

**CITY OF ORCHARD LAKE**

**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	\$6,838,500	\$1,841,585	\$4,996,915	\$4,982,821	\$3,313,150	48.45%	1.003

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
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	64-14-21-357-004	440 N PADDOCK ST	CAS	01/04/22	\$179,000	\$38,947	\$140,053	\$181,443	\$98,490	55.02		201
64	64-14-19-129-034	CESAR CHAVEZ	CAS	11/12/21	\$153,000	\$31,841	\$121,159	\$153,441	\$82,540	53.95		201
64	64-14-09-352-003	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	64-14-29-101-012	335 N CASS AVE	CAS	05/13/21	\$95,000	\$13,812	\$81,188	\$86,715	\$44,810	47.17		201
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	64-14-19-251-014	870 CESAR E CHAVEZ AVE	CAS	07/15/21	\$950,000	\$60,807	\$889,193	\$793,971	\$377,930	39.78		201
44	44-25-24-106-008	26312 JOHN R RD	CAS	08/03/22	\$200,000	\$113,756	\$86,244	\$70,954	\$128,180	64.09		201
64	64-14-30-452-013	688 W HURON ST	CMM	01/21/22	\$525,000	\$48,877	\$476,123	\$390,865	\$255,510	48.67		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
EW	EW-17-23-101-015	3031 S COMMERCE RD	CAS	10/31/22	\$775,000	\$282,575	\$492,425	\$365,401	\$328,740	42.42		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

**CITY OF ORCHARD LAKE**

**ECF FOR 2024: CGC**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$7,946,000	\$3,469,214	\$4,476,786	\$5,878,105	\$3,833,180	48.24%	0.762

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
20	20-23-28-128-035	34635 GRAND RIVER AVE	CRS	7/23/2021	\$750,000	\$445,075	\$304,925	\$506,718	\$447,600	59.68		201
24	24-25-26-457-028	1915 E 9 MILE RD	BMS	4/27/2021	\$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	3/24/2022	\$460,000	\$76,767	\$383,233	\$376,757	\$212,180	46.13		201
44	44-25-12-227-018	30351 DEQUINDRE RD	BMS	12/10/2021	\$1,100,000	\$570,009	\$529,991	\$855,650	\$645,330	58.67		201
64	64-14-32-178-003	235 WESSEN ST	BMS	1/21/2022	\$650,000	\$227,597	\$422,403	\$575,022	\$310,640	47.79		201
64	64-19-05-102-008	825 GOLF DR	CFH	12/14/2022	\$2,125,000	\$286,863	\$1,838,137	\$2,087,875	\$657,890	30.96		201
E	E -17-36-200-032	500 LOOP RD	CRS	2/15/2023	\$1,275,000	\$994,681	\$280,319	\$539,957	\$784,450	61.53		201
IH	IH-01-34-352-002	503 S BROAD ST	BMS	7/13/2022	\$160,000	\$49,087	\$110,913	\$59,512	\$46,890	29.31		201
U	U -07-10-226-001	10197 DIXIE HWY	BMS	4/27/2023	\$215,000	\$155,889	\$59,111	\$125,347	\$161,250	75.00		201
U	U -07-14-176-005	9700 DIXIE HWY	BMS	5/25/2022	\$1,021,000	\$487,406	\$533,594	\$652,101	\$438,160	42.91	U -07-14-176-004	201

**CITY OF ORCHARD LAKE**

**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
14	\$7,543,000	\$1,796,594	\$5,746,406	\$5,410,359	\$3,336,640	44.23%	1.062

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
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	20-23-27-151-022	33300 THOMAS ST	COF	03/07/22	\$850,000	\$103,252	\$746,748	\$627,272	\$355,540	41.83		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	20-23-28-128-017	34415 GRAND RIVER AVE	COF	10/21/22	\$318,000	\$103,788	\$214,212	\$190,715	\$139,850	43.98		201
20	20-23-28-278-004	33425 GRAND RIVER AVE	COF	05/13/21	\$875,000	\$235,087	\$639,913	\$700,899	\$441,450	50.45	20-23-28-278-005	201
20	20-23-29-226-075	24125 DRAKE RD	COF	10/08/21	\$1,195,000	\$302,804	\$892,196	\$893,091	\$570,040	47.70		201
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	36-18-02-427-045	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
56	56-18-15-427-009	4085 PONTIAC TRL	COF	04/13/21	\$550,000	\$138,666	\$411,334	\$221,225	\$173,370	31.52		201
64	64-14-33-205-021	484 AUBURN AVE	COF	10/06/21	\$275,000	\$34,100	\$240,900	\$272,084	\$96,910	35.24		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
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 ORCHARD LAKE**

**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
12	\$5,903,000	\$1,666,884	\$4,236,116	\$3,998,177	\$2,559,330	43.36%	1.060

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
20	20-23-27-153-012	33304 GRAND RIVER AVE	CRL	11/4/2022	\$220,000	\$54,826	\$165,174	\$121,671	\$88,200	40.09		201
20	20-23-27-329-020	32617 GRAND RIVER AVE	CRL	3/28/2022	\$500,000	\$109,412	\$390,588	\$422,244	\$253,340	50.67		201
20	20-23-27-403-135	31822 GRAND RIVER AVE	CRL	1/6/2022	\$490,000	\$110,284	\$379,716	\$365,044	\$229,630	46.86		201
64	64-14-17-382-027	1007 BALDWIN AVE	CRL	3/4/2022	\$250,000	\$31,883	\$218,117	\$198,986	\$79,170	31.67		201
64	64-14-22-332-001	980 UNIVERSITY DR	CRM	4/6/2021	\$1,040,000	\$111,981	\$928,019	\$720,360	\$329,240	31.66	64-14-22-332-044	201
64	64-14-28-231-004	340 MARTIN LUTHER KING	CRL	2/3/2023	\$325,000	\$76,033	\$248,967	\$262,015	\$120,990	37.23		201
64	64-14-28-381-035	263 AUBURN AVE	CRM	2/4/2022	\$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
92	92-17-34-401-010	132 W WALLED LAKE DR	CRL	11/4/2022	\$128,000	\$33,155	\$94,845	\$75,101	\$53,740	41.98		201
92	92-17-34-409-003	209 E WALLED LAKE DR	CRL	5/21/2021	\$430,000	\$118,977	\$311,023	\$289,223	\$204,950	47.66		201
92	92-17-35-201-022	1997 E WEST MAPLE RD	CRL	9/15/2021	\$370,000	\$131,489	\$238,511	\$187,491	\$158,810	42.92		201
E	E -17-12-229-026	2569 UNION LAKE RD	CRL	4/29/2021	\$600,000	\$348,259	\$251,741	\$369,798	\$358,490	59.75		201
E	E -17-24-200-009	2985 HAGGERTY RD	CRL	10/26/2021	\$900,000	\$457,086	\$442,914	\$374,628	\$408,970	45.44		201

**CITY OF ORCHARD LAKE**

**ECF FOR 2024: MIS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$11,190,900	\$2,966,487	\$8,224,413	\$6,636,547	\$4,547,220	40.63%	1.239

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
44	44-25-12-227-018	30351 DEQUINDRE RD	BMS	12/10/21	\$1,100,000	\$570,009	\$529,991	\$855,650	\$645,330	58.67		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
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
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
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
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
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
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
IH	IH-01-27-326-011	4228 GRANGE HALL RD	IMS	09/15/21	\$2,502,500	\$330,315	\$2,172,185	\$1,358,872	\$911,160	36.41		201
96	96-22-04-351-003	29686 BECK RD	IMS	08/03/21	\$2,472,400	\$670,899	\$1,801,501	\$1,032,779	\$817,880	33.08		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

**CITY OF ORCHARD LAKE**

**ECF FOR 2024: NSC**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$4,433,000	\$1,125,809	\$3,307,191	\$3,791,047	\$2,071,360	46.73%	0.872

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
20	20-23-27-153-012	33304 GRAND RIVER AVE	CRL	11/04/22	\$220,000	\$54,826	\$165,174	\$121,671	\$88,200	40.09		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
64	64-14-07-483-012	325 W WALTON BLVD	NSC	09/01/21	\$825,000	\$340,466	\$484,534	\$1,048,799	\$489,270	59.31		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
64	64-14-28-231-004	340 MARTIN LUTHER KING JR BLV	CRL	02/03/23	\$325,000	\$76,033	\$248,967	\$262,015	\$120,990	37.23		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
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
92	92-17-34-401-010	132 W WALLED LAKE DR	CRL	11/04/22	\$128,000	\$33,155	\$94,845	\$75,101	\$53,740	41.98		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
92	92-17-35-201-022	1997 E WEST MAPLE RD	CRL	09/15/21	\$370,000	\$131,489	\$238,511	\$187,491	\$158,810	42.92		201

**CITY OF ORCHARD LAKE**

**ECF FOR 2024: UTL**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
14	\$16,108,300	\$4,558,182	\$11,550,118	\$11,545,627	\$7,238,960	44.94%	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	16-20-34-403-017	639 N ROCHESTER RD	IND	06/03/21	\$565,000	\$144,878	\$420,122	\$428,131	\$262,710	46.50	16-20-34-403-022	201
24	24-25-27-438-013	2440 GOODRICH ST	INL	06/23/21	\$250,000	\$80,767	\$169,233	\$174,464	\$106,400	42.56		201
24	24-25-33-435-045	455 LIVERNOIS ST	INL	05/09/22	\$555,000	\$244,408	\$310,592	\$332,317	\$244,210	44.00		301
28	28-25-25-131-004	938 E 10 MILE RD	IND	05/04/22	\$522,000	\$95,835	\$426,165	\$456,852	\$228,250	43.73	28-25-25-131-005	301
44	44-25-11-376-010	29215 STEPHENSON HWY	IND	05/06/21	\$1,225,000	\$369,731	\$855,269	\$785,436	\$571,130	46.62		201
64	64-14-21-226-004	1125 N PERRY ST	IND	11/17/21	\$4,800,000	\$1,625,185	\$3,174,815	\$3,306,357	\$1,755,450	36.57	64-14-21-226-007	201
96	96-22-05-151-007	49323 SHAFER CT	INL	12/14/22	\$700,000	\$224,157	\$475,843	\$466,981	\$359,540	51.36		201
96	96-22-06-200-037	31155 OLD WIXOM RD	INL	06/17/22	\$1,660,000	\$483,083	\$1,176,917	\$1,204,319	\$977,720	58.90		201
E	E -17-25-226-031	3181 WALNUT LAKE RD	IND	04/07/22	\$940,000	\$324,673	\$615,327	\$662,318	\$444,310	47.27		201
G	G -02-12-276-006	160 N ORTONVILLE RD	INL	01/20/23	\$766,300	\$174,414	\$591,886	\$571,732	\$296,500	38.69		201
L	L -16-25-401-015	3823 CHILDS LAKE RD	IND	10/01/21	\$825,000	\$89,310	\$735,690	\$660,076	\$364,800	44.22		201
O	O -09-35-401-006	250 KAY INDUSTRIAL DR	INL	09/20/22	\$2,200,000	\$461,599	\$1,738,401	\$1,617,147	\$1,084,430	49.29		301
P	P -04-22-426-001	411 N OXFORD RD	IND	04/25/22	\$500,000	\$90,508	\$409,492	\$395,089	\$232,840	46.57		301
PO	PO-04-26-376-017	925 S GLASPIE ST	IND	10/11/22	\$600,000	\$149,634	\$450,366	\$484,408	\$310,670	51.78		301