

City of Orchard Lake

2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
DNR	0				0.000
LVC	0				0.000
R01a	2	\$2,475,000	\$1,110,470	44.87%	1.730
R01n	2	\$1,075,000	\$533,830	49.66%	1.150
R02	1	\$770,000	\$381,010	49.48%	1.060
R02a	0				1.481
R02b	0				1.400
R03	1	\$485,000	\$241,420	49.78%	1.100
R05a	0				1.470
R06b	0				1.600
R07a	0				1.350
R07c	0				1.300
R07n	2	\$2,650,000	\$1,305,070	49.25%	0.955
R10a	0				1.200
R10b	0				1.350
R10g	0				0.880
R11a	0				1.450
R12a	1	\$2,992,000	\$1,525,020	50.97%	1.290
R13a	0				1.300
R13g	2	\$1,306,250	\$646,280	49.48%	1.270
R14c	0				1.330
R15d	0				1.300
R16d	1	\$960,000	\$409,060	42.61%	1.000
R20a	0				1.235
R21a	0				1.389
R22a	0				1.285
R23	0				1.000
R23a	0				1.850
R24a	0				1.200
R25a	0				1.420
R27a	0				1.797
R28c	0				0.805
R28g	0				0.905
R30a	1	\$1,650,000	\$808,810	49.02%	1.800
R31b	0				1.330
R32n	0				0.760
R33a	1	\$2,700,000	\$1,349,710	49.99%	1.102
R34c	0				0.850
R35a	0				1.250
R36a	0				1.650
R36n	0				0.855
R37	0				1.500
R37a	0				1.285

R37d	0				0.875
R38a	0				1.190
R38b	0				1.060
R38d	0				1.150
R38g	0				0.735
R39	0				1.030
R41	5	\$3,071,000	\$1,525,510	49.67%	0.835
R41a	1	\$2,750,000	\$1,320,290	48.01%	1.270
R41g	1	\$830,000	\$413,990	49.88%	0.850
R42	5	\$3,651,750	\$1,816,070	49.73%	0.875
R42a	0				1.250
R43	7	\$3,643,000	\$1,806,290	49.58%	1.250
R43a	1	\$2,500,000	\$1,242,080	49.68%	1.425
R43b	0				1.450
R44	0				0.890
R44a	0				1.150
R45	1	\$735,000	\$414,090	56.34%	0.880
R46	0				0.650
R70	0				1.055
RVC	0				1.000
S11	0				0.870
S15c	0				0.720
35		\$34,244,000	\$16,849,000		
		2 Year Sale Ratio:	49.20%		

*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
56-18-02-401-040	3402 WARDS POINTE DR	6/30/2022	401	03-ARM'S LENGTH	R01a	\$1,075,000	\$453,630	42.20	\$234.81	2,638	Colonial/2Sty
56-18-02-401-044	3330 WARDS POINTE DR	8/19/2022	401	03-ARM'S LENGTH	R01a	\$1,400,000	\$656,840	46.92	\$271.76	2,639	Ranch
56-18-02-451-013	3455 WARDS POINTE DR	7/22/2022	401	03-ARM'S LENGTH	R01n	\$610,000	\$266,240	43.65	\$253.57	1,998	Ranch
56-18-02-451-014	3425 WARDS POINTE DR	11/10/2022	401	03-ARM'S LENGTH	R01n	\$465,000	\$267,590	57.55	\$125.87	2,835	Tudor
56-18-11-126-030	3585 ERIE DR	6/16/2023	401	03-ARM'S LENGTH	R02	\$770,000	\$381,010	49.48	\$143.72	4,417	SingleFamily
56-18-11-126-042	3480 ARROWVALE DR	11/18/2022	401	03-ARM'S LENGTH	R03	\$485,000	\$241,420	49.78	\$133.21	2,342	Colonial/2Sty
56-18-10-101-041	4880 DOW RIDGE RD	3/15/2023	401	03-ARM'S LENGTH	R07n	\$950,000	\$536,990	56.53	\$149.92	4,726	SingleFamily
56-18-10-101-043	4798 DOW RIDGE RD	9/8/2023	401	03-ARM'S LENGTH	R07n	\$1,700,000	\$768,080	45.18	\$269.49	5,624	Colonial/2Sty
56-18-09-276-023	5201 NORTH BAY DR	10/3/2022	401	03-ARM'S LENGTH	R12a	\$2,992,000	\$1,525,020	50.97	\$314.83	6,224	Tudor
56-18-09-401-005	3080 BAY SHORE DR	6/17/2022	401	03-ARM'S LENGTH	R13g	\$606,250	\$332,270	54.81	\$230.58	1,998	Ranch
56-18-09-403-009	5405 POSSUM LN	7/21/2023	401	03-ARM'S LENGTH	R13g	\$700,000	\$314,010	44.86	\$216.37	2,304	Colonial/2Sty
56-18-14-152-015	4033 HARBOR VISTA DR	4/6/2023	401	03-ARM'S LENGTH	R16d	\$960,000	\$409,060	42.61	\$202.08	3,239	Colonial/2Sty
56-18-16-276-023	2 WALNUT LN	3/29/2024	401	03-ARM'S LENGTH	R30a	\$1,650,000	\$808,810	49.02	\$202.75	2,542	Colonial/2Sty
56-18-15-151-013	4811 OLD ORCHARD TRL	10/7/2022	401	03-ARM'S LENGTH	R33a	\$2,700,000	\$1,349,710	49.99	\$268.58	5,214	Contemporary
56-18-15-376-026	4521 CHERRY HILL DR	9/7/2022	401	03-ARM'S LENGTH	R41	\$595,000	\$346,450	58.23	\$133.74	3,677	Colonial/2Sty
56-18-15-451-017	4200 WOODLANDS LN	1/10/2023	401	03-ARM'S LENGTH	R41	\$527,000	\$272,350	51.68	\$125.74	3,589	Colonial/2Sty
56-18-15-451-029	4265 PINE LN	4/13/2022	401	03-ARM'S LENGTH	R41	\$775,000	\$336,130	43.37	\$185.29	3,753	Colonial/2Sty
56-18-15-452-007	4342 MEADOW LN	2/12/2024	401	03-ARM'S LENGTH	R41	\$610,000	\$280,880	46.05	\$235.08	2,246	Ranch
56-18-15-452-021	4340 HICKORY CT	8/16/2022	401	03-ARM'S LENGTH	R41	\$564,000	\$289,700	51.37	\$136.97	3,555	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
56-18-15-302-003	4524 ORCHARD TRAIL CT	6/9/2023	401	03-ARM'S LENGTH	R41a	\$2,750,000	\$1,320,290	48.01	\$335.65	5,288	Contemporary
56-18-15-401-004	4501 ORCHARD TRAIL CT	9/14/2023	401	03-ARM'S LENGTH	R41g	\$830,000	\$413,990	49.88	\$161.46	4,222	Colonial/2Sty
56-18-16-101-014	5928 SEVILLE CIR	8/11/2022	401	03-ARM'S LENGTH	R42	\$759,750	\$410,730	54.06	\$187.52	3,595	Ranch
56-18-16-104-003	5870 PRADO CT	11/21/2022	401	03-ARM'S LENGTH	R42	\$690,000	\$287,510	41.67	\$192.95	3,164	Contemporary
56-18-16-104-007	5869 PRADO CT	7/14/2022	401	03-ARM'S LENGTH	R42	\$652,000	\$317,930	48.76	\$198.50	2,837	Ranch
56-18-16-104-011	5843 BRAVO CT	5/31/2022	401	03-ARM'S LENGTH	R42	\$640,000	\$272,400	42.56	\$177.94	3,150	Colonial/2Sty
56-18-16-151-009	3908 LAPLAYA LN	10/31/2022	401	03-ARM'S LENGTH	R42	\$910,000	\$527,500	57.97	\$160.31	5,015	Colonial/2Sty
56-18-16-127-016	5532 EVERGREEN AVE	10/11/2023	401	03-ARM'S LENGTH	R43	\$647,000	\$322,750	49.88	\$174.46	3,102	Colonial/2Sty
56-18-16-127-021	5595 OLD ORCHARD TRL	10/5/2022	401	03-ARM'S LENGTH	R43	\$375,000	\$170,420	45.45	\$208.42	1,314	Ranch
56-18-16-128-121	3670 SUNSET BLVD	5/19/2022	401	03-ARM'S LENGTH	R43	\$432,000	\$218,010	50.47	\$171.73	1,938	Ranch
56-18-16-128-122	5770 ARCADIA DR	5/27/2022	401	03-ARM'S LENGTH	R43	\$430,000	\$228,400	53.12	\$147.63	2,154	Ranch
56-18-16-130-042	3555 SHADY BEACH BLVD	2/27/2024	401	03-ARM'S LENGTH	R43	\$691,500	\$346,510	50.11	\$220.75	2,863	Colonial/2Sty
56-18-16-177-054	3878 SUNSET BLVD	2/14/2023	401	03-ARM'S LENGTH	R43	\$615,000	\$326,240	53.05	\$147.57	3,491	Colonial/2Sty
56-18-16-186-024	3895 LAKEVIEW BLVD	12/11/2023	401	03-ARM'S LENGTH	R43	\$452,500	\$193,960	42.86	\$200.64	1,860	Colonial/2Sty
56-18-16-180-008	5669 SHORE DR	8/5/2022	401	03-ARM'S LENGTH	R43a	\$2,500,000	\$1,242,080	49.68	\$424.86	4,172	Colonial/2Sty
56-18-15-353-007	4424 CRANBROOK TRL	9/15/2022	401	03-ARM'S LENGTH	R45	\$735,000	\$414,090	56.34	\$151.93	3,510	Colonial/2Sty