

CITY OF TROY

24 Month Commercial/Industrial Sales Study

#	Street Address	Parcel ID	Sale Date	Sale Price	2023 A/V	Ratio	2022 A/V	Ratio	Type	Yr Blt	SqFeet	\$/SF
	2600 LIVERNOIS	88-20-27-151-002	11/16/2021	9,060,000	5,971,370	65.91	4,364,520	48.17		1985	132,296	68.48
	1071 VILLA PARK	88-20-02-301-010	11/8/2021	1,000,000,000	12,082,180	1.21	10,149,030	1.01	Multiple Residences	1976	336,720	2,969.83
	2612 LOVINGTON	88-20-36-401-040	7/14/2021	1,475,000	618,860	41.96	519,840	35.24	Multiple Residences	1974	16,900	87.28
	777 JOHN R	88-20-35-276-005	11/30/2021	9,047,000	4,488,030	49.61	3,994,670	44.15	Auto Dealerships - Complete	1966	69,702	129.8
	751 BIG BEAVER	88-20-22-477-048	8/24/2021	1,300,000	704,370	54.18	624,850	48.07	Banks - Branch	1974	3,958	328.45
	55 LONG LAKE	88-20-16-200-019	9/3/2020	1,834,862	863,110	47.04	796,460	43.41	Banks - Branch	1980	4,209	435.94
	6952 JOHN R	88-20-01-101-041	3/21/2022	800,000	375,550	46.94	288,180	36.02	Day Care Centers	1993	5,263	152
	5660 NEW KING	88-20-08-276-004	10/18/2021	3,680,000	908,610	24.69	760,200	20.66	Day Care Centers	2007	10,837	339.58
	1064 WATTLES	88-20-23-100-078	10/16/2020	735,000	353,030	48.03	367,480	50	Day Care Centers	1984	6,175	119.03
	1170 SOUTER	88-20-34-227-025	11/10/2021	2,000,000	1,163,130	58.16	955,400	47.77	Warehouses - Distribution	1970	39,945	50.07
	190 MAPLE	88-20-34-101-029	9/3/2020	5,300,000	2,500,460	47.18	2,405,410	45.39	Warehouses - Distribution	1972	63,892	82.95
	5875 NEW KING	88-20-08-227-002	12/30/2021	4,000,000	2,091,720	52.29	1,965,320	49.13	Industrial - Engineering	1988	68,636	58.28
	1788 NORTHWOOD	88-20-28-303-011	8/6/2021	1,060,000	469,580	44.3	447,040	42.17	Industrial - Light Manufacturing	1977	12,480	84.94
	2002 STEPHENSON	88-20-26-326-027	1/29/2021	1,800,000	855,800	47.54	810,960	45.05	Industrial - Engineering	1986	21,157	85.08
	1707 NORTHWOOD	88-20-28-302-020	10/13/2020	2,185,000	879,180	40.24	671,670	30.74	Industrial - Light Manufacturing	1983	28,686	76.17
	5012 ROCHESTER	88-20-11-351-009	3/15/2022	700,000	405,780	57.97	373,590	53.37	Garages - Service Station Prefabricated Foc	1993	1,256	557.32
	1350 MAPLE	88-20-28-302-023	2/12/2021	1,000,000	499,960	50	495,840	49.58	Garages - Service Station Prefabricated Foc	1987	2,275	439.56
	2655 ELLIOTT	88-20-36-426-035	2/15/2022	810,000	289,250	35.71	256,110	31.62	Industrial - Light Manufacturing	1969	9,880	81.98
	1400 COMBERMERE	88-20-34-127-044	2/11/2022	952,500	349,930	36.74	325,670	34.19	Industrial - Light Manufacturing	1984	10,893	87.44
	1909 THUNDERBIRD	88-20-28-402-009	12/27/2021	1,650,000	518,760	31.44	482,300	29.23	Industrial - Light Manufacturing	1973	17,450	94.56
	800 CHICAGO	88-20-35-276-003	12/22/2021	2,398,000	817,860	34.11	761,200	31.74	Industrial - Light Manufacturing	1984	24,436	98.13
	850 CHICAGO	88-20-35-276-002	12/22/2021	1,583,000	591,460	37.36	546,800	34.54	Industrial - Light Manufacturing	1984	16,088	98.4
	289 ROBBINS	88-20-36-352-016	12/20/2021	3,052,345	1,283,540	42.05	1,143,140	37.45	Industrial - Light Manufacturing	1977	30,023	101.67
	575 ELMWOOD	88-20-34-178-019	12/17/2021	950,000	406,790	42.82	385,190	40.55	Industrial - Light Manufacturing	1979	7,800	121.79
	750 CHICAGO	88-20-35-276-004	12/16/2021	2,644,000	953,690	36.07	881,360	33.33	Industrial - Light Manufacturing	1985	26,940	98.14
	1750 MAPLELAWN	88-20-29-401-033	11/30/2021	925,000	472,070	51.03	444,010	48	Industrial - Light Manufacturing	1967	11,056	83.66
	900 CHICAGO	88-20-35-276-001	11/30/2021	436,954	320,840	73.43	218,470	50	Industrial - Light Manufacturing	1982	12,155	35.95
	629 ELMWOOD	88-20-34-178-014	11/23/2021	1,320,000	471,780	35.74	434,600	32.92	Industrial - Light Manufacturing	1978	13,956	94.58
	1911 WOODSLEE	88-20-26-435-028	11/22/2021	5,475,000	2,421,910	44.24	2,227,220	40.68	Industrial - Light Manufacturing	1988	48,885	112
	700 STEPHENSON	88-20-35-327-019	11/22/2021	7,464,762	2,121,700	28.42	1,310,580	17.56	Industrial - Light Manufacturing	1979	29,344	254.39
	1095 CROOKS	88-20-32-226-013	11/12/2021	3,100,000	1,315,090	42.42	1,208,790	38.99	Industrial - Light Manufacturing	1986	35,340	87.72
	291 ELMWOOD	88-20-34-154-025	11/10/2021	420,000	148,180	35.28	136,800	32.57	Industrial - Engineering	1977	2,835	148.15
	567 ROBBINS	88-20-36-302-014	10/22/2021	1,715,000	807,960	47.11	750,620	43.77	Industrial - Light Manufacturing	1974	22,110	77.57
	1816 LARCHWOOD	88-20-26-432-034	10/15/2021	230,000	144,930	63.01	139,120	60.49	Industrial - Light Manufacturing	1974	2,176	105.7
	977 FOURTEEN MILE	88-20-36-376-049	10/15/2021	7,750,000	3,942,020	50.86	3,812,940	49.2	Warehouses - Storage	1979	156,391	49.56
	1044 RANKIN	88-20-34-278-002	10/5/2021	262,500	109,360	41.66	95,180	36.26	Industrial - Light Manufacturing	1969	1,800	145.83
	2966 INDUSTRIAL ROW	88-20-32-151-001	9/16/2021	1,825,000	682,410	37.39	632,610	34.66	Industrial - Light Manufacturing	1970	15,400	118.51
	1025 TROY CT	88-20-34-155-001	9/15/2021	910,000	322,580	35.45	297,500	32.69	Industrial - Light Manufacturing	1967	11,140	81.69
	1450 SOUTER	88-20-34-227-003	9/10/2021	525,000	283,320	53.97	258,970	49.33	Industrial - Light Manufacturing	1966	10,400	50.48
	1416 MEIJER	88-20-32-226-018	8/31/2021	1,561,128	626,000	40.1	583,150	37.35	Industrial - Light Manufacturing	1980	17,998	86.74
	449 EXECUTIVE	88-20-36-376-040	8/25/2021	2,705,000	1,110,080	41.04	1,034,580	38.25	Industrial - Light Manufacturing	1975	33,001	81.97
	2011 LIVERNOIS	88-20-28-433-031	8/23/2021	585,000	288,330	49.29	264,560	45.22	Warehouses - Distribution	1963	4,940	118.42
	2032 HEIDE	88-20-28-402-007	8/17/2021	1,250,000	537,170	42.97	494,390	39.55	Industrial - Light Manufacturing	1978	17,210	72.63
	1400 ALLEN	88-20-35-102-040	8/12/2021	3,620,000	1,741,950	48.12	1,627,730	44.96	Industrial - Light Manufacturing	1979	46,984	77.05
	1871 WOODSLEE	88-20-26-434-035	7/7/2021	1,250,000	689,670	55.17	637,980	51.04	Industrial - Light Manufacturing	1987	16,158	77.36
	120 PARK	88-20-34-152-006	6/22/2021	950,000	527,070	55.48	498,220	52.44	Industrial - Light Manufacturing	1978	16,856	56.36

1925 MAPLE	88-20-32-226-039	6/10/2021	650,000	903,850	139.05	851,540	131.01	Industrial - Light Manufacturing	1961	24,595	26.43
1815 WOODSLEE	88-20-26-432-049	5/28/2021	535,000	279,000	52.15	260,450	48.68	Industrial - Light Manufacturing	1991	5,273	101.46
4755 ROCHESTER	88-20-15-201-047	4/2/2021	3,500,000	2,057,790	58.79	1,754,560	50.13	Industrial - Light Manufacturing	1968	190,956	18.33
1000 TROY CT	88-20-34-152-018	3/25/2021	1,150,000	492,760	42.85	457,470	39.78	Industrial - Light Manufacturing	1972	16,870	68.17
384 PARK	88-20-34-177-039	2/25/2021	600,000	362,210	60.37	342,290	57.05	Industrial - Light Manufacturing	1978	7,600	78.95
1210 MAPLE	88-20-34-227-020	2/4/2021	1,200,000	569,580	47.47	493,420	41.12	Industrial - Light Manufacturing	1972	17,569	68.3
1699 STUTZ	88-20-29-326-025	1/12/2021	1,250,000	534,530	42.76	498,670	39.89	Industrial - Light Manufacturing	1979	13,877	90.08
333 OLIVER	88-20-28-401-048	12/30/2020	600,000	402,030	67.01	373,720	62.29	Industrial - Light Manufacturing	1975	12,000	50
0	88-20-09-451-018	12/29/2020	7,836,000	0	0	0	0		0	0	0
500 LONG LAKE	88-20-09-451-021	12/29/2020	7,836,000	2,941,060	37.53	2,722,590	34.74	Warehouses - Storage	1975	138,997	56.38
465 STEPHENSON	88-20-35-326-006	12/16/2020	1,050,000	569,070	54.2	509,150	48.49	Industrial - Light Manufacturing	1966	17,297	60.7
1885 THUNDERBIRD	88-20-28-402-010	12/10/2020	1,400,000	765,730	54.7	705,330	50.38	Industrial - Light Manufacturing	1974	23,600	59.32
2241 BELLINGHAM	88-20-26-401-046	11/30/2020	597,000	243,630	40.81	227,670	38.14	Industrial - Light Manufacturing	1967	6,700	89.1
556 ROBBINS	88-20-36-326-043	11/17/2020	700,000	319,280	45.61	275,540	39.36	Industrial - Light Manufacturing	1976	8,739	80.1
1072 WHEATON	88-20-26-154-016	11/9/2020	300,000	178,880	59.63	166,620	55.54	Industrial - Light Manufacturing	1965	5,600	53.57
289 ROBBINS	88-20-36-352-016	11/5/2020	988,050	1,283,540	129.91	1,143,140	115.7	Industrial - Light Manufacturing	1977	30,023	32.91
1030 CHICAGO	88-20-35-226-056	10/5/2020	1,100,000	585,900	53.26	486,100	44.19	Industrial - Light Manufacturing	1982	13,634	80.68
2612 ELLIOTT	88-20-36-451-034	8/21/2020	800,000	422,730	52.84	392,040	49.01	Industrial - Light Manufacturing	1972	14,800	54.05
1460 ROCHESTER	88-20-34-226-041	5/28/2020	350,000	224,900	64.26	213,500	61	Industrial - Light Manufacturing	1965	5,000	70
993 RANKIN	88-20-34-226-059	1/10/2022	1,499,000	677,940	45.23	559,810	37.35	Industrial - Lofts	1987	20,881	71.79
997 ROCHESTER	88-20-34-201-081	10/14/2020	775,000	405,300	52.3	332,540	42.91	Industrial - Lofts	1987	11,792	65.72
1883 MAPLE	88-20-26-482-031	11/24/2021	1,320,000	675,660	51.19	641,670	48.61	Medical - Office Buildings	1992	6,572	200.85
1080 KIRTS	88-20-28-101-057	10/6/2021	455,000	255,410	56.13	239,410	52.62	Office Buildings	2002	3,354	135.66
1080 KIRTS	88-20-28-101-056	9/2/2021	405,000	220,630	54.48	204,200	50.42	Medical - Office Buildings	2002	2,201	184.01
3435 LIVERNOIS	88-20-21-426-021	3/8/2021	1,200,000	528,250	44.02	488,540	40.71	Medical - Office Buildings	2007	4,970	241.45
1982 LIVERNOIS	88-20-27-307-036	12/30/2020	560,000	274,270	48.98	257,010	45.89	Medical - Office Buildings	1973	4,749	117.92
5950 ROCHESTER	88-20-11-101-022	10/9/2020	950,000	511,800	53.87	577,730	60.81	Medical - Office Buildings	1978	3,695	257.1
1613 LIVERNOIS	88-20-28-478-057	3/14/2022	2,500,000	738,410	29.54	374,670	14.99	Markets - Convenience	1963	5,103	489.91
1869 MAPLE	88-20-26-482-033	3/28/2022	1,475,000	713,480	48.37	693,220	47	Office Buildings	1999	9,936	148.45
1000 MAPLE	88-20-28-303-033	3/16/2022	2,330,000	1,084,310	46.54	1,079,230	46.32	Office Buildings	1969	22,450	103.79
1631 LIVERNOIS	88-20-28-478-030	3/14/2022	400,000	165,180	41.3	142,390	35.6	Office Buildings	1956	2,497	160.19
1133 MAPLE	88-20-27-483-029	1/26/2022	2,067,000	1,053,460	50.97	1,018,850	49.29	Office Buildings	1985	21,100	97.96
1075 FOURTEEN MILE	88-20-36-377-020	12/29/2021	1,700,000	697,130	41.01	673,700	39.63	Office Buildings	1972	13,440	126.49
1095 MAPLE	88-20-27-482-030	12/16/2021	327,000	161,890	49.51	114,980	35.16	Office Buildings	1980	1,680	194.64
1350 STEPHENSON	88-20-35-126-014	11/23/2021	1,450,000	1,003,490	69.21	756,860	52.2	Office Buildings	1980	44,061	32.91
1120 LONG LAKE	88-20-14-101-040	10/22/2021	1,750,000	938,670	53.64	888,850	50.79	Office Buildings	1984	18,957	92.31
305 MAPLE	88-20-27-377-017	9/30/2021	225,000	108,820	48.36	112,450	49.98	Office Buildings	1947	1,937	116.16
3190 ROCHESTER	88-20-23-352-040	8/13/2021	601,000	301,630	50.19	292,970	48.75	Office Buildings	1984	5,262	114.22
1059 OWENDALE	88-20-26-102-013	8/12/2021	1,200,000	582,140	48.51	592,640	49.39	Office Buildings	1986	11,642	103.08
38921 DEQUINDRE	88-20-24-226-087	8/11/2021	1,150,000	473,660	41.19	490,850	42.68	Office Buildings	2003	5,100	225.49
5440 CORPORATE	88-20-08-476-018	7/15/2021	10,900,000	5,688,440	52.19	5,415,900	49.69	Office Buildings	1999	95,916	113.64
627 MAPLE	88-20-27-403-062	6/12/2021	3,000,000	918,680	30.62	889,900	29.66	Office Buildings	1999	10,277	291.91
455 MAPLE	88-20-27-378-022	10/20/2020	319,000	126,700	39.72	123,560	38.73	Office Buildings	1979	1,564	203.96
1111 LONG LAKE	88-20-17-226-002	10/2/2020	5,000,000	2,935,050	58.7	2,708,620	54.17	Office Buildings	1986	62,467	80.04
343 MAPLE	88-20-27-377-019	9/30/2020	210,000	90,800	43.24	88,800	42.29	Office Buildings	1956	900	233.33
550 STEPHENSON	88-20-35-327-015	6/24/2020	6,125,000	3,992,720	65.19	3,660,820	59.77	Office Buildings	1974	75,600	81.02
1175 FOURTEEN MILE	88-20-36-451-017	10/30/2020	265,000	146,390	55.24	142,810	53.89	Restaurants	1968	1,600	165.63
390 FOURTEEN MILE	88-20-35-400-037	9/24/2021	4,190,000	1,069,650	25.53	823,510	19.65	Restaurants - Fast Food	2021	4,383	955.97
1484 COOLIDGE	88-20-32-101-025	3/23/2021	1,350,000	901,100	66.75	787,630	58.34	Restaurants - Fast Food	2006	4,510	299.33

