

# COMMERCIAL SALES REPORT

Parcel Number	Address	Sales Date	Sales Price	Prev Yr Assessment	Current Assessment	Sales Ratio	S.F.	Sale \$/S.F.	Type	Grantor	Grantee
<b>Class</b> <b>002</b>	201 - NORTHLAND CITY CENTER										
<b>Class</b> <b>201</b>	201 - AUTO - DEALERSHIPS										
76-24-08-476-007	29300 TELEGRAPH RD	02/06/23	\$8,490,000	4,086,940	4,155,240	48.94%	51,352	\$209.30	Conventional	ART MORAN PONTIA	MATICK SOUTHFIELD
<b>Class</b> <b>201</b>	201 - BARBER & BEAUTY SHOPS										
76-24-13-130-032	17125 W 12 MILE RD	05/13/23	\$135,000	80,600	83,680	61.99%	911	\$148.19	Conventional	DI CARO, ANTONINA	SUMER SERVICES LLC
<b>Class</b> <b>201</b>	201 - CLUBHOUSES & RECREATION CLUBS										
76-24-27-351-019	21900 W 9 MILE RD	02/10/23	\$625,000	485,660	383,120	61.30%	23,583	\$26.50	Conventional	PHL VENTURES LLC	LUCKY STRIKE HOLDI
<b>Class</b> <b>201</b>	201 - DATA CENTERS/ENGINEERING/RESEARCH										
<b>Class</b> <b>201</b>	201 - GAS STATIONS										
<b>Class</b> <b>201</b>	201 - HEALTH CARE FACILITIES										
76-24-29-101-014	25775 W 10 MILE RD	04/05/23	\$900,000	478,520	505,320	56.15%	8,545	\$105.32	Conventional	TEN BEECH ASSOCI	ARLAND CAR WASH LL
76-24-24-227-011	26615 GREENFIELD RD	01/06/23	\$495,000	151,310	159,790	32.28%	4,196	\$117.97	Conventional	CALLIS, GEORGIA	GREEN SOUND STUDI
<b>Class</b> <b>201</b>	201 - HOTELS										
76-24-21-100-130	27027 NORTHWESTERN	03/29/23	\$10,200,000	4,103,480	3,739,300	36.66%	80,653	\$489.26	Conventional	CY SOUTHFIELD HO	AG LODGING LLC
<b>Class</b> <b>201</b>	201 - MOTELS										
<b>Class</b>											

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<b>201</b>	201 - MULTIPLE RESIDENCES										
76-24-18-400-033	26598 E CARNEGIE PARK	06/28/23	\$20,605,000	5,665,040	6,160,470	29.90%	128,646	\$22,717.	Conventional	SG CARNEGIE PARK	CARNEGIE INVESTME
<b>Class</b>											
<b>201</b>	201 - NEIGHBORHOOD SHOPPING CENTER										
76-24-26-226-003	24785 SOUTHFIELD RD	12/12/23	\$1,200,000	376,750	416,650	34.72%	3,223	\$372.32	Conventional	FAITH GROUP	10 CORNER LLC
76-24-07-326-007	29476 NORTHWESTERN	05/30/23	\$810,000	379,130	401,980	49.63%	6,014	\$134.69	Conventional	29476 SOUTHFIELD	SOUTHFIED Q LLC
<b>Class</b>											
<b>201</b>	201 - OFFICE - CLASS A										
76-24-07-351-110	26776 W 12 MILE RD	11/29/23	\$1,400,000	806,480	832,600	59.47%	20,164	\$69.43	Conventional	FRANKLIN SHOPPIN	26776 W 12 MILE OWN
76-24-36-451-010	16200 NORTHLAND DR	09/19/23	\$455,250	214,840	206,880	45.44%	34,144	\$13.33	Conventional	OAKLAND COUNTY	16200 NORTHLAND LL
76-24-18-451-008	26255 AMERICAN DR	04/17/23	\$10,400,000	4,783,720	5,117,260	49.20%	80,777	\$131.12	Conventional	STAR INSURANCE G	BLUE CROSS BLUE SH
<b>Class</b>											
<b>201</b>	201 - OFFICE - CLASS B										
<b>Class</b>											
<b>201</b>	201 - OFFICE - CLASS C										
76-24-11-226-016	30233 SOUTHFIELD RD	10/20/23	\$1,950,000	722,190	745,860	38.25%	24,360	\$80.05	Conventional	GO ONE LLC	CLEAN EXPRESS SOU
76-24-12-451-024	16500 W 12 MILE RD	10/09/23	\$2,100,000	908,980	974,590	46.41%	62,752	\$33.47	Conventional	ATLAS HOLDING CO	KENSINGTON COMMU
76-24-07-351-018	29229 NORTHWESTERN	08/18/23	\$535,000	458,340	455,080	85.06%	7,632	\$229.02	Conventional	L & G REAL ESTATE	MIVAN HOLDING GRO
76-24-12-352-007	17320 W 12 MILE RD	08/15/23	\$5,800,000	1,279,610	1,391,520	23.99%	61,617	\$816.90	Conventional	MANHATTAN OFFIC	MANHATTAN PLACE O
76-24-22-351-018	25180 LAHSER RD	07/19/23	\$675,000	357,960	389,270	57.67%	9,288	\$72.67	Conventional	REAL ESTATE NETW	SERENITY SOUTHFIEL
76-24-26-280-024	24001 SOUTHFIELD RD	04/07/23	\$1,150,000	373,440	406,090	35.31%	16,050	\$71.65	Conventional	KLOCHKO, PETER	VITAL MANAGEMENT
<b>Class</b>											
<b>201</b>	201 - OFFICE - CONVERSIONS & DAY CARE CENT										

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76-24-23-456-017	18500 W 10 MILE RD	11/29/23	\$310,000	97,520	99,510	32.10%	2,116	\$182.78	Conventional	TARGET EQUITIES L	TMJ MANAGEMENT RE
76-24-13-130-001	17195 W 12 MILE RD	10/12/23	\$218,000	86,580	000	0.00%	1,818	\$119.91	Conventional	17195 LLC	DHARMA RAIN MEDITA
76-24-13-204-017	16125 W 12 MILE RD	10/03/23	\$225,000	59,850	61,670	27.41%	1,036	\$217.18	Conventional	PALLARES, MARIAN	WOODWIND PROPERT
<b>Class 002</b>	201 - OFFICE - SINGLE TENANCY										
76-24-12-230-012	30825 GREENFIELD RD	09/20/23	\$375,000	113,110	000	0.00%	2,450	\$153.06	Conventional	BISBIKIS, MARCO M	MAB REAL ESTATE IN
76-24-36-353-026	17356 NORTHLAND PAR	05/22/23	\$405,000	39,210	000	0.00%	9,504	\$42.61	Conventional	PHILLIPINE AMER C	HOLY SPIRIT ASSOCIA
<b>Class 201</b>	201 - OFFICE - DENTAL CLINIC										
76-24-10-479-048	20400 W 12 MILE RD	12/13/23	\$500,000	282,390	294,490	58.90%	2,800	\$178.57	Conventional	TINGLING PROPERT	GROSS SOUTHFIELD
76-24-12-435-022	29405 GREENFIELD RD	11/10/23	\$420,000	181,420	199,880	47.59%	2,720	\$154.41	Conventional	HASSAN, ZAHOORU	H SALEH VENTURES L
76-24-07-477-010	26206 W 12 MILE RD	05/31/23	\$1,675,000	974,910	1,060,160	63.29%	27,298	\$63.79	Conventional	FRANKLIN MEDICAL	FRANKLIN MEDICAL H
<b>Class 201</b>	201 - RETAIL - FREESTANDING										
76-24-28-351-031	23262 TELEGRAPH RD	06/30/23	\$550,000	206,010	226,810	41.24%	8,420	\$65.32	Conventional	TEL-NINE REALTY C	SOUTHFIELD BUILDIN
76-24-31-303-007	27105 SHIAWASSEE RD	05/31/23	\$110,000	59,560	65,990	59.99%	1,200	\$91.67	Conventional	EKANAYAKA, SAND	C2C CONVENIENCE LL
76-24-11-351-040	20000 W 12 MILE RD	01/24/23	\$775,000	433,080	479,850	61.92%	5,477	\$141.50	Conventional	THE HUNTINGTON B	VDG EVERGREEN LLC
<b>Class 201</b>	201 - RETAIL - MISC										
<b>Class 201</b>	201 - RETAIL - MULTI-TENANT										
76-24-24-276-005	26101 GREENFIELD RD	12/19/23	\$6,700,000	2,728,570	2,909,670	43.43%	86,037	\$77.87	Conventional	SHERWOOD SQ SH	SOUTHFIELD VENTUR
76-24-36-204-001	22555 GREENFIELD RD	12/19/23	\$6,700,000	4,644,650	4,952,930	73.92%	107,914	\$161.39	Conventional	GREENFIELD PLAZA	SOUTHFIELD VENTUR

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76-24-07-351-109	29225 NORTHWESTERN	11/29/23	\$4,500,000	1,858,560	1,981,920	44.04%	60,602	\$245.30	Conventional	FRANKLIN SHOPPIN	29101 NORTHWESTER
76-24-21-428-077	25843 LAHSER RD	03/01/23	\$3,050,000	694,680	740,790	24.29%	17,037	\$449.39	Conventional	GARMO PROPERTIE	CIVIC CORNER LLC
<b>Class</b> <b>201</b>	201 - RESTAURANTS - FAST FOOD										
<b>Class</b> <b>201</b>	201 - SCHOOLS & EXEMPT PROPERTIES										
<b>Class</b> <b>201</b>	201 - SHELL BUILDINGS										
76-24-26-126-028	19111 W 10 MILE RD	08/11/23	\$750,000	554,880	633,380	84.45%	143,728	\$12.52	Conventional	SOUTHFIELD COND	A&A BUSINESS GROU
76-24-36-476-032	21100 NORTHWESTERN	05/04/23	\$6,500,000	289,580	000	0.00%	000	\$41.12	Conventional	NORTHLAND CITY C	COSTCO WHOLESale
76-24-36-478-017	21110 NORTHWESTERN	05/04/23	\$6,500,000	0	4,644,840	71.46%	000	\$41.12	Conventional	NORTHLAND CITY C	COSTCO WHOLESale
<b>Class</b> <b>201</b>	201 - WAREHOUSE - HIGH										
76-24-32-401-033	21342 BRIDGE ST	04/20/23	\$850,000	352,140	369,430	43.46%	10,611	\$80.11	Conventional	21342 BRIDGE LLC	GKL INVESTMENTS LL
<b>Class</b> <b>201</b>	201 - WAREHOUSE - MINI-STORAGE										
<b>Class</b> <b>201</b>	201 - WAREHOUSE - STORAGE										
76-24-31-377-045	26650 W 8 MILE RD	05/19/23	\$675,000	218,100	228,780	33.89%	7,476	\$90.29	Conventional	MOTOR CITY CONS	BUELL INVESTMENTS
<b>Class</b> <b>202</b>	202 - COMMERCIAL VACANT										
<b>Class</b> <b>301</b>	301 - INDUSTRIAL										
76-24-31-477-026	26290 W 8 MILE RD	02/03/23	\$8,270,000	0	2,554,230	30.89%	133,729	\$71.37	Conventional	STORE CAPITAL CO	STORE CAPITAL LLC
<b>Class</b>											

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<b>202</b>	436A MAGNOLIA 36A										
76-24-36-176-002	RUTLAND DR	08/10/23	\$26,000	7,940	7,940	30.54%	000	\$26,000.	Conventional	RASHID, SAHIR	DASGUPTA, GREGORY