

TOWNSHIP OF ORION / VLG OF LAKE ORION

ECF FOR 2024: CMM

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$4,669,000	\$1,308,387	\$3,360,613	\$2,566,243	\$1,869,220	40.03%	1.310

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
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
IH	IH-01-34-451-004	722 E SHERMAN ST	CAS	04/15/21	\$75,000	\$39,294	\$35,706	\$74,488	\$57,780	77.04		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
64	64-14-08-354-017	196 W WALTON BLVD	CAS	12/02/22	\$375,000	\$25,941	\$349,059	\$208,342	\$103,960	27.72		201
64	64-14-33-158-010	45895 WOODWARD AVE	CAS	12/29/22	\$295,000	\$67,314	\$227,686	\$151,308	\$84,710	28.72		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
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	64-14-17-404-002	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	64-14-29-101-012	335 N CASS AVE	CAS	05/13/21	\$95,000	\$13,812	\$81,188	\$86,715	\$44,810	47.17		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

TOWNSHIP OF ORION / VLG OF LAKE ORION

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
10	\$5,144,000	\$1,490,609	\$3,653,391	\$2,981,919	\$2,165,410	42.10%	1.225

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
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
IH	IH-01-34-105-004	502 N SAGINAW ST	CAS	08/03/22	\$550,000	\$221,516	\$328,484	\$490,164	\$353,970	64.36	IH-01-34-105-005	201
EW	EW-17-23-101-015	3031 S COMMERCE R	CAS	10/31/22	\$775,000	\$282,575	\$492,425	\$365,401	\$328,740	42.42		201
64	64-14-08-354-017	196 W WALTON BLVD	CAS	12/02/22	\$375,000	\$25,941	\$349,059	\$208,342	\$103,960	27.72		201
64	64-14-33-158-010	45895 WOODWARD /	CAS	12/29/22	\$295,000	\$67,314	\$227,686	\$151,308	\$84,710	28.72		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
64	64-14-19-251-014	870 CESAR E CHAVEZ	CAS	07/15/21	\$950,000	\$60,807	\$889,193	\$793,971	\$377,930	39.78		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	64-14-29-101-012	335 N CASS AVE	CAS	05/13/21	\$95,000	\$13,812	\$81,188	\$86,715	\$44,810	47.17		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

TOWNSHIP OF ORION / VLG OF LAKE ORION

ECF FOR 2024: CMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$8,050,000	\$2,437,919	\$5,612,081	\$5,396,646	\$3,565,610	44.29%	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
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
O	O -09-29-126-039	3111 S BALDWIN RD	CMS	01/18/22	\$999,000	\$378,909	\$620,091	\$561,744	\$456,720	45.72		201
O	O -09-33-351-029	831 BROWN RD	CMS	07/28/22	\$2,200,000	\$386,410	\$1,813,590	\$1,256,631	\$818,690	37.21		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

TOWNSHIP OF ORION / VLG OF LAKE ORION

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
11	\$21,169,000	\$3,650,475	\$17,518,525	\$16,572,376	\$10,179,160	48.09%	1.057

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
68	68-15-10-377-004	805 OAKWOOD DR	COF	01/26/22	\$2,100,000	\$1,007,108	\$1,092,892	\$1,590,968	\$1,227,290	58.44	68-15-10-377-010	201
G	G -02-29-102-001	15045 DIXIE HWY	COF	7/29/2021	\$1,300,000	\$170,954	\$1,129,046	\$807,033	\$452,680	34.82		201
O	O -09-02-276-009	720 N LAPEER RD	COF	07/25/22	\$3,225,000	\$422,762	\$2,802,238	\$1,656,152	\$1,058,350	32.82		201
O	O -09-11-477-009	845 S LAPEER RD	COF	11/08/22	\$2,206,000	\$351,104	\$1,854,896	\$733,891	\$540,830	24.52		201
O	O -09-11-477-014	975 S LAPEER RD	COF	03/16/22	\$325,000	\$167,458	\$157,542	\$146,887	\$151,270	46.54		201
O	O -09-14-251-019	1455 S LAPEER RD	COF	04/29/22	\$8,450,000	\$756,099	\$7,693,901	\$9,751,669	\$5,407,360	63.99		201
OL	OL-09-02-406-024	107 N LAPEER ST	COF	04/07/23	\$463,000	\$128,001	\$334,999	\$250,201	\$186,740	40.33		201
OL	OL-09-02-454-002	45 N LAPEER ST	COF	06/03/22	\$325,000	\$76,111	\$248,889	\$174,978	\$124,500	38.31		201
OL	OL-09-02-477-002	30 N BROADWAY ST	COF	11/11/21	\$525,000	\$157,665	\$367,335	\$169,063	\$159,050	30.30	OL-09-02-477-001	201
OL	OL-09-11-226-036	256 S BROADWAY ST	COF	05/17/21	\$750,000	\$208,033	\$541,967	\$455,963	\$338,210	45.09		201
OL	OL-09-11-277-048	440 S BROADWAY ST	COF	06/15/22	\$1,500,000	\$205,180	\$1,294,820	\$835,571	\$532,880	35.53		201

TOWNSHIP OF ORION / VLG OF LAKE ORION

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	\$17,587,750	\$3,413,876	\$14,173,874	\$13,189,288	\$8,265,360	46.99%	1.075

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
G	G -02-33-476-001	16745 DIXIE HWY	CRL	06/14/22	\$345,000	\$91,179	\$253,821	\$553,656	\$279,280	80.95		201
IH	IH-01-34-151-047	124 N SAGINAW ST	CRL	08/18/21	\$800,000	\$137,793	\$662,207	\$675,501	\$316,990	39.62		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
LM	LM-16-11-104-021	101 E COMMERCE ST	CRL	09/10/21	\$1,375,000	\$547,316	\$827,684	\$773,873	\$676,730	49.22		201
O	O -09-33-351-036	851 BROWN RD	CRL	12/27/22	\$1,925,000	\$299,645	\$1,625,355	\$645,390	\$469,600	24.39		201
O	O -09-14-201-025	1176 S LAPEER RD	NSC	04/30/22	\$4,425,000	\$350,745	\$4,074,255	\$2,828,160	\$1,588,450	35.90		201
O	O -09-14-201-006	1140 S LAPEER RD	CRL	08/17/22	\$245,000	\$112,562	\$132,438	\$94,633	\$98,920	40.38		201
O	O -09-23-402-023	2755 S LAPEER RD	CRL	03/03/22	\$2,700,000	\$409,960	\$2,290,040	\$2,637,826	\$1,546,620	57.28	O -09-23-402-012	201
O	O -09-14-300-043	1796 S LAPEER RD	CRL	06/02/21	\$2,742,750	\$436,105	\$2,306,645	\$2,659,858	\$1,569,780	57.23		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
P	P -04-26-303-005	653 S LAPEER RD	CRL	08/17/21	\$700,000	\$162,358	\$537,642	\$517,292	\$363,200	51.89		201
P	P -04-35-127-021	1125 S LAPEER RD	CRL	01/10/22	\$360,000	\$153,258	\$206,742	\$278,400	\$225,080	62.52		201

TOWNSHIP OF ORION / VLG OF LAKE ORION

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	\$14,909,750	\$3,184,776	\$11,724,974	\$10,503,533	\$7,080,420	47.49%	1.116

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
14	14-08-20-451-018	18 S MAIN ST	CRS	06/16/22	\$1,600,000	\$426,701	\$1,173,299	\$937,348	\$772,010	48.25		201
64	64-14-21-405-006	630 MARTIN LUTHER I	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
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
O	O -09-14-201-006	1140 S LAPEER RD	CRL	08/17/22	\$245,000	\$112,562	\$132,438	\$94,633	\$98,920	40.38		201
O	O -09-14-300-043	1796 S LAPEER RD	CRL	06/02/21	\$2,742,750	\$436,105	\$2,306,645	\$2,659,858	\$1,569,780	57.23		201
O	O -09-23-402-023	2755 S LAPEER RD	CRL	03/03/22	\$2,700,000	\$409,960	\$2,290,040	\$2,637,826	\$1,546,620	57.28	O -09-23-402-012	201
O	O -09-33-351-036	851 BROWN RD	CRL	12/27/22	\$1,925,000	\$299,645	\$1,625,355	\$645,390	\$469,600	24.39		201
OL	OL-09-02-481-010	33 S BROADWAY ST	CRL	08/06/21	\$875,000	\$131,228	\$743,772	\$365,334	\$245,760	28.09	OL-09-02-481-012	201
P	P -04-26-303-005	653 S LAPEER RD	CRL	08/17/21	\$700,000	\$162,358	\$537,642	\$517,292	\$363,200	51.89		201
P	P -04-35-127-021	1125 S LAPEER RD	CRL	01/10/22	\$360,000	\$153,258	\$206,742	\$278,400	\$225,080	62.52		201
IH	IH-01-34-151-035	102 N SAGINAW ST	CRL	03/16/22	\$382,000	\$44,019	\$337,981	\$312,186	\$133,210	34.87		201

TOWNSHIP OF ORION / VLG OF LAKE ORION

ECF FOR 2024: GMI

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$11,347,000	\$3,435,422	\$7,911,578	\$9,742,457	\$6,311,000	55.62%	0.812

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
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	44-25-11-126-025	30105 STEPHENSON HWY	IND	09/08/21	\$900,000	\$410,611	\$489,389	\$564,012	\$475,990	52.89		201
44	44-25-11-377-011	29800 STEPHENSON HWY	IND	12/20/21	\$1,000,000	\$752,257	\$247,743	\$640,011	\$669,480	66.95		201
44	44-25-12-351-013	605 E 12 MILE RD	IND	04/27/21	\$1,570,000	\$686,873	\$883,127	\$1,418,293	\$1,050,490	66.91		201
44	44-25-24-301-001	25914 JOHN R RD	IND	07/06/21	\$650,000	\$142,109	\$507,891	\$594,763	\$369,430	56.84		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
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
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
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

TOWNSHIP OF ORION / VLG OF LAKE ORION

ECF FOR 2024: INL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
14	\$35,490,000	\$6,619,517	\$28,870,483	\$25,466,194	\$14,908,610	42.01%	1.134

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	64-14-21-226-004	1125 N PERRY ST	IND	11/17/2021	\$4,800,000	\$1,625,185	\$3,174,815	\$3,306,357	\$1,755,450	36.57	64-14-21-226-007	201
64	64-14-27-400-028	70 E SILVERDOME INDUST	INL	1/5/2022	\$800,000	\$67,174	\$732,826	\$1,545,882	\$457,150	57.14		201
68	68-15-14-128-012	480 E 2ND ST	INL	9/28/2022	\$2,200,000	\$230,589	\$1,969,411	\$1,499,953	\$801,760	36.44		301
K	K -21-09-276-001	57455 TRAVIS RD	IND	3/4/2022	\$365,000	\$152,166	\$212,834	\$183,230	\$168,960	46.29		301
L	L -16-22-300-040	1235 HOLDEN AVE	IND	6/29/2021	\$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
O	O -09-35-401-001	45 NORTHPOINTE DR	INL	3/3/2023	\$4,380,000	\$524,430	\$3,855,570	\$2,279,522	\$1,494,230	34.11	O -09-35-401-002	201
O	O -09-35-401-003	87 NORTHPOINTE DR	INL	3/3/2023	\$2,340,000	\$274,367	\$2,065,633	\$1,430,928	\$896,040	38.29		301
O	O -09-35-401-006	250 KAY INDUSTRIAL DR	INL	9/20/2022	\$2,200,000	\$461,599	\$1,738,401	\$1,617,147	\$1,084,430	49.29		301
O	O -09-35-402-006	162 NORTHPOINTE DR	INL	3/3/2023	\$2,240,000	\$267,289	\$1,972,711	\$1,363,303	\$857,500	38.28		301
O	O -09-35-402-008	78 NORTHPOINTE DR	INL	12/27/2021	\$1,400,000	\$557,870	\$842,130	\$1,148,355	\$875,230	62.52		201
O	O -09-35-452-002	110 PREMIER DR	INL	10/21/2021	\$7,803,000	\$805,060	\$6,997,940	\$3,884,353	\$2,466,680	31.61	O -09-35-452-001	201
O	O -09-35-452-003	140 PREMIER DR	INL	10/21/2021	\$1,157,000	\$339,833	\$817,167	\$1,689,408	\$1,065,850	92.12		301
U	U -07-03-326-003	10525 ENTERPRISE DR	INL	5/20/2022	\$530,000	\$227,808	\$302,192	\$744,713	\$331,530	62.55		201
U	U -07-03-451-011	10445 DIXIE HWY	INL	10/27/2022	\$1,400,000	\$387,779	\$1,012,221	\$850,131	\$441,100	31.51		301

TOWNSHIP OF ORION / VLG OF LAKE ORION

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	\$17,342,750	\$3,301,314	\$14,041,436	\$13,094,655	\$8,166,440	47.09%	1.072

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
G	G -02-33-476-001	16745 DIXIE HWY	CRL	06/14/22	\$345,000	\$91,179	\$253,821	\$553,656	\$279,280	80.95		201
IH	IH-01-34-151-047	124 N SAGINAW ST	CRL	08/18/21	\$800,000	\$137,793	\$662,207	\$675,501	\$316,990	39.62		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
LM	LM-16-11-104-021	101 E COMMERCE ST	CRL	09/10/21	\$1,375,000	\$547,316	\$827,684	\$773,873	\$676,730	49.22		201
O	O -09-33-351-036	851 BROWN RD	CRL	12/27/22	\$1,925,000	\$299,645	\$1,625,355	\$645,390	\$469,600	24.39		201
O	O -09-14-201-025	1176 S LAPEER RD	NSC	04/30/22	\$4,425,000	\$350,745	\$4,074,255	\$2,828,160	\$1,588,450	35.90		201
O	O -09-23-402-023	2755 S LAPEER RD	CRL	03/03/22	\$2,700,000	\$409,960	\$2,290,040	\$2,637,826	\$1,546,620	57.28	O -09-23-402-012	201
O	O -09-14-300-043	1796 S LAPEER RD	CRL	06/02/21	\$2,742,750	\$436,105	\$2,306,645	\$2,659,858	\$1,569,780	57.23		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
P	P -04-26-303-005	653 S LAPEER RD	CRL	08/17/21	\$700,000	\$162,358	\$537,642	\$517,292	\$363,200	51.89		201
P	P -04-35-127-021	1125 S LAPEER RD	CRL	01/10/22	\$360,000	\$153,258	\$206,742	\$278,400	\$225,080	62.52		201