

City of Lathrup Village

_2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
K-3	13	\$2,158,500	\$1,061,180	49.16%	0.850
K-9	0				0.990
K33	1	\$243,500	\$113,990	46.81%	0.900
K34	0				0.935
R-4	23	\$7,162,849	\$3,450,830	48.18%	1.370
R-5	27	\$8,779,885	\$4,320,200	49.21%	1.262
R-6	5	\$1,697,900	\$837,310	49.31%	1.335
R-7	7	\$2,439,800	\$1,204,060	49.35%	1.400
R-8	17	\$5,439,000	\$2,718,530	49.98%	1.130
R-9	7	\$2,284,000	\$1,136,020	49.74%	1.175
R33	4	\$1,411,000	\$698,590	49.51%	1.165
R34	2	\$765,000	\$376,520	49.22%	0.970
R35	1	\$390,000	\$192,510	49.36%	1.645
R3D	1	\$204,000	\$100,590	49.31%	0.855
Totals:	108	\$32,975,434	\$16,210,330		
		2 Year Sale Ratio:		49.16%	

*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
40-24-14-306-019	27590 EVERGREEN RD	2/8/2024	407	03-ARM'S LENGTH	K-3	\$220,000	\$89,510	40.69	\$147.25	1,287	Other
40-24-14-306-023	27730 EVERGREEN RD	11/17/2022	407	03-ARM'S LENGTH	K-3	\$173,000	\$86,060	49.75	\$110.53	1,287	Other
40-24-14-306-026	27780 EVERGREEN RD	7/28/2023	407	03-ARM'S LENGTH	K-3	\$165,000	\$87,410	52.98	\$109.09	1,233	Other
40-24-14-306-030	27820 EVERGREEN RD	9/29/2023	407	03-ARM'S LENGTH	K-3	\$173,000	\$91,080	52.65	\$115.67	1,232	Other
40-24-14-306-031	27830 EVERGREEN RD	12/11/2023	407	03-ARM'S LENGTH	K-3	\$210,000	\$93,740	46.87	\$131.51	1,287	Other
40-24-14-306-034	27880 EVERGREEN RD	12/6/2022	407	03-ARM'S LENGTH	K-3	\$155,000	\$84,630	54.60	\$101.06	1,232	Other
40-24-14-306-042	27244 EVERGREEN RD	3/23/2023	407	03-ARM'S LENGTH	K-3	\$135,000	\$66,220	49.05	\$96.37	1,082	Other
40-24-14-306-061	27360 EVERGREEN RD	2/14/2024	407	03-ARM'S LENGTH	K-3	\$143,000	\$67,430	47.15	\$98.69	1,140	Other
40-24-14-306-063	27370 EVERGREEN RD	9/12/2022	407	03-ARM'S LENGTH	K-3	\$140,000	\$68,740	49.10	\$96.06	1,140	Other
40-24-14-306-064	27374 EVERGREEN RD	5/5/2023	407	03-ARM'S LENGTH	K-3	\$137,000	\$66,220	48.34	\$98.22	1,082	Other
40-24-14-378-056	19420 W 11 MILE RD	4/20/2022	407	03-ARM'S LENGTH	K-3	\$170,000	\$87,110	51.24	\$94.69	1,472	Other
40-24-14-378-058	19400 W 11 MILE RD	7/18/2022	407	03-ARM'S LENGTH	K-3	\$172,500	\$87,110	50.50	\$96.39	1,472	Other
40-24-14-378-060	19360 W 11 MILE RD	3/14/2024	407	03-ARM'S LENGTH	K-3	\$175,000	\$85,920	49.10	\$102.88	1,398	Other
40-24-14-478-031	18280 W 11 MILE RD	7/11/2022	407	03-ARM'S LENGTH	K33	\$243,500	\$113,990	46.81	\$132.26	1,611	Other
40-24-14-402-015	18830 SAN QUENTIN DR	2/1/2024	401	03-ARM'S LENGTH	R-4	\$350,000	\$231,190	66.05	\$113.60	2,537	Colonial/2Sty
40-24-14-402-019	27721 BLOOMFIELD DR	1/16/2024	401	03-ARM'S LENGTH	R-4	\$325,000	\$150,880	46.42	\$192.16	1,368	Ranch
40-24-14-403-005	18515 SAN JOSE BLVD	4/28/2023	401	03-ARM'S LENGTH	R-4	\$280,000	\$127,030	45.37	\$140.96	1,548	Bungalow
40-24-14-404-009	18701 SAN QUENTIN DR	7/13/2022	401	03-ARM'S LENGTH	R-4	\$370,000	\$183,530	49.60	\$163.56	1,813	Bungalow
40-24-14-426-026	27831 CALIFORNIA DR NW	5/22/2023	401	03-ARM'S LENGTH	R-4	\$320,000	\$119,370	37.30	\$178.15	1,552	CapeCod
40-24-14-427-001	27720 STANFORD CT	1/30/2024	401	03-ARM'S LENGTH	R-4	\$350,000	\$175,650	50.19	\$138.96	2,070	Colonial/2Sty
40-24-14-427-003	27650 STANFORD CT	7/8/2022	401	03-ARM'S LENGTH	R-4	\$325,000	\$178,810	55.02	\$115.98	2,259	Colonial/2Sty
40-24-14-430-002	27644 CALIFORNIA DR SW	8/15/2022	401	03-ARM'S LENGTH	R-4	\$320,000	\$159,330	49.79	\$107.27	2,407	Other
40-24-14-451-008	18753 SAN DIEGO BLVD	11/28/2022	401	03-ARM'S LENGTH	R-4	\$329,000	\$155,150	47.16	\$157.02	1,696	SingleFamily
40-24-14-451-011	27451 BLOOMFIELD DR	5/16/2022	401	03-ARM'S LENGTH	R-4	\$303,999	\$120,130	39.52	\$160.56	1,499	CapeCod
40-24-14-451-012	18910 BUNGALOW DR	7/19/2023	401	03-ARM'S LENGTH	R-4	\$376,000	\$177,120	47.11	\$167.54	1,866	Bungalow
40-24-14-451-018	18810 BUNGALOW DR	8/26/2022	401	03-ARM'S LENGTH	R-4	\$335,000	\$176,710	52.75	\$136.28	1,998	Colonial/2Sty
40-24-14-452-001	18911 BUNGALOW DR	8/4/2022	401	03-ARM'S LENGTH	R-4	\$330,000	\$134,400	40.73	\$187.42	1,431	Ranch
40-24-14-452-015	18716 CAMBRIDGE BLVD	11/4/2022	401	03-ARM'S LENGTH	R-4	\$267,500	\$142,880	53.41	\$129.70	1,586	Colonial/2Sty
40-24-14-453-001	27250 SANTA BARBARA DR	6/20/2023	401	03-ARM'S LENGTH	R-4	\$302,850	\$146,730	48.45	\$165.56	1,456	Colonial/2Sty
40-24-14-453-002	18805 CAMBRIDGE BLVD	4/28/2022	401	03-ARM'S LENGTH	R-4	\$315,000	\$147,750	46.90	\$162.31	1,560	Ranch
40-24-14-453-011	18790 SUNNYBROOK AVE	7/18/2022	401	03-ARM'S LENGTH	R-4	\$355,000	\$152,260	42.89	\$172.37	1,701	Ranch
40-24-14-454-005	18775 SUNNYBROOK AVE	7/3/2023	401	03-ARM'S LENGTH	R-4	\$270,000	\$130,820	48.45	\$174.55	1,189	Ranch
40-24-14-454-006	18763 SUNNYBROOK AVE	6/23/2023	401	03-ARM'S LENGTH	R-4	\$225,000	\$129,410	57.52	\$115.67	1,411	Ranch
40-24-14-455-003	18625 BUNGALOW DR	11/16/2023	401	03-ARM'S LENGTH	R-4	\$305,000	\$142,700	46.79	\$158.85	1,531	Ranch

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Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
40-24-14-478-001	27124 ELDORADO PL	11/9/2023	401	03-ARM'S LENGTH	R-4	\$250,000	\$123,970	49.59	\$137.78	1,362	Ranch
40-24-14-483-007	27204 MEADOWBROOK WAY	8/29/2022	401	03-ARM'S LENGTH	R-4	\$288,500	\$139,370	48.31	\$155.28	1,460	Ranch
40-24-14-483-012	18144 SUNNYBROOK AVE	4/13/2022	401	03-ARM'S LENGTH	R-4	\$270,000	\$105,640	39.13	\$168.33	1,353	Colonial/2Sty
40-24-14-204-002	18795 ALHAMBRA AVE	4/10/2023	401	03-ARM'S LENGTH	R-5	\$275,000	\$150,530	54.74	\$119.58	1,783	Colonial/2Sty
40-24-14-204-006	18745 ALHAMBRA AVE	12/27/2023	401	03-ARM'S LENGTH	R-5	\$324,500	\$162,400	50.05	\$139.36	1,873	Ranch
40-24-14-204-008	28711 SUNSET BLVD W	3/23/2023	401	03-ARM'S LENGTH	R-5	\$375,000	\$166,600	44.43	\$148.30	2,054	Bungalow
40-24-14-205-008	18784 WILTSHIRE BLVD	9/2/2022	401	03-ARM'S LENGTH	R-5	\$249,000	\$128,590	51.64	\$127.78	1,465	Ranch
40-24-14-205-011	18730 WILTSHIRE BLVD	10/14/2022	401	03-ARM'S LENGTH	R-5	\$355,000	\$198,630	55.95	\$120.71	2,404	BiLevel
40-24-14-206-002	28560 BLOOMFIELD DR	11/7/2022	401	03-ARM'S LENGTH	R-5	\$290,000	\$142,380	49.10	\$132.63	1,708	SingleFamily
40-24-14-206-007	28591 SUNSET BLVD W	10/28/2022	401	03-ARM'S LENGTH	R-5	\$365,000	\$157,350	43.11	\$168.74	1,782	Ranch
40-24-14-207-002	28626 SUNSET BLVD W	11/3/2023	401	03-ARM'S LENGTH	R-5	\$353,500	\$213,880	60.50	\$122.81	2,353	Other
40-24-14-207-007	28510 SUNSET BLVD W	1/31/2024	401	03-ARM'S LENGTH	R-5	\$345,000	\$153,910	44.61	\$137.11	2,060	Ranch
40-24-14-207-010	28691 ELDORADO PL	3/10/2023	401	03-ARM'S LENGTH	R-5	\$288,900	\$133,270	46.13	\$161.29	1,397	Ranch
40-24-14-207-012	28665 ELDORADO PL	3/29/2024	401	03-ARM'S LENGTH	R-5	\$346,000	\$164,050	47.41	\$174.68	1,627	Ranch
40-24-14-228-016	28807 SOMERSET PL	8/18/2022	401	03-ARM'S LENGTH	R-5	\$282,000	\$143,220	50.79	\$163.84	1,344	Ranch
40-24-14-228-017	28785 SOMERSET PL	8/19/2022	401	03-ARM'S LENGTH	R-5	\$290,000	\$153,780	53.03	\$136.65	1,670	Ranch
40-24-14-229-002	18441 ROSELAND BLVD	9/21/2023	401	03-ARM'S LENGTH	R-5	\$400,000	\$217,710	54.43	\$145.28	2,328	Colonial/2Sty
40-24-14-251-006	18725 WILTSHIRE BLVD	11/13/2023	401	03-ARM'S LENGTH	R-5	\$265,000	\$102,620	38.72	\$154.54	1,435	Ranch
40-24-14-254-002	18545 WILTSHIRE BLVD	9/22/2022	401	03-ARM'S LENGTH	R-5	\$338,700	\$145,270	42.89	\$159.42	1,737	CapeCod
40-24-14-254-007	18530 DOLORES AVE	10/23/2023	401	03-ARM'S LENGTH	R-5	\$355,000	\$165,960	46.75	\$126.11	2,325	Other
40-24-14-255-001	18559 DOLORES AVE	7/20/2022	401	03-ARM'S LENGTH	R-5	\$380,000	\$164,540	43.30	\$156.37	2,035	Ranch
40-24-14-255-004	18509 DOLORES AVE	8/18/2022	401	03-ARM'S LENGTH	R-5	\$353,000	\$147,590	41.81	\$175.29	1,696	CapeCod
40-24-14-256-004	18511 W GLENWOOD BLVD	11/1/2022	401	03-ARM'S LENGTH	R-5	\$301,400	\$153,580	50.96	\$130.02	1,821	Ranch
40-24-14-256-018	28077 SUNSET BLVD W	6/27/2022	401	03-ARM'S LENGTH	R-5	\$250,000	\$107,170	42.87	\$170.47	1,104	Ranch
40-24-14-256-019	28053 SUNSET BLVD W	7/10/2023	401	03-ARM'S LENGTH	R-5	\$280,000	\$143,380	51.21	\$127.01	1,718	Ranch
40-24-14-276-015	28275 ELDORADO PL	5/9/2022	401	03-ARM'S LENGTH	R-5	\$357,000	\$169,690	47.53	\$141.24	2,076	Colonial/2Sty
40-24-14-277-005	18251 WILTSHIRE BLVD	1/11/2023	401	03-ARM'S LENGTH	R-5	\$315,000	\$158,220	50.23	\$113.90	2,223	Bungalow
40-24-14-279-006	27920 SUNSET BLVD W	8/17/2022	401	03-ARM'S LENGTH	R-5	\$260,000	\$148,610	57.16	\$103.99	1,906	Colonial/2Sty
40-24-14-280-004	28012 ELDORADO PL	6/2/2023	401	03-ARM'S LENGTH	R-5	\$275,885	\$115,170	41.75	\$179.72	1,300	Ranch
40-24-14-426-008	18465 SARATOGA BLVD	6/2/2023	401	03-ARM'S LENGTH	R-5	\$510,000	\$312,100	61.20	\$118.88	3,770	Colonial/2Sty
40-24-13-101-018	17570 ROSELAND BLVD	11/4/2022	401	03-ARM'S LENGTH	R-6	\$365,000	\$154,910	42.44	\$183.23	1,585	Ranch
40-24-13-106-001	17411 SAN ROSA BLVD	10/17/2022	401	03-ARM'S LENGTH	R-6	\$238,000	\$135,330	56.86	\$148.51	1,103	Ranch
40-24-13-106-005	17401 SAN ROSA BLVD	7/7/2023	401	03-ARM'S LENGTH	R-6	\$410,000	\$223,440	54.50	\$146.54	2,257	Colonial/2Sty
40-24-13-152-005	17417 WILTSHIRE BLVD	10/5/2022	401	03-ARM'S LENGTH	R-6	\$359,900	\$170,240	47.30	\$162.38	1,711	Ranch
40-24-13-152-006	17395 WILTSHIRE BLVD	4/28/2022	401	03-ARM'S LENGTH	R-6	\$325,000	\$153,390	47.20	\$151.55	1,603	Other
40-24-13-304-014	27811 LATHRUP BLVD	12/18/2023	401	03-ARM'S LENGTH	R-7	\$525,000	\$252,760	48.14	\$164.17	2,617	CapeCod
40-24-13-304-025	27775 LATHRUP BLVD	10/18/2022	401	03-ARM'S LENGTH	R-7	\$339,000	\$161,120	47.53	\$156.19	1,645	Tudor
40-24-13-305-005	27768 LATHRUP BLVD	8/23/2022	401	03-ARM'S LENGTH	R-7	\$330,000	\$148,110	44.88	\$142.14	1,778	CapeCod
40-24-13-306-004	27640 CALIFORNIA DR SE	6/17/2022	401	03-ARM'S LENGTH	R-7	\$309,900	\$143,570	46.33	\$169.09	1,394	Colonial/2Sty
40-24-13-306-016	27475 LATHRUP BLVD	1/13/2023	401	03-ARM'S LENGTH	R-7	\$339,900	\$159,130	46.82	\$166.48	1,596	Ranch
40-24-13-306-019	27411 LATHRUP BLVD	1/6/2023	401	03-ARM'S LENGTH	R-7	\$280,000	\$159,270	56.88	\$105.76	1,898	Bungalow
40-24-13-359-011	17565 SUNNYBROOK AVE	8/8/2022	401	03-ARM'S LENGTH	R-7	\$316,000	\$180,100	56.99	\$149.26	1,615	Ranch
40-24-23-230-018	18166 MEADOWOOD AVE	4/29/2022	401	03-ARM'S LENGTH	R-8	\$300,000	\$145,890	48.63	\$136.76	1,767	Ranch
40-24-23-253-012	18619 MIDDLESEX AVE	3/31/2023	401	03-ARM'S LENGTH	R-8	\$375,000	\$180,280	48.07	\$116.23	2,621	Colonial/2Sty
40-24-23-254-010	26207 MEADOWBROOK WAY	1/6/2023	401	03-ARM'S LENGTH	R-8	\$315,000	\$155,550	49.38	\$118.38	2,165	Colonial/2Sty
40-24-23-255-001	26350 MEADOWBROOK WAY	8/26/2022	401	03-ARM'S LENGTH	R-8	\$370,000	\$175,750	47.50	\$110.00	2,763	Colonial/2Sty
40-24-23-255-008	18496 SANTA ANN AVE	12/1/2023	401	03-ARM'S LENGTH	R-8	\$308,000	\$164,930	53.55	\$100.62	2,417	Colonial/2Sty
40-24-23-256-031	18850 LINCOLN DR	11/20/2023	401	03-ARM'S LENGTH	R-8	\$340,000	\$155,740	45.81	\$151.83	1,866	Colonial/2Sty
40-24-23-257-039	18480 LINCOLN DR	8/30/2023	401	03-ARM'S LENGTH	R-8	\$275,000	\$146,590	53.31	\$121.65	1,719	Colonial/2Sty
40-24-23-257-048	18535 SANTA ANN AVE	3/16/2023	401	03-ARM'S LENGTH	R-8	\$355,000	\$183,730	51.75	\$109.65	2,715	Colonial/2Sty
40-24-23-276-006	18444 MIDDLESEX AVE	7/5/2023	401	03-ARM'S LENGTH	R-8	\$325,000	\$154,440	47.52	\$124.44	2,138	Colonial/2Sty
40-24-23-276-010	18400 MIDDLESEX AVE	10/14/2022	401	03-ARM'S LENGTH	R-8	\$350,000	\$192,440	54.98	\$98.74	2,756	Colonial/2Sty
40-24-23-276-021	18195 RAINBOW DR	7/12/2022	401	03-ARM'S LENGTH	R-8	\$322,000	\$155,100	48.17	\$123.11	2,155	Colonial/2Sty
40-24-23-277-012	18181 MEADOWOOD AVE	1/13/2023	401	03-ARM'S LENGTH	R-8	\$333,000	\$179,320	53.85	\$87.89	3,130	Colonial/2Sty

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40-24-23-277-019	18200 KILBIRNIE AVE	12/27/2022	401	03-ARM'S LENGTH	R-8	\$332,000	\$151,330	45.58	\$113.94	2,402	Colonial/2Sty
40-24-23-278-009	18151 KILBIRNIE AVE	6/30/2022	401	03-ARM'S LENGTH	R-8	\$297,000	\$144,010	48.49	\$133.41	1,791	Ranch
40-24-23-279-002	18131 MARGATE AVE	6/15/2022	401	03-ARM'S LENGTH	R-8	\$290,000	\$138,260	47.68	\$139.39	1,685	Colonial/2Sty
40-24-23-279-006	18140 RAINBOW DR	11/9/2023	401	03-ARM'S LENGTH	R-8	\$260,000	\$131,880	50.72	\$117.43	1,697	Colonial/2Sty
40-24-23-280-051	18181 SANTA ANN AVE	2/10/2023	401	03-ARM'S LENGTH	R-8	\$292,000	\$163,290	55.92	\$95.37	2,436	Colonial/2Sty
40-24-23-205-006	18866 MIDDLESEX AVE	10/25/2022	401	03-ARM'S LENGTH	R-9	\$285,000	\$149,230	52.36	\$108.69	2,073	SingleFamily
40-24-23-208-003	18648 MIDDLESEX AVE	5/13/2022	401	03-ARM'S LENGTH	R-9	\$392,000	\$168,580	43.01	\$172.09	1,880	Ranch
40-24-23-227-023	18240 CORAL GABLES AVE	5/13/2022	401	03-ARM'S LENGTH	R-9	\$302,000	\$152,900	50.63	\$139.27	1,740	Other
40-24-23-227-027	18100 CORAL GABLES AVE	7/21/2022	401	03-ARM'S LENGTH	R-9	\$215,000	\$107,970	50.22	\$127.61	1,177	Ranch
40-24-23-228-006	26791 MEADOWBROOK WAY	12/20/2022	401	19-MULTI PARCEL ARM'S LENGTH	R-9	\$400,000	\$246,550	61.64	\$111.61	2,637	Tudor
40-24-23-277-020	18184 KILBIRNIE AVE	3/2/2023	401	03-ARM'S LENGTH	R-9	\$310,000	\$164,200	52.97	\$79.44	3,151	Colonial/2Sty
40-24-24-151-011	26431 MEADOWOOD CT S	5/19/2022	401	03-ARM'S LENGTH	R-9	\$380,000	\$146,590	38.58	\$179.92	1,861	SingleFamily
40-24-14-307-010	27605 MORNINGSIDE PLZ	3/31/2023	401	03-ARM'S LENGTH	R33	\$400,000	\$187,610	46.90	\$120.49	2,709	Other
40-24-14-330-007	27577 RACKHAM DR	10/7/2022	401	03-ARM'S LENGTH	R33	\$301,000	\$129,430	43.00	\$134.02	1,792	Ranch
40-24-14-376-004	27426 MORNINGSIDE PLZ	1/25/2023	401	03-ARM'S LENGTH	R33	\$385,000	\$206,750	53.70	\$119.63	2,621	Ranch
40-24-14-381-022	19067 RAINBOW DR	9/25/2023	401	03-ARM'S LENGTH	R33	\$325,000	\$174,800	53.78	\$124.18	1,960	Ranch
40-24-14-127-011	19080 LACROSSE AVE	3/27/2024	401	03-ARM'S LENGTH	R34	\$340,000	\$136,240	40.07	\$185.49	1,414	Ranch
40-24-14-127-021	28791 SANTA BARBARA DR	5/5/2023	401	03-ARM'S LENGTH	R34	\$425,000	\$240,280	56.54	\$120.54	2,824	Colonial/2Sty
40-24-14-182-006	28010 WOODWORTH WAY	4/4/2023	401	03-ARM'S LENGTH	R35	\$390,000	\$192,510	49.36	\$153.96	2,055	Bungalow
40-24-14-481-042	27430 CALIFORNIA DR SW	5/12/2023	401	03-ARM'S LENGTH	R3D	\$204,000	\$100,590	49.31	\$105.97	1,720	Other