

City of Keego Harbor

2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
K-3	3	\$488,500	\$242,080	49.56%	1.260
K-6	4	\$1,539,347	\$763,260	49.58%	1.525
K-7	2	\$1,134,900	\$567,010	49.96%	0.945
k-8	1	\$250,000	\$124,770	49.91%	1.442
K-9	2	\$363,000	\$180,030	49.60%	0.987
K-5	9	\$1,393,300	\$692,330	49.69%	1.035
LC3	2	\$2,320,000	\$1,155,960	49.83%	1.475
LJ3	2	\$774,900	\$384,620	49.63%	1.620
LS3	4	\$2,920,000	\$1,449,800	49.65%	1.545
R-1	7	\$1,574,999	\$772,050	49.02%	1.440
R-2	17	\$3,712,194	\$1,830,750	49.32%	1.375
R-3	28	\$5,520,300	\$2,743,470	49.70%	1.190
Totals:	81	\$21,991,440	\$10,906,130		
		2 Year Sale Ratio:	49.59%		

*Sale Study Period: 4/01/2022-03/31/2024

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
36-18-11-226-013	3132 SUMMERS RD	8/4/2022	407	03-ARM'S LENGTH	K-3	\$172,000	\$82,200	47.79	\$123.17	1,118	TwnHse/Duplex
36-18-11-226-014	3134 SUMMERS RD	10/21/2022	407	03-ARM'S LENGTH	K-3	\$160,000	\$81,830	51.14	\$110.46	1,138	TwnHse/Duplex
36-18-11-226-015	3136 SUMMERS RD	3/12/2024	407	03-ARM'S LENGTH	K-3	\$156,500	\$78,050	49.87	\$114.64	1,066	TwnHse/Duplex
36-18-02-234-022	1603 CASS LAKE RD	12/19/2023	407	03-ARM'S LENGTH	K-5	\$190,000	\$77,810	40.95	\$168.28	830	Other
36-18-02-234-027	1611 CASS LAKE RD	10/4/2023	407	03-ARM'S LENGTH	K-5	\$157,000	\$77,810	49.56	\$128.52	830	Other
36-18-02-234-028	1611 CASS LAKE RD	5/12/2022	407	03-ARM'S LENGTH	K-5	\$155,000	\$77,810	50.20	\$126.11	830	Other
36-18-02-234-033	1673 CASS LAKE RD	9/16/2022	407	03-ARM'S LENGTH	K-5	\$150,000	\$72,820	48.55	\$133.56	743	Other
36-18-02-234-041	1675 CASS LAKE RD	5/24/2023	407	03-ARM'S LENGTH	K-5	\$159,900	\$73,180	45.77	\$147.47	743	Other
36-18-02-234-044	1673 CASS LAKE RD	6/29/2022	407	03-ARM'S LENGTH	K-5	\$157,900	\$73,180	46.35	\$144.78	743	Other
36-18-02-234-065	1629 CASS LAKE RD	2/7/2024	407	03-ARM'S LENGTH	K-5	\$159,900	\$84,100	52.60	\$116.86	830	Other
36-18-02-234-094	1661 CASS LAKE RD	3/15/2024	407	03-ARM'S LENGTH	K-5	\$137,000	\$77,810	56.80	\$104.43	830	Other
36-18-02-234-121	1649 CASS LAKE RD	8/24/2023	407	03-ARM'S LENGTH	K-5	\$126,600	\$77,810	61.46	\$91.90	830	Other
36-18-11-231-008	2016 HARBOR VILLAGE AVE	6/1/2022	407	03-ARM'S LENGTH	K-6	\$375,000	\$184,080	49.09	\$166.63	1,943	Colonial/2Sty
36-18-11-231-022	2044 PINE LAKE TRL	1/20/2023	407	1-FROM LENDING INSTITUTION EXPOSE	K-6	\$415,000	\$215,000	51.81	\$141.60	2,569	Colonial/2Sty
36-18-11-231-037	3139 SUMMERS RD	11/10/2022	407	03-ARM'S LENGTH	K-6	\$352,347	\$172,470	48.95	\$165.45	1,820	Colonial/2Sty
36-18-11-231-051	2057 HARBOR WAY	8/9/2023	407	03-ARM'S LENGTH	K-6	\$397,000	\$191,710	48.29	\$162.41	2,129	Colonial/2Sty
36-18-02-204-043	1520 WAYWARD DR	6/28/2022	407	03-ARM'S LENGTH	K-7	\$585,000	\$287,170	49.09	\$194.96	2,031	TwnHse/Duplex
36-18-02-204-044	1522 WAYWARD DR	4/7/2023	407	03-ARM'S LENGTH	K-7	\$549,900	\$279,840	50.89	\$178.20	2,025	TwnHse/Duplex
36-18-02-235-006	1545 CASS LAKE RD	10/31/2023	407	03-ARM'S LENGTH	K-9	\$200,000	\$90,470	45.24	\$108.99	1,503	Colonial/2Sty
36-18-02-235-011	1555 CASS LAKE RD	11/30/2023	407	03-ARM'S LENGTH	K-9	\$163,000	\$89,560	54.94	\$84.37	1,503	Colonial/2Sty

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
36-18-02-276-010	1784 CASS LAKE FRONT RD	4/10/2023	401	03-ARM'S LENGTH	LC3	\$750,000	\$343,270	45.77	\$263.07	1,528	SingleFamily
36-18-02-276-048	1790 CASS LAKE FRONT RD	7/20/2022	401	03-ARM'S LENGTH	LC3	\$1,570,000	\$812,690	51.76	\$275.39	4,427	Colonial/2Sty
36-18-02-427-054	2073 WILLOW BEACH ST	9/7/2022	401	03-ARM'S LENGTH	LJ3	\$499,900	\$257,220	51.45	\$168.06	1,782	Colonial/2Sty
36-18-02-432-010	3185 KENRICK ST	10/25/2022	401	03-ARM'S LENGTH	LJ3	\$275,000	\$127,400	46.33	\$143.44	1,138	Other
36-18-01-107-021	1879 RUSTIC LN	1/12/2024	401	03-ARM'S LENGTH	LS3	\$486,000	\$230,470	47.42	\$194.54	1,365	Ranch
36-18-01-107-032	1660 MADDY LN	6/21/2023	401	03-ARM'S LENGTH	LS3	\$1,349,000	\$694,990	51.52	\$260.67	3,794	Colonial/2Sty
36-18-01-157-022	2850 WALL ST	6/29/2023	401	03-ARM'S LENGTH	LS3	\$660,000	\$359,260	54.43	\$154.50	2,139	Colonial/2Sty
36-18-02-228-001	1517 KESSLER AVE	4/13/2023	401	03-ARM'S LENGTH	LS3	\$425,000	\$165,080	38.84	\$105.03	2,376	Colonial/2Sty
36-18-02-230-006	3043 STAPLETON DR	4/26/2022	401	19-MULTI PARCEL ARM'S LENGTH	R-1	\$196,000	\$86,110	43.93	\$197.39	583	Bungalow
36-18-02-231-025	3054 NORCOTT DR	9/21/2022	401	03-ARM'S LENGTH	R-1	\$125,000	\$53,830	43.06	\$117.22	648	Ranch
36-18-02-277-005	3057 MOSS ST	1/9/2024	401	03-ARM'S LENGTH	R-1	\$257,500	\$125,720	48.82	\$129.38	1,610	Contemporary
36-18-02-279-031	3018 CASS LAKE AVE	11/21/2022	401	03-ARM'S LENGTH	R-1	\$191,500	\$89,440	46.70	\$111.31	1,276	Ranch
36-18-02-281-010	3041 CASS LAKE AVE	9/7/2022	401	03-ARM'S LENGTH	R-1	\$235,000	\$92,550	39.38	\$141.59	1,224	Bungalow
36-18-02-431-024	3160 KENRICK ST	10/27/2023	401	03-ARM'S LENGTH	R-1	\$319,999	\$193,470	60.46	\$139.82	1,641	Colonial/2Sty
36-18-02-434-010	2220 WILLOW BEACH ST	8/22/2023	401	03-ARM'S LENGTH	R-1	\$250,000	\$130,930	52.37	\$108.17	1,435	Ranch
36-18-01-101-017	1786 BEEHCROFT ST	8/3/2023	401	03-ARM'S LENGTH	R-2	\$225,000	\$116,410	51.74	\$123.98	1,328	Ranch
36-18-01-103-009	1660 BEECHMONT ST	3/18/2024	401	03-ARM'S LENGTH	R-2	\$250,044	\$86,480	34.59	\$225.21	859	Bungalow
36-18-01-104-011	1789 BEEHCROFT ST	5/6/2022	401	03-ARM'S LENGTH	R-2	\$350,000	\$183,080	52.31	\$166.90	1,758	Colonial/2Sty
36-18-01-104-021	1764 SYLVAN GLN	8/31/2023	401	03-ARM'S LENGTH	R-2	\$149,500	\$69,420	46.43	\$98.09	942	Bungalow
36-18-01-104-035	1786 SYLVAN GLN	12/9/2022	401	03-ARM'S LENGTH	R-2	\$299,900	\$160,770	53.61	\$165.10	1,469	SingleFamily
36-18-01-104-037	1754 SYLVAN GLN	11/10/2022	401	03-ARM'S LENGTH	R-2	\$150,000	\$74,580	49.72	\$93.57	986	Bungalow
36-18-01-105-006	1739 SYLVAN GLN	8/22/2022	401	19-MULTI PARCEL ARM'S LENGTH	R-2	\$245,000	\$109,030	44.50	\$130.63	1,172	Bungalow
36-18-01-105-009	1761 SYLVAN GLN	5/20/2022	401	03-ARM'S LENGTH	R-2	\$158,000	\$69,820	44.19	\$118.05	859	Ranch
36-18-01-105-030	1776 BEECHMONT ST	1/6/2023	401	03-ARM'S LENGTH	R-2	\$220,000	\$97,300	44.23	\$127.86	1,278	Bungalow
36-18-01-151-023	2927 MOSS ST	4/29/2022	401	03-ARM'S LENGTH	R-2	\$270,000	\$107,600	39.85	\$118.84	1,510	Bungalow
36-18-01-152-004	2951 GLENBROKE ST	9/1/2022	401	03-ARM'S LENGTH	R-2	\$175,000	\$81,560	46.61	\$114.30	1,102	SingleFamily
36-18-01-155-010	1970 BEECHMONT ST	3/13/2024	401	03-ARM'S LENGTH	R-2	\$148,250	\$68,980	46.53	\$100.50	627	Bungalow
36-18-01-158-014	2822 STENNETT ST	11/30/2023	401	03-ARM'S LENGTH	R-2	\$265,000	\$173,180	65.35	\$152.53	1,265	Colonial/2Sty
36-18-01-161-009	1867 MADDY LN	8/11/2022	401	03-ARM'S LENGTH	R-2	\$242,000	\$103,540	42.79	\$131.09	1,328	Colonial/2Sty
36-18-01-161-017	1935 MADDY LN	12/15/2023	401	03-ARM'S LENGTH	R-2	\$150,000	\$72,380	48.25	\$100.08	887	Ranch
36-18-01-303-004	2941 BELAND AVE	12/27/2022	401	03-ARM'S LENGTH	R-2	\$239,500	\$146,290	61.08	\$110.77	1,444	Colonial/2Sty
36-18-01-303-005	2931 BELAND AVE	8/18/2022	401	03-ARM'S LENGTH	R-2	\$175,000	\$110,330	63.05	\$73.55	1,341	Bungalow
36-18-01-352-013	2918 NAGLE CT	5/26/2022	401	03-ARM'S LENGTH	R-3	\$210,000	\$82,740	39.40	\$166.77	852	Bungalow
36-18-01-352-014	2912 NAGLE CT	8/3/2023	401	03-ARM'S LENGTH	R-3	\$188,000	\$77,630	41.29	\$119.11	1,006	Bungalow
36-18-01-352-029	2917 NAGLE CT	5/2/2022	401	03-ARM'S LENGTH	R-3	\$182,500	\$84,930	46.54	\$89.71	1,025	Ranch
36-18-01-352-051	2337 PINE LAKE AVE	4/6/2022	401	03-ARM'S LENGTH	R-3	\$266,000	\$138,930	52.23	\$131.32	1,336	Colonial/2Sty
36-18-01-353-002	2406 PINE LAKE AVE	4/19/2022	401	03-ARM'S LENGTH	R-3	\$260,000	\$119,740	46.05	\$187.74	983	Ranch
36-18-01-353-006	2418 PINE LAKE AVE	6/6/2023	401	03-ARM'S LENGTH	R-3	\$120,000	\$54,570	45.48	\$91.53	755	Bungalow
36-18-01-353-017	2480 PINE LAKE AVE	7/14/2023	401	19-MULTI PARCEL ARM'S LENGTH	R-3	\$250,000	\$114,900	45.96	\$104.63	1,116	Colonial/2Sty
36-18-01-353-018	2490 PINE LAKE AVE	4/1/2022	401	03-ARM'S LENGTH	R-3	\$235,000	\$112,300	47.79	\$110.22	1,172	Colonial/2Sty
36-18-01-353-026	2443 CASS LAKE RD	8/17/2023	401	03-ARM'S LENGTH	R-3	\$247,000	\$142,180	57.56	\$93.26	1,257	SingleFamily
36-18-01-354-038	2916 VIRGINIA CT	8/1/2023	401	03-ARM'S LENGTH	R-3	\$99,000	\$48,140	48.63	\$55.22	440	Bungalow

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36-18-01-355-020	2395 HESTER CT	6/22/2022	401	03-ARM'S LENGTH	R-3	\$99,000	\$52,940	53.47	\$72.49	585	Ranch
36-18-01-355-038	2170 MADDY LN	2/13/2023	401	03-ARM'S LENGTH	R-3	\$190,000	\$90,110	47.43	\$81.99	1,489	SingleFamily
36-18-01-355-052	2304 MADDY LN	1/5/2023	401	03-ARM'S LENGTH	R-3	\$255,000	\$128,910	50.55	\$84.82	1,850	Colonial/2Sty
36-18-01-356-013	2265 MADDY LN	6/13/2022	401	03-ARM'S LENGTH	R-3	\$150,000	\$71,170	47.45	\$89.56	1,043	Bungalow
36-18-02-476-034	3126 PRIDHAM ST	9/16/2022	401	03-ARM'S LENGTH	R-3	\$116,400	\$57,900	49.74	\$99.68	600	Bungalow
36-18-02-478-011	2245 FORDHAM ST	7/27/2022	401	03-ARM'S LENGTH	R-3	\$236,000	\$123,170	52.19	\$96.26	1,511	Colonial/2Sty
36-18-02-479-020	3119 PRIDHAM ST	3/28/2024	401	03-ARM'S LENGTH	R-3	\$139,900	\$63,670	45.51	\$86.75	913	Ranch
36-18-02-479-040	3207 VARJO CT	9/30/2022	401	03-ARM'S LENGTH	R-3	\$322,100	\$178,220	55.33	\$139.58	1,739	Bungalow
36-18-02-479-041	3149 VARJO CT	9/22/2023	401	03-ARM'S LENGTH	R-3	\$151,000	\$83,890	55.56	\$78.39	1,060	SingleFamily
36-18-02-479-046	2408 WILLOW BEACH ST	9/28/2022	401	03-ARM'S LENGTH	R-3	\$164,900	\$74,130	44.95	\$101.89	1,063	Other
36-18-02-480-007	2439 WILLOW BEACH ST	10/26/2023	401	03-ARM'S LENGTH	R-3	\$225,000	\$118,580	52.70	\$69.02	1,948	Bungalow
36-18-02-480-012	2475 WILLOW BEACH ST	6/23/2023	401	03-ARM'S LENGTH	R-3	\$100,000	\$62,760	62.76	\$54.33	938	Bungalow
36-18-02-481-020	2487 FORDHAM ST	3/2/2023	401	03-ARM'S LENGTH	R-3	\$300,000	\$150,470	50.16	\$152.19	1,649	Colonial/2Sty
36-18-02-481-021	2491 FORDHAM ST	3/8/2023	401	03-ARM'S LENGTH	R-3	\$290,000	\$144,820	49.94	\$152.99	1,649	Colonial/2Sty
36-18-11-230-004	3273 MILLWALL AVE	1/11/2023	401	03-ARM'S LENGTH	R-3	\$180,000	\$79,550	44.19	\$112.65	861	Bungalow
36-18-11-230-011	3219 MILLWALL AVE	4/17/2023	401	03-ARM'S LENGTH	R-3	\$130,000	\$52,630	40.48	\$130.58	620	Bungalow
36-18-12-102-002	2995 ELAM CT	1/12/2023	401	03-ARM'S LENGTH	R-3	\$108,500	\$69,890	64.41	\$40.53	629	Ranch
36-18-12-102-004	2975 ELAM CT	7/29/2022	401	03-ARM'S LENGTH	R-3	\$305,000	\$164,600	53.97	\$124.75	1,898	Colonial/2Sty
36-18-02-427-087	3025 PORTMAN ST	12/27/2023	407	03-ARM'S LENGTH	k-8	\$250,000	\$124,770	49.91	\$142.85	1,390	Colonial/2Sty