

**CITY OF LATHRUP**

**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
10	\$9,754,450	\$2,435,024	\$7,319,426	\$6,475,008	\$3,933,870	40.33%	1.130

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	04-25-17-305-009	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
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 LATHRUP**

**ECF FOR 2024: BNK**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$5,306,000	\$1,309,458	\$3,996,542	\$4,576,882	\$2,604,680	49.09%	0.873

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
4	04-25-17-155-001	2790 COOLIDGE HWY	COF	02/25/22	\$135,000	\$72,034	\$62,966	\$79,137	\$70,620	52.31		201
4	04-25-18-205-028	2985 12 MILE RD	COF	05/26/22	\$500,000	\$79,779	\$420,221	\$423,236	\$249,650	49.93		201
20	20-23-26-351-001	22882 ORCHARD LAKE RD	COF	10/08/21	\$290,000	\$68,418	\$221,582	\$276,190	\$166,730	57.49		201
20	20-23-26-351-025	22730 ORCHARD LAKE RD	COF	09/28/22	\$390,000	\$127,569	\$262,431	\$281,027	\$196,470	50.38		201
20	20-23-27-232-001	24001 ORCHARD LAKE RD	COF	10/07/21	\$300,000	\$53,576	\$246,424	\$280,560	\$161,410	53.80		201
20	20-23-27-428-026	23011 ORCHARD LAKE RD	COF	10/31/22	\$190,000	\$71,026	\$118,974	\$148,583	\$103,950	54.71		201
20	20-23-28-428-052	33750 FREEDOM RD	COF	07/26/21	\$975,000	\$270,222	\$704,778	\$791,197	\$513,890	52.71	20-23-28-428-053	201
28	28-25-36-126-009	704 E NINE MILE	COF	08/03/21	\$250,000	\$39,179	\$210,821	\$276,360	\$119,430	47.77		201
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	07/01/22	\$460,000	\$108,574	\$351,426	\$484,522	\$236,920	51.50		201
40	40-24-14-226-048	18411 W 12 MILE RD	COF	10/25/21	\$450,000	\$139,348	\$310,652	\$441,513	\$237,490	52.78		201
40	40-24-14-226-052	18451 W 12 MILE RD	COF	11/12/21	\$770,000	\$140,534	\$629,466	\$514,156	\$259,730	33.73		201
40	40-24-14-481-033	27435 SOUTHFIELD RD	COF	04/02/21	\$200,000	\$45,360	\$154,640	\$170,968	\$87,170	43.59		201
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	12/29/22	\$396,000	\$93,839	\$302,161	\$409,433	\$201,220	50.81		201

**CITY OF LATHRUP**

**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
12	\$6,369,000	\$1,820,001	\$4,548,999	\$4,530,452	\$3,045,770	47.82%	1.004

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
4	04-25-17-358-017	2114 11 MILE RD	CAS	02/28/22	\$595,000	\$155,567	\$439,433	\$215,596	\$184,420	30.99		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
24	24-25-34-155-002	940 LIVERNOIS ST	CAS	10/14/21	\$235,000	\$100,723	\$134,277	\$82,922	\$88,440	37.63		201
28	28-25-25-105-001	24524 JOHN R RD	CAS	09/02/21	\$800,000	\$111,395	\$688,605	\$423,852	\$269,610	33.70		201
28	28-25-36-305-052	21412 JOHN R RD	CAS	06/28/22	\$169,500	\$46,957	\$122,543	\$70,391	\$58,650	34.60		201
44	44-25-02-377-005	31015 STEPHENSON HWY	CAS	10/06/21	\$605,000	\$339,102	\$265,898	\$213,778	\$297,280	49.14		201
44	44-25-24-229-020	26655 DEQUINDRE RD	CAS	05/06/21	\$400,000	\$280,362	\$119,638	\$158,628	\$237,480	59.37		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	64-14-19-129-034	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
64	64-14-29-101-012	335 N CASS AVE	CAS	05/13/21	\$95,000	\$13,812	\$81,188	\$86,715	\$44,810	47.17		201

**CITY OF LATHRUP**

**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
12	\$5,016,000	\$1,322,654	\$3,693,346	\$4,605,469	\$2,496,230	49.77%	0.802

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
4	04-25-17-155-001	2790 COOLIDGE HWY	COF	02/25/22	\$135,000	\$72,034	\$62,966	\$79,137	\$70,620	52.31		201
20	20-23-26-351-001	22882 ORCHARD LAKE RD	COF	10/08/21	\$290,000	\$68,418	\$221,582	\$276,190	\$166,730	57.49		201
20	20-23-27-232-001	24001 ORCHARD LAKE RD	COF	10/07/21	\$300,000	\$53,576	\$246,424	\$280,560	\$161,410	53.80		201
20	20-23-27-428-026	23011 ORCHARD LAKE RD	COF	10/31/22	\$190,000	\$71,026	\$118,974	\$148,583	\$103,950	54.71		201
20	20-23-28-428-052	33750 FREEDOM RD	COF	07/26/21	\$975,000	\$270,222	\$704,778	\$791,197	\$513,890	52.71	20-23-28-428-053	201
28	28-25-36-126-009	704 E NINE MILE	COF	08/03/21	\$250,000	\$39,179	\$210,821	\$276,360	\$119,430	47.77		201
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	07/01/22	\$460,000	\$108,574	\$351,426	\$484,522	\$236,920	51.50		201
40	40-24-14-226-048	18411 W 12 MILE RD	COF	10/25/21	\$450,000	\$139,348	\$310,652	\$441,513	\$237,490	52.78		201
40	40-24-14-226-052	18451 W 12 MILE RD	COF	11/12/21	\$770,000	\$140,534	\$629,466	\$514,156	\$259,730	33.73		201
40	40-24-14-481-033	27435 SOUTHFIELD RD	COF	04/02/21	\$200,000	\$45,360	\$154,640	\$170,968	\$87,170	43.59		201
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	12/29/22	\$396,000	\$93,839	\$302,161	\$409,433	\$201,220	50.81		201
44	44-25-13-104-008	520 E 12 MILE RD	COF	11/01/21	\$600,000	\$220,544	\$379,456	\$732,850	\$337,670	56.28		201

**CITY OF LATHRUP**

**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
16	\$8,529,800	\$2,313,118	\$6,216,682	\$5,744,664	\$3,983,610	46.70%	1.082

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
4	04-25-07-454-043	3052 12 MILE RD	CRL	07/22/21	\$1,250,000	\$212,316	\$1,037,684	\$1,039,516	\$682,980	54.64		201
4	04-25-17-382-050	1904 11 MILE RD	CRL	02/23/22	\$130,000	\$67,551	\$62,449	\$74,888	\$71,880	55.29		201
4	04-25-18-377-032	3650 11 MILE RD	CRL	06/29/22	\$209,000	\$32,909	\$176,091	\$149,941	\$99,500	47.61		201
16	16-20-33-454-018	288 W 14 MILE RD	CRL	08/11/21	\$268,000	\$114,117	\$153,883	\$146,764	\$129,740	48.41		201
20	20-23-27-329-020	32617 GRAND RIVER AVE	CRL	03/28/22	\$500,000	\$109,412	\$390,588	\$422,244	\$253,340	50.67		201
20	20-23-27-403-135	31822 GRAND RIVER AVE	CRL	01/06/22	\$490,000	\$110,284	\$379,716	\$365,044	\$229,630	46.86		201
24	24-25-27-303-047	23365 WOODWARD AVE	CRL	06/03/21	\$710,000	\$406,628	\$303,372	\$254,645	\$332,170	46.78	24-25-27-303-048	201
24	24-25-27-381-004	22940 WOODWARD AVE	CRL	12/02/21	\$565,000	\$178,796	\$386,204	\$346,747	\$233,630	41.35		201
24	24-25-34-255-006	22020 WOODWARD AVE	CRL	07/22/21	\$170,000	\$66,447	\$103,553	\$88,143	\$80,070	47.10		201
28	28-25-26-432-022	23831 JOHN R RD	CRL	06/18/21	\$296,000	\$26,475	\$269,525	\$314,273	\$139,880	47.26		201
28	28-25-36-303-053	21502 JOHN R RD	NSC	02/16/23	\$503,000	\$91,051	\$411,949	\$456,552	\$244,310	48.57		201
40	40-24-13-353-001	27300 SOUTHFIELD RD	CRL	05/02/23	\$800,000	\$154,911	\$645,089	\$508,804	\$330,160	41.27		201
40	40-24-23-280-059	26041 SOUTHFIELD RD	CRL	06/03/21	\$478,800	\$124,347	\$354,453	\$358,212	\$240,230	50.17		201
40	40-24-24-104-033	26600 SOUTHFIELD RD	CRL	11/17/22	\$815,000	\$157,699	\$657,301	\$416,560	\$292,520	35.89		201
44	44-25-13-301-025	27822 JOHN R RD	NSC	08/31/21	\$950,000	\$319,125	\$630,875	\$563,515	\$428,180	45.07		201
44	44-25-13-426-006	27771 DEQUINDRE RD	CRL	07/30/21	\$395,000	\$141,050	\$253,950	\$238,816	\$195,390	49.47		201

**CITY OF LATHRUP**

**ECF FOR 2024: DCC**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$21,500,000	\$5,531,630	\$15,968,370	\$17,361,202	\$12,918,910	60.09%	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
24	24-25-26-457-028	1915 E 9 MILE RD	BMS	04/27/21	\$190,000	\$175,840	\$14,160	\$99,166	\$128,790	67.78		201
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
68	68-15-14-106-012	600 E UNIVERSITY DR	BMS	07/01/22	\$15,300,000	\$4,024,414	\$11,275,586	\$13,233,430	\$10,274,800	67.16	68-15-14-107-019	201
E	E -17-13-326-029	8605 RICHARDSON RD	DCC	05/31/22	\$1,500,000	\$365,529	\$1,134,471	\$908,729	\$572,690	38.18		201
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
K	K -21-32-100-068	22310 PONTIAC TRL	DCC	06/02/21	\$415,000	\$57,989	\$357,011	\$382,732	\$207,940	50.11		201