

CITY OF KEEGO HARBOR

ECF FOR 2024: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$12,691,750	\$3,847,902	\$8,843,848	\$7,361,262	\$5,051,080	39.80%	1.201

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
8	08-20-30-456-020	2555 E MAPLE RD	APT	12/06/21	\$950,000	\$381,309	\$568,691	\$427,054	\$421,650	44.38%		201
8	08-19-36-456-018	355 E 14 MILE RD	APT	07/12/23	\$1,725,000	\$1,150,317	\$574,683	\$469,014	\$792,790	45.96%		201
4	04-25-17-305-009	2200 BERKLEY AVE	APT	10/02/20	\$3,525,000	\$666,340	\$2,858,660	\$2,919,227	\$1,316,700	37.35%		201
16	16-25-03-128-023	220 S ROCHESTER RD	APT	11/17/21	\$1,526,450	\$295,759	\$1,230,691	\$1,018,897	\$538,600	35.28%		201
16	16-20-33-477-045	102 N WASHINGTON AVE	APT	10/25/22	\$688,500	\$144,524	\$543,976	\$266,925	\$193,960	28.17		201
24	24-25-34-154-045	1021 ALLEN ST	APP	06/09/21	\$523,800	\$118,037	\$405,763	\$150,315	\$130,460	24.91		201
24	24-25-26-184-007	2280 ANNABELLE ST	APP	04/22/21	\$400,000	\$112,419	\$287,581	\$152,678	\$145,630	36.41%	24-25-26-184-006	201
24	24-25-27-354-028	524 WITHINGTON ST	APP	02/28/22	\$600,000	\$65,510	\$534,490	\$292,167	\$260,920	43.49%		201
24	24-25-34-178-022	334 W MARSHALL ST	APP	05/11/22	\$425,000	\$175,164	\$249,836	\$155,451	\$176,120	41.44%		201
64	64-14-28-481-022	98 S EDITH	APP	05/21/21	\$310,000	\$19,687	\$290,313	\$317,961	\$118,570	38.25%		201
64	64-14-33-210-065	389 OSMUN ST	APS	08/05/22	\$138,000	\$10,108	\$127,892	\$108,034	\$46,690	33.83%		201
68	68-15-11-304-011	327 LYSANDER ST	APT	12/21/21	\$1,400,000	\$567,332	\$832,668	\$863,018	\$713,780	50.98%	68-15-11-304-026, 68-15-11-304-012, 68-15-11-304-013	201
LM	LM-16-10-428-006	234 CLINTON ST	APT	05/27/21	\$480,000	\$141,396	\$338,604	\$220,521	\$195,210	40.67%		201

CITY OF KEEGO HARBOR

ECF FOR 2024: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$5,571,000	\$1,686,171	\$3,884,829	\$3,537,344	\$2,406,230	43.19%	1.098

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
28	28-25-36-359-036	345 E 8 MILE RD	BMS	03/24/22	\$460,000	\$76,767	\$383,233	\$376,757	\$212,180	46.13		201
36	36-18-01-303-030	2111 CASS LAKE RD	BMS	03/16/22	\$960,000	\$97,861	\$862,139	\$626,954	\$358,610	37.36		201
44	44-25-12-376-017	639 E 12 MILE RD	BMS	04/09/21	\$110,000	\$39,492	\$70,508	\$74,217	\$51,370	46.70		201
64	64-14-19-431-002	311 W MONTCALM ST	BMS	07/15/21	\$335,000	\$17,579	\$317,421	\$292,223	\$112,660	33.63		201
64	64-14-32-178-003	235 WESSEN ST	BMS	01/21/22	\$650,000	\$227,597	\$422,403	\$575,022	\$310,640	47.79		201
68	68-15-11-301-001	1100 N MAIN ST	BMS	08/31/21	\$1,420,000	\$399,475	\$1,020,525	\$732,460	\$642,340	45.24		201
96	96-22-08-227-022	29362 LORIE LN	BMS	02/07/23	\$240,000	\$135,018	\$104,982	\$22,751	\$72,130	30.05		301
IH	IH-01-34-352-002	503 S BROAD ST	BMS	07/13/22	\$160,000	\$49,087	\$110,913	\$59,512	\$46,890	29.31		201
U	U -07-10-226-001	10197 DIXIE HWY	BMS	04/27/23	\$215,000	\$155,889	\$59,111	\$125,347	\$161,250	75.00		201
U	U -07-14-176-005	9700 DIXIE HWY	BMS	05/25/22	\$1,021,000	\$487,406	\$533,594	\$652,101	\$438,160	42.91	U -07-14-176-004	201

CITY OF KEEGO HARBOR

ECF FOR 2024: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$6,870,500	\$1,883,573	\$4,986,927	\$4,988,917	\$3,180,940	46.30%	1.000

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
16	16-20-33-101-001	1365 W MAPLE RD	CAS	04/27/21	\$1,245,000	\$489,790	\$755,210	\$839,259	\$615,880	49.47		201
20	20-23-28-476-007	33500 W 9 MILE RD	CAS	12/02/21	\$700,000	\$286,780	\$413,220	\$490,483	\$382,570	54.65		201
36	36-18-02-477-001	3091 ORCHARD LAKE RD	CAS	10/07/22	\$557,000	\$48,400	\$508,600	\$232,832	\$125,770	22.58		201
36	36-18-11-229-008	3389 ORCHARD LAKE RD	CAS	12/30/22	\$700,000	\$129,574	\$570,426	\$279,607	\$194,000	27.71		201
56	56-18-15-428-020	4220 ORCHARD LAKE RD	CAS	07/12/21	\$500,000	\$186,090	\$313,910	\$222,828	\$192,100	38.42		201
64	64-14-09-352-003	263 E WALTON BLVD	CAS	03/23/22	\$2,287,500	\$375,256	\$1,912,244	\$2,248,055	\$1,192,330	52.12		301
64	64-14-17-404-002	1076 BALDWIN AVE	CAS	04/01/21	\$169,000	\$70,160	\$98,840	\$96,742	\$77,760	46.01	64-14-17-404-001	201
64	64-14-19-129-034	CESAR CHAVEZ	CAS	11/12/21	\$153,000	\$31,841	\$121,159	\$153,441	\$82,540	53.95		201
64	64-14-20-305-029	550 CESAR E CHAVEZ AVE	CAS	09/14/21	\$150,000	\$39,259	\$110,741	\$205,148	\$109,150	72.77	64-14-20-305-008	201
64	64-14-21-357-004	440 N PADDOCK ST	CAS	01/04/22	\$179,000	\$38,947	\$140,053	\$181,443	\$98,490	55.02		201
IH	IH-01-33-426-011	101 CIVIC DR	CAS	06/14/22	\$230,000	\$187,476	\$42,524	\$39,079	\$110,350	47.98		201

CITY OF KEEGO HARBOR

ECF FOR 2024: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
15	\$4,860,000	\$1,231,205	\$3,628,795	\$3,943,003	\$2,224,830	45.78%	0.920

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
36	36-18-01-305-016	27870 ORCHARD LAKE RD	COF	01/27/23	\$400,000	\$90,542	\$309,458	\$189,207	\$122,080	30.52		201
36	36-18-02-281-033	2030 CASS LAKE RD	COF	01/27/22	\$285,000	\$44,533	\$240,467	\$147,693	\$84,670	29.71		201
36	36-18-02-427-045	2094 CASS LAKE RD	COF	04/20/21	\$160,000	\$57,073	\$102,927	\$107,956	\$72,720	45.45		201
36	36-18-11-251-024	3435 ORCHARD LAKE RD	COF	11/02/22	\$870,000	\$159,582	\$710,418	\$627,300	\$343,370	39.47		201
64	64-14-31-256-002	675 ORCHARD LAKE RD	COF	03/15/22	\$135,000	\$18,919	\$116,081	\$199,334	\$69,470	51.46		201
64	64-14-32-127-019	149 FRANKLIN RD	COF	08/10/22	\$180,000	\$47,574	\$132,426	\$309,650	\$114,630	63.68		201
64	64-14-32-152-027	473 ORCHARD LAKE RD	COF	11/15/21	\$70,000	\$13,002	\$56,998	\$124,124	\$43,050	61.50		201
64	64-19-04-202-027	44688 WOODWARD AVE	COF	06/04/21	\$199,000	\$31,710	\$167,290	\$261,156	\$92,210	46.34		201
80	80-21-20-358-001	346 N LAFAYETTE ST	COF	10/03/22	\$425,000	\$93,355	\$331,645	\$283,819	\$167,270	39.36	80-21-20-358-002	201
92	92-17-34-253-025	523 N PONTIAC TRL	COF	03/06/23	\$680,000	\$166,124	\$513,876	\$488,857	\$300,330	44.17	92-17-34-253-026, 92-17-34-253-027, 92-17-34-253-028	201
92	92-17-34-255-010	341 N PONTIAC TRL	COF	07/02/21	\$435,000	\$167,051	\$267,949	\$357,206	\$232,170	53.37		201
E	E -17-11-177-015	9640 COMMERCE RD	COF	02/22/22	\$120,000	\$6,333	\$113,667	\$186,162	\$91,230	76.03		201
E	E -17-15-353-013	1010 W OAKLEY PARK RD	COF	05/04/22	\$211,000	\$66,346	\$144,654	\$197,022	\$130,060	61.64		201
EW	EW-17-21-426-005	1585 GLENGARY RD	COF	12/07/21	\$300,000	\$113,048	\$186,952	\$209,541	\$165,200	55.07		201
EW	EW-17-23-101-021	3075 S COMMERCE RD	COF	05/07/21	\$390,000	\$156,013	\$233,987	\$253,976	\$196,370	50.35		201

CITY OF KEEGO HARBOR

ECF FOR 2024: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$4,755,000	\$1,333,970	\$3,421,030	\$3,537,845	\$2,282,940	48.01%	0.967

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
E	E -17-12-229-026	2569 UNION LAKE RD	CRL	04/29/21	\$600,000	\$348,259	\$251,741	\$369,798	\$358,490	59.75		201
80	80-21-30-232-012	224 S LAFAYETTE ST	CRL	12/14/22	\$475,000	\$122,090	\$352,910	\$385,494	\$291,380	61.34		201
64	64-14-28-381-035	263 AUBURN AVE	CRM	02/04/22	\$650,000	\$83,499	\$566,501	\$611,616	\$273,800	42.12	64-14-28-381-012, 64-14-28-381-026, 64-14-28-381-027	201
64	64-14-28-231-004	340 MARTIN LUTHER KING	CRL	02/03/23	\$325,000	\$76,033	\$248,967	\$262,015	\$120,990	37.23		201
80	80-21-29-101-005	116 E LAKE ST	CRL	08/19/22	\$245,000	\$35,785	\$209,215	\$208,857	\$119,460	48.76		201
80	80-21-20-360-030	116 N LAFAYETTE ST	CRL	03/08/22	\$200,000	\$35,785	\$164,215	\$154,625	\$92,530	46.27		201
92	92-17-34-409-003	209 E WALLED LAKE DR	CRL	05/21/21	\$430,000	\$118,977	\$311,023	\$289,223	\$204,950	47.66		201
64	64-14-17-382-027	1007 BALDWIN AVE	CRL	03/04/22	\$250,000	\$31,883	\$218,117	\$198,986	\$79,170	31.67		201
92	92-17-34-226-013	929 N PONTIAC TRL	CRL	12/13/22	\$380,000	\$73,121	\$306,879	\$218,805	\$129,650	34.12		201
36	36-18-11-230-001	3399 ORCHARD LAKE RD	CRL	03/22/23	\$600,000	\$116,965	\$483,035	\$282,878	\$183,430	30.57		201
E	E -17-33-226-011	1050 BENSTEIN RD	CRL	07/14/21	\$600,000	\$291,573	\$308,427	\$555,548	\$429,090	71.52		201

CITY OF KEEGO HARBOR

ECF FOR 2024: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$7,825,000	\$3,122,988	\$4,702,012	\$4,520,066	\$3,898,400	49.82%	1.040

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
16	16-20-34-453-004	55 N ROCHESTER RD	CRS	09/27/22	\$160,000	\$125,920	\$34,080	\$64,205	\$99,980	62.49		201
20	20-23-28-128-035	34635 GRAND RIVER AVE	CRS	07/23/21	\$750,000	\$445,075	\$304,925	\$506,718	\$447,600	59.68		201
20	20-23-35-103-015	30746 GRAND RIVER AVE	CRS	03/21/22	\$120,000	\$33,290	\$86,710	\$97,078	\$61,340	51.12		201
24	24-25-34-127-013	22726 WOODWARD AVE	BAR	05/02/22	\$350,000	\$117,234	\$232,766	\$192,368	\$173,870	49.68		201
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CRS	01/17/23	\$750,000	\$290,687	\$459,313	\$368,370	\$318,080	42.41		201
44	44-25-01-301-002	31660 JOHN R RD	CRS	09/07/22	\$750,000	\$378,953	\$371,047	\$342,566	\$365,470	48.73		201
44	44-25-13-105-002	630 E 12 MILE RD	CRS	12/21/21	\$115,000	\$65,810	\$49,190	\$58,706	\$63,130	54.90		201
64	64-14-21-405-006	630 MARTIN LUTHER KING	CRS	09/01/22	\$250,000	\$50,205	\$199,795	\$184,084	\$89,210	35.68		201
68	68-15-15-228-020	401 S MAIN ST	CRS	12/08/21	\$1,450,000	\$475,282	\$974,718	\$806,059	\$733,420	50.58		201
68	68-15-15-232-026	327 S MAIN ST	CRS	11/16/22	\$1,000,000	\$405,593	\$594,407	\$570,492	\$551,880	55.19		201
96	96-22-05-352-003	29710 S WIXOM RD	CRS	02/18/22	\$1,000,000	\$420,626	\$579,374	\$481,156	\$487,280	48.73		201
IH	IH-01-27-359-009	806 N SAGINAW ST	BAR	02/10/22	\$680,000	\$77,860	\$602,140	\$494,631	\$281,730	41.43		201
U	U -07-03-126-013	10816 DIXIE HWY	CRS	10/28/22	\$450,000	\$236,453	\$213,547	\$353,633	\$225,410	50.09		201

CITY OF KEEGO HARBOR

ECF FOR 2024: MHP

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$9,440,300	\$2,401,826	\$7,038,474	\$5,873,351	\$3,719,690	39.40%	1.198

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
8	08-20-30-456-020	2555 E MAPLE RD	APT	12/06/21	\$950,000	\$381,309	\$568,691	\$427,054	\$421,650	44.38%		201
4	04-25-17-405-009	2200 BERKLEY AVE	APT	10/02/20	\$3,525,000	\$666,340	\$2,858,660	\$2,919,227	\$1,316,700	37.35%		201
16	16-20-33-477-045	102 N WASHINGTON AVE	APT	10/25/22	\$688,500	\$144,524	\$543,976	\$266,925	\$193,960	28.17		201
24	24-25-34-154-045	1021 ALLEN ST	APP	06/09/21	\$523,800	\$118,037	\$405,763	\$150,315	\$130,460	24.91		201
24	24-25-26-184-007	2280 ANNABELLE ST	APP	04/22/21	\$400,000	\$112,419	\$287,581	\$152,678	\$145,630	36.41%	24-25-26-184-006	201
24	24-25-27-354-028	524 WITHINGTON ST	APP	02/28/22	\$600,000	\$65,510	\$534,490	\$292,167	\$260,920	43.49%		201
24	24-25-34-178-022	334 W MARSHALL ST	APP	05/11/22	\$425,000	\$175,164	\$249,836	\$155,451	\$176,120	41.44%		201
64	64-14-28-481-022	98 S EDITH	APP	05/21/21	\$310,000	\$19,687	\$290,313	\$317,961	\$118,570	38.25%		201
64	64-14-33-210-065	389 OSMUN ST	APS	08/05/22	\$138,000	\$10,108	\$127,892	\$108,034	\$46,690	33.83%		201
68	68-15-11-304-011	327 LYSANDER ST	APT	12/21/21	\$1,400,000	\$567,332	\$832,668	\$863,018	\$713,780	50.98%	68-15-11-304-026, 68-15-11-304-012, 68-15-11-304-013	201
LM	LM-16-10-428-006	234 CLINTON ST	APT	05/27/21	\$480,000	\$141,396	\$338,604	\$220,521	\$195,210	40.67%		201