

**CITY OF WALLED LAKE**

**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 WALLED LAKE**

**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
11	\$6,671,000	\$2,256,180	\$4,414,820	\$4,392,994	\$3,051,560	45.74%	1.005

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	44-25-12-227-018	30351 DEQUINDRE RD	BMS	12/10/21	\$1,100,000	\$570,009	\$529,991	\$855,650	\$645,330	58.67		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 WALLED 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
15	\$10,434,500		\$3,437,383	\$6,997,117	\$6,400,377	\$4,835,210	46.34%	1.093

  

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	20-23-28-476-007	33500 W 9 MILE RD	CAS	12/02/21	\$700,000	\$286,780	\$413,220	\$490,483	\$382,570	54.65		201
28	28-25-25-301-052	23900 JOHN R RD	CAS	06/18/21	\$260,000	\$90,261	\$169,739	\$144,042	\$115,360	44.37		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	44-25-24-106-008	26312 JOHN R RD	CAS	08/03/22	\$200,000	\$113,756	\$86,244	\$70,954	\$128,180	64.09		201
64	64-14-09-352-003	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	64-14-19-251-014	870 CESAR E CHAVEZ AVE	CAS	07/15/21	\$950,000	\$60,807	\$889,193	\$793,971	\$377,930	39.78		201
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	64-14-30-452-013	688 W HURON ST	CMM	01/21/22	\$525,000	\$48,877	\$476,123	\$390,865	\$255,510	48.67		201
92	92-17-34-276-023	490 N PONTIAC TRL	CAS	08/17/22	\$1,180,000	\$512,131	\$667,869	\$359,332	\$427,670	36.24	92-17-34-276-024, 92-17-34-276-025	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
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
K	K -21-03-303-002	56891 GRAND RIVER AVE	CAS	08/30/21	\$405,000	\$196,567	\$208,433	\$182,400	\$174,130	43.00	K -21-03-303-008	201
K	K -21-31-400-075	20801 PONTIAC TRL	CAS	10/15/21	\$1,900,000	\$827,982	\$1,072,018	\$765,119	\$840,050	44.21		201

**CITY OF WALLED 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
12	\$5,764,000	\$2,056,177	\$3,707,823	\$4,126,463	\$2,813,110	48.80%	0.899

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	20-23-26-351-025	22730 ORCHARD LAKE RD	COF	09/28/22	\$390,000	\$127,569	\$262,431	\$281,027	\$196,470	50.38		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
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,	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	92-17-34-253-028	201
92	92-17-34-277-016	1044 E WEST MAPLE	COF	05/13/22	\$235,000	\$102,802	\$132,198	\$243,942	\$155,140	66.02	92-17-34-277-014, 92-17-34-277-015	201
92	92-17-34-402-001	305 N PONTIAC TRL	COF	04/08/22	\$525,000	\$173,130	\$351,870	\$710,778	\$388,570	74.01		201
96	96-17-32-301-008	646 N WIXOM RD	COF	12/13/21	\$219,000	\$89,539	\$129,461	\$145,797	\$113,730	51.93		201
E	E -17-36-400-023	39440 W 14 MILE RD	COF	03/15/22	\$1,550,000	\$626,485	\$923,515	\$682,339	\$580,690	37.46		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
K	K -21-31-400-037	21001 PONTIAC TRL	COF	10/27/21	\$455,000	\$183,988	\$271,012	\$361,225	\$244,450	53.73		201

**CITY OF WALLED 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
14	\$5,598,000	\$1,912,359	\$3,685,641	\$3,380,707	\$2,640,650	47.17%	1.090

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
80	80-21-20-360-027	110 N LAFAYETTE ST	CRL	11/18/22	\$400,000	\$37,079	\$362,921	\$180,001	\$101,890	25.47		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
80	80-21-20-360-031	114 N LAFAYETTE ST	CRL	03/08/22	\$260,000	\$35,785	\$224,215	\$153,972	\$92,210	35.47		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	80-21-30-232-012	224 S LAFAYETTE ST	CRL	12/14/22	\$475,000	\$122,090	\$352,910	\$385,494	\$291,380	61.34		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
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
E	E -17-10-478-013	4341 S COMMERCE RD	CRL	02/21/23	\$360,000	\$75,358	\$284,642	\$149,088	\$112,090	31.14		201
E	E -17-12-229-010	2603 UNION LAKE RD	CRL	12/30/21	\$250,000	\$116,817	\$133,183	\$78,076	\$87,390	34.96		201
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
E	E -17-24-200-009	2985 HAGGERTY RD	CRL	10/26/21	\$900,000	\$457,086	\$442,914	\$374,628	\$408,970	45.44		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 WALLED LAKE**

**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
11	\$7,115,000	\$2,545,987	\$4,569,013	\$4,084,641	\$3,384,840	47.57%	1.119

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	24-25-34-127-013	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	64-14-16-253-002	1188 JOSLYN AVE	CRS	05/06/22	\$320,000	\$27,284	\$292,716	\$232,576	\$95,360	29.80		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 WALLED LAKE**

**ECF FOR 2024: IND**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$10,298,716	\$2,534,725	\$7,763,991	\$8,723,190	\$5,366,380	52.11%	0.890

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
64	64-14-32-108-032	370 ORCHARD LAKE RD	INL	01/20/22	\$450,000	\$98,469	\$351,531	\$459,891	\$171,760	38.17	64-14-32-108-034	201
80	80-21-20-352-004	410 PETTIBONE ST	INL	06/09/21	\$160,000	\$56,602	\$103,398	\$92,586	\$66,950	41.84		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	96-22-05-351-014	29632 WEST TECH DR	INL	05/21/21	\$942,416	\$215,012	\$727,404	\$758,669	\$514,930	54.64		301
96	96-22-06-101-028	50853 CENTURY CT	INL	06/17/22	\$1,500,000	\$528,480	\$971,520	\$1,045,770	\$816,000	54.40		301
96	96-22-08-427-021	28525 BECK RD	INL	09/23/22	\$215,000	\$39,815	\$175,185	\$152,669	\$103,050	47.93		201
96	96-22-08-427-025	28525 BECK RD	INL	05/27/22	\$150,000	\$25,101	\$124,899	\$105,254	\$69,970	46.65		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 -16-22-300-040	1235 HOLDEN AVE	IND	06/29/21	\$3,875,000	\$698,368	\$3,176,632	\$3,922,912	\$2,212,700	57.10	L -16-22-300-002, L -16-22-300-003	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

**CITY OF WALLED 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
12	\$6,298,000	\$2,360,275	\$3,937,725	\$4,344,269	\$3,377,780	53.63%	0.906

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
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
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	80-21-30-232-012	224 S LAFAYETTE ST	CRL	12/14/22	\$475,000	\$122,090	\$352,910	\$385,494	\$291,380	61.34		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
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
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
E	E -17-24-200-009	2985 HAGGERTY RD	CRL	10/26/21	\$900,000	\$457,086	\$442,914	\$374,628	\$408,970	45.44		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
L	L -16-22-300-046	2185 S MILFORD RD	CRL	02/24/23	\$700,000	\$301,149	\$398,851	\$446,414	\$386,300	55.19		201
O	O -09-23-402-025	2643 S LAPEER RD	NSC	06/07/22	\$1,270,000	\$411,806	\$858,194	\$1,078,285	\$744,410	58.61		201