

City of Orchard Lake
2024 ECF Study

NBHD	Count	Sale Price	Assessment	Ratio	Used ECF
DNR	0				
LVC	0				
R01a	2	\$2,475,000	\$1,006,730	40.68%	1.530
R01n	2	\$1,075,000	\$493,990	45.95%	1.065
R02	0				0.970
R02a	3	\$4,776,500	\$2,386,960	49.97%	1.481
R02b	1	\$1,250,000	\$624,710	49.98%	1.246
R03	2	\$901,000	\$450,080	49.95%	1.057
R05a	0				1.440
R06b	1	\$1,850,000	\$924,230	49.96%	1.470
R07a	1	\$2,700,000	\$1,461,650	54.14%	1.365
R07c	0				1.160
R07n	1	\$950,000	\$496,280	52.24%	0.845
R10a	0				1.160
R10b	1	\$2,325,000	\$1,161,190	49.94%	1.250
R10g	0				0.800
R11a	0				1.270
R12a	1	\$2,992,000	\$1,494,280	49.94%	1.246
R13a	0				1.235
R13g	1	\$606,250	\$302,720	49.93%	1.158
R14c	1	\$2,400,000	\$981,790	40.91%	1.140
R15d	0				1.170
R16d	1	\$605,000	\$262,620	43.41%	1.150
R20a	0				1.195
R21a	1	\$2,950,000	\$1,474,060	49.97%	1.389
R22a	0				1.285
R23	0				1.000
R23a	0				1.610
R24a	0				1.165
R25a	1	\$2,000,000	\$1,049,320	52.47%	1.360
R27a	0				1.797
R28c	0				0.805
R28g	0				0.905
R30a	0				1.590
R31b	0				1.410
R32n	0				0.760
R33a	1	\$2,700,000	\$1,348,710	49.95%	1.167
R34c	0				0.820
R35a	0				1.220
R36a	0				1.650
R36n	0				0.855
R37	1	\$230,000	\$96,590	42.00%	1.420
R37a	1	\$2,491,000	\$1,276,720	51.25%	1.285

R37d	0				0.875
R38a	0				1.190
R38b	0				1.060
R38d	0				1.035
R38g	0				0.735
R39	0				0.950
R41	6	\$3,491,000	\$1,664,570	47.68%	0.780
R41a	0				1.075
R41g	0				0.830
R42	6	\$4,500,750	\$2,246,060	49.90%	0.843
R42a	0				1.180
R43	8	\$3,726,900	\$1,860,310	49.92%	1.198
R43a	0				1.425
R43b	0				1.470
R44	2	\$2,300,000	\$1,067,640	46.42%	0.875
R44a	0				1.105
R45	4	\$2,896,500	\$1,410,930	48.71%	0.760
R46	0				0.605
R70	2	\$5,560,000	\$2,779,210	49.99%	0.974
RVC	0				1.000
S11	0				0.870
S15c	0				0.690
		\$57,751,900	\$28,321,350		

2 Year Sale Ratio:
49.04%

*Sale Study Period: 4/01/2021-03/31/2023

2 Year

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
56-18-02-401-040	3402 WARDS POINTE DR	6/30/2022	401	03-ARM'S LENGTH	R01a	\$1,075,000	\$411,110	38.24	\$250.50	2,638	Colonial/2Sty
56-18-02-401-044	3330 WARDS POINTE DR	8/19/2022	401	03-ARM'S LENGTH	R01a	\$1,400,000	\$595,620	42.54	\$295.29	2,639	Ranch
56-18-02-451-013	3455 WARDS POINTE DR	7/22/2022	401	03-ARM'S LENGTH	R01n	\$610,000	\$246,340	40.38	\$262.12	1,998	Ranch
56-18-02-451-014	3425 WARDS POINTE DR	11/10/2022	401	03-ARM'S LENGTH	R01n	\$465,000	\$247,650	53.26	\$132.23	2,835	Tudor
56-18-11-126-008	3518 ERIE DR	9/30/2021	401	03-ARM'S LENGTH	R02a	\$2,001,500	\$1,044,990	52.21	\$232.48	4,486	Colonial/2Sty
56-18-11-126-020	3732 ERIE DR	6/10/2021	401	03-ARM'S LENGTH	R02a	\$1,050,000	\$599,890	57.13	-\$5.85	2,719	Ranch
56-18-11-126-021	3742 ERIE DR	2/14/2023	401	03-ARM'S LENGTH	R02a	\$1,725,000	\$742,080	43.02	\$230.64	2,846	Colonial/2Sty
56-18-11-126-002	3408 ERIE DR	8/27/2021	401	03-ARM'S LENGTH	R02b	\$1,250,000	\$624,710	49.98	\$335.22	2,671	Ranch
56-18-11-126-042	3480 ARROWVALE DR	11/18/2022	401	03-ARM'S LENGTH	R03	\$485,000	\$239,090	49.30	\$133.15	2,342	Colonial/2Sty
56-18-11-128-004	3455 ARROWVALE DR	11/17/2021	401	03-ARM'S LENGTH	R03	\$416,000	\$210,990	50.72	\$103.48	2,424	TriLevel/Quad
56-18-10-201-005	4431 DOW RIDGE RD	9/20/2021	401	03-ARM'S LENGTH	R06b	\$1,850,000	\$924,230	49.96	\$287.19	4,245	Ranch
56-18-10-101-006	4764 DOW RIDGE RD	5/3/2021	401	03-ARM'S LENGTH	R07a	\$2,700,000	\$1,461,650	54.14	\$313.47	5,056	Colonial/2Sty
56-18-10-101-041	4880 DOW RIDGE RD	3/15/2023	401	03-ARM'S LENGTH	R07n	\$950,000	\$496,280	52.24	\$149.88	4,726	SingleFamily
56-18-10-154-034	2940 ORCHARD PL	5/21/2021	401	03-ARM'S LENGTH	R10b	\$2,325,000	\$1,161,190	49.94	\$300.83	5,279	Tudor
56-18-09-276-023	5201 NORTH BAY DR	10/3/2022	401	03-ARM'S LENGTH	R12a	\$2,992,000	\$1,494,280	49.94	\$329.89	6,224	Tudor
56-18-09-401-005	3080 BAY SHORE DR	6/17/2022	401	03-ARM'S LENGTH	R13g	\$606,250	\$302,720	49.93	\$242.72	1,998	Ranch
56-18-11-376-012	3787 INDIAN TRL	1/6/2023	401	03-ARM'S LENGTH	R14c	\$2,400,000	\$981,790	40.91	\$363.36	4,888	Colonial/2Sty
56-18-14-152-003	4008 HARBOR VISTA DR	6/7/2021	401	03-ARM'S LENGTH	R16d	\$605,000	\$262,620	43.41	\$209.80	1,617	Ranch
56-18-09-426-019	3333 WEST SHORE DR	9/30/2021	401	03-ARM'S LENGTH	R21a	\$2,950,000	\$1,474,060	49.97	\$204.26	5,203	Ranch

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
56-18-15-402-008	4360 PONTIAC TRL	3/17/2022	401	03-ARM'S LENGTH	R25a	\$2,000,000	\$1,049,320	52.47	\$303.25	3,804	Ranch
56-18-15-151-013	4811 OLD ORCHARD TRL	10/7/2022	401	03-ARM'S LENGTH	R33a	\$2,700,000	\$1,348,710	49.95	\$290.53	5,214	Contemporary
56-18-16-355-010	5800 PONTIAC TRL	4/26/2021	401	03-ARM'S LENGTH	R37	\$230,000	\$96,590	42.00	\$146.49	968	Bungalow
56-18-16-352-010	5820 LAKEVIEW AVE	4/27/2021	401	03-ARM'S LENGTH	R37a	\$2,491,000	\$1,276,720	51.25	\$329.40	5,576	Colonial/2Sty
56-18-15-376-011	4553 CHERRY HILL DR	8/30/2021	401	03-ARM'S LENGTH	R41	\$520,000	\$258,240	49.66	\$136.38	3,204	Colonial/2Sty
56-18-15-376-026	4521 CHERRY HILL DR	9/7/2022	401	03-ARM'S LENGTH	R41	\$595,000	\$333,340	56.02	\$133.56	3,677	Colonial/2Sty
56-18-15-376-031	4481 CHERRY HILL DR	11/29/2021	401	03-ARM'S LENGTH	R41	\$510,000	\$240,910	47.24	\$160.20	2,678	Colonial/2Sty
56-18-15-451-017	4200 WOODLANDS LN	1/10/2023	401	03-ARM'S LENGTH	R41	\$527,000	\$231,060	43.84	\$126.91	3,556	Colonial/2Sty
56-18-15-451-029	4265 PINE LN	4/13/2022	401	03-ARM'S LENGTH	R41	\$775,000	\$322,810	41.65	\$185.28	3,753	Colonial/2Sty
56-18-15-452-021	4340 HICKORY CT	8/16/2022	401	03-ARM'S LENGTH	R41	\$564,000	\$278,210	49.33	\$136.96	3,555	Colonial/2Sty
56-18-16-101-013	5920 SEVILLE CIR	8/12/2021	401	03-ARM'S LENGTH	R42	\$649,000	\$328,760	50.66	\$182.42	3,122	Colonial/2Sty
56-18-16-101-014	5928 SEVILLE CIR	8/11/2022	401	03-ARM'S LENGTH	R42	\$759,750	\$405,780	53.41	\$187.49	3,595	Ranch
56-18-16-104-003	5870 PRADO CT	11/21/2022	401	03-ARM'S LENGTH	R42	\$690,000	\$283,650	41.11	\$192.95	3,164	Contemporary
56-18-16-104-007	5869 PRADO CT	7/14/2022	401	03-ARM'S LENGTH	R42	\$652,000	\$314,070	48.17	\$198.42	2,837	Ranch
56-18-16-151-005	5913 CARMEN CT W	9/10/2021	401	03-ARM'S LENGTH	R42	\$840,000	\$445,350	53.02	\$164.96	4,329	Contemporary
56-18-16-151-009	3908 LAPLAYA LN	10/31/2022	401	03-ARM'S LENGTH	R42	\$910,000	\$468,450	51.48	\$160.82	5,013	Colonial/2Sty
56-18-16-126-013	5766 EVERGREEN AVE	6/21/2021	401	03-ARM'S LENGTH	R43	\$524,900	\$267,660	50.99	\$181.06	2,475	Colonial/2Sty
56-18-16-127-011	5585 OLD ORCHARD TRL	2/22/2022	401	03-ARM'S LENGTH	R43	\$289,000	\$128,070	44.31	\$187.59	1,147	Ranch
56-18-16-127-021	5595 OLD ORCHARD TRL	10/5/2022	401	03-ARM'S LENGTH	R43	\$375,000	\$163,500	43.60	\$215.34	1,314	Ranch
56-18-16-128-121	3670 SUNSET BLVD	5/19/2022	401	03-ARM'S LENGTH	R43	\$432,000	\$209,970	48.60	\$176.20	1,938	Ranch
56-18-16-128-122	5770 ARCADIA DR	5/27/2022	401	03-ARM'S LENGTH	R43	\$430,000	\$219,930	51.15	\$152.18	2,154	Ranch
56-18-16-133-013	3706 LAKEVIEW BLVD	10/28/2021	401	03-ARM'S LENGTH	R43	\$475,000	\$240,740	50.68	\$150.90	2,670	Contemporary
56-18-16-177-054	3878 SUNSET BLVD	2/14/2023	401	03-ARM'S LENGTH	R43	\$615,000	\$286,910	46.65	\$159.96	3,296	Colonial/2Sty
56-18-16-178-057	3897 SUNSET BLVD	9/7/2021	401	03-ARM'S LENGTH	R43	\$586,000	\$343,530	58.62	\$180.07	2,767	SingleFamily
56-18-16-476-034	5106 DEER RUN CIR	6/17/2021	401	03-ARM'S LENGTH	R44	\$750,000	\$423,940	56.53	\$143.47	3,877	Contemporary
56-18-16-478-001	5185 DEER RUN CIR	8/20/2022	401	03-ARM'S LENGTH	R44	\$1,550,000	\$643,700	41.53	\$258.62	5,331	Colonial/2Sty
56-18-15-352-001	4382 SOUTH BAY DR	6/7/2021	401	03-ARM'S LENGTH	R45	\$717,500	\$402,550	56.10	\$120.73	4,596	Contemporary
56-18-15-353-007	4424 CRANBROOK TRL	9/15/2022	401	03-ARM'S LENGTH	R45	\$735,000	\$360,650	49.07	\$161.51	3,510	Colonial/2Sty
56-18-15-354-002	4471 HIDDEN VALLEY DR	12/9/2021	401	03-ARM'S LENGTH	R45	\$799,000	\$286,690	35.88	\$179.38	3,481	Colonial/2Sty
56-18-15-354-007	4925 HICKORY POINTE DR	11/30/2021	401	03-ARM'S LENGTH	R45	\$645,000	\$361,040	55.98	\$106.16	4,492	Tudor
56-18-09-402-005	3081 BAY SHORE DR	6/15/2021	401	03-ARM'S LENGTH	R70	\$2,460,000	\$1,169,040	47.52	\$207.25	7,924	Colonial/2Sty
56-18-16-376-007	5700 PONTIAC TRL	3/31/2022	401	03-ARM'S LENGTH	R70	\$3,100,000	\$1,610,170	51.94	\$238.72	7,172	Contemporary