTH	\$198,675	\$228,006	\$36,219	\$65,550	57.5	115.0	0.15	\$630	57.50	'143	\$1,140	\$49,669	\$864	A-FF
143 02 0081 000	9420 HARTEL	1/3/2025	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$226,310	\$83,230	\$69,540	61.0	109.7	0.15	\$1,364	61.00	'143	\$1,140	\$60,000	\$984	A-FF
143 02 0082 000	9432 HARTEL	4/12/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$249,363	\$90,177	\$69,540	61.0	109.7	0.15	\$1,478	61.00	'143	\$1,140	\$67,500	\$1,107	A-FF
143 03 0089 000	28864 MINTON	10/15/2024	\$266,500	PTA	03-ARM'S LENGTH	\$266,500	\$238,844	\$93,206	\$65,550	57.5	115.0	0.15	\$1,621	57.50	'143	\$1,140	\$66,625	\$1,159	A-FF
143 03 0109 000	29174 MINTON	12/21/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$224,432	\$91,118	\$65,550	57.5	115.0	0.15	\$1,585	57.50	'143	\$1,140	\$62,500	\$1,087	A-FF
143 03 0110 000	29186 MINTON	5/15/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$258,416	\$107,134	\$65,550	57.5	115.0	0.15	\$1,863	57.50	'143	\$1,140	\$75,000	\$1,304	A-FF
143 03 0119 000	29019 MINTON	11/14/2023	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$237,543	\$60,007	\$65,550	57.5	115.0	0.15	\$1,044	57.50	'143	\$1,140	\$58,000	\$1,009	A-FF
143 03 0126 000	28935 MINTON	3/13/2025	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$215,603	\$33,947	\$65,550	57.5	115.0	0.15	\$590	57.50	'143	\$1,140	\$46,000	\$800	A-FF
143 03 0136 000	28815 MINTON	8/2/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$236,528	\$106,872	\$68,400	60.0	115.0	0.16	\$1,781	60.00	'143	\$1,140	\$68,750	\$1,146	A-FF
143 04 0158 000	29008 WESTFIELD	7/30/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$244,210	\$122,340	\$65,550	57.5	115.0	0.15	\$2,128	57.50	'143	\$1,140	\$75,250	\$1,309	A-FF
143 04 0174 000	29043 WESTFIELD	4/28/2023	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$242,489	\$80,590	\$71,079	62.4	111.7	0.16	\$1,293	62.35	'143	\$1,140	\$63,000	\$1,010	A-FF
143 04 0185 000	28911 WESTFIELD	12/30/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$223,076	\$137,474	\$65,550	57.5	115.0	0.15	\$2,391	57.50	'143	\$1,140	\$73,750	\$1,283	A-FF
143 04 0185 000	28911 WESTFIELD	7/1/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$223,076	\$7,474	\$65,550	57.5	115.0	0.15	\$130	57.50	'143	\$1,140	\$41,250	\$717	A-FF
143 04 0185 000	28911 WESTFIELD	7/26/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$223,076	\$32,474	\$65,550	57.5	115.0	0.15	\$565	57.50	'143	\$1,140	\$47,500	\$826	A-FF
143 04 0195 000	9184 HARTEL	2/20/2024	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$231,183	\$53,517	\$62,700	55.0	126.8	0.16	\$973	55.00	'143	\$1,140	\$55,500	\$1,009	A-FF
143 04 0200 000	28707 WESTFIELD	5/23/2023	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$227,941	\$87,759	\$62,700	55.0	150.0	0.19	\$1,596	55.00	'143	\$1,140	\$63,250	\$1,150	A-FF
143 05 0248 000	29032 GRANDON	3/15/2024	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$245,244	\$60,206	\$65,550	57.5	115.0	0.15	\$1,047	57.50	'143	\$1,140	\$59,975	\$1,043	A-FF
143 05 0254 000	29148 GRANDON	3/7/2025	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$250,679	\$77,721	\$68,400	60.0	115.0	0.16	\$1,295	60.00	'143	\$1,140	\$65,000	\$1,083	A-FF
143 05 0255 000	29160 GRANDON	4/24/2024	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$253,898	\$97,502	\$68,400	60.0	115.0	0.16	\$1,625	60.00	'143	\$1,140	\$70,750	\$1,179	A-FF
143 05 0269 000	29057 GRANDON	4/10/2023	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$243,996	\$47,404	\$68,400	60.0	113.0	0.16	\$790	60.00	'143	\$1,140	\$55,750	\$929	A-FF
143 06 0145 000	9121 HARRISON	6/6/2023	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$224,674	\$57,026	\$62,700	55.0	134.6	0.17	\$1,037	55.00	'143	\$1,140	\$54,750	\$995	A-FF
143 06 0157 000	28644 DOVER	3/12/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$266,582	\$84,538	\$66,120	58.0	115.0	0.15	\$1,458	58.00	'143	\$1,140	\$71,250	\$1,228	A-FF
143 06 0174 000	9131 BRENTWOOD	3/7/2025	\$276,500	PTA	03-ARM'S LENGTH	\$276,500	\$241,964	\$97,236	\$62,700	55.0	125.0	0.16	\$1,768	55.00	'143	\$1,140	\$69,125	\$1,257	A-FF
143 06 0188 000	28750 DOVER	11/15/2023	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$242,444	\$88,945	\$71,489	62.7	115.0	0.17	\$1,418	62.71	'143	\$1,140	\$64,975	\$1,036	A-FF
143 06 0192 000	9032 SUNBURY	7/26/2023	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$224,318	\$95,382	\$62,700	55.0	125.0	0.16	\$1,734	55.00	'143	\$1,140	\$64,250	\$1,168	A-FF
143 06 0211 000	9031 SUNBURY	10/31/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$285,045	\$52,655	\$62,700	55.0	125.0	0.16	\$957	55.00	'143	\$1,140	\$68,750	\$1,250	A-FF
143 07 0239 000	28780 MINTON	11/12/2024	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$244,040	\$74,660	\$62,700	55.0	118.4	0.25	\$1,357	55.00	'143	\$1,140	\$64,000	\$1,164	A-FF

Totals:	\$22,961,729		\$22,961,729	\$21,593,573	\$6,961,565	\$5,593,409	5,214.0	15.01	Average per FF=>	\$1,335	Average per Net Acre=>	
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RATES:										Average:	\$62,396	\$1,127
A-FF:	\$1,243	A-SITE:	\$65,500	Median:	\$62,500	\$1,135						
B-FF:	\$991	B-SITE:	\$38,000 DUPLEX	Min.:	\$41,250	\$459						
C-FF:	\$1,363	C-SITE:	\$62,000	Max.:	\$81,250	\$1,625						
		D-SITE:	\$16,500	Mode:	\$68,750	\$1,250						
				2024 Base:	\$57,000							
				2025 Base:	\$62,000							
				% Change:	9%							

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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City of Livonia
Land Analysis
For 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
142 01 0015 000	29012 ELMIRA	3/8/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$203,476	\$75,435	\$63,911	68.5	120.0	0.19	\$1,101	68.50	'141	\$933	\$53,750	\$785	A-FF
142 01 0054 000	11120 HALLER	7/22/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$242,686	\$86,294	\$55,980	60.0	110.0	0.15	\$1,438	60.00	'141	\$933	\$68,250	\$1,138	A-FF
142 01 0055 000	11100 HALLER	7/29/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$256,633	\$84,347	\$55,980	60.0	110.0	0.15	\$1,406	60.00	'141	\$933	\$71,250	\$1,188	A-FF
142 01 0065 000	11121 HALLER	5/5/2023	\$236,500	PTA	03-ARM'S LENGTH	\$236,500	\$227,451	\$65,029	\$55,980	60.0	110.0	0.15	\$1,084	60.00	'141	\$933	\$59,125	\$985	A-FF
142 01 0065 000	11121 HALLER	7/28/2023	\$236,500	PTA	03-ARM'S LENGTH	\$236,500	\$227,451	\$65,029	\$55,980	60.0	110.0	0.15	\$1,084	60.00	'141	\$933	\$59,125	\$985	A-FF
142 01 0090 000	11055 OXBOW	10/25/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$240,239	\$108,741	\$55,980	60.0	110.0	0.15	\$1,812	60.00	'141	\$933	\$73,250	\$1,221	A-FF
142 01 0096 000	11181 OXBOW	2/15/2024	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$206,689	\$72,291	\$55,980	60.0	110.0	0.15	\$1,205	60.00	'141	\$933	\$55,750	\$929	A-FF
142 01 0122 000	11141 KAREN	9/28/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$224,646	\$36,334	\$55,980	60.0	110.0	0.15	\$606	60.00	'141	\$933	\$51,250	\$854	A-FF
142 02 0006 000	28890 WEST CHICAGO	10/25/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$259,520	\$123,589	\$68,109	73.0	101.5	0.17	\$1,693	73.00	'141	\$933	\$78,750	\$1,079	A-FF
142 02 0030 001	10055 GARDEN	12/19/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$222,168	\$123,812	\$55,980	60.0	105.6	0.15	\$2,064	60.00	'141	\$933	\$72,500	\$1,208	A-FF
142 02 0030 001	10055 GARDEN	9/10/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$222,168	\$8,812	\$55,980	60.0	105.6	0.15	\$147	60.00	'141	\$933	\$43,750	\$729	A-FF
142 02 0033 000	10060 GARDEN	2/19/2025	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$233,487	\$142,158	\$60,645	65.0	101.0	0.15	\$2,187	65.00	'141	\$933	\$78,750	\$1,212	A-FF
142 02 0033 000	10060 GARDEN	9/9/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$233,487	\$42,158	\$60,645	65.0	101.0	0.15	\$649	65.00	'141	\$933	\$53,750	\$827	A-FF
142 02 0038 000	9803 CAMDEN	8/8/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$231,802	\$69,219	\$76,021	81.5	106.4	0.20	\$850	81.48	'141	\$933	\$56,250	\$690	A-FF
142 02 0048 000	10034 CAMDEN	10/24/2024	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$220,845	\$62,470	\$51,315	55.0	103.0	0.13	\$1,136	55.00	'141	\$933	\$58,000	\$1,055	A-FF
142 02 0066 000	28840 RICHLAND	3/18/2025	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$233,104	\$129,340	\$63,444	68.0	102.8	0.16	\$1,902	68.00	'141	\$933	\$74,750	\$1,099	A-FF
142 02 0089 000	9828 HARTEL	2/16/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$268,251	\$78,291	\$69,042	74.0	93.8	0.16	\$1,058	74.00	'141	\$933	\$69,375	\$938	A-FF
142 02 0091 000	9912 HARTEL	12/18/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$219,032	\$87,283	\$51,315	55.0	113.3	0.14	\$1,587	55.00	'141	\$933	\$63,750	\$1,159	A-FF

Totals:			\$4,565,500			\$4,565,500	\$4,173,135	\$1,460,632	\$1,068,267	1,145.0		2.81							
									Average per FF=>	\$1,276			Average per Net Acre=>						

RATES:											
A-FF:	\$1,026	A-SITE:	\$62,500					Average: \$63,410 \$1,004			
		B-SITE:	\$68,000					Median: \$61,438 \$1,020			
		C-SITE-CONDO:	\$12,000					Min.: \$43,750 \$690			
		142-04:	\$75,000					Max.: \$78,750 \$1,221			
								Mode: \$53,750 \$985			
								Front Foot			
								60' 2025 Base: \$57,000			
								60' 2026 Base: \$62,500			
								% Change: 10%			

SITE VALUES																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 25%	LV/Site S.P.	Rate Group 1
142 04 0001 000	28452 WEST CHICAGO	6/29/2023	\$399,890	PTA	03-ARM'S LENGTH	\$399,890	\$402,496	\$59,394	\$62,000	53.3	120.0	0.15	\$1,115	53.29	'142	\$62,000	\$99,973	\$99,973	B-SITE
142 04 0002 000	28474 WEST CHICAGO	6/26/2023	\$315,780	PTA	03-ARM'S LENGTH	\$315,780	\$312,535	\$65,245	\$62,000	52.0	120.0	0.14	\$1,255	52.00	'142	\$62,000	\$78,945	\$78,945	B-SITE
142 04 0004 000	28518 WEST CHICAGO	3/29/2024	\$344,540	PTA	03-ARM'S LENGTH	\$344,540	\$340,756	\$65,784	\$62,000	52.0	120.0	0.14	\$1,265	52.00	'142	\$62,000	\$86,135	\$86,135	B-SITE
142 04 0005 000	28540 WEST CHICAGO	9/23/2024	\$449,924	PTA	03-ARM'S LENGTH	\$449,924	\$402,300	\$109,624	\$62,000	52.0	120.0	0.14	\$2,108	52.00	'142	\$62,000	\$112,481	\$112,481	B-SITE
142 04 0006 000	9530 EMERSON	8/18/2023	\$322,753	PTA	03-ARM'S LENGTH	\$322,753	\$341,718	\$49,035	\$68,000	54.0	119.5	0.15	\$908	54.00	'142	\$68,000	\$64,551	\$64,551	142-04
142 04 0007 000	9558 EMERSON	12/19/2024	\$473,807	PTA	03-ARM'S LENGTH	\$473,807	\$409,550	\$132,257	\$68,000	52.0	120.0	0.14	\$2,543	52.00	'142	\$68,000	\$118,452	\$118,452	142-04
142 04 0011 000	28525 TULIPWOOD	10/6/2023	\$409,420	PTA	03-ARM'S LENGTH	\$409,420	\$457,566	\$19,854	\$68,000	52.0	115.0	0.14	\$382	52.00	'142	\$68,000	\$102,355	\$102,355	142-04
142 04 0012 000	28501 TULIPWOOD	1/30/2024	\$403,675	PTA	03-ARM'S LENGTH	\$403,675	\$393,545	\$78,130	\$68,000	52.0	115.0	0.14	\$1,503	52.00	'142	\$68,000	\$100,919	\$100,919	142-04
142 04 0013 000	28477 TULIPWOOD	9/1/2023	\$458,456	PTA	03-ARM'S LENGTH	\$458,456	\$435,012	\$91,444	\$68,000	52.0	115.0	0.14	\$1,759	52.00	'142	\$68,000	\$114,614	\$114,614	142-04
142 04 0014 000	28453 TULIPWOOD	8/15/2023	\$431,700	PTA	03-ARM'S LENGTH	\$431,700	\$408,641	\$91,059	\$68,000	52.5	115.0	0.14	\$1,734	52.50	'142	\$68,000	\$107,925	\$107,925	142-04
142 04 0015 000	28456 TULIPWOOD	12/6/2023	\$419,233	PTA	03-ARM'S LENGTH	\$419,233	\$412,868	\$74,365	\$68,000	52.4	115.0	0.14	\$1,420	52.36	'142	\$68,000	\$104,808	\$104,808	142-04
142 04 0016 000	28480 TULIPWOOD	10/18/2023	\$387,095	PTA	03-ARM'S LENGTH	\$387,095	\$398,209	\$56,886	\$68,000	52.0	115.0	0.14	\$1,094	52.00	'142	\$68,000	\$96,774	\$96,774	142-04
142 04 0017 000	28504 TULIPWOOD	1/9/2025	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$341,737	\$126,263	\$68,000	52.0	115.0	0.14	\$2,428	52.00	'142	\$68,000	\$100,000	\$100,000	142-04
142 04 0017 000	28504 TULIPWOOD	5/26/2023	\$342,930	PTA	03-ARM'S LENGTH	\$342,930	\$341,737	\$69,193	\$68,000	52.0	115.0	0.14	\$1,331	52.00	'142	\$68,000	\$85,733	\$85,733	142-04
142 04 0018 000	28528 TULIPWOOD	5/31/2024	\$417,867	PTA	03-ARM'S LENGTH	\$417,867	\$387,255	\$98,612	\$68,000	52.0	115.0	0.14	\$1,896	52.00	'142	\$68,000	\$104,467	\$104,467	142-04
142 04 0019 000	28552 TULIPWOOD	8/14/2023	\$324,810	PTA	03-ARM'S LENGTH	\$324,810	\$357,783	\$35,027	\$68,000	52.0	115.0	0.14	\$674	52.00	'142	\$68,000	\$81,203	\$81,203	142-04
142 04 0020 000	28576 TULIPWOOD	7/17/2024	\$438,730	PTA	03-ARM'S LENGTH	\$438,730	\$404,921	\$101,809	\$68,000	56.0	115.0	0.15	\$1,818	56.00	'142	\$68,000	\$109,683	\$109,683	142-04
142 04 0021 000	28598 TULIPWOOD	1/22/2024	\$422,876	PTA	03-ARM'S LENGTH	\$422,876	\$414,533	\$76,343	\$68,000	71.0	113.0	0.18	\$1,075	71.00	'142	\$68,000	\$105,719	\$105,719	142-04
142 04 0022 000	9726 EMERSON	3/28/2024	\$437,920	PTA	03-ARM'S LENGTH	\$437,920	\$421,303	\$84,617	\$68,000	52.0	110.0	0.14	\$1,627	52.00	'142	\$68,000	\$109,480	\$109,480	142-04

City of Livonia
Land Analysis
For 2026 Assessments

142 04 0023 000	9754 EMERSON	8/21/2023	\$431,575	PTA	03-ARM'S LENGTH	\$431,575	\$384,292	\$115,283	\$68,000	0.0	0.0	0.19	#DIV/0!	0.00	'142	\$68,000	\$107,894	\$107,894	142-04
142 04 0024 000	9782 EMERSON	9/15/2023	\$356,175	PTA	03-ARM'S LENGTH	\$356,175	\$361,129	\$63,046	\$68,000	0.0	0.0	0.22	#DIV/0!	0.00	'142	\$68,000	\$89,044	\$89,044	142-04
142 04 0025 000	9810 EMERSON	3/5/2024	\$413,385	PTA	03-ARM'S LENGTH	\$413,385	\$395,313	\$86,072	\$68,000	0.0	0.0	0.18	#DIV/0!	0.00	'142	\$68,000	\$103,346	\$103,346	142-04
142 04 0026 000	9785 EMERSON	10/19/2023	\$378,400	PTA	03-ARM'S LENGTH	\$378,400	\$364,719	\$81,681	\$68,000	0.0	0.0	0.19	#DIV/0!	0.00	'142	\$68,000	\$94,600	\$94,600	142-04
142 04 0028 000	9729 EMERSON	6/16/2023	\$417,685	PTA	03-ARM'S LENGTH	\$417,685	\$407,758	\$77,927	\$68,000	0.0	0.0	0.15	#DIV/0!	0.00	'142	\$68,000	\$104,421	\$104,421	142-04
142 04 0029 000	9701 EMERSON	11/22/2023	\$410,528	PTA	03-ARM'S LENGTH	\$410,528	\$394,197	\$84,331	\$68,000	56.0	115.0	0.15	\$1,506	56.00	'142	\$68,000	\$102,632	\$102,632	142-04
142 04 0030 000	9673 EMERSON	12/5/2023	\$387,355	PTA	03-ARM'S LENGTH	\$387,355	\$397,521	\$57,834	\$68,000	52.0	115.0	0.14	\$1,112	52.00	'142	\$68,000	\$96,839	\$96,839	142-04
142 04 0031 000	9645 EMERSON	1/12/2024	\$428,391	PTA	03-ARM'S LENGTH	\$428,391	\$393,396	\$102,995	\$68,000	52.0	115.0	0.14	\$1,981	52.00	'142	\$68,000	\$107,098	\$107,098	142-04
142 04 0032 000	9617 EMERSON	9/1/2023	\$441,274	PTA	03-ARM'S LENGTH	\$441,274	\$412,106	\$97,168	\$68,000	52.0	115.0	0.14	\$1,869	52.00	'142	\$68,000	\$110,319	\$110,319	142-04
142 04 0033 000	9589 EMERSON	2/16/2024	\$396,307	PTA	03-ARM'S LENGTH	\$396,307	\$387,208	\$77,099	\$68,000	52.0	115.0	0.14	\$1,483	52.00	'142	\$68,000	\$99,077	\$99,077	142-04
142 04 0034 000	9561 EMERSON	3/22/2024	\$383,775	PTA	03-ARM'S LENGTH	\$383,775	\$382,253	\$63,522	\$62,000	52.0	119.0	0.14	\$1,222	52.00	'142	\$62,000	\$95,944	\$95,944	B-SITE
142 04 0035 000	9533 EMERSON	7/3/2024	\$361,520	PTA	03-ARM'S LENGTH	\$361,520	\$362,878	\$60,642	\$62,000	52.0	120.0	0.14	\$1,166	52.00	'142	\$62,000	\$90,380	\$90,380	B-SITE

Totals:			\$5,244,290			\$5,244,290	\$5,064,073	\$1,052,217	\$872,000	420.0			2.06						
									Average per FF=>	\$2,505			Average per Net Acre=>						

RATES:															Average:	\$99,542	\$99,542
A-SITE:	\$62,500														Median:	\$102,355	\$102,355
B-SITE:	\$68,000														Min.:	\$64,551	\$64,551
142-04:	\$75,000														Max.:	\$118,452	\$118,452
															Mode:	N/A	N/A

CONDOS																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1
142 03 0019 000	11218 MIDDLEBELT	6/4/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$100,704	\$35,296	\$11,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$11,000	\$25,000	\$25,000	C-SITE CONDO
142 03 0035 000	11114 MIDDLEBELT	7/3/2024	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$100,539	\$20,461	\$11,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$11,000	\$22,000	\$22,000	C-SITE CONDO
142 03 0043 000	11026 MIDDLEBELT	7/1/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$100,704	\$40,296	\$11,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$11,000	\$26,000	\$26,000	C-SITE CONDO
142 03 0053 000	11006 MIDDLEBELT	7/15/2024	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$100,704	\$15,296	\$11,000	0.0	0.0	0.00	#DIV/0!	0.00	'CC	\$11,000	\$21,000	\$21,000	C-SITE CONDO

Totals:			\$345,000			\$345,000	\$301,947	\$76,053	\$33,000	0.0			0.00						
									Average per FF=>	#DIV/0!			Average per Net Acre=>						

RATES:															Average:	\$23,500	\$23,500
C-SITE-CONDO:	\$12,000														Median:	\$23,500	\$23,500
															Min.:	\$21,000	\$21,000
															Max.:	\$26,000	\$26,000
															Mode:	N/A	N/A

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/Site	Sale \$ x 20%	LV/Site S.P.	Rate Group 1	Reason

Land Table: 143-01 99 + 143-08 CONDOS

City of Livonia
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1		
143 01 0025 000	28830 OLSON	5/3/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$184,317	\$43,283	\$45,600	57.0	199.4	0.26	\$759	57.00	'143	\$800	\$45,500	\$798	A-FF		
143 01 0073 000	9019 OXBOW	5/18/2023	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$162,193	\$83,307	\$48,000	60.0	285.0	0.39	\$1,388	60.00	'143	\$800	\$49,375	\$823	A-FF		
143 01 0092 001	8980 MIDDLEBELT	9/5/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$292,662	\$50,370	\$63,032	91.8	315.0	0.74	\$549	91.75	'143	\$687	\$70,000	\$763	B-FF		
Totals:			\$659,500			\$659,500	\$639,172	\$176,960	\$156,632	208.8		1.39									
										Average											
										per FF=>	\$848										
											Average										
											per Net Acre=>										

RATES:										
A-FF:	\$833	A-SITE:	\$14,000					Average:	\$54,958	\$795
B-FF:	\$714	B-SITE:	\$64,500					Median:	\$49,375	\$798
								Min.:	\$45,500	\$763
								Max.:	\$70,000	\$823
								Mode:	N/A	N/A
								Front Foot		
								60	2025 Base:	\$48,000
								60	2026 Base:	\$50,000
								% Change:	4%	

OUTLIERS																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1	Rate Group 1

Land Table: 144-ALL + 141-01-02 + 140-01

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF SP	Rate Group 1
140 01 0118 002	29518 JOY	5/15/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$196,355	\$46,145	\$37,500	30.0	100.2	0.07	\$1,538	30.00	'SE	\$1,250	\$51,250	\$1,708	A-FF
140 01 0133 000	8904 HUGH	6/28/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$189,944	\$135,056	\$50,000	40.0	135.0	0.12	\$3,376	40.00	'SE	\$1,250	\$68,750	\$1,719	A-FF
140 01 0203 000	8968 BEATRICE	2/14/2025	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$171,030	\$148,970	\$50,000	40.0	134.0	0.12	\$3,724	40.00	'SE	\$1,250	\$67,500	\$1,688	A-FF
140 01 0203 000	8968 BEATRICE	9/27/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$171,030	\$13,970	\$50,000	40.0	134.0	0.12	\$349	40.00	'SE	\$1,250	\$33,750	\$844	A-FF
140 01 0219 000	9126 BEATRICE	6/12/2024	\$200,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$232,394	\$56,726	\$89,120	110.0	267.9	0.34	\$516	110.00	'SE	\$810	\$50,000	\$455	B-FF
140 01 0264 000	8900 LOUISE	8/15/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$181,173	\$47,827	\$54,000	60.0	134.0	0.19	\$797	60.00	'SE	\$900	\$43,750	\$729	B-SITE
140 01 0275 000	9046 LOUISE	9/27/2024	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$170,282	\$29,718	\$50,000	40.0	134.0	0.12	\$743	40.00	'SE	\$1,250	\$37,500	\$938	A-FF
140 01 0314 000	29880 JOY	1/10/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$303,134	(\$9,134)	\$54,000	60.0	100.0	0.14	(\$152)	60.00	'SE	\$900	\$60,000	\$1,000	B-FF
140 01 0390 000	8862 OPORTO	11/18/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$237,190	\$74,810	\$54,000	60.0	134.0	0.19	\$1,247	60.00	'SE	\$900	\$64,500	\$1,075	B-FF
140 01 0394 003	8946 OPORTO	1/31/2025	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$258,651	\$50,349	\$69,000	140.0	134.0	0.43	\$360	140.00	'SE	\$493	\$60,000	\$429	C-SITE
140 01 0405 002	9080 OPORTO	8/22/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$193,665	\$93,335	\$52,000	45.0	134.0	0.14	\$2,074	45.00	'SE	\$1,156	\$58,750	\$1,306	F-SITE
140 01 0408 002	9122 OPORTO	9/17/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$256,433	\$55,567	\$55,000	44.0	134.0	0.14	\$1,263	44.00	'SE	\$1,250	\$64,250	\$1,460	A-FF
140 01 0430 000	8993 OPORTO	2/21/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$279,002	\$64,998	\$64,000	94.0	134.0	0.29	\$691	94.00	'SE	\$681	\$70,000	\$745	A-SITE
140 01 0436 002	8901 OPORTO	9/29/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$350,228	\$41,772	\$52,000	53.0	134.0	0.16	\$788	53.00	'SE	\$981	\$85,000	\$1,604	F-SITE
140 01 0458 002	8916 DANZIG	4/19/2024	\$268,500	PTA	03-ARM'S LENGTH	\$268,500	\$247,603	\$72,897	\$52,000	53.0	134.0	0.16	\$1,375	53.00	'SE	\$981	\$67,125	\$1,267	F-SITE
140 01 0460 000	8932 DANZIG	8/5/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$255,305	\$68,695	\$54,000	60.0	134.0	0.19	\$1,145	60.00	'SE	\$900	\$67,500	\$1,125	B-FF
140 01 0484 000	9115 DANZIG	9/27/2023	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$190,272	\$59,628	\$50,000	40.0	134.0	0.12	\$1,491	40.00	'SE	\$1,250	\$49,975	\$1,249	A-FF
140 01 0523 000	8900 HENRY RUFF	4/14/2023	\$206,000	PTA	03-ARM'S LENGTH	\$206,000	\$233,451	\$41,549	\$69,000	80.0	136.4	0.25	\$519	80.00	'SE	\$863	\$51,500	\$644	C-SITE
141 01 0055 002	9628 CAVELL	7/24/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$219,788	\$87,212	\$52,000	45.0	135.0	0.14	\$1,938	45.00	'141	\$1,156	\$63,750	\$1,417	F-SITE
141 01 0066 002	9536 CAVELL	7/31/2023	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$233,189	\$59,986	\$59,175	47.3	135.0	0.15	\$1,267	47.34	'141	\$1,250	\$58,500	\$1,236	A-FF
141 01 0095 002	9655 ARCOLA	6/20/2024	\$281,500	PTA	03-ARM'S LENGTH	\$281,500	\$233,287	\$104,463	\$56,250	45.0	135.0	0.14	\$2,321	45.00	'141	\$1,250	\$70,375	\$1,564	A-FF
141 01 0101 000	9937 ARCOLA	5/11/2023	\$221,000	PTA	03-ARM'S LENGTH	\$221,000	\$211,860	\$63,140	\$54,000	60.0	135.0	0.19	\$1,052	60.00	'141	\$900	\$55,250	\$921	B-FF
141 01 0108 002	10001 ARCOLA	5/20/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$200,263	\$88,737	\$54,000	60.0	135.0	0.19	\$1,479	60.00	'141	\$900	\$58,750	\$979	B-FF
141 01 0110 000	10007 ARCOLA	5/22/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$212,409	\$81,591	\$54,000	60.0	135.0	0.19	\$1,360	60.00	'141	\$900	\$60,000	\$1,000	B-FF
141 01 0124 000	11361 ARCOLA	10/9/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$239,764	\$49,236	\$54,000	60.0	135.0	0.19	\$821	60.00	'141	\$900	\$58,750	\$979	B-FF
141 01 0150 004	11400 ARCOLA	7/8/2024	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$214,225	\$65,775	\$54,000	60.0	130.0	0.18	\$1,096	60.00	'141	\$900	\$56,500	\$942	B-FF
141 01 0156 002	11354 ARCOLA	11/8/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$210,309	\$38,691	\$54,000	60.0	130.0	0.18	\$645	60.00	'141	\$900	\$48,750	\$813	B-FF
141 01 0158 000	11340 ARCOLA	12/5/2024	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$196,881	\$101,119	\$54,000	60.0	130.0	0.18	\$1,685	60.00	'141	\$900	\$61,000	\$1,017	B-FF
141 01 0241 002	9649 INKSTER	2/21/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$212,723	\$68,527	\$56,250	45.0	110.0	0.11	\$1,523	45.00	'141	\$1,250	\$56,250	\$1,250	A-FF
141 01 0241 002	9649 INKSTER	5/25/2024	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$212,723	\$80,027	\$56,250	45.0	110.0	0.11	\$1,778	45.00	'141	\$1,250	\$59,125	\$1,314	A-FF
141 01 0267 000	9995 INKSTER	10/31/2024	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$183,509	\$30,741	\$56,250	45.0	110.0	0.11	\$683	45.00	'141	\$1,250	\$39,500	\$878	A-FF
141 01 0287 002	11315 INKSTER	9/10/2024	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$205,141	\$28,109	\$56,250	45.0	110.0	0.11	\$625	45.00	'141	\$1,250	\$44,250	\$983	A-FF
141 01 0303 000	11375 INKSTER	10/17/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$202,765	\$28,485	\$56,250	45.0	110.0	0.11	\$633	45.00	'141	\$1,250	\$43,750	\$972	A-FF
141 02 0952 000	11532 DEERING	1/11/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$241,266	\$2,734	\$54,000	60.0	139.2	0.19	\$46	60.00	'141	\$900	\$47,500	\$792	B-FF
141 02 0998 000	27842 WEST CHICAGO	8/29/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$239,658	\$45,134	\$54,792	60.9	120.0	0.17	\$741	60.88	'141	\$900	\$57,500	\$944	B-FF
141 02 1013 002	9563 CARDWELL	3/21/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$173,990	\$80,010	\$54,000	60.0	137.0	0.19	\$1,334	60.00	'141	\$900	\$50,000	\$833	B-FF
141 02 1023 002	9637 CARDWELL	6/30/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$206,937	\$81,563	\$58,500	65.0	135.0	0.20	\$1,255	65.00	'141	\$900	\$57,500	\$885	B-FF
141 02 1024 002	9651 CARDWELL	3/6/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$213,629	\$139,871	\$58,500	65.0	137.0	0.20	\$2,152	65.00	'141	\$900	\$73,750	\$1,135	B-FF
141 02 1036 002	9983 CARDWELL	7/18/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$188,463	\$80,537	\$54,000	60.0	137.0	0.19	\$1,342	60.00	'141	\$900	\$53,750	\$896	B-FF
141 02 1104 002	9550 CARDWELL	4/14/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$237,276	\$61,724	\$54,000	60.0	135.0	0.19	\$1,029	60.00	'141	\$900	\$61,250	\$1,021	B-FF
141 02 1131 002	9633 CAVELL	3/4/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$209,844	\$69,156	\$54,000	60.0	135.0	0.19	\$1,153	60.00	'141	\$900	\$56,250	\$938	B-FF
141 02 1131 002	9633 CAVELL	4/30/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$209,844	\$69,156	\$54,000	60.0	135.0	0.19	\$1,153	60.00	'141	\$900	\$56,250	\$938	B-FF
141 02 1134 002	9663 CAVELL	3/1/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$245,859	\$97,841	\$83,700	93.0	135.0	0.29	\$1,052	93.00	'141	\$900	\$65,000	\$699	B-FF
141 02 1150 002	10039 CAVELL	2/6/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$222,715	\$110,785	\$58,500	65.0	135.0	0.20	\$1,704	65.00	'141	\$900	\$68,750	\$1,058	B-FF
141 02 1155 000	11307 CAVELL	3/22/2024	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$198,801	\$63,199	\$63,000	70.0	135.0	0.22	\$903	70.00	'141	\$900	\$49,750	\$711	B-FF
141 02 1157 002	11347 CAVELL	2/7/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$227,322	\$56,178	\$58,500	65.0	135.0	0.20	\$864	65.00	'141	\$900	\$56,250	\$865	B-FF
141 02 1157 002	11347 CAVELL	7/2/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$227,322	(\$18,822)	\$58,500	65.0	135.0	0.20	(\$290)	65.00	'141	\$900	\$37,500	\$577	B-FF
141 02 1158 002	11369 CAVELL	7/12/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$212,993	\$31,007	\$54,000	60.0	135.0	0.19	\$517	60.00	'141	\$900	\$47,500	\$792	B-FF
141 02 1162 002	11473 CAVELL	11/22/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$219,859	\$84,141	\$54,000	60.0	135.0	0.19	\$1,402	60.00	'141	\$900	\$62,500	\$1,042	B-FF
144 01 0006 000	8916 DEERING	12/13/2023	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$184,846	\$69,154	\$54,000	50.0	100.0	0.12	\$1,383	50.00	'144-1	\$1,080	\$50,000	\$1,000	B-SITE
144 01 0014 000	9004 DEERING	10/17/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$334,243	\$66,507	\$118,750	95.0	200.0	0.44	\$700	95.00	'144-1	\$1,250	\$70,500	\$742	A-FF
144 01 0015 002	9032 DEERING	12/13/2024	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$147,204	\$95,546	\$68,750	55.0	100.0	0.13	\$1,737	55.00	'144-1	\$1,250	\$43,500	\$791	A-FF
144 01 0018 000	9060 DEERING	12/22/2023	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$274,806	\$86,694	\$62,500	50.0	100.0	0.12	\$1,734	50.00	'144-1	\$1,250	\$74,750	\$1,495	A-FF
144 01 0026 000	9178 DEERING	7/14/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$240,481	\$72,019	\$62,500	50.0	100.0	0.12	\$1,440	50.00	'144-1	\$1,250	\$62,500	\$1,250	A-FF
144 01 0035 000	9155 DEERING	10/11/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$218,904	\$83,596	\$62,500	50.0	140.5	0.16	\$1,672	50.00	'144-1	\$1,250	\$60,000	\$1,200	A-FF

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144 01 0055 000	8887 DEERING	6/18/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$311,257	\$61,243	\$62,500	50.0	140.5	0.16	\$1,225	50.00	'144-1	\$1,250	\$77,500	\$1,550	A-FF
144 02 0003 000	9448 GILLMAN	11/15/2024	\$297,500	PTA	03-ARM'S LENGTH	\$297,500	\$239,342	\$122,958	\$64,800	72.0	97.6	0.16	\$1,708	72.00	'144-1	\$900	\$74,375	\$1,033	B-FF
144 02 0035 000	9402 LATHERS	11/16/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$207,813	\$76,187	\$54,000	60.0	110.0	0.15	\$1,270	60.00	'144-1	\$900	\$57,500	\$958	B-FF
144 02 0039 000	9332 LATHERS	10/24/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$233,588	\$95,412	\$54,000	60.0	110.0	0.15	\$1,590	60.00	'144-1	\$900	\$68,750	\$1,146	B-FF
144 02 0044 000	9256 LATHERS	4/19/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$226,834	\$87,166	\$54,000	60.0	110.0	0.15	\$1,453	60.00	'144-1	\$900	\$65,000	\$1,083	B-FF
144 02 0061 000	28265 WEST CHICAGO	9/6/2024	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$235,992	\$83,408	\$49,500	55.0	120.0	0.15	\$1,517	55.00	'144-1	\$900	\$67,475	\$1,227	B-FF
144 03 0073 000	8912 HARRISON	6/4/2024	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$225,354	\$65,646	\$54,000	60.0	110.0	0.15	\$1,094	60.00	'144-1	\$900	\$59,250	\$988	B-FF
144 03 0122 000	9150 LATHERS	4/5/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$238,759	\$75,241	\$54,000	60.0	110.0	0.15	\$1,254	60.00	'144-1	\$900	\$65,000	\$1,083	B-FF
144 03 0133 000	9151 LATHERS	6/16/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$232,282	\$71,718	\$54,000	60.0	110.0	0.15	\$1,195	60.00	'144-1	\$900	\$62,500	\$1,042	B-FF
144 04 0265 000	9210 HARRISON	6/3/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$203,549	\$90,451	\$54,000	60.0	110.0	0.15	\$1,508	60.00	'144-1	\$900	\$60,000	\$1,000	B-FF
144 04 0273 000	9084 HARRISON	4/28/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$204,858	\$74,142	\$54,000	60.0	110.0	0.15	\$1,236	60.00	'144-1	\$900	\$56,250	\$938	B-FF
144 04 0277 000	9024 HARRISON	4/4/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$229,491	\$150,409	\$54,900	61.0	110.0	0.15	\$2,466	61.00	'144-1	\$900	\$81,250	\$1,332	B-FF
144 05 0008 000	27561 DOVER	5/6/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$311,554	\$114,696	\$76,250	61.0	110.0	0.15	\$1,880	61.00	'144	\$1,250	\$87,500	\$1,434	A-FF
144 05 0023 000	27522 GRANDON	9/19/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$296,138	\$98,862	\$80,000	64.0	123.0	0.18	\$1,545	64.00	'144	\$1,250	\$78,750	\$1,230	A-FF
144 99 0006 000	9096 FLORAL	5/3/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$261,720	\$107,280	\$64,000	100.0	137.5	0.32	\$1,073	100.00	'144-1	\$640	\$76,250	\$763	A-SITE
144 99 0038 000	27971 WEST CHICAGO	6/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$240,735	\$86,765	\$62,500	50.0	150.0	0.17	\$1,735	50.00	'144-1	\$1,250	\$66,250	\$1,325	A-FF
144 99 0039 000	27991 WEST CHICAGO	8/9/2024	\$360,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$360,000	\$248,529	\$165,671	\$54,200	212.0	249.2	0.52	\$781	212.00	'144-1	\$256	\$90,000	\$425	C-FF
144 99 0051 000	9415 CARDWELL	4/19/2024	\$280,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$254,178	\$131,942	\$106,120	213.0	240.1	0.59	\$619	213.00	'144-1	\$498	\$70,000	\$329	C-SITE
144 99 0065 000	9095 CARDWELL	2/20/2025	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$114,460	\$125,040	\$76,500	85.0	220.0	0.43	\$1,471	85.00	'144-1	\$900	\$40,750	\$479	B-FF
144 99 0100 000	9000 CARDWELL	3/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$255,566	\$84,434	\$75,000	60.0	292.0	0.40	\$1,407	60.00	'144-1	\$1,250	\$66,250	\$1,104	A-FF
144 99 0123 001	27681 WEST CHICAGO	11/14/2023	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$304,080	\$99,420	\$72,500	58.0	237.0	0.32	\$1,714	58.00	'144-1	\$1,250	\$82,750	\$1,427	A-FF

Totals: \$18,404,800 \$18,404,800 \$17,258,319 \$5,664,538 \$4,518,057 4,871.2 14.73
Average per FF=> \$1,163 Average per Net Acre=>

RATES:				Average:	
A-FF:	\$1,313	A-SITE:	\$67,000	Median:	\$60,000
B-FF:	\$945	B-SITE:	\$56,500	Min.:	\$33,750
C-FF:	\$643	C-SITE:	\$72,500	Max.:	\$90,000
D-FF:	\$2,012	D-SITE:	\$9,000	Mode:	\$60,000
		E-SITE:	\$20,000	Front Foot	
		F-SITE:	\$54,500	40'	2025 Base: \$50,000
				60'	2025 Base: \$54,000
				40'	2026 Base: \$52,500
				60'	2026 Base: \$56,500
				40'	% Change: 5%
				60'	% Change: 5%

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Current Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	LV/FF	Sale \$ x 25%	LV/FF S.P.	Rate Group 1	Reason
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