

CITY OF LATHRUP VILLAGE

ECF FOR 2025: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
9	\$5,081,500	\$2,265,436	\$2,816,064	\$2,240,862	1.257

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
08	08-19-36-456-018	355 E 14 MILE RD	APT	201	7/12/2023	\$1,725,000	\$1,264,792	\$460,208	\$469,014					
16	16-20-33-477-045	102 N WASHINGTON AVE	APT	201	10/25/2022	\$688,500	\$151,257	\$537,243	\$261,691					
24	24-25-34-178-021	362 W MARSHALL ST	APP	201	5/10/2023	\$650,000	\$58,795	\$591,205	\$286,348	08-20-30-455-013				
28	28-25-25-278-036	1741 E WOODWARD HEIGHTS	APT	201	10/6/2023	\$610,000	\$74,734	\$535,266	\$241,007					
64	64-14-29-381-019	18 LORRAINE CT	APP	201	2/2/2024	\$160,000	\$9,605	\$150,395	\$276,171					
64	64-14-30-452-021	21 MONROE ST	APP	201	1/12/2024	\$220,000	\$16,171	\$203,829	\$352,654					
64	64-14-33-210-065	389 OSMUN ST	APS	201	8/5/2022	\$138,000	\$11,360	\$126,640	\$108,033					
E	E -17-10-127-014	1111 N COMMERCE RD	APT	201	11/21/2023	\$230,000	\$125,435	\$104,565	\$71,108					
K	K -21-04-251-001	57951 GRAND RIVER AVE	APT	201	3/1/2024	\$660,000	\$553,287	\$106,713	\$174,835					

CITY OF LATHRUP VILLAGE

ECF FOR 2025: BNK

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
13	\$5,125,535	\$1,410,357	\$3,715,178	\$4,009,413	0.927

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
04	04-25-17-101-011	2301 12 MILE RD	COF	201	2/1/2023	\$210,000	\$71,797	\$138,203	\$130,086					
04	04-25-17-103-023	3260 COOLIDGE HWY	COF	201	6/13/2022	\$420,000	\$136,791	\$283,209	\$403,419					
16	16-25-04-129-023	625 W 14 MILE RD	COF	201	1/3/2023	\$331,365	\$106,908	\$224,457	\$205,955	16-25-04-129-025				
16	16-25-04-129-024	655 W 14 MILE RD # 200 A	COF	201	5/18/2023	\$551,670	\$155,193	\$396,477	\$394,623					
16	16-25-04-129-026	635 W 14 MILE RD	COF	201	1/3/2023	\$617,500	\$168,624	\$448,876	\$420,767					
20	20-23-26-351-025	22730 ORCHARD LAKE RD	COF	201	9/28/2022	\$390,000	\$133,377	\$256,623	\$275,047					
20	20-23-27-404-006	32300 GRAND RIVER AVE	COF	201	8/19/2022	\$245,000	\$97,392	\$147,608	\$118,789					
20	20-23-27-428-026	23011 ORCHARD LAKE RD	COF	201	10/31/2022	\$190,000	\$74,299	\$115,701	\$148,583					
28	28-25-36-153-002	21934 JOHN R RD	COF	201	12/18/2023	\$90,000	\$13,603	\$76,397	\$125,080					
40	40-24-13-102-017	17401 W 12 MILE RD	COF	201	11/1/2023	\$375,000	\$87,857	\$287,143	\$212,574					
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	7/1/2022	\$460,000	\$108,321	\$351,679	\$473,254					
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	201	1/16/2024	\$500,000	\$93,673	\$406,327	\$399,911					
40	40-24-24-154-001	26060 SOUTHFIELD RD	COF	201	2/21/2023	\$745,000	\$162,522	\$582,478	\$701,323					

CITY OF LATHRUP VILLAGE
ECF FOR 2025: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$8,760,765	\$2,134,387	\$6,626,378	\$5,900,383	1.123

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
20	20-23-28-477-005	22145 FARMINGTON RD	CAS	201	8/2/2023	\$1,200,000	\$305,047	\$894,953	\$1,055,976					
24	24-25-35-105-001	1100 E SARATOGA AVE	CAS	301	12/12/2022	\$3,073,765	\$754,303	\$2,319,462	\$1,547,046					
28	28-25-26-282-041	24309 JOHN R RD	CAS	201	7/15/2022	\$310,000	\$49,555	\$260,445	\$81,568					
28	28-25-36-305-052	21412 JOHN R RD	CAS	201	6/28/2022	\$169,500	\$48,479	\$121,021	\$68,674	24-25-34-427-003	24-25-34-427-071	24-25-34-427-035	24-25-34-427-066	24-25-34-427-067
40	40-24-23-229-029	26727 SOUTHFIELD RD	CAS	201	9/29/2023	\$890,000	\$89,563	\$800,437	\$532,549	24-25-35-105-002	24-25-35-105-008	24-25-35-105-009		
44	44-25-24-106-008	26312 JOHN R RD	CAS	201	8/3/2022	\$200,000	\$113,531	\$86,469	\$70,955	44-25-24-101-005				
64	64-14-09-352-003	263 E WALTON BLVD	CAS	301	4/6/2022	\$2,287,500	\$409,531	\$1,877,969	\$2,248,055					
64	64-14-20-301-002	250 W MONTCALM ST	CAS	201	12/18/2023	\$100,000	\$32,027	\$67,973	\$107,439					
IH	IH-01-33-426-011	101 CIVIC DR	CAS	201	6/14/2022	\$230,000	\$196,850	\$33,150	\$38,271					
LM	LM-16-11-301-013	115 E HURON ST	CAS	201	11/4/2023	\$300,000	\$135,501	\$164,499	\$149,850					

CITY OF LATHRUP VILLAGE

ECF FOR 2025: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
16	\$6,550,535	\$1,751,993	\$4,798,542	\$5,674,080	0.846

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
04	04-25-17-101-011	2301 12 MILE RD	COF	201	2/1/2023	\$210,000	\$71,797	\$138,203	\$130,086	64-14-29-257-001				
04	04-25-17-103-023	3260 COOLIDGE HWY	COF	201	6/13/2022	\$420,000	\$136,791	\$283,209	\$403,419					
16	16-25-04-129-023	625 W 14 MILE RD	COF	201	1/3/2023	\$331,365	\$106,908	\$224,457	\$205,955					
16	16-25-04-129-024	655 W 14 MILE RD # 200 A	COF	201	5/18/2023	\$551,670	\$155,193	\$396,477	\$394,623					
16	16-25-04-129-026	635 W 14 MILE RD	COF	201	1/3/2023	\$617,500	\$168,624	\$448,876	\$420,767	04-25-17-103-024				
20	20-23-26-351-025	22730 ORCHARD LAKE RD	COF	201	9/28/2022	\$390,000	\$133,377	\$256,623	\$275,047					
20	20-23-27-404-006	32300 GRAND RIVER AVE	COF	201	8/19/2022	\$245,000	\$97,392	\$147,608	\$118,789					
20	20-23-27-428-026	23011 ORCHARD LAKE RD	COF	201	10/31/2022	\$190,000	\$74,299	\$115,701	\$148,583					
20	20-23-28-280-013	23333 FARMINGTON RD	COF	201	5/26/2023	\$600,000	\$151,930	\$448,070	\$322,974					
28	28-25-36-153-002	21934 JOHN R RD	COF	201	12/18/2023	\$90,000	\$13,603	\$76,397	\$125,080	16-25-04-129-025				
40	40-24-13-102-017	17401 W 12 MILE RD	COF	201	11/1/2023	\$375,000	\$87,857	\$287,143	\$212,574					
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	7/1/2022	\$460,000	\$108,321	\$351,679	\$473,254					
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	201	1/16/2024	\$500,000	\$93,673	\$406,327	\$399,911					
40	40-24-24-154-001	26060 SOUTHFIELD RD	COF	201	2/21/2023	\$745,000	\$162,522	\$582,478	\$701,323					
64	64-14-29-257-021	146 CESAR E CHAVEZ AVE	COF	201	8/24/2023	\$300,000	\$16,835	\$283,165	\$637,382					
92	92-17-34-402-001	305 N PONTIAC TRL	COF	201	4/8/2022	\$525,000	\$172,871	\$352,129	\$704,311					

CITY OF LATHRUP VILLAGE
ECF FOR 2025: COF2

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
13	\$14,353,865	\$2,691,030	\$11,662,835	\$14,541,751	0.802

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
04	04-25-17-103-023	3260 COOLIDGE HWY	COF	201	6/13/2022	\$420,000	\$136,791	\$283,209	\$403,419					
16	16-25-03-153-060	701 S MAIN ST	COF	201	7/26/2023	\$595,000	\$215,079	\$379,921	\$365,628					
16	16-25-04-129-023	625 W 14 MILE RD	COF	201	1/3/2023	\$331,365	\$106,908	\$224,457	\$205,955					
16	16-25-04-129-026	635 W 14 MILE RD	COF	201	1/3/2023	\$617,500	\$168,624	\$448,876	\$420,767					
20	20-23-26-351-025	22730 ORCHARD LAKE RD	COF	201	9/28/2022	\$390,000	\$133,377	\$256,623	\$275,047					
20	20-23-27-428-026	23011 ORCHARD LAKE RD	COF	201	10/31/2022	\$190,000	\$74,299	\$115,701	\$148,583					
40	40-24-13-102-017	17401 W 12 MILE RD	COF	201	11/1/2023	\$375,000	\$87,857	\$287,143	\$212,574					
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	7/1/2022	\$460,000	\$108,321	\$351,679	\$473,254					
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	201	1/16/2024	\$500,000	\$93,673	\$406,327	\$399,911					
40	40-24-24-154-001	26060 SOUTHFIELD RD	COF	201	2/21/2023	\$745,000	\$162,522	\$582,478	\$701,323					
44	44-25-13-104-008	520 E 12 MILE RD	COF	201	8/15/2023	\$705,000	\$220,231	\$484,769	\$723,857	44-25-24-304-037				
44	44-25-23-433-026	25713 JOHN R RD	COF	201	6/2/2022	\$575,000	\$368,321	\$206,679	\$182,922					
O	O -09-14-251-019	1455 S LAPEER RD	COF	201	4/26/2022	\$8,450,000	\$815,027	\$7,634,973	\$10,028,510	04-25-17-103-024				

CITY OF LATHRUP VILLAGE

ECF FOR 2025: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$8,420,000	\$2,515,613	\$5,904,387	\$5,155,147	1.145

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
14	14-08-20-379-005	27 S MAIN ST	CRL	201	7/6/2023	\$550,000	\$117,581	\$432,419	\$394,564					
16	16-20-33-453-046	560 W 14 MILE RD	CRL	201	10/4/2023	\$1,525,000	\$610,895	\$914,105	\$1,080,819					
16	16-25-04-127-022	809 W 14 MILE RD	CRL	201	10/4/2023	\$1,575,000	\$666,106	\$908,894	\$801,061					
20	20-23-27-153-012	33304 GRAND RIVER AVE	CRL	201	11/4/2022	\$220,000	\$57,546	\$162,454	\$119,375	16-20-33-226-043	16-20-33-226-052			
20	20-23-27-153-015	33250 GRAND RIVER AVE	CRL	201	8/8/2022	\$295,000	\$72,506	\$222,494	\$121,135					
20	20-23-34-355-003	20740 FARMINGTON RD	CRL	201	8/23/2023	\$555,000	\$135,004	\$419,996	\$309,239					
40	40-24-13-353-001	27300 SOUTHFIELD RD	CRL	201	5/2/2023	\$800,000	\$154,911	\$645,089	\$508,804					
40	40-24-14-280-015	28001 SOUTHFIELD RD	CRL	201	11/17/2023	\$485,000	\$47,899	\$437,101	\$168,433	60-25-27-181-005				
40	40-24-24-104-033	26600 SOUTHFIELD RD	CRL	201	11/7/2022	\$815,000	\$157,314	\$657,686	\$416,560					
60	60-25-27-181-004	23622 WOODWARD AVE	CRL	201	12/5/2022	\$400,000	\$161,369	\$238,631	\$423,855					
68	68-15-14-103-008	308 S MAIN ST	CRL	201	9/30/2022	\$1,200,000	\$334,482	\$865,518	\$811,302					

CITY OF LATHRUP VILLAGE

ECF FOR 2025: DCC

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
12	\$30,454,467	\$8,039,896	\$22,414,571	\$22,355,401	1.003

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
16	16-20-33-453-046	560 W 14 MILE RD	CRL	201	10/4/2023	\$1,525,000	\$610,895	\$914,105	\$1,080,819					
16	16-25-04-127-022	809 W 14 MILE RD	CRL	201	10/4/2023	\$1,575,000	\$666,106	\$908,894	\$801,061					
40	40-24-13-353-001	27300 SOUTHFIELD RD	CRL	201	5/2/2023	\$800,000	\$154,911	\$645,089	\$508,804					
44	44-25-12-101-057	30728 JOHN R RD	BMS	201	4/25/2023	\$625,000	\$366,195	\$258,805	\$239,396	68-15-14-107-019				
64	64-14-20-481-011	121 CHAMBERLAIN ST	BMS	201	10/6/2023	\$270,000	\$32,637	\$237,363	\$426,749					
68	68-15-10-377-002	871 OAKWOOD DR	CRL	201	9/6/2023	\$2,200,000	\$856,644	\$1,343,356	\$1,352,583					
68	68-15-14-106-012	600 E UNIVERSITY DR	BMS	201	7/1/2022	\$15,300,000	\$3,106,116	\$12,193,884	\$13,233,430					
96	96-17-32-354-016	49030 PONTIAC TRL STE 300	BMS	201	8/4/2023	\$260,000	\$55,554	\$204,446	\$237,803	U -07-14-176-004				
E	E -17-10-127-040	1203 N COMMERCE RD	CRL	201	3/21/2024	\$1,815,000	\$906,999	\$908,001	\$1,102,764					
E	E -17-13-326-029	8605 RICHARDSON RD	DCC	201	5/31/2022	\$1,500,000	\$365,177	\$1,134,823	\$893,062					
K	K -21-04-151-004	58019 GRAND RIVER AVE	DCC	201	7/8/2022	\$3,563,467	\$433,347	\$3,130,120	\$1,816,817					
U	U -07-14-176-005	9700 DIXIE HWY	BMS	201	5/25/2022	\$1,021,000	\$485,315	\$535,685	\$662,112					