

City of Walled Lake

2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio
K51	0			
KA3	34	\$6,391,025	\$3,173,610	49.66%
KC8	6	\$1,364,900	\$672,250	49.25%
KE3	0			
KEA	21	\$5,891,675	\$2,887,060	49.00%
KEB	18	\$5,101,900	\$2,517,160	49.34%
KF3	35	\$5,927,551	\$2,949,100	49.75%
KG3	2	\$361,900	\$178,110	49.22%
KHA	9	\$1,611,123	\$790,390	49.06%
KK3	5	\$607,000	\$298,900	49.24%
KMU	13	\$2,775,300	\$1,381,020	49.76%
KP3	16	\$3,949,000	\$1,966,910	49.81%
KS1	5	\$2,010,000	\$989,310	49.22%
KSB	1	\$269,900	\$136,990	50.76%
KSC	0			
KT4	3	\$847,900	\$423,840	49.99%
KX3	0			
LF1	3	\$2,315,000	\$1,196,250	51.67%
R-3	6	\$2,004,000	\$995,170	49.66%
R-4	12	\$3,209,000	\$1,548,620	48.26%
R34	5	\$1,179,900	\$580,110	49.17%
R36	26	\$6,150,746	\$3,065,230	49.84%
R38	3	\$951,000	\$473,750	49.82%
R43	10	\$3,893,000	\$1,931,360	49.61%
R48	7	\$2,273,400	\$1,129,540	49.69%
R49	1	\$220,000	\$92,230	41.92%
R54	2	\$1,150,000	\$608,140	52.88%
R55	5	\$924,000	\$459,810	49.76%
R59	3	\$1,399,000	\$694,440	49.64%
Totals:	251	\$62,778,220	\$31,139,300	
2 Year Sale Ratio:		49.60%		

*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
92-17-26-103-013	2149 PARK PLACE DR	6/7/2023	407	03-ARM'S LENGTH	KA3	\$165,000	\$80,320	48.68	107.77	1045	Other
92-17-26-103-014	2167 PARK PLACE DR	4/14/2022	407	03-ARM'S LENGTH	KA3	\$170,500	\$86,480	50.72	121.56	892	Other
92-17-26-103-028	2130 PARK PLACE DR	2/3/2023	407	03-ARM'S LENGTH	KA3	\$150,000	\$90,110	60.07	78.56	1054	Other
92-17-26-104-012	2148 HIDDEN MEADOWS DR	5/13/2022	407	03-ARM'S LENGTH	KA3	\$165,000	\$89,170	54.04	105.38	1025	Other
92-17-26-104-019	2147 HIDDEN MEADOWS DR	12/7/2022	407	03-ARM'S LENGTH	KA3	\$195,000	\$95,190	48.82	130.46	1003	Other
92-17-26-104-028	2128 HIDDEN MEADOWS DR	6/21/2023	407	03-ARM'S LENGTH	KA3	\$180,000	\$87,280	48.49	119.90	1026	Other
92-17-26-104-037	1436 HIDDEN MEADOWS DR E	10/16/2023	407	03-ARM'S LENGTH	KA3	\$200,000	\$95,940	47.97	145.93	931	Other
92-17-26-104-039	1436 HIDDEN MEADOWS DR E	7/13/2022	407	03-ARM'S LENGTH	KA3	\$180,000	\$92,610	51.45	115.51	1003	Other
92-17-26-104-054	2117 HIDDEN MEADOWS DR	5/4/2023	407	03-ARM'S LENGTH	KA3	\$210,000	\$98,830	47.06	145.42	1003	Other
92-17-26-104-057	2107 HIDDEN MEADOWS DR	8/30/2022	407	03-ARM'S LENGTH	KA3	\$195,000	\$98,620	50.57	140.56	931	Other
92-17-26-104-096	2048 HIDDEN MEADOWS DR	10/26/2022	407	03-ARM'S LENGTH	KA3	\$162,500	\$87,490	53.84	102.84	1026	Other
92-17-26-104-104	2068 HIDDEN MEADOWS DR	6/24/2022	407	03-ARM'S LENGTH	KA3	\$152,500	\$89,010	58.37	93.09	1026	Other
92-17-26-104-107	2078 HIDDEN MEADOWS DR	11/18/2022	407	03-ARM'S LENGTH	KA3	\$189,900	\$93,500	49.24	125.38	1003	Other
92-17-26-104-113	2120 HIDDEN MEADOWS DR	9/6/2023	407	03-ARM'S LENGTH	KA3	\$225,500	\$106,900	47.41	173.57	931	Other
92-17-26-104-115	2120 HIDDEN MEADOWS DR	8/30/2022	407	03-ARM'S LENGTH	KA3	\$205,000	\$99,180	48.38	140.43	1003	Other
92-17-26-104-130	2038 HIDDEN MEADOWS DR	9/20/2022	407	03-ARM'S LENGTH	KA3	\$193,000	\$92,140	47.74	128.47	1003	Other

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
92-17-35-178-022	628 PINE TREE CT	5/24/2022	401	03-ARM'S LENGTH	R48	\$322,400	\$146,960	45.58	120.80	1800	CapeCod
92-17-35-179-006	1610 OAK GROVE DR	12/11/2023	401	03-ARM'S LENGTH	R48	\$320,000	\$164,620	51.44	146.04	1554	Ranch
92-17-35-180-007	1487 OAK GROVE DR	8/19/2022	401	03-ARM'S LENGTH	R48	\$300,000	\$162,040	54.01	124.43	1580	Ranch
92-17-35-180-020	599 RIDGE RD	7/15/2022	401	03-ARM'S LENGTH	R48	\$375,000	\$177,720	47.39	172.01	1579	Ranch
92-17-35-301-032	615 LEON RD	7/11/2023	401	03-ARM'S LENGTH	R49	\$220,000	\$92,230	41.92	157.54	848	Bungalow
92-17-34-428-010	523 E WALLED LAKE DR	12/13/2023	401	03-ARM'S LENGTH	R54	\$300,000	\$182,010	60.67	103.49	1366	Bungalow
92-17-35-352-008	829 E WALLED LAKE DR	10/4/2022	401	03-ARM'S LENGTH	R54	\$850,000	\$426,130	50.13	226.00	2871	Contemporary
92-17-35-176-016	827 WOODS CT	6/23/2023	401	03-ARM'S LENGTH	R55	\$130,000	\$80,150	61.65	82.50	1058	TwHse/Duplex
92-17-35-176-025	741 WOODS CT	9/6/2022	401	03-ARM'S LENGTH	R55	\$215,000	\$100,610	46.8	131.52	1310	TwHse/Duplex
92-17-35-176-026	737 WOODS CT	9/28/2022	401	03-ARM'S LENGTH	R55	\$165,500	\$93,560	56.53	108.18	1135	TwHse/Duplex
92-17-35-176-032	704 WOODS CT	10/13/2023	401	03-ARM'S LENGTH	R55	\$228,500	\$96,890	42.4	165.44	1123	TwHse/Duplex
92-17-35-176-033	720 WOODS CT	2/28/2023	401	03-ARM'S LENGTH	R55	\$185,000	\$88,600	47.89	144.75	1042	TwHse/Duplex
92-17-33-477-013	106 CHESTNUT RDG	9/7/2022	401	03-ARM'S LENGTH	R59	\$450,000	\$228,780	50.84	166.48	2239	Colonial/2Sty
92-17-33-478-009	109 CHESTNUT RDG	9/16/2022	401	03-ARM'S LENGTH	R59	\$435,000	\$226,250	52.01	164.95	2103	Colonial/2Sty
92-17-35-328-009	1584 BEACHWOOD DR	9/8/2023	407	03-ARM'S LENGTH	R59	\$514,000	\$239,410	46.58	187.84	2341	Colonial/2Sty