

CITY of TROY
24 Month Commercial/Industrial Sales Study

N/C	#	Street Address	Parcel ID	Sale Date	Sale Price	2024 A/V	Ratio	2023 A/V	Ratio	Type	Yr Blt	SqFeet	\$/SF
APT1	2612.0	LOVINGTON	88-20-36-401-040	07/14/2021	1,475,000	632,700	42.89	618,860	41.96	Multiple Residences	1974	16,900	87.28
APT1	2600.0	LIVERNOS	88-20-27-151-002	11/16/2021	9,060,000	5,879,840	64.90	5,971,370	65.91	Hotels - Limited Service	1985	132,296	68.48
APT1	1071.0	VILLA PARK	88-20-02-301-010	11/08/2021	1,000,000,000	12,686,290	1.27	12,082,180	1.21	Multiple Residences	1976	336,720	2,969.83
APT1	2869.0	TROY CENTER	88-20-28-101-065	06/15/2022	24,900,000	8,657,730	34.77	8,152,630	32.74		1974	248,895	100.04
AUTO	777.0	JOHN R	88-20-35-276-005	11/30/2021	9,047,000	4,431,480	48.98	4,488,030	49.61	Auto Dealerships - Complete	1966	69,702	129.80
BANK	751.0	BIG BEAVER	88-20-22-477-048	08/24/2021	1,300,000	693,870	53.37	704,370	54.18	Banks - Branch	1974	3,958	328.45
C3501	200.0	FOURTEEN MILE	88-20-35-401-002	05/26/2022	8,439,716	4,476,120	53.04	4,098,020	48.56	Stores - Department	1966	99,615	84.72
CW	1300.0	MAPLE	88-20-28-302-026	03/06/2023	1,500,000	236,700	15.78	177,890	11.86	User-Defined	1968	0	0.00
DCC	5660.0	NEW KING	88-20-08-276-004	10/18/2021	3,680,000	943,940	25.65	908,610	24.69	Day Care Centers	2007	10,837	339.58
DCC	6952.0	JOHN R	88-20-01-101-041	03/21/2022	800,000	400,150	50.02	375,550	46.94	Day Care Centers	1993	5,263	152.00
DISTW	2011.0	LIVERNOS	88-20-28-433-031	08/23/2021	585,000	344,090	58.82	288,330	49.29	Warehouses - Distribution	1963	4,940	118.42
DISTW	1170.0	SOUTER	88-20-34-227-025	11/10/2021	2,000,000	1,204,980	60.25	1,163,130	58.16	Warehouses - Distribution	1970	39,945	50.07
DISTW	2011.0	LIVERNOS	88-20-28-433-031	10/11/2022	775,000	344,090	44.40	288,330	37.20	Warehouses - Distribution	1963	4,940	156.88
DISTW	1848.0	RING	88-20-35-226-100	10/14/2022	8,720,000	4,049,640	46.44	3,800,000	43.58	Warehouses - Distribution	1979	133,724	65.21
ENG	1788.0	NORTHWOOD	88-20-28-303-011	08/06/2021	1,060,000	494,150	46.62	469,580	44.30	Industrial - Engineering	1977	12,480	84.94
ENG	291.0	ELMWOOD	88-20-34-154-025	11/10/2021	420,000	153,200	36.48	148,180	35.28	Industrial - Engineering	1977	2,835	148.15
ENG	5875.0	NEW KING	88-20-08-227-002	12/30/2021	4,000,000	2,269,530	56.74	2,091,720	52.29	Industrial - Engineering	1988	68,636	58.28
ENG	665.0	ELMWOOD	88-20-34-201-084	04/21/2022	1,850,000	985,980	53.30	911,770	49.28	Industrial - Engineering	1980	21,044	87.91
ENG	1179.0	MAPLELAWN	88-20-28-303-002	03/30/2023	1,975,000	808,930	40.96	733,110	37.12	Industrial - Engineering	1984	19,828	99.61
GAS	1654.0	LIVERNOS	88-20-27-357-002	07/27/2022	980,000	476,190	48.59	419,230	42.78	Garages - Service Station Prefabric	2008	1,665	588.59
GAS	5012.0	ROCHESTER	88-20-11-351-009	03/15/2022	700,000	427,800	61.11	405,780	57.97	Garages - Service Station Prefabric	1993	1,256	557.32
ILM	4755.0	ROCHESTER	88-20-15-201-047	04/02/2021	3,500,000	2,291,190	65.46	2,057,790	58.79	Industrial - Light Manufacturing	1968	190,956	18.33

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ILM	120.0	PARK	88-20-34-152-006	06/22/2021	950,000	586,840	61.77	527,070	55.48	Industrial - Light Manufacturing	1978	16,856	56.36
ILM	1815.0	WOODSLEE	88-20-26-432-049	05/28/2021	535,000	289,340	54.08	279,000	52.15	Industrial - Light Manufacturing	1991	5,273	101.46
ILM	1871.0	WOODSLEE	88-20-26-434-035	07/07/2021	1,250,000	731,270	58.50	689,670	55.17	Industrial - Light Manufacturing	1987	16,158	77.36
ILM	2032.0	HEIDE	88-20-28-402-007	08/17/2021	1,250,000	562,650	45.01	537,170	42.97	Industrial - Light Manufacturing	1978	17,210	72.63
ILM	1400.0	ALLEN	88-20-35-102-040	08/12/2021	3,620,000	1,838,970	50.80	1,741,950	48.12	Industrial - Light Manufacturing	1979	46,984	77.05
ILM	1450.0	SOUTER	88-20-34-227-003	09/10/2021	525,000	306,020	58.29	283,320	53.97	Industrial - Light Manufacturing	1966	10,400	50.48
ILM	449.0	EXECUTIVE	88-20-36-376-040	08/25/2021	2,705,000	1,175,500	43.46	1,110,080	41.04	Industrial - Light Manufacturing	1975	33,001	81.97
ILM	2966.0	INDUSTRIAL ROV	88-20-32-151-001	09/16/2021	1,825,000	734,950	40.27	682,410	37.39	Industrial - Light Manufacturing	1970	15,400	118.51
ILM	1025.0	TROY CT	88-20-34-155-001	09/15/2021	910,000	340,820	37.45	322,580	35.45	Industrial - Light Manufacturing	1967	11,140	81.69
ILM	1416.0	MEIJER	88-20-32-226-018	08/31/2021	1,561,128	655,190	41.97	626,000	40.10	Industrial - Light Manufacturing	1980	17,998	86.74
ILM	1816.0	LARCHWOOD	88-20-26-432-034	10/15/2021	230,000	153,230	66.62	144,930	63.01	Industrial - Light Manufacturing	1974	2,176	105.70
ILM	567.0	ROBBINS	88-20-36-302-014	10/22/2021	1,715,000	867,260	50.57	807,960	47.11	Industrial - Light Manufacturing	1974	22,110	77.57
ILM	1044.0	RANKIN	88-20-34-278-002	10/05/2021	262,500	111,830	42.60	109,360	41.66	Industrial - Light Manufacturing	1969	1,800	145.83
ILM	1911.0	WOODSLEE	88-20-26-435-028	11/22/2021	5,475,000	2,603,640	47.56	2,421,910	44.24	Industrial - Light Manufacturing	1988	48,885	112.00
ILM	629.0	ELMWOOD	88-20-34-178-014	11/23/2021	1,320,000	524,850	39.76	471,780	35.74	Industrial - Light Manufacturing	1978	13,956	94.58
ILM	1750.0	MAPLELAWN	88-20-29-401-033	11/30/2021	925,000	489,460	52.91	472,070	51.03	Industrial - Light Manufacturing	1967	11,056	83.66
ILM	1095.0	CROOKS	88-20-32-226-013	11/12/2021	3,100,000	1,371,430	44.24	1,315,090	42.42	Industrial - Light Manufacturing	1986	35,340	87.72
ILM	900.0	CHICAGO	88-20-35-276-001	11/30/2021	436,954	339,870	77.78	320,840	73.43	Industrial - Light Manufacturing	1982	12,155	35.95
ILM	1909.0	THUNDERBIRD	88-20-28-402-009	12/27/2021	1,650,000	545,560	33.06	518,760	31.44	Industrial - Light Manufacturing	1973	17,450	94.56
ILM	750.0	CHICAGO	88-20-35-276-004	12/16/2021	2,644,000	1,014,550	38.37	953,690	36.07	Industrial - Light Manufacturing	1985	26,940	98.14
ILM	800.0	CHICAGO	88-20-35-276-003	12/22/2021	2,398,000	869,300	36.25	817,860	34.11	Industrial - Light Manufacturing	1984	24,436	98.13
ILM	850.0	CHICAGO	88-20-35-276-002	12/22/2021	1,583,000	631,500	39.89	591,460	37.36	Industrial - Light Manufacturing	1984	16,088	98.40

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ILM	977.0	FOURTEEN MILE	88-20-36-376-049	10/15/2021	7,750,000	4,240,900	54.72	3,942,020	50.86	Warehouses - Storage	1979	156,391	49.56
ILM	575.0	ELMWOOD	88-20-34-178-019	12/17/2021	950,000	419,270	44.13	406,790	42.82	Industrial - Light Manufacturing	1979	7,800	121.79
ILM	1925.0	MAPLE	88-20-32-226-039	06/10/2021	650,000	916,090	140.94	903,850	139.05	Industrial - Light Manufacturing	1961	24,595	26.43
ILM	1400.0	COMBERMERE	88-20-34-127-044	02/11/2022	952,500	372,100	39.07	349,930	36.74	Industrial - Light Manufacturing	1984	10,893	87.44
ILM	2655.0	ELLIOTT	88-20-36-426-035	02/15/2022	810,000	304,590	37.60	289,250	35.71	Industrial - Light Manufacturing	1969	9,880	81.98
ILM	700.0	STEPHENSON	88-20-35-327-019	11/22/2021	7,464,762	2,282,720	30.58	2,121,700	28.42	Industrial - Light Manufacturing	1979	29,344	254.39
ILM	1154.0	MAPLELAWN	88-20-28-301-016	04/12/2022	2,300,000	1,094,460	47.59	1,011,080	43.96	Industrial - Light Manufacturing	1984	22,034	104.38
ILM	2922.0	INDUSTRIAL ROV	88-20-32-151-002	04/22/2022	650,000	287,480	44.23	272,050	41.85	Industrial - Light Manufacturing	1964	4,640	140.09
ILM	1287.0	RANKIN	88-20-34-227-029	04/22/2022	650,000	286,400	44.06	275,150	42.33	Industrial - Light Manufacturing	1983	7,650	84.97
ILM	2717.0	INDUSTRIAL ROV	88-20-32-152-025	05/12/2022	2,300,000	820,460	35.67	753,770	32.77	Industrial - Light Manufacturing	1984	16,847	136.52
ILM	376.0	MINNESOTA	88-20-36-451-040	06/07/2022	775,000	289,070	37.30	282,670	36.47	Industrial - Light Manufacturing	1969	7,868	98.50
ILM	556.0	ROBBINS	88-20-36-326-043	05/17/2022	850,000	332,870	39.16	319,280	37.56	Industrial - Light Manufacturing	1976	8,739	97.27
ILM	289.0	ROBBINS	88-20-36-352-016	12/20/2021	3,052,345	1,346,010	44.10	1,283,540	42.05	Industrial - Light Manufacturing	1977	30,023	101.67
ILM	1030.0	CHICAGO	88-20-35-226-056	07/06/2022	1,460,000	616,070	42.20	585,900	40.13	Industrial - Light Manufacturing	1982	13,634	107.09
ILM	3903.0	ROCHESTER	88-20-22-226-044	07/15/2022	1,023,664	382,580	37.37	406,580	39.72	Industrial - Light Manufacturing	1978	5,225	195.92
ILM	1840.0	BRINSTON	88-20-26-428-030	07/28/2022	450,000	250,480	55.66	224,310	49.85	Industrial - Light Manufacturing	1978	6,464	69.62
ILM	1460.0	RANKIN	88-20-35-151-014	07/21/2022	2,395,500	1,052,850	43.95	991,990	41.41	Industrial - Light Manufacturing	1970	28,170	85.04
ILM	1160.0	WHEATON	88-20-26-154-017	08/02/2022	290,000	182,070	62.78	193,700	66.79		0	0	0.00
ILM	1249.0	ROCHESTER	88-20-34-201-062	07/18/2022	525,000	281,270	53.58	253,200	48.23	Industrial - Light Manufacturing	1969	8,040	65.30
ILM	2105.0	AUSTIN	88-20-26-401-049	08/30/2022	800,000	440,980	55.12	410,510	51.31	Industrial - Light Manufacturing	1980	10,404	76.89
ILM	386.0	MAPLE	88-20-34-126-059	08/29/2022	875,000	294,930	33.71	290,420	33.19	Industrial - Light Manufacturing	1980	6,348	137.84
ILM	286.0	EXECUTIVE	88-20-36-377-025	09/12/2022	1,300,000	603,830	46.45	567,470	43.65	Industrial - Light Manufacturing	1975	18,700	69.52

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ILM	1040.0	MAPLE	88-20-34-226-040	08/25/2022	600,000	348,430	58.07	219,070	36.51	Industrial - Light Manufacturing	1979	4,880	122.95
ILM	368.0	PARK	88-20-34-177-029	10/12/2022	1,250,000	485,260	38.82	456,470	36.52	Industrial - Light Manufacturing	1975	13,948	89.62
ILM	938.0	RANKIN	88-20-34-276-006	11/07/2022	755,000	357,290	47.32	329,630	43.66	Industrial - Light Manufacturing	2000	5,595	134.94
ILM	2000.0	HEIDE	88-20-28-402-008	11/04/2022	1,250,000	536,110	42.89	506,950	40.56	Industrial - Light Manufacturing	1976	15,500	80.65
ILM	1495.0	AXTELL	88-20-32-101-016	11/22/2022	1,700,000	618,230	36.37	578,230	34.01	Industrial - Light Manufacturing	1975	20,000	85.00
ILM	1886.0	LARCHWOOD	88-20-26-432-036	12/19/2022	585,000	286,060	48.90	270,440	46.23	Industrial - Light Manufacturing	1975	6,400	91.41
ILM	1955.0	BELLINGHAM	88-20-26-451-038	12/06/2022	600,000	306,940	51.16	291,110	48.52	Industrial - Light Manufacturing	1986	4,915	122.08
ILM	1515.0	AXTELL	88-20-32-101-015	01/06/2023	1,000,000	428,290	42.83	374,970	37.50	Industrial - Light Manufacturing	1953	12,000	83.33
ILM	1935.0	BELLINGHAM	88-20-26-451-034	01/27/2023	650,000	265,800	40.89	236,920	36.45	Industrial - Light Manufacturing	1986	5,822	111.65
ILM	2708.0	AMERICAN	88-20-36-426-116	02/01/2023	1,590,000	692,650	43.56	645,550	40.60	Industrial - Light Manufacturing	1987	17,900	88.83
ILM	1783.0	FOURTEEN MILE	88-20-36-476-037	02/09/2023	5,750,000	2,921,660	50.81	2,212,300	38.47	Warehouses - Storage	1968	78,362	73.38
ILM	1744.0	MAPLELAWN	88-20-29-401-017	02/24/2023	1,650,000	704,190	42.68	508,250	30.80	Industrial - Light Manufacturing	1967	13,404	123.10
ILM	1217.0	COMBERMERE	88-20-34-176-010	03/17/2023	995,000	245,290	24.65	194,190	19.52	Industrial - Light Manufacturing	1969	7,470	133.20
ILM	1255.0	RANKIN	88-20-34-227-027	02/28/2023	440,000	173,000	39.32	158,140	35.94	Industrial - Light Manufacturing	1983	3,584	122.77
LOFT	993.0	RANKIN	88-20-34-226-059	01/10/2022	1,499,000	723,710	48.28	677,940	45.23	Industrial - Lofts	1987	20,881	71.79
MED	1579.0	BIG BEAVER	88-20-29-226-051	06/15/2021	220,000	83,660	38.03	80,110	36.41	Medical - Office Buildings	1973	972	226.34
MED	1080.0	KIRTS	88-20-28-101-056	09/02/2021	405,000	227,970	56.29	220,630	54.48	Medical - Office Buildings	2002	2,201	184.01
MED	1080.0	KIRTS	88-20-28-101-057	10/06/2021	455,000	302,380	66.46	255,410	56.13	Medical - Office Buildings	2002	3,354	135.66
MED	1883.0	MAPLE	88-20-26-482-031	11/24/2021	1,320,000	731,590	55.42	675,660	51.19	Medical - Office Buildings	1992	6,572	200.85
MED	1551.0	BIG BEAVER	88-20-29-226-060	04/18/2022	200,000	83,710	41.86	79,530	39.77	Medical - Office Buildings	1973	972	205.76
MED	38815.0	DEQUINDRE	88-20-24-226-113	01/07/2022	572,122	225,200	39.36	217,010	37.93	Medical - Office Buildings	2004	2,573	222.36
MED	43037.0	DEQUINDRE	88-20-01-476-032	06/08/2022	3,600,000	838,410	23.29	734,460	20.40	Medical - Urgent Care Facilities	2021	5,056	712.03

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MED	3415.0	LIVERNOIS	88-20-21-426-020	10/17/2022	2,855,834	639,040	22.38	616,770	21.60	Medical - Office Buildings	2008	4,970	574.61
MED	2833.0	CROOKS	88-20-29-226-081	12/13/2022	1,236,000	660,230	53.42	595,820	48.21	Medical - Office Buildings	1983	9,472	130.49
MINIW	1205.0	ROCHESTER	88-20-34-201-066	08/01/2022	2,925,725	1,531,730	52.35	1,448,140	49.50	Warehouses - Mini	1986	31,724	92.22
MKT	1613.0	LIVERNOIS	88-20-28-478-057	03/14/2022	2,500,000	805,270	32.21	738,410	29.54	Markets - Convenience	1963	5,103	489.91
MKT	2822.0	MAPLE	88-20-36-226-065	08/25/2022	1,500,000	1,117,910	74.53	733,330	48.89	Markets	1992	16,265	92.22
OFF	5440.0	CORPORATE	88-20-08-476-018	07/15/2021	10,900,000	6,064,800	55.64	5,688,440	52.19	Office Buildings	1999	95,916	113.64
OFF	627.0	MAPLE	88-20-27-403-062	06/12/2021	3,000,000	996,410	33.21	918,680	30.62	Office Buildings	1999	10,277	291.91
OFF	3190.0	ROCHESTER	88-20-23-352-040	08/13/2021	601,000	301,730	50.20	301,630	50.19	Office Buildings	1984	5,262	114.22
OFF	1059.0	OWENDALE	88-20-26-102-013	08/12/2021	1,200,000	629,360	52.45	582,140	48.51	Office Buildings	1986	11,642	103.08
OFF	38921.0	DEQUINDRE	88-20-24-226-087	08/11/2021	1,150,000	465,470	40.48	473,660	41.19	Office Buildings	2003	5,100	225.49
OFF	305.0	MAPLE	88-20-27-377-017	09/30/2021	225,000	118,460	52.65	108,820	48.36	Office Buildings	1947	1,937	116.16
OFF	1120.0	LONG LAKE	88-20-14-101-040	10/22/2021	1,750,000	996,700	56.95	938,670	53.64	Office Buildings	1984	18,957	92.31
OFF	1350.0	STEPHENSON	88-20-35-126-014	11/23/2021	1,450,000	1,187,660	81.91	1,003,490	69.21	Office Buildings	1980	44,061	32.91
OFF	1095.0	MAPLE	88-20-27-482-030	12/16/2021	327,000	161,060	49.25	161,890	49.51	Office Buildings	1980	1,680	194.64
OFF	901.0	WILSHIRE	88-20-21-351-016	12/21/2021	15,500,000	8,765,930	56.55	8,470,930	54.65	Office Buildings	1984	180,416	85.91
OFF	1075.0	FOURTEEN MILE	88-20-36-377-020	12/29/2021	1,700,000	814,860	47.93	697,130	41.01	Office Buildings	1972	13,440	126.49
OFF	1133.0	MAPLE	88-20-27-483-029	01/26/2022	2,067,000	1,331,030	64.39	1,053,460	50.97	Office Buildings	1985	21,100	97.96
OFF	1000.0	MAPLE	88-20-28-303-033	03/16/2022	2,330,000	1,167,190	50.09	1,084,310	46.54	Office Buildings	1969	22,450	103.79
OFF	1631.0	LIVERNOIS	88-20-28-478-030	03/14/2022	400,000	164,000	41.00	165,180	41.30	Office Buildings	1956	2,497	160.19
OFF	1890.0	CROOKS	88-20-28-302-007	04/14/2022	1,100,000	554,830	50.44	531,770	48.34	Office Buildings	1979	10,767	102.16
OFF	1441.0	MAPLE	88-20-26-351-016	05/12/2022	1,995,000	1,060,870	53.18	978,240	49.03	Office Buildings	1974	32,175	62.00
OFF	505.0	MAPLE	88-20-27-379-013	06/08/2022	1,550,000	753,100	48.59	677,670	43.72	Office Buildings	1986	10,465	148.11

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OFF	5455.0	CORPORATE	88-20-08-451-004	06/09/2022	3,250,000	3,936,390	121.12	3,624,200	111.51	Office Buildings	1986	90,442	35.93
OFF	2032.0	SQUARE LAKE	88-20-12-100-086	06/22/2022	1,733,333	791,510	45.66	746,000	43.04	Office Buildings	2001	11,673	148.49
OFF	1869.0	MAPLE	88-20-26-482-033	03/28/2022	1,475,000	828,070	56.14	713,480	48.37	Office Buildings	1999	9,936	148.45
OFF	2065.0	LIVERNOIS	88-20-28-432-021	04/11/2022	440,000	212,460	48.29	216,830	49.28	Office Buildings	1998	3,521	124.96
OFF	1950.0	LIVERNOIS	88-20-27-307-038	07/28/2022	590,000	262,950	44.57	267,950	45.42	Office Buildings	1987	4,116	143.34
OFF	2118.0	BIG BEAVER	88-20-25-101-027	09/28/2022	2,000,000	1,135,240	56.76	980,690	49.03	Office Buildings	2004	17,373	115.12
OFF	245.0	KIRTS	88-20-28-252-016	10/19/2022	5,950,000	2,989,510	50.24	3,162,110	53.14		1987	218,307	27.26
OFF	6054.0	LIVERNOIS	88-20-03-301-087	12/20/2022	850,000	421,690	49.61	438,640	51.60	Office Buildings	1988	9,173	92.66
OFF	1853.0	MAPLE	88-20-26-482-032	02/13/2023	750,000	241,850	32.25	231,980	30.93	Office Buildings	1982	4,000	187.50
OFF	5555.0	NEW KING	88-20-08-476-009	02/21/2023	5,700,000	3,154,050	55.33	4,516,920	79.24	Office Buildings	1985	114,878	49.62
OFF	1934.0	LIVERNOIS	88-20-27-351-016	02/23/2023	490,000	131,250	26.79	124,800	25.47	Office Buildings	1954	2,723	179.95
OFF	189.0	BIG BEAVER	88-20-22-358-019	03/29/2023	1,125,000	475,820	42.30	440,940	39.19	Office Buildings	1974	10,060	111.83
RHCOM	675.0	MAPLE	88-20-27-451-055	12/23/2022	137,000	75,650	55.22	70,560	51.50	Row Houses/Town Houses	1965	1,305	104.98
RHCOM	1105.0	MAPLE	88-20-27-483-028	02/22/2023	185,000	132,540	71.64	110,900	59.95	Row Houses/Town Houses	1996	1,307	141.55
RSTFF	390.0	FOURTEEN MILE	88-20-35-400-037	09/24/2021	4,190,000	967,440	23.09	1,069,650	25.53	Restaurants - Fast Food	2021	4,383	955.97
RSTFF	3995.0	ROCHESTER	88-20-22-226-074	02/06/2023	1,928,193	853,980	44.29	830,550	43.07	Restaurants - Fast Food	1984	2,616	737.08
RSTFF	3110.0	ROCHESTER	88-20-23-354-052	11/18/2022	3,950,000	549,660	13.92	594,620	15.05	Restaurants - Fast Food	2019	2,220	1,779.28
RTL	54.0	SQUARE LAKE	88-20-10-101-003	07/08/2021	280,000	154,740	55.26	155,700	55.61	Stores - Retail	1915	1,298	215.72
RTL	1603.0	ROCHESTER	88-20-27-451-095	10/01/2021	675,000	305,690	45.29	305,210	45.22	Stores - Retail	1978	3,960	170.45
RTL	750.0	FOURTEEN MILE	88-20-35-400-031	03/24/2022	7,000,000	3,691,450	52.74	3,518,080	50.26	Stores - Mall Anchor Department	2014	50,285	139.21
RTL	1981.0	SOUTH BOULEVA	88-20-04-100-059	09/23/2022	1,985,000	823,420	41.48	773,690	38.98	Stores - Discount	2000	10,981	180.77
SCN	164.0	MAPLE	88-20-34-101-019	09/08/2021	1,150,000	830,490	72.22	576,200	50.10	Shopping Centers - Neighborhood	1989	9,425	122.02

CITY of TROY
24 Month Commercial/Industrial Sales Study

N/C	#	Street Address	Parcel ID	Sale Date	Sale Price	2024 A/V	Ratio	2023 A/V	Ratio	Type	Yr Blt	SqFeet	\$/SF
SCN	5296.0	CROOKS	88-20-09-302-006	07/14/2022	5,250,000	2,150,260	40.96	1,581,190	30.12	Shopping Centers - Neighborhood	2021	9,840	533.54
SCN	3132.0	ROCHESTER	88-20-23-354-051	11/18/2022	3,950,000	1,926,870	48.78	1,277,930	32.35	Shopping Centers - Neighborhood	2019	9,530	414.48
SCN	301.0	BIG BEAVER	88-20-22-380-033	02/23/2023	6,196,500	2,423,590	39.11	1,285,240	20.74	Restaurants - Fast Food	2016	11,622	533.17
SG	931.0	RANKIN	88-20-34-226-062	03/18/2022	462,500	245,140	53.00	230,790	49.90	Garages - Service/Fleet Facilities R	1968	5,958	77.63
SG	3439.0	ROCHESTER	88-20-22-401-019	06/20/2022	1,400,000	694,620	49.62	637,620	45.54	Garages - Service Station with Ser	1989	6,000	233.33
SG	1237.0	FOURTEEN MILE	88-20-36-451-019	12/08/2022	850,000	432,080	50.83	412,950	48.58	Garages - Service/Fleet Facilities R	1986	8,870	95.83
VET	3705.0	ROCHESTER	88-20-22-276-046	01/26/2023	650,000	325,150	50.02	241,630	37.17	Hospitals - Veterinary	1969	2,676	242.90
VLCOM	1460.0	STEPHENSON	88-20-35-126-025	05/04/2022	950,000	453,000	47.68	473,690	49.86		0	0	0.00
VLCOM	43109.0	DEQUINDRE	88-20-01-476-069	11/03/2022	950,000	360,690	37.97	359,800	37.87		0	0	0.00
VLIND	.0		88-20-29-401-003	04/12/2021	10,130,079	752,860	7.43	817,040	8.07		0	0	0.00
VLIND	.0		88-20-34-201-086	06/23/2021	330,000	164,160	49.75	163,910	49.67		0	0	0.00
					1,324,212,355	161,497,840							