

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

NBHD	Totals Sales	Sale Price	Assessment	Ratio
K1B	27	\$12,597,432	\$6,281,960	49.87%
K21	5	\$3,376,500	\$1,680,050	49.76%
K31	4	\$1,458,581	\$720,440	49.39%
K32	36	\$8,927,976	\$4,446,230	49.80%
K3A	30	\$7,035,900	\$3,507,710	49.85%
K51	11	\$4,865,000	\$2,486,040	51.10%
K61	43	\$13,834,050	\$6,908,370	49.94%
K71	1	\$195,000	\$95,170	48.81%
KAP	6	\$3,930,000	\$1,958,900	49.84%
KB1	1	\$205,000	\$92,450	45.10%
KB2	0			
KBW	8	\$2,135,500	\$1,060,590	49.66%
KC1	13	\$5,938,900	\$2,962,400	49.88%
KCL	0			
KD2	24	\$13,505,400	\$6,728,430	49.82%
KDA	20	\$13,099,899	\$6,536,680	49.90%
KE1	26	\$12,773,788	\$6,362,530	49.81%
KE3	5	\$1,794,000	\$889,940	49.61%
KGB	8	\$3,071,700	\$1,530,570	49.83%
KGH	6	\$3,420,000	\$1,705,960	49.88%
KHP	14	\$5,332,800	\$2,660,140	49.88%
KJ1	7	\$3,162,500	\$1,578,440	49.91%
KJ2	0			
KK2	7	\$2,053,900	\$1,022,020	49.76%
KM2	6	\$3,723,000	\$1,796,270	48.25%
KMP	6	\$4,605,000	\$2,290,620	49.74%
KMT	41	\$18,494,053	\$9,196,630	49.73%
KN1	3	\$1,773,000	\$851,870	48.05%
KN2	0			
KN5	11	\$4,713,400	\$2,350,630	49.87%
KQA	4	\$3,045,000	\$1,516,900	49.82%
KR2	0			
KRC	0			
KT4	37	\$10,616,100	\$5,284,000	49.77%
KT9	77	\$46,003,460	\$22,948,580	49.88%
KU2	1	\$120,000	\$59,910	49.93%
KWC	1	\$825,000	\$384,980	46.66%
KX3	6	\$2,297,000	\$1,131,740	49.27%
KY1	1	\$551,000	\$266,790	48.42%
KZ2	4	\$653,900	\$325,890	49.84%
KZY	10	\$3,847,000	\$1,920,190	49.91%
L7C	17	\$11,897,900	\$5,942,660	49.95%
LAA	11	\$6,106,500	\$3,046,340	49.89%
LCA	1	\$672,000	\$235,140	34.99%
LDB	8	\$3,102,399	\$1,545,340	49.81%
LE1	4	\$1,260,000	\$680,560	54.01%
LEA	1	\$285,000	\$142,250	49.91%
LGB	21	\$19,493,250	\$9,711,270	49.82%
LJ1	8	\$4,011,399	\$1,998,680	49.83%
LJB	10	\$9,647,500	\$4,808,950	49.85%
LKA	12	\$10,690,000	\$5,235,920	48.98%
LKB	2	\$2,425,000	\$1,210,050	49.90%

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

LQG	3	\$1,755,000	\$872,750	49.73%
LQM	6	\$4,251,050	\$2,103,770	49.49%
R15	8	\$2,738,330	\$1,363,800	49.80%
R32	21	\$9,201,900	\$4,591,330	49.90%
R7C	0			
R7D	79	\$22,114,343	\$11,038,770	49.92%
R82	6	\$2,024,000	\$1,007,050	49.76%
R89	8	\$2,885,033	\$1,336,780	46.33%
R8E	3	\$1,945,000	\$970,310	49.89%
R8Q	10	\$3,442,000	\$1,712,450	49.75%
R8Y	3	\$1,104,000	\$531,270	48.12%
R91	12	\$3,386,900	\$1,689,110	49.87%
RA3	8	\$2,517,500	\$1,224,650	48.65%
RA4	6	\$1,787,000	\$888,790	49.74%
RA5	1	\$275,000	\$135,700	49.35%
RA7	21	\$5,638,971	\$2,808,830	49.81%
RAB	8	\$4,033,900	\$2,034,770	50.44%
RB2	20	\$4,970,960	\$2,481,380	49.92%
RB4	11	\$3,023,900	\$1,503,810	49.73%
RB5	7	\$1,972,500	\$983,550	49.86%
RCC	6	\$3,073,000	\$1,531,550	49.84%
RD3	4	\$2,036,000	\$1,011,700	49.69%
RD5	11	\$6,046,900	\$3,012,800	49.82%
REB	3	\$1,992,000	\$990,380	49.72%
RH1	13	\$5,482,430	\$2,758,910	50.32%
RJ1	8	\$2,334,900	\$1,134,690	48.60%
RJ2	8	\$2,296,500	\$1,059,960	46.16%
RJ3	6	\$1,729,900	\$863,650	49.92%
RK2	51	\$13,242,000	\$6,607,960	49.90%
RL1	30	\$8,400,625	\$4,186,720	49.84%
RMH	0			
RNW	41	\$19,023,307	\$9,422,030	49.53%
RP1	7	\$2,378,000	\$1,183,780	49.78%
RPA	14	\$4,085,200	\$2,038,460	49.90%
RQ4	4	\$1,210,400	\$601,810	49.72%
RR6	14	\$8,824,250	\$4,398,600	49.85%
RV3	13	\$3,773,277	\$1,881,720	49.87%
RW1	43	\$11,954,200	\$5,955,170	49.82%
RX3	12	\$5,459,000	\$2,717,850	49.79%
RZ1	34	\$9,707,000	\$4,840,130	49.86%
Totals:	1168	\$485,687,863	\$241,573,920	

2 Year Sale Ratio: 49.74%

*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
E -17-27-303-005	1071 TARTAN LN	4/3/2023	407	03-ARM'S LENGTH	K1B	\$438,000	\$209,450	47.82	\$156.42	2,326	Colonial/2Sty
E -17-27-303-026	1481 SCOTLAND YARD DR	4/12/2023	407	03-ARM'S LENGTH	K1B	\$360,000	\$170,240	47.29	\$174.58	1,641	Ranch
E -17-27-303-033	1473 BRIGADOON	7/14/2023	407	03-ARM'S LENGTH	K1B	\$350,000	\$170,030	48.58	\$190.58	1,440	Ranch
E -17-27-303-043	1020 TARTAN LN	1/11/2024	407	03-ARM'S LENGTH	K1B	\$455,000	\$175,320	38.53	\$206.29	1,838	Colonial/2Sty
E -17-28-453-001	1235 DRAKESHIRE DR	12/16/2022	407	03-ARM'S LENGTH	K1B	\$435,000	\$221,410	50.90	\$193.31	1,870	Ranch
E -17-28-453-002	1225 DRAKESHIRE CT	12/22/2023	407	03-ARM'S LENGTH	K1B	\$485,650	\$247,320	50.93	\$170.09	2,423	Colonial/2Sty
E -17-28-453-003	1215 DRAKESHIRE CT	5/19/2023	407	03-ARM'S LENGTH	K1B	\$483,050	\$245,000	50.72	\$165.60	2,473	Colonial/2Sty
E -17-28-453-004	1195 DRAKESHIRE CT	5/19/2022	407	03-ARM'S LENGTH	K1B	\$488,400	\$264,360	54.13	\$153.72	2,699	Colonial/2Sty
E -17-28-453-006	1175 DRAKESHIRE CT	8/31/2022	407	03-ARM'S LENGTH	K1B	\$474,100	\$239,480	50.51	\$177.80	2,253	Colonial/2Sty
E -17-28-453-007	1165 DRAKESHIRE DR	1/27/2023	407	03-ARM'S LENGTH	K1B	\$492,700	\$275,280	55.87	\$147.70	2,838	Colonial/2Sty

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-28-453-010	1135 DRAKESHIRE DR	8/25/2022	407	03-ARM'S LENGTH	K1B	\$481,200	\$241,100	50.10	\$179.99	2,233	Colonial/2Sty
E -17-28-453-014	1130 DRAKESHIRE DR	11/1/2023	407	03-ARM'S LENGTH	K1B	\$509,000	\$275,720	54.17	\$154.53	2,797	Colonial/2Sty
E -17-28-453-015	1140 DRAKESHIRE DR	3/31/2023	407	03-ARM'S LENGTH	K1B	\$423,000	\$219,400	51.87	\$184.54	1,882	Ranch
E -17-28-453-020	1190 DRAKESHIRE DR	7/29/2022	407	03-ARM'S LENGTH	K1B	\$445,600	\$242,820	54.49	\$151.01	2,464	Colonial/2Sty
E -17-28-453-021	1200 DRAKESHIRE DR	10/3/2023	407	03-ARM'S LENGTH	K1B	\$480,000	\$240,470	50.10	\$181.14	2,234	Colonial/2Sty
E -17-28-453-022	1210 DRAKESHIRE DR	1/6/2023	407	03-ARM'S LENGTH	K1B	\$432,050	\$224,770	52.02	\$187.72	1,870	Ranch
E -17-28-453-023	1220 DRAKESHIRE DR	2/17/2023	407	03-ARM'S LENGTH	K1B	\$479,900	\$235,330	49.04	\$170.56	2,372	Colonial/2Sty
E -17-33-401-002	121 COPPER RIDGE CT	5/27/2022	407	03-ARM'S LENGTH	K1B	\$440,160	\$230,490	52.37	\$151.19	2,394	Colonial/2Sty
E -17-33-401-003	131 COPPER RIDGE CT	3/8/2023	407	03-ARM'S LENGTH	K1B	\$466,500	\$232,030	49.74	\$161.00	2,424	Colonial/2Sty
E -17-33-401-004	141 COPPER RIDGE CT	12/9/2022	407	03-ARM'S LENGTH	K1B	\$470,000	\$234,230	49.84	\$162.29	2,430	Colonial/2Sty
E -17-33-401-007	171 COPPER RIDGE CT	1/19/2024	407	03-ARM'S LENGTH	K1B	\$499,110	\$239,920	48.07	\$172.37	2,469	Colonial/2Sty
E -17-33-401-008	202 COPPER RIDGE CT	6/29/2022	407	03-ARM'S LENGTH	K1B	\$530,000	\$249,110	47.00	\$172.13	2,652	Colonial/2Sty
E -17-33-401-010	182 COPPER RIDGE CT	11/22/2023	407	03-ARM'S LENGTH	K1B	\$546,000	\$256,260	46.93	\$166.48	2,838	Colonial/2Sty
E -17-33-401-011	172 COPPER RIDGE CT	7/17/2023	407	03-ARM'S LENGTH	K1B	\$495,000	\$230,510	46.57	\$171.49	2,444	Colonial/2Sty
E -17-33-401-012	162 COPPER RIDGE CT	5/25/2023	407	03-ARM'S LENGTH	K1B	\$481,500	\$236,680	49.15	\$169.57	2,406	Colonial/2Sty
E -17-33-401-013	152 COPPER RIDGE CT	11/3/2022	407	03-ARM'S LENGTH	K1B	\$463,612	\$235,260	50.75	\$161.24	2,405	Colonial/2Sty
E -17-33-401-015	132 COPPER RIDGE CT	3/17/2023	407	03-ARM'S LENGTH	K1B	\$492,900	\$239,970	48.69	\$171.37	2,423	Colonial/2Sty
E -17-19-252-003	3761 STALLION WAY	10/18/2023	407	03-ARM'S LENGTH	K21	\$715,000	\$367,060	51.34	\$199.93	2,951	Colonial/2Sty
E -17-19-277-006	3521 STALLION WAY	2/29/2024	407	03-ARM'S LENGTH	K21	\$608,000	\$324,620	53.39	\$225.36	2,214	Ranch
E -17-28-126-068	2109 DEER PATH TRL	7/26/2022	407	03-ARM'S LENGTH	K21	\$612,000	\$325,450	53.18	\$162.18	3,372	Colonial/2Sty
E -17-28-126-078	2016 DEER PATH TRL	11/16/2022	407	03-ARM'S LENGTH	K21	\$740,000	\$326,170	44.08	\$180.87	3,497	Colonial/2Sty
E -17-28-201-026	2142 SERENITY WAY	8/31/2023	407	03-ARM'S LENGTH	K21	\$701,500	\$336,750	48.00	\$211.43	2,988	Colonial/2Sty
E -17-20-351-005	3225 SILVER CT	9/9/2022	407	03-ARM'S LENGTH	K31	\$260,000	\$147,010	56.54	\$141.73	1,423	Ranch
E -17-21-201-080	1850 MEGANS MEADOW DR	10/6/2023	407	03-ARM'S LENGTH	K31	\$390,000	\$190,830	48.93	\$199.27	1,523	Ranch
E -17-33-426-001	581 ALEXANDER DR	3/14/2024	407	03-ARM'S LENGTH	K31	\$415,581	\$185,740	44.69	\$219.08	1,456	Ranch
E -17-33-428-012	1600 HIGH POINTE DR	6/1/2022	407	03-ARM'S LENGTH	K31	\$393,000	\$196,860	50.09	\$158.26	1,925	Contemporary
E -17-33-106-001	1201 SARATOGA BLVD	8/3/2022	407	03-ARM'S LENGTH	K32	\$236,000	\$114,600	48.56	\$151.69	1,261	Other
E -17-33-106-017	2203 SARATOGA BLVD	3/15/2024	407	03-ARM'S LENGTH	K32	\$253,000	\$131,650	52.04	\$132.67	1,568	Other
E -17-33-106-052	5105 CHESAPEAKE CIR	4/24/2023	407	03-ARM'S LENGTH	K32	\$260,000	\$121,540	46.75	\$152.97	1,404	Other
E -17-33-106-102	9200 FARMINGDALE LN	3/22/2024	407	03-ARM'S LENGTH	K32	\$257,000	\$114,690	44.63	\$168.10	1,262	Other
E -17-33-106-109	10200 CHESAPEAKE CIR	4/14/2023	407	03-ARM'S LENGTH	K32	\$239,400	\$114,690	47.91	\$154.15	1,262	Other
E -17-33-106-110	10202 CHESAPEAKE CIR	7/21/2022	407	03-ARM'S LENGTH	K32	\$232,000	\$131,630	56.74	\$119.28	1,568	Other
E -17-33-106-134	12202 CHESAPEAKE CIR	1/23/2024	407	03-ARM'S LENGTH	K32	\$210,000	\$131,630	62.68	\$105.25	1,568	Other
E -17-33-106-136	12105 CHESAPEAKE CIR	7/10/2023	407	03-ARM'S LENGTH	K32	\$240,000	\$121,300	50.54	\$139.13	1,400	Other
E -17-33-106-163	14200 CHESAPEAKE CIR	2/10/2023	407	03-ARM'S LENGTH	K32	\$215,000	\$115,240	53.60	\$134.81	1,262	SingleFamily
E -17-33-106-165	14104 CHESAPEAKE CIR	2/24/2023	407	03-ARM'S LENGTH	K32	\$254,000	\$122,570	48.26	\$149.12	1,400	Other
E -17-33-106-169	15211 CHESAPEAKE CIR	5/10/2023	407	03-ARM'S LENGTH	K32	\$259,900	\$115,850	44.57	\$170.39	1,262	SingleFamily
E -17-33-106-172	15106 CHESAPEAKE CIR	1/11/2024	407	03-ARM'S LENGTH	K32	\$251,000	\$122,330	48.74	\$146.98	1,400	Other
E -17-33-106-179	15203 CHESAPEAKE CIR	10/19/2022	407	03-ARM'S LENGTH	K32	\$230,000	\$133,050	57.85	\$118.00	1,568	Other
E -17-33-106-190	16104 CHESAPEAKE CIR	10/18/2022	407	03-ARM'S LENGTH	K32	\$255,000	\$122,570	48.07	\$149.83	1,400	Other
E -17-33-106-199	17200 CHESAPEAKE CIR	8/31/2022	407	03-ARM'S LENGTH	K32	\$247,500	\$115,850	46.81	\$160.57	1,262	SingleFamily
E -17-33-106-201	17104 CHESAPEAKE CIR	1/12/2024	407	03-ARM'S LENGTH	K32	\$240,000	\$122,570	51.07	\$139.12	1,400	Other
E -17-33-106-209	18209 CHESAPEAKE CIR	5/27/2022	407	03-ARM'S LENGTH	K32	\$252,000	\$134,350	53.31	\$132.03	1,568	Other
E -17-33-106-224	19202 CHESAPEAKE CIR	12/29/2023	407	03-ARM'S LENGTH	K32	\$265,000	\$133,030	50.20	\$140.32	1,568	SingleFamily
E -17-33-106-243	21105 CHESAPEAKE CIR	7/21/2023	407	03-ARM'S LENGTH	K32	\$269,900	\$122,570	45.41	\$160.48	1,400	Other
E -17-33-106-247	21210 CHESAPEAKE CIR	5/28/2022	407	03-ARM'S LENGTH	K32	\$247,000	\$115,760	46.87	\$160.17	1,262	Ranch
E -17-33-106-255	22104 CHESAPEAKE CIR	7/15/2022	407	03-ARM'S LENGTH	K32	\$220,000	\$122,570	55.71	\$124.83	1,400	SingleFamily
E -17-33-106-257	22203 CHESAPEAKE CIR	5/1/2023	407	03-ARM'S LENGTH	K32	\$258,500	\$133,050	51.47	\$136.17	1,568	SingleFamily
E -17-33-106-258	22201 CHESAPEAKE CIR	10/6/2023	407	03-ARM'S LENGTH	K32	\$264,900	\$115,870	43.74	\$174.35	1,262	SingleFamily
E -17-33-106-285	24105 CHESAPEAKE CIR	5/20/2022	407	03-ARM'S LENGTH	K32	\$240,000	\$122,330	50.97	\$139.46	1,400	Other
E -17-33-106-292	25106 CHESAPEAKE CIR	7/19/2023	407	03-ARM'S LENGTH	K32	\$265,000	\$122,560	46.25	\$156.98	1,400	SingleFamily
E -17-33-106-295	25200 CHESAPEAKE CIR	5/5/2023	407	03-ARM'S LENGTH	K32	\$265,000	\$115,420	43.55	\$174.43	1,262	Other
E -17-33-106-297	25104 CHESAPEAKE CIR	4/6/2023	407	03-ARM'S LENGTH	K32	\$237,000	\$122,560	51.71	\$136.98	1,400	SingleFamily
E -17-33-106-304	26105 CHESAPEAKE CIR	3/7/2024	407	03-ARM'S LENGTH	K32	\$270,000	\$122,570	45.40	\$160.55	1,400	SingleFamily

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-33-106-305	26203 CHESAPEAKE CIR	12/1/2023	407	03-ARM'S LENGTH	K32	\$265,000	\$134,430	50.73	\$140.32	1,568	SingleFamily
E -17-33-106-306	26201 CHESAPEAKE CIR	6/1/2023	407	03-ARM'S LENGTH	K32	\$249,876	\$115,420	46.19	\$162.45	1,262	SingleFamily
E -17-33-106-316	27106 CHESAPEAKE CIR	7/28/2023	407	03-ARM'S LENGTH	K32	\$270,000	\$125,070	46.32	\$160.54	1,400	Other
E -17-33-106-319	27200 CHESAPEAKE CIR	12/22/2023	407	03-ARM'S LENGTH	K32	\$238,500	\$118,200	49.56	\$153.43	1,262	SingleFamily
E -17-33-106-320	27202 CHESAPEAKE CIR	9/29/2022	407	03-ARM'S LENGTH	K32	\$257,000	\$135,800	52.84	\$135.21	1,568	Other
E -17-33-106-344	29202 CHESAPEAKE CIR	8/25/2023	407	03-ARM'S LENGTH	K32	\$260,000	\$137,200	52.77	\$137.12	1,568	Other
E -17-33-106-346	29105 CHESAPEAKE CIR	4/14/2022	407	03-ARM'S LENGTH	K32	\$231,000	\$126,340	54.69	\$132.67	1,400	Other
E -17-33-106-348	29201 CHESAPEAKE CIR	12/6/2022	407	03-ARM'S LENGTH	K32	\$222,500	\$119,370	53.65	\$140.75	1,262	SingleFamily
E -17-33-351-012	1210 ADDINGTON DR	12/15/2022	407	03-ARM'S LENGTH	K3A	\$205,000	\$113,840	55.53	\$127.72	1,242	Colonial/2Sty
E -17-33-351-014	2102 TRAILWAY CT	7/13/2023	407	03-ARM'S LENGTH	K3A	\$252,000	\$119,830	47.55	\$151.37	1,359	Colonial/2Sty
E -17-33-351-015	2104 TRAILWAY CT	3/12/2024	407	03-ARM'S LENGTH	K3A	\$257,000	\$118,260	46.02	\$168.76	1,246	Colonial/2Sty
E -17-33-351-022	2107 TRAILWAY CT	9/1/2023	407	03-ARM'S LENGTH	K3A	\$260,000	\$118,390	45.53	\$170.90	1,248	Colonial/2Sty
E -17-33-351-030	3201 ADDINGTON DR	6/14/2022	407	03-ARM'S LENGTH	K3A	\$224,000	\$113,840	50.82	\$143.01	1,242	Colonial/2Sty
E -17-33-351-032	3109 ADDINGTON DR	3/7/2023	407	03-ARM'S LENGTH	K3A	\$236,000	\$118,510	50.22	\$139.40	1,361	Colonial/2Sty
E -17-33-351-033	3107 ADDINGTON DR	10/11/2022	407	03-ARM'S LENGTH	K3A	\$203,000	\$117,190	57.73	\$125.23	1,248	Colonial/2Sty
E -17-33-351-039	4105 ADDINGTON DR	1/19/2024	407	03-ARM'S LENGTH	K3A	\$235,000	\$117,190	49.87	\$150.87	1,248	Colonial/2Sty
E -17-33-351-040	4104 ADDINGTON DR	10/16/2023	407	03-ARM'S LENGTH	K3A	\$252,000	\$117,190	46.50	\$164.49	1,248	Colonial/2Sty
E -17-33-351-048	4211 ADDINGTON DR	6/19/2023	407	03-ARM'S LENGTH	K3A	\$232,000	\$113,840	49.07	\$149.45	1,242	Colonial/2Sty
E -17-33-351-051	5104 ADDINGTON DR	2/20/2024	407	03-ARM'S LENGTH	K3A	\$250,000	\$117,190	46.88	\$162.89	1,248	Colonial/2Sty
E -17-33-351-072	6211 ADDINGTON DR	5/20/2022	407	03-ARM'S LENGTH	K3A	\$212,500	\$113,840	53.57	\$133.75	1,242	Colonial/2Sty
E -17-33-351-083	7108 ADDINGTON DR	4/29/2022	407	03-ARM'S LENGTH	K3A	\$218,000	\$118,510	54.36	\$126.17	1,361	Colonial/2Sty
E -17-33-351-097	10201 W MIDWAY CT	2/27/2023	407	03-ARM'S LENGTH	K3A	\$226,000	\$113,840	50.37	\$144.62	1,242	Colonial/2Sty
E -17-33-351-104	10108 E MIDWAY CT	4/4/2023	407	03-ARM'S LENGTH	K3A	\$239,900	\$118,510	49.40	\$142.26	1,361	Colonial/2Sty
E -17-33-351-125	9103 ADDINGTON DR	10/13/2023	407	03-ARM'S LENGTH	K3A	\$247,000	\$118,510	47.98	\$147.48	1,361	Colonial/2Sty
E -17-33-351-131	9108 ADDINGTON DR	10/7/2022	407	03-ARM'S LENGTH	K3A	\$215,000	\$118,510	55.12	\$123.97	1,361	Colonial/2Sty
E -17-33-351-138	11201 ADDINGTON DR	11/7/2022	407	03-ARM'S LENGTH	K3A	\$215,000	\$113,840	52.95	\$135.77	1,242	Colonial/2Sty
E -17-33-351-159	15104 ADDINGTON DR	8/19/2022	407	03-ARM'S LENGTH	K3A	\$226,000	\$118,430	52.40	\$143.59	1,248	Colonial/2Sty
E -17-33-351-166	15106 ADDINGTON DR	5/18/2023	407	03-ARM'S LENGTH	K3A	\$258,000	\$118,390	45.89	\$169.29	1,248	Colonial/2Sty
E -17-33-351-182	16103 ADDINGTON DR	12/21/2023	407	03-ARM'S LENGTH	K3A	\$245,000	\$119,710	48.86	\$146.01	1,361	Colonial/2Sty
E -17-33-351-192	16211 ADDINGTON DR	11/17/2022	407	03-ARM'S LENGTH	K3A	\$202,500	\$115,000	56.79	\$125.70	1,242	Colonial/2Sty
E -17-33-351-195	17104 ADDINGTON DR	8/4/2023	407	03-ARM'S LENGTH	K3A	\$261,000	\$118,390	45.36	\$171.69	1,248	Colonial/2Sty
E -17-33-351-197	17103 ADDINGTON DR	4/22/2022	407	03-ARM'S LENGTH	K3A	\$229,000	\$119,600	52.23	\$134.45	1,359	Colonial/2Sty
E -17-33-351-204	17210 ADDINGTON DR	12/19/2022	407	03-ARM'S LENGTH	K3A	\$220,000	\$114,740	52.15	\$139.79	1,242	Colonial/2Sty
E -17-33-351-210	19201 ADDINGTON DR	9/1/2023	407	03-ARM'S LENGTH	K3A	\$230,000	\$115,000	50.00	\$147.84	1,242	Colonial/2Sty
E -17-33-351-213	19107 ADDINGTON DR	7/24/2023	407	03-ARM'S LENGTH	K3A	\$257,000	\$118,370	46.06	\$168.49	1,248	Colonial/2Sty
E -17-33-351-217	18201 ADDINGTON DR	11/30/2022	407	03-ARM'S LENGTH	K3A	\$241,000	\$113,550	47.12	\$156.83	1,241	Colonial/2Sty
E -17-33-351-218	18103 ADDINGTON DR	8/16/2022	407	03-ARM'S LENGTH	K3A	\$236,000	\$118,510	50.22	\$139.40	1,361	Colonial/2Sty
E -17-33-351-220	18104 ADDINGTON DR	11/21/2022	407	03-ARM'S LENGTH	K3A	\$251,000	\$117,190	46.69	\$163.69	1,248	Colonial/2Sty
E -17-23-226-085	2170 BLUE STONE LN	3/24/2023	407	03-ARM'S LENGTH	K51	\$455,000	\$217,340	47.77	\$163.32	2,370	Colonial/2Sty
E -17-23-226-087	2190 BLUE STONE LN	2/21/2023	407	03-ARM'S LENGTH	K51	\$404,000	\$215,990	53.46	\$140.54	2,372	Colonial/2Sty
E -17-35-401-020	1921 DOGWOOD TRL	11/23/2022	407	03-ARM'S LENGTH	K51	\$440,000	\$205,230	46.64	\$165.34	2,089	Colonial/2Sty
E -17-35-402-005	430 CHITTAMWOOD CT	6/27/2022	407	03-ARM'S LENGTH	K51	\$435,000	\$213,410	49.06	\$168.12	2,036	Colonial/2Sty
E -17-35-402-010	1760 DOGWOOD TRL	10/4/2023	407	03-ARM'S LENGTH	K51	\$485,000	\$231,150	47.66	\$179.46	2,144	Colonial/2Sty
E -17-35-404-016	325 CHERRY GROVE LN	5/19/2022	407	03-ARM'S LENGTH	K51	\$461,000	\$240,360	52.14	\$187.44	1,979	Colonial/2Sty
E -17-35-451-011	1870 PLUMRIDGE CT	3/27/2023	407	03-ARM'S LENGTH	K51	\$420,000	\$212,110	50.50	\$143.76	2,248	Colonial/2Sty
E -17-35-477-003	245 CHERRY GROVE LN	1/5/2024	407	03-ARM'S LENGTH	K51	\$463,500	\$258,450	55.76	\$171.14	2,186	SingleFamily
E -17-35-478-006	1911 CHESTNUT CT	5/12/2022	407	03-ARM'S LENGTH	K51	\$436,500	\$226,180	51.82	\$158.48	2,186	Colonial/2Sty
E -17-35-478-015	130 CHERRY GROVE LN	12/20/2022	407	03-ARM'S LENGTH	K51	\$415,000	\$228,200	54.99	\$143.01	2,257	Colonial/2Sty
E -17-35-478-016	120 CHERRY GROVE LN	9/27/2023	407	03-ARM'S LENGTH	K51	\$450,000	\$237,620	52.80	\$163.16	2,206	Colonial/2Sty
E -17-35-252-026	369 WOODHAVEN DR	1/11/2024	407	03-ARM'S LENGTH	K61	\$335,000	\$158,530	47.32	\$199.46	1,392	Ranch
E -17-35-252-044	519 WOODHAVEN DR	8/31/2023	407	03-ARM'S LENGTH	K61	\$332,900	\$158,090	47.49	\$196.26	1,404	Other
E -17-35-252-055	631 WOODHAVEN DR	7/31/2023	407	03-ARM'S LENGTH	K61	\$339,900	\$170,930	50.29	\$194.19	1,455	Other
E -17-35-252-057	651 WOODHAVEN DR	2/7/2023	407	03-ARM'S LENGTH	K61	\$290,000	\$161,240	55.60	\$159.90	1,455	Other
E -17-35-252-061	671 WOODHAVEN DR	10/24/2022	407	03-ARM'S LENGTH	K61	\$350,000	\$161,240	46.07	\$201.13	1,455	Other

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-35-252-065	713 WOODHAVEN DR	10/19/2022	407	03-ARM'S LENGTH	K61	\$325,000	\$163,200	50.22	\$182.45	1,467	Ranch
E -17-35-252-074	742 WOODHAVEN DR	7/7/2022	407	03-ARM'S LENGTH	K61	\$329,900	\$159,180	48.25	\$195.80	1,392	Other
E -17-35-252-081	648 WOODHAVEN DR	1/10/2024	407	03-ARM'S LENGTH	K61	\$393,000	\$192,420	48.96	\$193.79	1,732	Other
E -17-35-252-100	2132 RED MAPLE LN	1/24/2024	407	03-ARM'S LENGTH	K61	\$350,000	\$159,420	45.55	\$208.44	1,404	Other
E -17-35-252-106	2070 RED MAPLE LN	6/22/2023	407	03-ARM'S LENGTH	K61	\$320,500	\$158,900	49.58	\$189.04	1,392	Other
E -17-35-252-126	868 WOODHAVEN DR	8/22/2022	407	03-ARM'S LENGTH	K61	\$340,000	\$178,490	52.50	\$164.33	1,720	TwnHse/Duplex
E -17-35-426-012	2050 OAKBROOK BLVD	3/3/2023	407	03-ARM'S LENGTH	K61	\$284,550	\$149,790	52.64	\$165.12	1,376	Ranch
E -17-35-426-018	2093 MAPLEHURST DR	7/25/2022	407	03-ARM'S LENGTH	K61	\$310,000	\$151,970	49.02	\$183.61	1,376	Ranch
E -17-35-426-019	2111 MAPLEHURST DR	3/17/2023	407	03-ARM'S LENGTH	K61	\$340,000	\$158,000	46.47	\$205.41	1,376	Ranch
E -17-35-426-028	2254 MAPLEHURST DR	9/4/2023	407	03-ARM'S LENGTH	K61	\$314,000	\$158,790	50.57	\$186.52	1,376	Ranch
E -17-35-426-053	1976 MAPLEHURST DR	5/23/2023	407	03-ARM'S LENGTH	K61	\$300,000	\$151,120	50.37	\$174.82	1,388	Ranch
E -17-35-426-055	390 MULBERRY DR	12/29/2023	407	03-ARM'S LENGTH	K61	\$345,000	\$169,150	49.03	\$209.05	1,376	Ranch
E -17-35-426-061	420 MULBERRY DR	9/28/2022	407	03-ARM'S LENGTH	K61	\$285,000	\$155,410	54.53	\$165.44	1,376	Ranch
E -17-35-426-070	462 MULBERRY DR	5/30/2023	407	03-ARM'S LENGTH	K61	\$282,000	\$148,290	52.59	\$161.85	1,388	Ranch
E -17-35-426-079	469 N OAK DR	12/16/2022	407	03-ARM'S LENGTH	K61	\$314,900	\$156,400	49.67	\$187.17	1,376	Ranch
E -17-35-426-082	457 N OAK DR	9/1/2023	407	03-ARM'S LENGTH	K61	\$290,000	\$151,280	52.17	\$167.61	1,388	Ranch
E -17-35-426-113	2097 OAKBROOK BLVD	7/12/2023	407	03-ARM'S LENGTH	K61	\$300,000	\$148,660	49.55	\$176.34	1,376	Ranch
E -17-35-426-114	2095 OAKBROOK BLVD	12/5/2023	407	03-ARM'S LENGTH	K61	\$296,000	\$154,710	52.27	\$171.94	1,388	Ranch
E -17-35-426-161	389 N OAK DR	11/20/2023	407	03-ARM'S LENGTH	K61	\$300,000	\$145,920	48.64	\$176.34	1,376	Ranch
E -17-35-479-037	152 WINSLOW CIR	2/23/2024	407	03-ARM'S LENGTH	K61	\$410,000	\$207,660	50.65	\$142.72	2,471	Contemporary
E -17-35-479-046	371 WINSLOW CIR	4/25/2022	407	03-ARM'S LENGTH	K61	\$425,000	\$204,620	48.15	\$148.79	2,471	Contemporary
E -17-35-479-050	311 WINSLOW CIR	6/13/2023	407	03-ARM'S LENGTH	K61	\$345,000	\$167,100	48.43	\$177.67	1,619	Ranch
E -17-36-351-002	2272 CEDAR CREST BLVD	2/2/2024	407	03-ARM'S LENGTH	K61	\$290,000	\$144,390	49.79	\$169.08	1,376	Ranch
E -17-36-351-008	2251 MEADOW BROOK CT	9/8/2022	407	03-ARM'S LENGTH	K61	\$277,500	\$153,300	55.24	\$134.24	1,640	Colonial/2Sty
E -17-36-351-022	125 WINDING BRK	4/5/2022	407	03-ARM'S LENGTH	K61	\$296,000	\$152,640	51.57	\$145.52	1,640	Colonial/2Sty
E -17-36-351-033	177 WINDING BRK	4/26/2022	407	03-ARM'S LENGTH	K61	\$305,000	\$171,830	56.34	\$151.01	1,640	Colonial/2Sty
E -17-36-351-035	187 WINDING BRK	10/13/2023	407	03-ARM'S LENGTH	K61	\$310,000	\$157,820	50.91	\$154.05	1,640	Colonial/2Sty
E -17-36-351-046	2150 PLEASANT DR	9/8/2022	407	03-ARM'S LENGTH	K61	\$298,000	\$157,760	52.94	\$146.74	1,640	Colonial/2Sty
E -17-36-351-050	2110 PLEASANT DR	2/9/2024	407	03-ARM'S LENGTH	K61	\$300,000	\$143,940	47.98	\$176.34	1,376	Ranch
E -17-36-351-063	2151 PLEASANT DR	4/14/2023	407	03-ARM'S LENGTH	K61	\$322,000	\$157,250	48.84	\$161.37	1,640	Ranch
E -17-36-351-073	265 WINDING BRK	5/19/2022	407	03-ARM'S LENGTH	K61	\$294,900	\$141,830	48.09	\$172.64	1,376	Ranch
E -17-36-351-082	307 WINDING BRK	2/28/2023	407	03-ARM'S LENGTH	K61	\$300,000	\$143,150	47.72	\$176.34	1,376	Ranch
E -17-36-351-083	201 WHISPERING HL	3/28/2023	407	03-ARM'S LENGTH	K61	\$310,000	\$167,960	54.18	\$154.05	1,640	Colonial/2Sty
E -17-36-351-098	290 WINDING BRK	8/19/2022	407	03-ARM'S LENGTH	K61	\$339,000	\$156,270	46.10	\$171.74	1,640	Colonial/2Sty
E -17-36-351-103	262 WINDING BRK	10/28/2022	407	03-ARM'S LENGTH	K61	\$341,500	\$151,320	44.31	\$206.50	1,376	Ranch
E -17-36-351-114	200 WINDING BRK	4/21/2023	407	03-ARM'S LENGTH	K61	\$287,000	\$157,760	54.97	\$140.03	1,640	Colonial/2Sty
E -17-36-351-116	190 WINDING BRK	1/5/2024	407	03-ARM'S LENGTH	K61	\$340,000	\$150,490	44.26	\$205.41	1,376	RaisedRanch
E -17-36-352-065	356 SHORE BROOK LN	7/29/2022	407	03-ARM'S LENGTH	K61	\$375,500	\$200,150	53.30	\$173.49	1,666	Colonial/2Sty
EW-17-23-302-046	2569 S COMMERCE RD	5/19/2022	407	03-ARM'S LENGTH	K71	\$195,000	\$95,170	48.81	\$147.86	1,012	TwnHse/Duplex
E -17-14-401-003	4113 ASCOTT LN	9/15/2022	407	03-ARM'S LENGTH	KAP	\$685,000	\$358,080	52.27	\$172.08	3,334	Colonial/2Sty
E -17-14-401-027	4263 ASCOTT LN	8/8/2023	407	03-ARM'S LENGTH	KAP	\$605,000	\$268,930	44.45	\$263.37	1,869	Ranch
E -17-14-401-028	4269 ASCOTT LN	10/3/2022	407	03-ARM'S LENGTH	KAP	\$550,000	\$299,380	54.43	\$188.45	2,346	Bungalow
E -17-14-401-032	4264 ASCOTT LN	4/6/2023	407	03-ARM'S LENGTH	KAP	\$620,000	\$297,640	48.01	\$254.45	2,006	Ranch
E -17-14-401-039	4234 ASCOTT LN	11/3/2022	407	03-ARM'S LENGTH	KAP	\$730,000	\$356,630	48.85	\$228.06	2,733	Colonial/2Sty
E -17-14-401-055	4106 ASCOTT LN	6/26/2023	407	03-ARM'S LENGTH	KAP	\$740,000	\$378,240	51.11	\$173.74	3,645	Colonial/2Sty
E -17-02-101-026	131 ANNISON DR	2/28/2024	407	03-ARM'S LENGTH	KB1	\$205,000	\$92,450	45.10	\$167.55	965	Other
EW-17-23-151-025	5102 WIDGEON LN	8/3/2023	407	03-ARM'S LENGTH	KBW	\$220,000	\$118,120	53.69	\$133.77	1,356	Ranch
EW-17-23-151-034	4200 TEAL LN	2/14/2023	407	03-ARM'S LENGTH	KBW	\$278,500	\$136,440	48.99	\$153.85	1,561	Other
EW-17-23-151-062	7208 HERON HILLS DR	7/12/2022	407	03-ARM'S LENGTH	KBW	\$208,000	\$119,450	57.43	\$129.04	1,257	Other
EW-17-23-151-079	8102 HERON HILLS DR	3/14/2024	407	03-ARM'S LENGTH	KBW	\$300,000	\$137,700	45.90	\$156.60	1,672	TwnHse/Duplex
EW-17-23-151-133	11104 EGRET LN	1/26/2024	407	03-ARM'S LENGTH	KBW	\$254,000	\$138,020	54.34	\$130.18	1,658	Other
EW-17-23-151-143	13100 EGRET LN	5/27/2022	407	03-ARM'S LENGTH	KBW	\$285,000	\$139,080	48.80	\$145.86	1,640	TwnHse/Duplex
EW-17-23-151-146	13106 EGRET LN	1/2/2024	407	03-ARM'S LENGTH	KBW	\$295,000	\$136,520	46.28	\$153.61	1,672	TwnHse/Duplex
EW-17-23-151-147	13108 EGRET LN	1/22/2024	407	03-ARM'S LENGTH	KBW	\$295,000	\$135,260	45.85	\$156.61	1,640	TwnHse/Duplex

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-02-208-003	9557 TRACE HOLLOW CT	8/15/2022	407	03-ARM'S LENGTH	KC1	\$465,000	\$247,820	53.29	\$188.86	2,154	Colonial/2Sty
E -17-02-208-021	1558 TRACE HOLLOW DR	7/20/2023	407	03-ARM'S LENGTH	KC1	\$530,000	\$275,490	51.98	\$190.99	2,466	Colonial/2Sty
E -17-02-352-062	135 LIZA LN	7/10/2023	407	03-ARM'S LENGTH	KC1	\$400,000	\$200,860	50.22	\$172.77	1,970	Colonial/2Sty
E -17-03-451-026	5291 RIVERWALK TRL	8/11/2023	407	03-ARM'S LENGTH	KC1	\$475,000	\$228,620	48.13	\$166.45	2,370	Ranch
E -17-03-452-002	5360 RIVERWALK TRL	6/17/2022	407	03-ARM'S LENGTH	KC1	\$400,000	\$209,910	52.48	\$136.10	2,502	Colonial/2Sty
E -17-03-452-005	5330 RIVERWALK TRL	3/10/2023	407	03-ARM'S LENGTH	KC1	\$405,000	\$202,790	50.07	\$140.46	2,469	Colonial/2Sty
E -17-03-452-008	5300 RIVERWALK TRL	4/27/2023	407	03-ARM'S LENGTH	KC1	\$440,000	\$211,510	48.07	\$152.06	2,500	Colonial/2Sty
E -17-03-452-009	5290 RIVERWALK TRL	7/29/2022	407	03-ARM'S LENGTH	KC1	\$424,900	\$225,870	53.16	\$129.13	2,768	Colonial/2Sty
E -17-03-482-007	405 AUSTIN ST	7/11/2022	407	03-ARM'S LENGTH	KC1	\$450,000	\$228,220	50.72	\$159.22	2,426	Colonial/2Sty
E -17-12-101-008	8924 WOODS EDGE DR	10/13/2022	407	03-ARM'S LENGTH	KC1	\$394,000	\$191,290	48.55	\$138.10	2,264	Colonial/2Sty
E -17-12-277-008	2884 GREENLAWN AVE	6/7/2022	407	03-ARM'S LENGTH	KC1	\$500,000	\$245,520	49.10	\$155.11	2,763	Colonial/2Sty
E -17-12-279-002	2721 GREENLAWN AVE	1/1/2024	407	03-ARM'S LENGTH	KC1	\$550,000	\$236,980	43.09	\$183.68	2,626	Colonial/2Sty
E -17-12-279-003	2731 GREENLAWN AVE	8/18/2023	407	03-ARM'S LENGTH	KC1	\$505,000	\$257,520	50.99	\$170.57	2,564	Colonial/2Sty
E -17-04-126-010	5950 LYNNE HOLLOW DR	5/26/2023	401	03-ARM'S LENGTH	KD2	\$899,000	\$427,650	47.57	\$239.42	3,210	Ranch
E -17-04-126-013	5861 TURNBERRY DR	5/3/2023	401	03-ARM'S LENGTH	KD2	\$585,000	\$293,640	50.19	\$162.27	2,958	Colonial/2Sty
E -17-04-127-002	5960 TURNBERRY DR	12/5/2022	401	03-ARM'S LENGTH	KD2	\$520,000	\$298,130	57.33	\$148.71	2,851	SingleFamily
E -17-04-128-007	5801 TURNBERRY DR	7/15/2022	401	03-ARM'S LENGTH	KD2	\$775,000	\$391,250	50.48	\$207.53	3,323	Colonial/2Sty
E -17-04-476-018	5331 HURON HILLS DR	11/29/2023	407	03-ARM'S LENGTH	KD2	\$420,000	\$213,230	50.77	\$168.82	1,944	Ranch
E -17-04-476-019	5341 HURON HILLS DR	10/14/2022	407	03-ARM'S LENGTH	KD2	\$475,000	\$244,180	51.41	\$163.48	2,344	SingleFamily
E -17-04-476-021	5381 HURON HILLS DR	8/4/2022	407	03-ARM'S LENGTH	KD2	\$465,000	\$229,120	49.27	\$155.25	2,390	SingleFamily
E -17-04-476-029	1595 HURON SPRINGS LN	4/1/2022	407	03-ARM'S LENGTH	KD2	\$445,000	\$219,460	49.32	\$166.46	2,114	Colonial/2Sty
E -17-04-476-032	1536 HURON SPRINGS LN	6/20/2023	407	03-ARM'S LENGTH	KD2	\$640,000	\$345,560	53.99	\$170.47	3,149	Colonial/2Sty
E -17-04-476-038	5290 HURON HILLS DR	7/25/2022	407	03-ARM'S LENGTH	KD2	\$512,500	\$249,670	48.72	\$173.70	2,380	Colonial/2Sty
E -17-04-476-044	1736 PONDVIEW LN	8/23/2023	407	03-ARM'S LENGTH	KD2	\$590,000	\$253,400	42.95	\$186.06	2,653	Colonial/2Sty
E -17-04-476-058	5510 HURON HILLS DR	9/30/2022	407	03-ARM'S LENGTH	KD2	\$510,000	\$249,700	48.96	\$194.32	2,042	Colonial/2Sty
E -17-04-476-063	5560 HURON HILLS DR	6/20/2023	407	03-ARM'S LENGTH	KD2	\$460,000	\$259,350	56.38	\$158.73	2,306	Colonial/2Sty
E -17-04-476-070	1385 WOODCREST LN	8/1/2022	407	03-ARM'S LENGTH	KD2	\$549,900	\$272,290	49.52	\$174.96	2,606	Colonial/2Sty
E -17-04-476-082	5621 HURON HILLS DR	5/30/2023	407	03-ARM'S LENGTH	KD2	\$530,000	\$282,970	53.39	\$134.51	3,206	Colonial/2Sty
E -17-04-476-088	5551 HURON HILLS DR	6/17/2022	407	03-ARM'S LENGTH	KD2	\$542,000	\$240,320	44.34	\$179.77	2,456	Ranch
E -17-04-476-098	1645 SALISHAN LN	8/16/2022	407	03-ARM'S LENGTH	KD2	\$690,000	\$361,090	52.33	\$188.25	2,958	Colonial/2Sty
E -17-04-476-131	5455 BENTWOOD LN	1/26/2023	407	03-ARM'S LENGTH	KD2	\$435,000	\$218,450	50.22	\$166.44	2,062	Colonial/2Sty
E -17-09-377-009	2082 SHIRE CT	8/16/2022	401	03-ARM'S LENGTH	KD2	\$540,000	\$280,760	51.99	\$156.09	2,905	Colonial/2Sty
E -17-15-401-027	3411 SUTTON LN	3/31/2023	401	03-ARM'S LENGTH	KD2	\$662,000	\$314,160	47.46	\$167.11	3,500	Colonial/2Sty
E -17-15-401-028	3401 SUTTON LN	7/15/2022	401	03-ARM'S LENGTH	KD2	\$575,000	\$293,290	51.01	\$148.95	3,333	Colonial/2Sty
E -17-15-478-011	120 WENDOVER CT	4/13/2022	401	03-ARM'S LENGTH	KD2	\$600,000	\$327,140	54.52	\$171.25	2,980	Colonial/2Sty
E -17-16-126-013	4113 CHERYL DR	5/22/2023	401	03-ARM'S LENGTH	KD2	\$610,000	\$223,710	36.67	\$201.61	2,599	Colonial/2Sty
E -17-16-127-011	2133 LAKESHORE DR	1/5/2024	401	03-ARM'S LENGTH	KD2	\$475,000	\$239,910	50.51	\$158.26	2,462	Colonial/2Sty
E -17-04-226-004	6132 STRAWBERRY CIR	5/15/2023	407	03-ARM'S LENGTH	KDA	\$530,500	\$277,330	52.28	\$150.88	2,868	Colonial/2Sty
E -17-04-226-034	1859 CHESHIRE LN	3/27/2024	407	03-ARM'S LENGTH	KDA	\$730,000	\$395,240	54.14	\$178.16	3,555	Colonial/2Sty
E -17-04-226-043	5724 STRAWBERRY CIR	7/22/2022	407	03-ARM'S LENGTH	KDA	\$600,000	\$325,580	54.26	\$166.49	3,009	Colonial/2Sty
E -17-04-226-064	5727 STRAWBERRY CIR	4/19/2023	407	03-ARM'S LENGTH	KDA	\$575,000	\$272,210	47.34	\$157.69	3,010	Colonial/2Sty
E -17-04-226-082	6081 BALMORAL WAY	5/27/2022	407	03-ARM'S LENGTH	KDA	\$685,000	\$339,530	49.57	\$179.20	3,271	Colonial/2Sty
E -17-04-226-113	6148 BIRCHCREST LN	2/27/2023	407	03-ARM'S LENGTH	KDA	\$683,000	\$303,690	44.46	\$282.19	2,088	Ranch
E -17-04-226-121	6091 BIRCHCREST LN	9/28/2023	407	03-ARM'S LENGTH	KDA	\$695,000	\$361,750	52.05	\$171.98	3,474	Colonial/2Sty
E -17-04-226-141	1943 CHESHIRE LN	9/9/2022	407	03-ARM'S LENGTH	KDA	\$599,999	\$306,010	51.00	\$139.78	3,598	Colonial/2Sty
E -17-04-226-153	5994 STRAWBERRY CIR	7/6/2023	407	03-ARM'S LENGTH	KDA	\$625,500	\$282,060	45.09	\$197.73	2,639	Colonial/2Sty
E -17-04-226-161	5946 STRAWBERRY CIR	1/23/2024	407	03-ARM'S LENGTH	KDA	\$592,000	\$291,380	49.22	\$181.07	2,757	Colonial/2Sty
E -17-04-226-163	5934 STRAWBERRY CIR	5/26/2023	407	03-ARM'S LENGTH	KDA	\$635,000	\$293,520	46.22	\$180.67	3,001	Colonial/2Sty
E -17-04-226-164	5928 STRAWBERRY CIR	6/12/2023	407	03-ARM'S LENGTH	KDA	\$645,000	\$298,780	46.32	\$183.14	2,995	Colonial/2Sty
E -17-04-226-170	1840 CARRIAGE HL	5/19/2023	407	03-ARM'S LENGTH	KDA	\$603,900	\$302,470	50.09	\$168.01	3,042	Colonial/2Sty
E -17-04-226-192	5971 STRAWBERRY CIR	4/12/2022	407	03-ARM'S LENGTH	KDA	\$605,000	\$313,360	51.80	\$172.25	2,889	Colonial/2Sty
E -17-04-226-203	1785 CARRIAGE HL	7/22/2022	407	03-ARM'S LENGTH	KDA	\$625,000	\$304,900	48.78	\$174.25	3,040	Colonial/2Sty
E -17-04-226-248	1950 TROWBRIDGE LN	3/15/2024	407	03-ARM'S LENGTH	KDA	\$730,000	\$395,050	54.12	\$193.01	3,278	Colonial/2Sty
E -17-04-226-276	1911 TROWBRIDGE LN	11/29/2022	407	03-ARM'S LENGTH	KDA	\$710,000	\$358,730	50.53	\$166.99	3,690	Colonial/2Sty

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-04-403-004	5252 VINEYARD CT	4/17/2023	407	03-ARM'S LENGTH	KDA	\$770,000	\$382,560	49.68	\$211.07	3,082	Colonial/2Sty
E -17-04-403-007	5282 VINEYARD CT	6/30/2022	407	03-ARM'S LENGTH	KDA	\$775,000	\$395,650	51.05	\$192.57	3,124	Colonial/2Sty
E -17-04-403-022	5263 VINEYARD CT	3/21/2024	407	03-ARM'S LENGTH	KDA	\$685,000	\$336,880	49.18	\$220.19	2,685	Colonial/2Sty
E -17-05-126-022	2902 AUGUSTA DR	9/7/2023	407	03-ARM'S LENGTH	KE1	\$430,000	\$242,170	56.32	\$141.47	2,464	Colonial/2Sty
E -17-05-126-026	2860 AUGUSTA DR	1/31/2023	407	03-ARM'S LENGTH	KE1	\$470,000	\$243,610	51.83	\$158.24	2,503	Colonial/2Sty
E -17-05-126-032	2800 AUGUSTA DR	3/31/2023	407	03-ARM'S LENGTH	KE1	\$400,000	\$202,900	50.73	\$132.02	2,439	Colonial/2Sty
E -17-05-129-005	2995 IVY HILL DR	11/8/2023	407	03-ARM'S LENGTH	KE1	\$590,388	\$309,380	52.40	\$178.86	2,855	Colonial/2Sty
E -17-05-201-011	2779 AUGUSTA DR	10/26/2022	407	03-ARM'S LENGTH	KE1	\$410,000	\$206,680	50.41	\$139.11	2,416	Colonial/2Sty
E -17-05-202-004	2760 IVY HILL DR	8/8/2022	407	03-ARM'S LENGTH	KE1	\$525,000	\$261,270	49.77	\$157.80	2,794	Colonial/2Sty
E -17-05-202-014	2638 IVY HILL DR	10/27/2023	407	03-ARM'S LENGTH	KE1	\$375,000	\$209,460	55.86	\$125.37	2,372	Contemporary
E -17-05-202-016	2618 IVY HILL DR	6/7/2023	407	03-ARM'S LENGTH	KE1	\$470,000	\$233,660	49.71	\$155.34	2,526	Colonial/2Sty
E -17-05-202-020	2536 IVY HILL DR	4/28/2023	407	03-ARM'S LENGTH	KE1	\$540,000	\$258,190	47.81	\$193.16	2,378	Colonial/2Sty
E -17-05-203-005	2475 IVY HILL DR	10/31/2023	407	03-ARM'S LENGTH	KE1	\$435,000	\$221,590	50.94	\$170.02	2,102	Colonial/2Sty
E -17-05-203-011	2567 IVY HILL DR	5/17/2022	407	03-ARM'S LENGTH	KE1	\$498,000	\$211,760	42.52	\$174.14	2,414	Colonial/2Sty
E -17-05-203-017	2649 IVY HILL DR	6/17/2022	407	03-ARM'S LENGTH	KE1	\$450,000	\$215,070	47.79	\$148.46	2,490	Colonial/2Sty
E -17-05-203-018	2669 IVY HILL DR	8/9/2022	407	03-ARM'S LENGTH	KE1	\$485,000	\$231,870	47.81	\$158.64	2,568	Colonial/2Sty
E -17-05-251-010	5817 MAJESTIC OAKS DR	7/25/2023	407	03-ARM'S LENGTH	KE1	\$650,000	\$387,890	59.68	\$138.84	4,083	Colonial/2Sty
E -17-05-253-007	2250 IVY HILL DR	10/31/2023	407	03-ARM'S LENGTH	KE1	\$719,900	\$366,730	50.94	\$153.25	3,969	Colonial/2Sty
E -17-05-476-013	5450 WENTWORTH DR	8/17/2023	407	03-ARM'S LENGTH	KE1	\$510,000	\$233,290	45.74	\$185.98	2,308	Colonial/2Sty
E -17-05-476-020	2420 BALTIMORE CT	9/29/2022	407	03-ARM'S LENGTH	KE1	\$502,000	\$217,110	43.25	\$169.76	2,324	Colonial/2Sty
E -17-05-476-037	5431 WENTWORTH DR	3/1/2024	407	03-ARM'S LENGTH	KE1	\$535,000	\$240,760	45.00	\$197.88	2,295	Colonial/2Sty
E -17-05-476-038	5421 WENTWORTH DR	9/28/2022	407	03-ARM'S LENGTH	KE1	\$500,000	\$208,170	41.63	\$196.45	2,066	Colonial/2Sty
E -17-06-427-004	4593 RACEWOOD DR	5/20/2022	401	03-ARM'S LENGTH	KE1	\$571,000	\$290,360	50.85	\$149.13	3,298	Colonial/2Sty
E -17-06-476-022	5405 BUELL DR	4/13/2023	401	03-ARM'S LENGTH	KE1	\$452,500	\$253,100	55.93	\$124.90	2,862	Colonial/2Sty
E -17-08-255-001	5080 WHITE TAIL CT	2/5/2024	407	03-ARM'S LENGTH	KE1	\$400,000	\$193,960	48.49	\$151.13	2,141	Colonial/2Sty
E -17-08-255-013	4854 WHITE TAIL CT	7/12/2023	407	03-ARM'S LENGTH	KE1	\$575,000	\$292,440	50.86	\$153.18	3,257	Colonial/2Sty
E -17-08-255-026	5021 WHITE TAIL CT	11/18/2022	407	03-ARM'S LENGTH	KE1	\$410,000	\$222,220	54.20	\$133.53	2,515	Colonial/2Sty
E -17-08-255-037	2720 RAVINEWOOD DR	9/19/2022	407	03-ARM'S LENGTH	KE1	\$400,000	\$195,220	48.81	\$155.45	2,096	Colonial/2Sty
E -17-08-255-038	2740 RAVINEWOOD DR	9/22/2023	407	03-ARM'S LENGTH	KE1	\$470,000	\$213,670	45.46	\$159.09	2,460	Colonial/2Sty
E -17-05-101-001	6184 WARWICK DR	6/10/2022	407	03-ARM'S LENGTH	KE3	\$340,000	\$172,570	50.76	\$174.03	1,582	Ranch
E -17-05-101-029	3203 LACOSTA CT	6/2/2022	407	03-ARM'S LENGTH	KE3	\$375,000	\$190,850	50.89	\$155.65	1,999	TwnHse/Duplex
E -17-05-101-034	3247 LACOSTA CT	10/24/2022	407	03-ARM'S LENGTH	KE3	\$375,000	\$177,190	47.25	\$157.39	1,977	TwnHse/Duplex
E -17-05-101-059	5958 LOCHMORE DR	5/3/2023	407	03-ARM'S LENGTH	KE3	\$335,000	\$177,080	52.86	\$137.10	2,000	TwnHse/Duplex
E -17-05-101-061	6021 LOCHMORE DR	8/3/2022	407	03-ARM'S LENGTH	KE3	\$369,000	\$172,250	46.68	\$153.33	2,010	Colonial/2Sty
E -17-20-353-006	2183 PALMETTO	1/18/2023	407	03-ARM'S LENGTH	KGB	\$386,000	\$197,240	51.10	\$198.47	1,640	Ranch
E -17-20-353-026	2254 CALIBOUGE	8/15/2022	407	03-ARM'S LENGTH	KGB	\$395,000	\$181,440	45.93	\$206.47	1,620	Ranch
E -17-20-353-032	2298 CALIBOUGE	5/15/2023	407	03-ARM'S LENGTH	KGB	\$350,000	\$181,310	51.80	\$173.45	1,669	Ranch
E -17-20-353-062	2230 PALMETTO	6/29/2023	407	03-ARM'S LENGTH	KGB	\$404,000	\$213,270	52.79	\$171.31	2,005	Colonial/2Sty
E -17-20-353-077	2326 BRIGANTINE	10/17/2022	407	03-ARM'S LENGTH	KGB	\$376,700	\$186,800	49.59	\$198.48	1,593	Ranch
E -17-20-353-079	2300 BRIGANTINE	5/13/2022	407	03-ARM'S LENGTH	KGB	\$375,000	\$194,230	51.79	\$181.05	1,737	Colonial/2Sty
E -17-20-353-085	2244 BRIGANTINE	5/22/2023	407	03-ARM'S LENGTH	KGB	\$400,000	\$176,650	44.16	\$209.57	1,606	Ranch
E -17-20-353-093	3105 BELLE TERRE	9/15/2023	407	03-ARM'S LENGTH	KGB	\$385,000	\$199,630	51.85	\$169.00	1,920	SingleFamily
E -17-21-402-003	2650 CHISANA DR	6/10/2022	407	03-ARM'S LENGTH	KGH	\$660,000	\$334,840	50.73	\$184.17	3,061	Colonial/2Sty
E -17-22-129-006	3083 SECRET WAY	8/26/2022	407	03-ARM'S LENGTH	KGH	\$565,000	\$269,370	47.68	\$175.06	2,754	Colonial/2Sty
E -17-22-129-027	2873 SECRET WAY	9/7/2022	407	03-ARM'S LENGTH	KGH	\$590,000	\$268,450	45.50	\$260.34	1,932	Ranch
E -17-22-129-038	2964 SECRET WAY	1/24/2023	407	03-ARM'S LENGTH	KGH	\$560,000	\$303,200	54.14	\$152.14	3,136	Colonial/2Sty
E -17-22-129-039	2974 SECRET WAY	12/22/2022	407	03-ARM'S LENGTH	KGH	\$605,000	\$290,610	48.03	\$176.30	2,915	Colonial/2Sty
E -17-22-129-046	3216 FORTUNE LN	3/7/2023	407	03-ARM'S LENGTH	KGH	\$440,000	\$239,490	54.43	\$177.50	1,980	Ranch
E -17-28-427-004	1772 PINE FOREST DR	7/14/2023	407	03-ARM'S LENGTH	KHP	\$380,000	\$190,560	50.15	\$184.01	1,737	TwnHse/Duplex
E -17-28-477-048	1179 ANDOVER CIR	3/15/2024	407	03-ARM'S LENGTH	KHP	\$359,900	\$167,120	46.44	\$200.37	1,544	Ranch
E -17-28-477-050	1195 ANDOVER CIR	12/15/2023	407	03-ARM'S LENGTH	KHP	\$407,500	\$200,240	49.14	\$231.35	1,543	Ranch
E -17-28-477-051	1213 ANDOVER CIR	5/6/2022	407	03-ARM'S LENGTH	KHP	\$340,000	\$180,000	52.94	\$186.03	1,556	Ranch
E -17-28-477-054	1249 ANDOVER CIR	5/5/2023	407	03-ARM'S LENGTH	KHP	\$385,000	\$190,430	49.46	\$214.82	1,557	Ranch
E -17-28-477-082	1168 ANDOVER CIR	4/17/2023	407	03-ARM'S LENGTH	KHP	\$375,000	\$181,030	48.27	\$208.53	1,556	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-28-477-086	1134 ANDOVER CIR	5/6/2022	407	03-ARM'S LENGTH	KHP	\$400,000	\$190,190	47.55	\$224.59	1,556	Ranch
E -17-28-477-092	1104 ANDOVER CIR	3/11/2024	407	03-ARM'S LENGTH	KHP	\$388,000	\$171,940	44.31	\$216.88	1,556	Ranch
E -17-28-477-136	1432 ANDOVER CIR	1/25/2023	407	03-ARM'S LENGTH	KHP	\$340,000	\$182,530	53.69	\$187.12	1,547	Ranch
E -17-28-477-153	1463 ANDOVER CIR	5/9/2022	407	03-ARM'S LENGTH	KHP	\$380,000	\$181,390	47.73	\$213.11	1,546	Ranch
E -17-28-477-158	1565 ANDOVER CIR	8/5/2022	407	03-ARM'S LENGTH	KHP	\$395,000	\$201,880	51.11	\$187.42	1,838	Ranch
E -17-28-477-166	1572 ANDOVER CIR	11/22/2022	407	03-ARM'S LENGTH	KHP	\$380,000	\$203,530	53.56	\$179.25	1,838	Colonial/2Sty
E -17-28-477-167	1554 ANDOVER CIR	10/18/2023	407	03-ARM'S LENGTH	KHP	\$424,900	\$224,070	52.73	\$203.68	1,838	Contemporary
E -17-28-477-174	1510 ANDOVER CIR	4/8/2022	407	03-ARM'S LENGTH	KHP	\$377,500	\$195,230	51.72	\$209.86	1,558	Ranch
E -17-10-301-015	4529 CHADSWORTH ST	10/10/2022	407	03-ARM'S LENGTH	KJ1	\$400,000	\$212,590	53.15	\$166.15	1,857	Colonial/2Sty
E -17-10-305-015	4495 COMMERCE WOODS DR	7/25/2022	407	03-ARM'S LENGTH	KJ1	\$420,000	\$209,240	49.82	\$163.27	1,881	Colonial/2Sty
E -17-10-305-017	4515 COMMERCE WOODS DR	2/16/2024	407	03-ARM'S LENGTH	KJ1	\$480,000	\$225,920	47.07	\$199.95	1,934	Colonial/2Sty
E -17-10-306-007	4660 COMMERCE WOODS DR	12/1/2023	407	03-ARM'S LENGTH	KJ1	\$380,000	\$194,840	51.27	\$150.92	1,905	Colonial/2Sty
E -17-10-306-018	4550 COMMERCE WOODS DR	7/13/2022	407	03-ARM'S LENGTH	KJ1	\$395,000	\$200,190	50.68	\$160.60	1,890	Colonial/2Sty
E -17-16-226-031	1542 COMMERCE SHORES DR	11/29/2022	407	03-ARM'S LENGTH	KJ1	\$415,000	\$203,930	49.14	\$157.93	2,095	Colonial/2Sty
E -17-16-226-033	1510 COMMERCE SHORES DR	3/28/2024	407	03-ARM'S LENGTH	KJ1	\$672,500	\$331,730	49.33	\$271.84	2,168	Ranch
E -17-03-454-008	730 W RIVER DR	2/3/2023	407	03-ARM'S LENGTH	KK2	\$315,000	\$164,120	52.10	\$121.35	2,149	SingleFamily
E -17-03-454-016	5270 S RIVER DR	7/24/2023	407	03-ARM'S LENGTH	KK2	\$365,000	\$178,670	48.95	\$125.63	2,475	SingleFamily
E -17-03-454-017	5256 S RIVER DR	12/1/2023	407	03-ARM'S LENGTH	KK2	\$280,000	\$142,170	50.78	\$145.85	1,542	SingleFamily
E -17-03-454-024	5307 S RIVER DR	3/26/2024	407	03-ARM'S LENGTH	KK2	\$319,000	\$153,060	47.98	\$176.43	1,501	Ranch
E -17-11-276-001	2989 GABRIEL DR	2/26/2024	407	03-ARM'S LENGTH	KK2	\$235,000	\$126,620	53.88	\$138.67	1,334	Ranch
E -17-11-276-002	2981 GABRIEL DR	4/28/2023	407	03-ARM'S LENGTH	KK2	\$250,000	\$126,850	50.74	\$148.80	1,344	Ranch
E -17-11-276-014	2921 GABRIEL DR	9/15/2022	407	03-ARM'S LENGTH	KK2	\$289,900	\$130,530	45.03	\$186.25	1,288	Ranch
E -17-13-176-015	3906 RANYA DR	5/6/2022	407	03-ARM'S LENGTH	KM2	\$650,000	\$277,110	42.63	\$214.47	2,523	SingleFamily
E -17-13-176-030	3808 DAMAS DR	10/4/2023	407	03-ARM'S LENGTH	KM2	\$725,500	\$390,260	53.79	\$173.24	3,601	Colonial/2Sty
E -17-13-176-040	8380 WOODSPUR DR	2/27/2024	407	03-ARM'S LENGTH	KM2	\$695,000	\$338,670	48.73	\$183.46	3,233	Colonial/2Sty
E -17-13-176-054	3925 RANYA DR	5/26/2023	407	03-ARM'S LENGTH	KM2	\$467,500	\$237,540	50.81	\$150.59	2,459	Ranch
E -17-13-176-064	8469 PINE COVE DR	6/13/2023	407	03-ARM'S LENGTH	KM2	\$560,000	\$251,580	44.93	\$170.50	2,739	SingleFamily
E -17-13-176-065	8479 PINE COVE DR	3/31/2023	407	03-ARM'S LENGTH	KM2	\$625,000	\$301,110	48.18	\$186.67	2,850	SingleFamily
E -17-24-203-011	2991 LANKFORD LN	5/26/2022	407	03-ARM'S LENGTH	KMP	\$800,000	\$405,880	50.74	\$179.22	3,838	Colonial/2Sty
E -17-24-203-015	2967 MONTGOMERY CIR	10/30/2023	407	03-ARM'S LENGTH	KMP	\$780,000	\$433,230	55.54	\$187.75	3,619	Colonial/2Sty
E -17-24-203-023	2998 LANKFORD LN	4/27/2023	407	03-ARM'S LENGTH	KMP	\$675,000	\$356,000	52.74	\$172.46	3,351	Colonial/2Sty
E -17-24-203-054	2893 MONTGOMERY CIR	6/20/2023	407	03-ARM'S LENGTH	KMP	\$725,000	\$365,260	50.38	\$190.26	3,296	Colonial/2Sty
E -17-24-203-066	3019 DALTON DR	8/25/2023	407	03-ARM'S LENGTH	KMP	\$860,000	\$369,120	42.92	\$225.77	3,286	SingleFamily
E -17-24-203-068	3015 DALTON DR	10/21/2022	407	03-ARM'S LENGTH	KMP	\$765,000	\$361,130	47.21	\$207.98	3,186	Colonial/2Sty
E -17-24-204-035	835 ADDISON CIR	12/14/2023	407	03-ARM'S LENGTH	KMT	\$437,150	\$229,270	52.45	\$186.57	2,057	Colonial/2Sty
E -17-24-204-036	836 ADDISON CIR	12/15/2023	407	03-ARM'S LENGTH	KMT	\$492,025	\$236,660	48.10	\$204.88	2,165	Colonial/2Sty
E -17-24-204-037	837 ADDISON CIR	12/15/2023	407	03-ARM'S LENGTH	KMT	\$515,360	\$231,820	44.98	\$227.07	2,057	Colonial/2Sty
E -17-24-204-038	838 ADDISON CIR	12/14/2023	407	03-ARM'S LENGTH	KMT	\$495,960	\$229,220	46.22	\$217.64	2,057	Colonial/2Sty
E -17-24-204-039	839 ADDISON CIR	12/22/2023	407	03-ARM'S LENGTH	KMT	\$455,035	\$231,550	50.89	\$198.23	2,052	Colonial/2Sty
E -17-24-204-040	840 ADDISON CIR	12/20/2023	407	03-ARM'S LENGTH	KMT	\$500,000	\$243,370	48.67	\$206.00	2,170	Colonial/2Sty
E -17-24-204-041	941 ADDISON CIR	3/15/2024	407	03-ARM'S LENGTH	KMT	\$434,990	\$219,200	50.39	\$185.71	2,057	Colonial/2Sty
E -17-24-204-042	942 ADDISON CIR	1/17/2024	407	03-ARM'S LENGTH	KMT	\$434,305	\$212,910	49.02	\$188.13	2,052	Colonial/2Sty
E -17-24-204-043	943 ADDISON CIR	1/18/2024	407	03-ARM'S LENGTH	KMT	\$428,805	\$213,090	49.69	\$184.99	2,057	Colonial/2Sty
E -17-24-204-044	944 ADDISON CIR	2/14/2024	407	03-ARM'S LENGTH	KMT	\$457,400	\$223,510	48.87	\$188.54	2,170	Colonial/2Sty
E -17-24-204-045	945 ADDISON CIR	3/20/2024	407	03-ARM'S LENGTH	KMT	\$442,990	\$214,960	48.52	\$192.36	2,052	Colonial/2Sty
E -17-24-204-046	946 ADDISON CIR	1/19/2024	407	03-ARM'S LENGTH	KMT	\$424,140	\$225,460	53.16	\$171.04	2,170	Colonial/2Sty
E -17-24-204-047	1047 ADDISON CIR	2/20/2024	407	03-ARM'S LENGTH	KMT	\$431,390	\$213,410	49.47	\$184.29	2,052	Colonial/2Sty
E -17-24-204-048	1048 ADDISON CIR	2/12/2024	407	03-ARM'S LENGTH	KMT	\$404,740	\$210,740	52.07	\$173.18	2,057	Colonial/2Sty
E -17-24-204-049	1049 ADDISON CIR	2/16/2024	407	03-ARM'S LENGTH	KMT	\$450,490	\$225,070	49.96	\$183.49	2,165	Colonial/2Sty
E -17-24-204-071	1671 ADDISON CIR	11/23/2022	407	03-ARM'S LENGTH	KMT	\$485,000	\$238,990	49.28	\$199.84	2,165	Colonial/2Sty
E -17-24-204-072	1672 ADDISON CIR	4/14/2023	407	03-ARM'S LENGTH	KMT	\$421,225	\$221,050	52.48	\$191.48	1,950	Colonial/2Sty
E -17-24-204-073	1673 ADDISON CIR	12/28/2022	407	03-ARM'S LENGTH	KMT	\$393,500	\$227,380	57.78	\$168.54	2,052	Colonial/2Sty
E -17-24-204-074	1674 ADDISON CIR	6/20/2023	407	03-ARM'S LENGTH	KMT	\$444,990	\$218,480	49.10	\$203.67	1,950	SingleFamily
E -17-24-204-075	1675 ADDISON CIR	10/25/2022	407	03-ARM'S LENGTH	KMT	\$511,460	\$237,270	46.39	\$212.05	2,165	Colonial/2Sty

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-24-204-079	1879 ADDISON CIR	4/26/2023	407	03-ARM'S LENGTH	KMT	\$440,000	\$226,550	51.49	\$178.56	2,170	Colonial/2Sty
E -17-24-204-080	1880 ADDISON CIR	4/13/2023	407	03-ARM'S LENGTH	KMT	\$428,300	\$213,500	49.85	\$185.43	2,052	Colonial/2Sty
E -17-24-204-081	1881 ADDISON CIR	5/26/2023	407	03-ARM'S LENGTH	KMT	\$449,900	\$218,540	48.58	\$185.71	2,165	SingleFamily
E -17-24-204-082	1882 ADDISON CIR	5/19/2023	407	03-ARM'S LENGTH	KMT	\$400,000	\$223,310	55.83	\$160.06	2,171	Colonial/2Sty
E -17-24-204-083	1983 ADDISON CIR	12/20/2022	407	03-ARM'S LENGTH	KMT	\$512,160	\$230,840	45.07	\$223.57	2,057	Colonial/2Sty
E -17-24-204-084	1984 ADDISON CIR	12/23/2022	407	03-ARM'S LENGTH	KMT	\$444,990	\$232,810	52.32	\$183.56	2,165	Colonial/2Sty
E -17-24-204-085	1985 ADDISON CIR	12/27/2022	407	03-ARM'S LENGTH	KMT	\$454,990	\$236,540	51.99	\$187.74	2,170	Colonial/2Sty
E -17-24-204-086	1986 ADDISON CIR	12/21/2022	407	03-ARM'S LENGTH	KMT	\$451,670	\$232,580	51.49	\$186.21	2,170	Colonial/2Sty
E -17-24-204-087	1987 ADDISON CIR	12/27/2022	407	03-ARM'S LENGTH	KMT	\$463,625	\$227,840	49.14	\$202.75	2,052	Colonial/2Sty
E -17-24-204-088	1988 ADDISON CIR	12/30/2022	407	03-ARM'S LENGTH	KMT	\$539,560	\$241,000	44.67	\$224.36	2,170	Colonial/2Sty
E -17-24-204-089	2089 ADDISON CIR	12/30/2022	407	03-ARM'S LENGTH	KMT	\$477,165	\$214,950	45.05	\$206.90	2,052	Colonial/2Sty
E -17-24-204-090	2090 ADDISON CIR	12/30/2022	407	03-ARM'S LENGTH	KMT	\$391,478	\$204,860	52.33	\$176.76	1,944	Colonial/2Sty
E -17-24-204-091	2091 ADDISON CIR	12/30/2022	407	03-ARM'S LENGTH	KMT	\$424,400	\$210,510	49.60	\$183.48	2,052	Colonial/2Sty
E -17-24-204-092	2092 ADDISON CIR	4/27/2023	407	03-ARM'S LENGTH	KMT	\$439,990	\$218,740	49.71	\$180.68	2,170	Colonial/2Sty
E -17-24-204-093	2093 ADDISON CIR	12/30/2022	407	03-ARM'S LENGTH	KMT	\$452,450	\$214,950	47.51	\$194.86	2,052	Colonial/2Sty
E -17-24-204-094	2194 ADDISON CIR	3/24/2023	407	03-ARM'S LENGTH	KMT	\$478,885	\$234,650	49.00	\$207.65	2,052	Colonial/2Sty
E -17-24-204-095	2195 ADDISON CIR	3/28/2023	407	03-ARM'S LENGTH	KMT	\$435,300	\$229,970	52.83	\$188.25	2,057	Colonial/2Sty
E -17-24-204-096	2196 ADDISON CIR	7/3/2023	407	03-ARM'S LENGTH	KMT	\$505,055	\$241,970	47.91	\$209.17	2,165	Colonial/2Sty
E -17-24-204-101	23101 ADDISON CIR	10/24/2023	407	03-ARM'S LENGTH	KMT	\$401,665	\$211,060	52.55	\$172.09	2,052	Colonial/2Sty
E -17-24-204-102	23102 ADDISON CIR	12/27/2023	407	03-ARM'S LENGTH	KMT	\$399,990	\$214,620	53.66	\$171.28	2,052	Colonial/2Sty
E -17-24-204-103	23103 ADDISON CIR	10/27/2023	407	03-ARM'S LENGTH	KMT	\$441,525	\$213,430	48.34	\$189.21	2,052	Colonial/2Sty
E -17-14-200-056	9376 PARK LN	5/24/2022	407	03-ARM'S LENGTH	KN1	\$620,000	\$320,250	51.65	\$190.29	2,697	Colonial/2Sty
E -17-14-200-080	3646 LOCH BEND DR	6/23/2023	407	03-ARM'S LENGTH	KN1	\$472,000	\$195,500	41.42	\$194.25	1,880	Ranch
E -17-14-200-120	3989 S SHORE DR	7/29/2022	407	03-ARM'S LENGTH	KN1	\$681,000	\$336,120	49.36	\$215.53	2,560	Ranch
E -17-02-352-045	5307 KRISTI LN	10/14/2022	401	03-ARM'S LENGTH	KN5	\$332,900	\$149,490	44.91	\$171.06	1,364	Ranch
E -17-02-352-047	5281 KRISTI LN	9/14/2022	401	03-ARM'S LENGTH	KN5	\$320,000	\$163,300	51.03	\$148.09	1,511	Ranch
E -17-14-426-001	4016 EMERALD PINES DR	5/11/2022	407	03-ARM'S LENGTH	KN5	\$357,500	\$176,400	49.34	\$148.15	1,669	Ranch
E -17-14-426-005	4080 EMERALD PINES DR	7/31/2023	407	03-ARM'S LENGTH	KN5	\$455,000	\$218,320	47.98	\$144.06	2,434	Colonial/2Sty
E -17-14-426-032	4082 PINESTEAD DR	5/5/2023	407	03-ARM'S LENGTH	KN5	\$430,000	\$197,950	46.03	\$150.34	2,166	SingleFamily
E -17-14-426-047	4049 PINESTEAD DR	4/21/2022	407	03-ARM'S LENGTH	KN5	\$466,500	\$233,110	49.97	\$207.88	1,742	Ranch
E -17-14-426-052	4135 CUMBERLAND CT	12/13/2022	407	03-ARM'S LENGTH	KN5	\$420,000	\$219,320	52.22	\$148.19	2,111	Colonial/2Sty
E -17-14-427-014	4316 REBECCA CIR	5/3/2023	407	03-ARM'S LENGTH	KN5	\$435,000	\$213,120	48.99	\$191.56	1,707	Ranch
E -17-14-427-022	4359 REBECCA CIR	4/14/2022	407	03-ARM'S LENGTH	KN5	\$400,000	\$202,920	50.73	\$170.67	1,707	Ranch
E -17-15-276-017	500 WOODCREEK CT	4/19/2022	401	03-ARM'S LENGTH	KN5	\$537,500	\$272,490	50.70	\$234.11	1,904	Colonial/2Sty
E -17-15-276-023	261 WOODCREEK CT	10/31/2023	401	03-ARM'S LENGTH	KN5	\$559,000	\$304,210	54.42	\$159.51	2,939	Colonial/2Sty
E -17-15-403-004	3336 TIMBERLAKE DR	4/13/2023	407	03-ARM'S LENGTH	KQA	\$775,000	\$361,880	46.69	\$225.83	2,950	Colonial/2Sty
E -17-15-403-010	3412 TIMBERLAKE DR	11/23/2022	407	03-ARM'S LENGTH	KQA	\$730,000	\$383,490	52.53	\$174.07	3,578	Contemporary
E -17-15-403-031	763 ELDERBERRY CT	6/14/2023	407	03-ARM'S LENGTH	KQA	\$765,000	\$331,900	43.39	\$217.82	3,074	Colonial/2Sty
E -17-15-403-033	739 ELDERBERRY CT	2/28/2024	407	03-ARM'S LENGTH	KQA	\$775,000	\$439,630	56.73	\$163.02	4,128	Colonial/2Sty
E -17-35-253-019	2105 CAMERON CIR	2/27/2024	407	03-ARM'S LENGTH	KT4	\$310,000	\$137,370	44.31	\$208.01	1,262	Other
E -17-35-253-032	4204 CAMERON CIR	9/7/2022	407	03-ARM'S LENGTH	KT4	\$312,000	\$153,510	49.20	\$159.95	1,656	Other
E -17-35-253-068	16202 CAITLIN CIR	4/27/2023	407	03-ARM'S LENGTH	KT4	\$310,000	\$151,810	48.97	\$158.74	1,656	Other
E -17-35-253-075	9102 ALEXA DR	2/10/2023	407	03-ARM'S LENGTH	KT4	\$245,000	\$135,670	55.38	\$156.50	1,262	Other
E -17-35-253-076	9202 ALEXA DR	5/27/2022	407	03-ARM'S LENGTH	KT4	\$278,000	\$152,110	54.72	\$139.42	1,656	Other
E -17-35-253-078	9203 ALEXA DR	3/1/2023	407	03-ARM'S LENGTH	KT4	\$275,000	\$143,050	52.02	\$154.70	1,473	Other
E -17-35-253-084	8202 ALEXA DR	9/1/2022	407	03-ARM'S LENGTH	KT4	\$290,000	\$139,350	48.05	\$194.10	1,249	Other
E -17-35-253-093	7102 JASMINE DR	3/2/2023	407	03-ARM'S LENGTH	KT4	\$250,000	\$135,670	54.27	\$160.46	1,262	Other
E -17-35-253-105	6104 JASMINE DR	3/1/2024	407	03-ARM'S LENGTH	KT4	\$289,000	\$136,300	47.16	\$193.35	1,249	Other
E -17-35-253-123	18104 ADRI CIR	3/7/2023	407	03-ARM'S LENGTH	KT4	\$265,000	\$136,920	51.67	\$173.03	1,257	Other
E -17-35-253-127	18106 ADRI CIR	6/20/2023	407	03-ARM'S LENGTH	KT4	\$310,000	\$140,580	45.35	\$208.00	1,262	Other
E -17-35-253-128	18206 ADRI CIR	6/20/2023	407	03-ARM'S LENGTH	KT4	\$315,000	\$152,050	48.27	\$161.76	1,656	Other
E -17-35-253-130	14201 ADRI CIR	6/30/2022	407	03-ARM'S LENGTH	KT4	\$279,900	\$144,590	51.66	\$158.03	1,473	Other
E -17-35-253-140	13202 MARIAH LN	2/2/2023	407	03-ARM'S LENGTH	KT4	\$300,000	\$151,760	50.59	\$152.70	1,656	Other
E -17-35-253-147	17102 CAITLIN CIR	7/13/2023	407	03-ARM'S LENGTH	KT4	\$300,000	\$136,500	45.50	\$200.08	1,262	Other

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-35-253-151	17104 CAITLIN CIR	6/16/2023	407	03-ARM'S LENGTH	KT4	\$320,000	\$140,760	43.99	\$216.79	1,257	Other
E -17-35-253-162	12203 CAITLIN CIR	4/28/2023	407	03-ARM'S LENGTH	KT4	\$284,000	\$143,950	50.69	\$160.81	1,473	Other
E -17-35-253-165	35101 EMMA CIR	8/12/2022	407	03-ARM'S LENGTH	KT4	\$289,000	\$138,260	47.84	\$191.36	1,262	Other
E -17-35-253-172	35204 EMMA CIR	1/24/2023	407	03-ARM'S LENGTH	KT4	\$244,000	\$145,800	59.75	\$133.66	1,473	Other
E -17-35-253-178	34202 EMMA CIR	3/15/2024	407	03-ARM'S LENGTH	KT4	\$290,000	\$144,270	49.75	\$164.89	1,473	MultiTenant
E -17-35-253-189	33103 EMMA CIR	9/8/2023	407	03-ARM'S LENGTH	KT4	\$295,000	\$136,570	46.29	\$197.05	1,256	MultiTenant
E -17-35-253-198	32202 ALEXA DR	3/16/2023	407	03-ARM'S LENGTH	KT4	\$300,000	\$151,750	50.58	\$152.70	1,656	MultiTenant
E -17-35-253-201	32104 ALEXA DR	9/21/2022	407	03-ARM'S LENGTH	KT4	\$280,000	\$136,570	48.78	\$185.11	1,256	MultiTenant
E -17-35-253-205	31102 ALEXA DR	1/26/2024	407	03-ARM'S LENGTH	KT4	\$300,000	\$139,670	46.56	\$200.07	1,262	Other
E -17-35-253-208	31203 ALEXA DR	2/27/2023	407	03-ARM'S LENGTH	KT4	\$270,000	\$147,340	54.57	\$151.31	1,473	Other
E -17-35-253-210	31204 ALEXA DR	7/31/2023	407	03-ARM'S LENGTH	KT4	\$295,000	\$155,000	52.54	\$149.68	1,656	Other
E -17-35-253-222	30201 CHANTEL DR	6/30/2023	407	03-ARM'S LENGTH	KT4	\$310,000	\$144,990	46.77	\$176.31	1,491	Ranch
E -17-35-253-224	30202 CHANTEL DR	4/13/2022	407	03-ARM'S LENGTH	KT4	\$305,000	\$151,750	49.75	\$155.72	1,656	Other
E -17-35-253-231	29102 APRIL CT	11/20/2023	407	03-ARM'S LENGTH	KT4	\$285,000	\$139,670	49.01	\$188.19	1,262	Other
E -17-35-253-243	27104 CHANTEL DR	9/8/2023	407	03-ARM'S LENGTH	KT4	\$311,000	\$136,300	43.83	\$210.97	1,249	Other
E -17-35-253-261	20105 ALEXA DR	11/18/2022	407	03-ARM'S LENGTH	KT4	\$250,000	\$137,740	55.10	\$162.13	1,249	Other
E -17-35-253-262	20205 ALEXA DR	6/8/2022	407	03-ARM'S LENGTH	KT4	\$289,900	\$145,810	50.30	\$164.82	1,473	Other
E -17-35-253-263	20106 ALEXA DR	9/25/2023	407	03-ARM'S LENGTH	KT4	\$302,400	\$138,260	45.72	\$201.98	1,262	Other
E -17-35-253-277	25103 ALEXA DR	11/30/2022	407	03-ARM'S LENGTH	KT4	\$244,000	\$139,450	57.15	\$156.44	1,256	Other
E -17-35-253-280	24201 ALEXA DR	3/1/2024	407	03-ARM'S LENGTH	KT4	\$295,000	\$147,340	49.95	\$168.28	1,473	Other
E -17-35-253-291	19103 ALEXA DR	7/11/2022	407	03-ARM'S LENGTH	KT4	\$279,900	\$137,740	49.21	\$186.06	1,249	Other
E -17-35-253-307	22105 ALEXA DR	3/28/2024	407	03-ARM'S LENGTH	KT4	\$248,000	\$137,770	55.55	\$160.47	1,249	Other
E -17-19-326-011	2537 ROCKY TOP CT	5/2/2022	407	03-ARM'S LENGTH	KT9	\$370,000	\$152,410	41.19	\$155.90	1,907	Ranch
E -17-20-301-004	2625 IRONTON DR	6/28/2022	407	03-ARM'S LENGTH	KT9	\$619,665	\$313,570	50.60	\$179.19	3,101	Colonial/2Sty
E -17-20-301-005	2635 IRONTON DR	5/26/2022	407	03-ARM'S LENGTH	KT9	\$639,540	\$319,710	49.99	\$179.97	3,198	Colonial/2Sty
E -17-20-301-006	2645 IRONTON DR	7/28/2022	407	03-ARM'S LENGTH	KT9	\$624,990	\$324,680	51.95	\$178.43	3,144	Colonial/2Sty
E -17-20-301-007	2655 IRONTON DR	9/27/2022	407	03-ARM'S LENGTH	KT9	\$677,265	\$322,760	47.66	\$187.89	3,264	Colonial/2Sty
E -17-20-301-008	2665 IRONTON DR	9/28/2022	407	03-ARM'S LENGTH	KT9	\$645,590	\$335,150	51.91	\$171.36	3,394	Colonial/2Sty
E -17-20-301-009	2675 IRONTON DR	9/21/2022	407	03-ARM'S LENGTH	KT9	\$649,990	\$314,170	48.33	\$187.64	3,078	Colonial/2Sty
E -17-20-301-010	2685 IRONTON DR	10/28/2022	407	03-ARM'S LENGTH	KT9	\$703,815	\$358,890	50.99	\$180.99	3,535	Colonial/2Sty
E -17-20-301-011	2695 IRONTON DR	10/27/2022	407	03-ARM'S LENGTH	KT9	\$660,915	\$318,790	48.23	\$194.37	3,071	Colonial/2Sty
E -17-20-301-012	2705 IRONTON DR	6/30/2023	407	03-ARM'S LENGTH	KT9	\$685,540	\$356,600	52.02	\$168.03	3,693	Colonial/2Sty
E -17-20-301-013	2715 IRONTON DR	10/27/2022	407	03-ARM'S LENGTH	KT9	\$681,190	\$339,080	49.78	\$180.49	3,414	Colonial/2Sty
E -17-20-301-014	2725 IRONTON DR	10/28/2022	407	03-ARM'S LENGTH	KT9	\$664,865	\$345,850	52.02	\$169.93	3,536	Colonial/2Sty
E -17-20-301-015	2735 IRONTON DR	10/28/2022	407	03-ARM'S LENGTH	KT9	\$710,465	\$351,430	49.46	\$184.81	3,498	Colonial/2Sty
E -17-20-301-016	2745 IRONTON DR	11/23/2022	407	03-ARM'S LENGTH	KT9	\$561,840	\$271,270	48.28	\$184.52	2,698	Colonial/2Sty
E -17-20-301-017	2755 IRONTON DR	3/9/2023	407	03-ARM'S LENGTH	KT9	\$536,965	\$281,730	52.47	\$170.13	2,780	Colonial/2Sty
E -17-20-301-018	2765 IRONTON DR	7/27/2023	407	03-ARM'S LENGTH	KT9	\$650,000	\$321,350	49.44	\$183.87	3,187	Colonial/2Sty
E -17-20-301-019	2775 IRONTON DR	10/31/2022	407	03-ARM'S LENGTH	KT9	\$634,815	\$314,310	49.51	\$177.77	3,211	Colonial/2Sty
E -17-20-301-021	2795 IRONTON DR	3/27/2024	407	03-ARM'S LENGTH	KT9	\$656,590	\$334,300	50.91	\$176.37	3,360	Colonial/2Sty
E -17-20-301-022	2755 TRILLIUM HILLS DR	12/9/2022	407	03-ARM'S LENGTH	KT9	\$654,465	\$325,870	49.79	\$174.23	3,389	Colonial/2Sty
E -17-20-301-023	2790 TULIP WAY	3/17/2023	407	03-ARM'S LENGTH	KT9	\$597,990	\$316,300	52.89	\$162.31	3,290	Colonial/2Sty
E -17-20-301-024	2795 TULIP WAY	11/29/2022	407	03-ARM'S LENGTH	KT9	\$657,365	\$331,420	50.42	\$175.86	3,374	Colonial/2Sty
E -17-20-301-026	2680 IRONTON DR	1/26/2023	407	03-ARM'S LENGTH	KT9	\$558,990	\$290,910	52.04	\$176.15	2,810	Colonial/2Sty
E -17-20-301-027	2670 IRONTON DR	10/14/2022	407	03-ARM'S LENGTH	KT9	\$660,140	\$325,140	49.25	\$181.53	3,284	Colonial/2Sty
E -17-20-301-028	2660 IRONTON DR	8/23/2022	407	03-ARM'S LENGTH	KT9	\$607,215	\$314,150	51.74	\$169.54	3,204	Colonial/2Sty
E -17-20-301-029	2650 IRONTON DR	9/27/2022	407	03-ARM'S LENGTH	KT9	\$571,515	\$290,340	50.80	\$178.26	2,847	Colonial/2Sty
E -17-20-301-030	2640 IRONTON DR	8/29/2022	407	03-ARM'S LENGTH	KT9	\$540,815	\$282,110	52.16	\$173.93	2,694	Colonial/2Sty
E -17-20-301-031	2630 IRONTON DR	6/28/2022	407	03-ARM'S LENGTH	KT9	\$572,000	\$280,310	49.01	\$189.16	2,678	Colonial/2Sty
E -17-20-301-032	2620 IRONTON DR	8/12/2022	407	03-ARM'S LENGTH	KT9	\$521,565	\$264,720	50.75	\$186.61	2,452	Colonial/2Sty
E -17-20-301-033	2610 IRONTON DR	10/13/2022	407	03-ARM'S LENGTH	KT9	\$661,565	\$333,960	50.48	\$177.78	3,275	Colonial/2Sty
E -17-20-301-034	2932 TRILLIUM HILLS DR	7/27/2022	407	03-ARM'S LENGTH	KT9	\$505,970	\$272,410	53.84	\$177.07	2,496	Colonial/2Sty
E -17-20-301-036	2912 TRILLIUM HILLS DR	6/28/2023	407	03-ARM'S LENGTH	KT9	\$514,465	\$273,240	53.11	\$193.67	2,326	Colonial/2Sty
E -17-20-301-037	2902 TRILLIUM HILLS DR	9/21/2023	407	03-ARM'S LENGTH	KT9	\$624,990	\$329,080	52.65	\$168.67	3,326	Colonial/2Sty

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-20-301-038	2892 TRILLIUM HILLS DR	8/29/2023	407	03-ARM'S LENGTH	KT9	\$563,490	\$286,510	50.85	\$184.45	2,708	Colonial/2Sty
E -17-20-301-039	2882 TRILLIUM HILLS DR	8/28/2023	407	03-ARM'S LENGTH	KT9	\$638,065	\$327,580	51.34	\$173.12	3,316	Colonial/2Sty
E -17-20-301-040	2872 TRILLIUM HILLS DR	11/15/2023	407	03-ARM'S LENGTH	KT9	\$544,815	\$271,170	49.77	\$175.99	2,732	Colonial/2Sty
E -17-20-301-043	2842 TRILLIUM HILLS DR	3/22/2024	407	03-ARM'S LENGTH	KT9	\$653,240	\$330,230	50.55	\$178.23	3,306	Colonial/2Sty
E -17-20-301-044	2832 TRILLIUM HILLS DR	11/30/2023	407	03-ARM'S LENGTH	KT9	\$516,640	\$261,500	50.62	\$181.27	2,497	Colonial/2Sty
E -17-20-301-045	2822 TRILLIUM HILLS DR	1/2/2024	407	03-ARM'S LENGTH	KT9	\$581,615	\$278,130	47.82	\$194.89	2,656	Colonial/2Sty
E -17-20-301-046	2812 TRILLIUM HILLS DR	12/21/2023	407	03-ARM'S LENGTH	KT9	\$526,790	\$270,380	51.33	\$180.21	2,568	Colonial/2Sty
E -17-20-301-047	2802 TRILLIUM HILLS DR	10/25/2023	407	03-ARM'S LENGTH	KT9	\$592,940	\$310,110	52.30	\$178.03	2,971	Colonial/2Sty
E -17-20-301-048	2792 TRILLIUM HILLS DR	10/19/2023	407	03-ARM'S LENGTH	KT9	\$590,040	\$320,410	54.30	\$168.31	3,114	Colonial/2Sty
E -17-20-301-049	2782 TRILLIUM HILLS DR	7/27/2023	407	03-ARM'S LENGTH	KT9	\$564,990	\$284,560	50.37	\$186.45	2,687	Colonial/2Sty
E -17-20-301-051	2762 TRILLIUM HILLS DR	4/20/2023	407	03-ARM'S LENGTH	KT9	\$569,490	\$280,740	49.30	\$188.26	2,685	Colonial/2Sty
E -17-20-301-052	2752 TRILLIUM HILLS DR	4/20/2023	407	03-ARM'S LENGTH	KT9	\$601,865	\$320,550	53.26	\$162.16	3,293	Colonial/2Sty
E -17-20-301-053	2742 TRILLIUM HILLS DR	7/20/2023	407	03-ARM'S LENGTH	KT9	\$539,090	\$284,060	52.69	\$178.20	2,666	Colonial/2Sty
E -17-20-301-054	2734 TRILLIUM HILLS DR	7/21/2023	407	03-ARM'S LENGTH	KT9	\$475,290	\$259,600	54.62	\$165.04	2,492	Colonial/2Sty
E -17-20-301-055	2765 TRILLIUM HILLS DR	4/14/2023	407	03-ARM'S LENGTH	KT9	\$588,465	\$284,730	48.39	\$192.96	2,718	Colonial/2Sty
E -17-20-301-056	2775 TRILLIUM HILLS DR	7/26/2023	407	03-ARM'S LENGTH	KT9	\$689,890	\$338,860	49.12	\$185.28	3,304	Colonial/2Sty
E -17-20-301-057	2785 TRILLIUM HILLS DR	8/3/2023	407	03-ARM'S LENGTH	KT9	\$713,215	\$353,740	49.60	\$187.58	3,461	Colonial/2Sty
E -17-20-301-058	2795 TRILLIUM HILLS DR	10/24/2023	407	03-ARM'S LENGTH	KT9	\$568,640	\$280,990	49.41	\$186.15	2,711	Colonial/2Sty
E -17-20-301-059	2805 TRILLIUM HILLS DR	11/9/2023	407	03-ARM'S LENGTH	KT9	\$703,265	\$358,030	50.91	\$179.57	3,560	Colonial/2Sty
E -17-20-301-060	2815 TRILLIUM HILLS DR	1/11/2024	407	03-ARM'S LENGTH	KT9	\$715,965	\$347,640	48.56	\$187.19	3,483	Colonial/2Sty
E -17-20-301-061	2825 TRILLIUM HILLS DR	11/30/2023	407	03-ARM'S LENGTH	KT9	\$554,140	\$267,570	48.29	\$191.54	2,559	Colonial/2Sty
E -17-20-301-062	2835 TRILLIUM HILLS DR	12/28/2023	407	03-ARM'S LENGTH	KT9	\$563,515	\$276,080	48.99	\$194.06	2,574	Colonial/2Sty
E -17-20-301-065	2730 TULIP WAY	3/26/2024	407	03-ARM'S LENGTH	KT9	\$575,740	\$282,680	49.10	\$192.02	2,665	Colonial/2Sty
E -17-20-301-066	2740 TULIP WAY	2/19/2024	407	03-ARM'S LENGTH	KT9	\$555,165	\$294,490	53.05	\$168.90	2,908	Colonial/2Sty
E -17-20-301-068	2760 TULIP WAY	10/27/2023	407	03-ARM'S LENGTH	KT9	\$662,040	\$316,120	47.75	\$211.83	2,778	Colonial/2Sty
E -17-20-301-069	2770 TULIP WAY	3/24/2023	407	03-ARM'S LENGTH	KT9	\$629,465	\$320,100	50.85	\$175.44	3,175	Colonial/2Sty
E -17-20-301-070	2780 TULIP WAY	4/18/2023	407	03-ARM'S LENGTH	KT9	\$679,315	\$323,560	47.63	\$190.91	3,150	Colonial/2Sty
E -17-20-301-071	2785 TULIP WAY	4/17/2023	407	03-ARM'S LENGTH	KT9	\$676,710	\$359,910	53.19	\$161.58	3,792	Colonial/2Sty
E -17-20-301-072	2775 TULIP WAY	4/26/2023	407	03-ARM'S LENGTH	KT9	\$634,565	\$323,030	50.91	\$170.22	3,352	Colonial/2Sty
E -17-20-301-073	2765 TULIP WAY	3/18/2024	407	03-ARM'S LENGTH	KT9	\$709,990	\$337,060	47.47	\$195.10	3,311	Colonial/2Sty
E -17-20-301-074	2755 TULIP WAY	8/17/2023	407	03-ARM'S LENGTH	KT9	\$546,965	\$269,170	49.21	\$192.03	2,487	Colonial/2Sty
E -17-20-301-075	2745 TULIP WAY	8/28/2023	407	03-ARM'S LENGTH	KT9	\$648,340	\$326,370	50.34	\$177.34	3,295	Colonial/2Sty
E -17-20-301-076	2735 TULIP WAY	2/7/2024	407	03-ARM'S LENGTH	KT9	\$690,000	\$339,530	49.21	\$192.38	3,254	Colonial/2Sty
E -17-20-301-077	2725 TULIP WAY	11/27/2023	407	03-ARM'S LENGTH	KT9	\$720,740	\$360,760	50.05	\$184.74	3,555	Colonial/2Sty
E -17-20-301-078	2715 TULIP WAY	12/28/2023	407	03-ARM'S LENGTH	KT9	\$693,880	\$328,520	47.35	\$189.95	3,316	Colonial/2Sty
E -17-20-326-007	2588 TRILLIUM HILLS DR	10/19/2023	407	03-ARM'S LENGTH	KT9	\$440,000	\$210,870	47.93	\$165.72	2,263	Colonial/2Sty
E -17-20-326-062	2419 YASMIN DR	9/2/2022	407	03-ARM'S LENGTH	KT9	\$530,000	\$244,440	46.12	\$181.13	2,516	Colonial/2Sty
E -17-20-326-073	2557 SOLACE DR	5/18/2022	407	03-ARM'S LENGTH	KT9	\$460,000	\$203,130	44.16	\$194.89	2,004	Colonial/2Sty
E -17-20-326-079	2720 TRILLIUM HILLS DR	12/7/2023	407	03-ARM'S LENGTH	KT9	\$546,000	\$256,440	46.97	\$172.76	2,790	Colonial/2Sty
E -17-20-326-080	2708 TRILLIUM HILLS DR	10/12/2023	407	03-ARM'S LENGTH	KT9	\$495,000	\$235,720	47.62	\$182.78	2,358	Colonial/2Sty
E -17-20-326-082	2684 TRILLIUM HILLS DR	2/10/2023	407	03-ARM'S LENGTH	KT9	\$485,000	\$226,430	46.69	\$171.43	2,450	Colonial/2Sty
E -17-20-326-164	2425 SOLACE DR	10/28/2022	407	03-ARM'S LENGTH	KT9	\$425,000	\$205,190	48.28	\$168.38	2,144	Colonial/2Sty
E -17-20-326-175	2294 YASMIN DR	7/28/2023	407	03-ARM'S LENGTH	KT9	\$575,000	\$276,940	48.16	\$187.25	2,729	Colonial/2Sty
E -17-21-201-108	2774 ALORINGTON CT	10/13/2023	407	03-ARM'S LENGTH	KT9	\$406,000	\$165,630	40.80	\$196.55	1,740	Ranch
E -17-28-452-001	1290 LOON RDG	2/1/2024	407	03-ARM'S LENGTH	KT9	\$540,000	\$243,310	45.06	\$156.41	2,942	Colonial/2Sty
E -17-21-401-052	2657 BENSTEIN RD	10/24/2022	407	03-ARM'S LENGTH	KU2	\$120,000	\$59,910	49.93	\$101.57	867	Ranch
E -17-24-177-038	2711 WYNCLIFF CT	5/22/2023	407	03-ARM'S LENGTH	KWC	\$825,000	\$384,980	46.66	\$218.93	3,335	Colonial/2Sty
E -17-23-476-050	2005 ROB RIDGE DR	6/28/2022	407	03-ARM'S LENGTH	KX3	\$517,000	\$264,180	51.10	\$183.04	2,288	Colonial/2Sty
E -17-24-151-001	9138 LYNISS DR	10/14/2022	407	03-ARM'S LENGTH	KX3	\$306,000	\$146,810	47.98	\$127.06	1,750	Colonial/2Sty
E -17-24-300-050	8930 CAMPBELL CREEK DR	8/31/2023	407	03-ARM'S LENGTH	KX3	\$380,000	\$190,000	50.00	\$168.38	1,760	Colonial/2Sty
E -17-24-300-055	9065 CAMPBELL CREEK DR	10/25/2023	407	03-ARM'S LENGTH	KX3	\$395,000	\$196,450	49.73	\$190.53	1,632	Colonial/2Sty
E -17-26-251-029	1865 ASHSTAN DR	6/16/2023	407	03-ARM'S LENGTH	KX3	\$339,000	\$168,190	49.61	\$154.81	1,686	Ranch
E -17-26-251-050	1740 ASHLEY CT	6/30/2022	407	03-ARM'S LENGTH	KX3	\$360,000	\$166,110	46.14	\$162.14	1,723	Ranch
E -17-24-301-020	2721 DUFFERS LN	4/6/2023	407	03-ARM'S LENGTH	KY1	\$551,000	\$266,790	48.42	\$167.98	2,783	Colonial/2Sty

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-25-126-019	2651 KINGSTOWNE DR	11/3/2023	407	03-ARM'S LENGTH	KZ2	\$160,000	\$85,360	53.35	\$104.15	1,056	Ranch
E -17-25-126-025	2683 KINGSTOWNE DR	10/25/2022	407	03-ARM'S LENGTH	KZ2	\$162,000	\$75,650	46.70	\$106.05	1,056	Colonial/2Sty
E -17-25-126-034	2635 KINGSTOWNE DR	12/14/2023	407	03-ARM'S LENGTH	KZ2	\$170,000	\$87,000	51.18	\$117.17	1,024	TwnHse/Duplex
E -17-25-126-042	2617 KINGSTOWNE DR	6/30/2022	407	03-ARM'S LENGTH	KZ2	\$161,900	\$77,880	48.10	\$105.95	1,056	TwnHse/Duplex
E -17-25-402-009	1450 TREYBORNE CIR	10/21/2022	407	03-ARM'S LENGTH	KZY	\$359,000	\$191,360	53.30	\$132.42	2,156	Colonial/2Sty
E -17-25-402-067	1471 TREYBORNE CIR	12/6/2023	407	03-ARM'S LENGTH	KZY	\$365,000	\$182,450	49.99	\$146.20	1,985	Colonial/2Sty
E -17-25-402-075	1563 TREYBORNE CIR	3/1/2023	407	03-ARM'S LENGTH	KZY	\$376,500	\$179,010	47.55	\$155.31	1,951	Colonial/2Sty
E -17-25-402-093	1807 TREYBORNE CIR	6/30/2022	407	03-ARM'S LENGTH	KZY	\$390,000	\$188,660	48.37	\$149.36	2,119	Colonial/2Sty
E -17-25-402-097	1837 TREYBORNE CIR	9/14/2022	407	03-ARM'S LENGTH	KZY	\$370,000	\$184,340	49.82	\$141.93	2,089	Colonial/2Sty
E -17-25-402-102	1893 TREYBORNE CIR	3/10/2023	407	03-ARM'S LENGTH	KZY	\$375,000	\$174,640	46.57	\$191.19	1,577	Ranch
E -17-25-403-007	1575 COVINGTON XING	8/17/2023	407	03-ARM'S LENGTH	KZY	\$400,000	\$215,300	53.83	\$142.33	2,294	Other
E -17-25-403-033	1438 COVINGTON XING	9/15/2023	407	03-ARM'S LENGTH	KZY	\$421,500	\$225,630	53.53	\$157.05	2,206	Colonial/2Sty
E -17-25-403-041	1443 COVINGTON XING	9/12/2022	407	03-ARM'S LENGTH	KZY	\$370,000	\$176,450	47.69	\$162.20	1,828	SingleFamily
E -17-25-403-046	1463 COVINGTON XING	12/29/2022	407	03-ARM'S LENGTH	KZY	\$420,000	\$202,350	48.18	\$156.36	2,216	SingleFamily
EW-17-22-405-021	595 LAGUNA DR	5/26/2022	401	03-ARM'S LENGTH	L7C	\$568,500	\$295,530	51.98	\$151.38	1,307	Ranch
EW-17-22-432-005	282 OAK ISLAND DR	6/27/2022	401	03-ARM'S LENGTH	L7C	\$635,000	\$292,080	46.00	\$162.12	1,800	Ranch
EW-17-22-451-005	2334 SOLANO DR	3/11/2024	401	03-ARM'S LENGTH	L7C	\$499,900	\$287,950	57.60	\$101.38	1,275	Ranch
EW-17-23-301-002	2661 TAMPA DR	8/11/2023	401	03-ARM'S LENGTH	L7C	\$605,000	\$315,790	52.20	\$180.83	1,296	Ranch
EW-17-27-103-018	1325 DELMONTE ST	5/24/2023	401	03-ARM'S LENGTH	L7C	\$600,500	\$326,870	54.43	\$115.79	1,974	Colonial/2Sty
EW-17-27-126-026	810 WOLVERINE DR	8/10/2023	401	03-ARM'S LENGTH	L7C	\$795,000	\$403,250	50.72	\$207.06	2,321	Colonial/2Sty
EW-17-27-126-030	794 WOLVERINE DR	5/13/2022	401	03-ARM'S LENGTH	L7C	\$830,000	\$409,820	49.38	\$190.96	2,118	Colonial/2Sty
EW-17-27-126-031	788 WOLVERINE DR	6/17/2022	401	03-ARM'S LENGTH	L7C	\$1,090,000	\$416,500	38.21	\$190.20	3,559	Colonial/2Sty
EW-17-27-226-042	2103 HELMSFORD DR	9/6/2022	401	03-ARM'S LENGTH	L7C	\$509,000	\$253,060	49.72	\$118.06	2,370	TriLevel/Quad
EW-17-27-255-008	570 WOLVERINE DR	11/8/2022	401	03-ARM'S LENGTH	L7C	\$620,000	\$329,280	53.11	\$91.05	2,432	Colonial/2Sty
EW-17-27-255-009	550 WOLVERINE DR	12/20/2022	401	03-ARM'S LENGTH	L7C	\$870,000	\$478,200	54.97	\$147.62	3,054	Colonial/2Sty
EW-17-27-276-013	1747 SHANKIN ST	4/4/2022	401	03-ARM'S LENGTH	L7C	\$765,000	\$340,580	44.52	\$158.48	2,575	Colonial/2Sty
EW-17-27-276-024	1605 SHANKIN ST	10/3/2022	401	03-ARM'S LENGTH	L7C	\$625,000	\$330,940	52.95	\$101.78	2,617	Colonial/2Sty
EW-17-27-406-002	526 WOLVERINE DR	7/11/2023	401	03-ARM'S LENGTH	L7C	\$825,000	\$383,180	46.45	\$144.31	2,851	BiLevel
EW-17-27-406-009	430 WOLVERINE DR	5/16/2022	401	03-ARM'S LENGTH	L7C	\$800,000	\$422,710	52.84	\$115.16	3,235	Other
EW-17-27-406-021	372 WOLVERINE DR	5/24/2023	401	03-ARM'S LENGTH	L7C	\$700,000	\$342,030	48.86	\$180.98	1,572	Ranch
EW-17-27-406-023	478 WOLVERINE DR	9/25/2023	401	03-ARM'S LENGTH	L7C	\$560,000	\$314,890	56.23	\$80.91	1,812	Other
E -17-01-127-019	1565 SWITZERLAND DR	5/25/2022	401	03-ARM'S LENGTH	LAA	\$650,000	\$298,260	45.89	\$231.27	1,664	Colonial/2Sty
E -17-01-133-008	8627 COOLEY LAKE RD	3/8/2023	407	03-ARM'S LENGTH	LAA	\$395,000	\$226,910	57.45	\$128.66	1,668	TwnHse/Duplex
E -17-01-151-006	8876 ORRICK ST	6/9/2023	401	03-ARM'S LENGTH	LAA	\$335,000	\$195,330	58.31	\$73.36	952	Ranch
E -17-01-151-007	8870 ORRICK ST	6/9/2023	401	03-ARM'S LENGTH	LAA	\$455,000	\$248,980	54.72	\$141.25	1,344	Ranch
E -17-01-208-006	8467 LAGOON ST	3/8/2024	401	03-ARM'S LENGTH	LAA	\$506,000	\$221,770	43.83	\$205.24	1,604	Colonial/2Sty
E -17-01-208-017	8338 LAGOON ST	8/31/2022	401	03-ARM'S LENGTH	LAA	\$535,000	\$294,090	54.97	\$206.62	1,744	Ranch
E -17-01-208-018	8344 LAGOON ST	5/9/2023	401	03-ARM'S LENGTH	LAA	\$445,000	\$225,770	50.73	\$133.89	2,034	Ranch
E -17-01-210-002	1682 POINT ST	3/27/2023	401	03-ARM'S LENGTH	LAA	\$419,000	\$187,730	44.80	\$163.44	980	Ranch
E -17-01-252-011	1864 POINT ST	6/12/2023	401	03-ARM'S LENGTH	LAA	\$686,500	\$294,540	42.90	\$216.63	1,896	Ranch
E -17-01-401-007	8354 GOLFSIDE DR	4/3/2023	401	03-ARM'S LENGTH	LAA	\$950,000	\$492,450	51.84	\$184.48	3,537	Colonial/2Sty
E -17-02-227-052	1505 MIDWOOD DR	7/31/2023	401	03-ARM'S LENGTH	LAA	\$730,000	\$360,510	49.38	\$186.48	2,426	Colonial/2Sty
E -17-01-277-020	8110 FLAGSTAFF DR	7/12/2022	401	03-ARM'S LENGTH	LCA	\$672,000	\$235,140	34.99	\$363.77	840	Ranch
E -17-02-102-005	6166 BOROWY DR	12/21/2023	401	03-ARM'S LENGTH	LDB	\$289,900	\$132,380	45.66	\$182.80	938	Ranch
E -17-02-102-008	6140 BOROWY DR	7/19/2022	401	03-ARM'S LENGTH	LDB	\$350,000	\$183,500	52.43	\$131.62	1,480	Ranch
E -17-02-102-018	6188 BOROWY DR	1/26/2024	401	19-MULTI PARCEL ARM'S LENGTH	LDB	\$402,500	\$212,360	52.76	\$112.49	1,768	Ranch
E -17-02-103-006	196 ANNISON DR	5/12/2023	401	03-ARM'S LENGTH	LDB	\$325,000	\$126,470	38.91	\$191.38	1,012	Ranch
E -17-02-126-017	6121 VENICE DR	10/17/2022	401	03-ARM'S LENGTH	LDB	\$310,000	\$200,090	64.55	\$87.98	2,065	Colonial/2Sty
E -17-02-126-021	6079 VENICE DR	4/29/2022	401	03-ARM'S LENGTH	LDB	\$500,000	\$235,200	47.04	\$130.49	2,817	Other
E -17-14-352-006	3358 WESTWIND DR	4/4/2022	401	03-ARM'S LENGTH	LDB	\$425,000	\$182,020	42.83	\$190.87	1,556	Ranch
E -17-23-451-012	2026 MEADOW RIDGE DR	1/25/2023	401	19-MULTI PARCEL ARM'S LENGTH	LDB	\$499,999	\$273,320	54.66	\$130.31	2,498	Colonial/2Sty
E -17-03-206-019	6080 AMADORE ST	11/9/2022	401	03-ARM'S LENGTH	LE1	\$297,000	\$147,300	49.60	\$142.55	1,361	Ranch
E -17-03-206-029	5944 AMADORE ST	5/30/2022	401	03-ARM'S LENGTH	LE1	\$248,000	\$131,700	53.10	\$127.85	1,118	Ranch
E -17-03-229-024	6031 CARROLL LAKE RD	5/24/2022	401	03-ARM'S LENGTH	LE1	\$275,000	\$137,680	50.07	\$138.26	1,092	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-03-229-042	10111 COOLEY LAKE RD	12/8/2023	401	03-ARM'S LENGTH	LE1	\$440,000	\$263,880	59.97	\$117.81	2,848	Colonial/2Sty
E -17-03-206-043	403 ANACONDA ST	6/10/2022	401	03-ARM'S LENGTH	LEA	\$285,000	\$142,250	49.91	\$161.62	871	Ranch
E -17-06-300-066	3931 LAKES EDGE DR	4/8/2022	401	03-ARM'S LENGTH	LGB	\$951,500	\$501,630	52.72	\$238.06	2,920	Contemporary
E -17-06-327-008	5551 DEERWOOD LN	9/8/2023	401	03-ARM'S LENGTH	LGB	\$890,000	\$470,420	52.86	\$224.58	2,881	Colonial/2Sty
E -17-06-328-002	5440 SURFERRARY LN	10/5/2022	401	03-ARM'S LENGTH	LGB	\$922,000	\$564,950	61.27	\$187.82	3,554	Colonial/2Sty
E -17-06-451-024	3749 GULFWOOD DR	7/28/2023	401	03-ARM'S LENGTH	LGB	\$567,500	\$253,700	44.70	\$161.98	2,026	Other
E -17-06-451-035	3676 SANDBAR DR	9/22/2023	401	03-ARM'S LENGTH	LGB	\$530,000	\$248,690	46.92	\$196.77	1,498	TriLevel/Quad
E -17-07-178-016	4792 DRIFTWOOD DR	5/30/2023	401	03-ARM'S LENGTH	LGB	\$1,355,250	\$714,110	52.69	\$272.45	3,650	Colonial/2Sty
E -17-07-201-009	5071 SURFWOOD DR	7/29/2022	401	03-ARM'S LENGTH	LGB	\$738,000	\$378,040	51.22	\$123.25	3,195	TriLevel/Quad
E -17-07-201-014	4983 SURFWOOD DR	11/23/2022	401	03-ARM'S LENGTH	LGB	\$690,000	\$344,250	49.89	\$147.46	2,361	Colonial/2Sty
E -17-07-227-011	5016 WAVEWOOD DR	5/26/2023	401	03-ARM'S LENGTH	LGB	\$900,000	\$428,270	47.59	\$157.88	3,827	TriLevel/Quad
E -17-07-228-016	3365 LEDGEWOOD CT W	8/25/2022	401	03-ARM'S LENGTH	LGB	\$630,000	\$314,490	49.92	\$153.80	2,414	Ranch
E -17-07-251-011	4713 SURFWOOD DR	8/29/2023	401	03-ARM'S LENGTH	LGB	\$1,120,000	\$487,420	43.52	\$214.36	3,625	Colonial/2Sty
E -17-07-253-010	4732 SURFWOOD DR	10/14/2022	401	03-ARM'S LENGTH	LGB	\$660,000	\$317,970	48.18	\$189.67	1,878	Ranch
E -17-07-253-020	4776 SURFWOOD DR	5/9/2023	401	03-ARM'S LENGTH	LGB	\$765,000	\$391,200	51.14	\$163.98	2,543	SingleFamily
E -17-07-278-007	4707 RAVINEWOOD DR	4/11/2022	401	03-ARM'S LENGTH	LGB	\$925,000	\$549,940	59.45	\$201.46	3,101	Colonial/2Sty
E -17-07-278-013	3364 TIQUEWOOD	7/1/2022	401	03-ARM'S LENGTH	LGB	\$900,000	\$385,470	42.83	\$249.72	2,428	SingleFamily
E -17-07-327-016	4376 DRIFTWOOD DR	7/15/2022	401	03-ARM'S LENGTH	LGB	\$639,000	\$319,130	49.94	\$161.96	1,828	Ranch
E -17-07-376-015	3760 SLEETH RD	7/28/2022	401	03-ARM'S LENGTH	LGB	\$3,500,000	\$1,604,250	45.84	\$507.58	6,058	Colonial/2Sty
E -17-07-401-024	4505 RAVINEWOOD DR	4/4/2022	401	03-ARM'S LENGTH	LGB	\$710,000	\$372,260	52.43	\$181.07	2,029	Other
E -17-07-452-018	3680 SLEETH RD	9/23/2022	401	03-ARM'S LENGTH	LGB	\$725,000	\$378,600	52.22	\$170.79	2,263	Colonial/2Sty
E -17-08-103-010	5121 BEACHWOOD CT	10/28/2022	401	03-ARM'S LENGTH	LGB	\$675,000	\$332,150	49.21	\$199.14	2,157	Other
E -17-08-152-010	3176 PIKEWOOD CT	8/31/2023	401	03-ARM'S LENGTH	LGB	\$700,000	\$354,330	50.62	\$217.02	2,092	Ranch
E -17-10-410-048	320 CREEDMORE ST	3/10/2023	401	03-ARM'S LENGTH	LJ1	\$642,400	\$357,390	55.63	\$185.46	2,471	Colonial/2Sty
E -17-10-428-016	4525 BLUEBIRD DR	6/17/2022	401	03-ARM'S LENGTH	LJ1	\$415,000	\$182,950	44.08	\$127.96	1,896	Ranch
E -17-15-151-003	4055 N VANSTONE DR	11/22/2023	401	03-ARM'S LENGTH	LJ1	\$420,000	\$216,010	51.43	\$166.10	1,518	Ranch
E -17-15-151-007	4032 N VANSTONE DR	9/11/2023	401	03-ARM'S LENGTH	LJ1	\$400,000	\$215,310	53.83	\$137.85	1,727	Other
E -17-15-253-016	3868 TAHOE ST	10/13/2022	401	03-ARM'S LENGTH	LJ1	\$494,000	\$195,130	39.50	\$228.41	1,430	Ranch
E -17-15-377-039	3355 BOYER ST	4/12/2023	401	03-ARM'S LENGTH	LJ1	\$569,999	\$313,650	55.03	\$208.97	1,884	Ranch
E -17-16-455-003	3482 BENSTEIN RD	2/2/2023	401	03-ARM'S LENGTH	LJ1	\$465,000	\$213,240	45.86	\$247.58	1,234	Ranch
E -17-16-455-005	3446 BENSTEIN RD	7/24/2023	401	03-ARM'S LENGTH	LJ1	\$605,000	\$305,000	50.41	\$215.50	2,038	Colonial/2Sty
E -17-10-377-031	955 SHERBROOKE ST	9/26/2022	401	03-ARM'S LENGTH	LJB	\$862,500	\$430,540	49.92	\$161.31	3,265	Colonial/2Sty
E -17-15-101-024	1440 COMMERCE SHORES DR	6/28/2023	407	03-ARM'S LENGTH	LJB	\$1,650,000	\$705,040	42.73	\$355.30	3,786	Colonial/2Sty
E -17-15-202-011	692 APPALACHI ST	1/19/2024	401	19-MULTI PARCEL ARM'S LENGTH	LJB	\$765,000	\$497,660	65.05	\$149.66	2,780	Colonial/2Sty
E -17-15-226-004	4199 BLUEBIRD DR	11/30/2022	401	03-ARM'S LENGTH	LJB	\$400,000	\$211,870	52.97	\$66.07	1,256	Ranch
E -17-15-226-014	362 STARLING ST	8/25/2023	401	03-ARM'S LENGTH	LJB	\$720,000	\$308,980	42.91	\$174.84	2,240	Colonial/2Sty
E -17-15-301-001	1341 VANSTONE DR	4/6/2022	401	03-ARM'S LENGTH	LJB	\$1,650,000	\$996,060	60.37	\$253.86	5,343	Colonial/2Sty
E -17-15-353-009	1170 W OAKLEY PARK RD	3/14/2024	401	03-ARM'S LENGTH	LJB	\$500,000	\$255,320	51.06	\$133.55	1,360	BiLevel
E -17-16-405-013	3556 MOBERLY DR	6/16/2023	401	03-ARM'S LENGTH	LJB	\$830,000	\$392,610	47.30	\$252.20	1,953	Colonial/2Sty
E -17-16-426-022	1485 VANSTONE DR	9/8/2023	401	03-ARM'S LENGTH	LJB	\$1,300,000	\$487,430	37.49	\$376.19	2,547	SingleFamily
E -17-16-480-007	1780 SADIE SHORE DR	12/15/2023	407	03-ARM'S LENGTH	LJB	\$970,000	\$523,440	53.96	\$272.01	2,784	Colonial/2Sty
E -17-11-377-003	3331 NEWTON RD	7/14/2023	401	03-ARM'S LENGTH	LKA	\$464,000	\$220,090	47.43	\$134.62	1,164	Ranch
E -17-11-427-027	9045 COMMERCE RD	6/21/2023	401	19-MULTI PARCEL ARM'S LENGTH	LKA	\$625,000	\$382,990	61.28	\$71.82	2,174	Ranch
E -17-11-431-006	9123 TANBAY ST	4/29/2022	401	03-ARM'S LENGTH	LKA	\$1,050,000	\$451,400	42.99	\$226.75	3,070	Colonial/2Sty
E -17-11-476-016	9191 TANBAY ST	4/14/2023	401	03-ARM'S LENGTH	LKA	\$1,175,000	\$548,340	46.67	\$223.36	3,750	Colonial/2Sty
E -17-12-452-002	8471 ARLIS ST	2/10/2023	401	03-ARM'S LENGTH	LKA	\$630,000	\$392,150	62.25	\$139.20	2,476	Colonial/2Sty
E -17-12-452-009	8425 ARLIS ST	8/2/2022	401	03-ARM'S LENGTH	LKA	\$500,000	\$269,000	53.80	\$92.82	1,991	SingleFamily
E -17-12-452-018	8309 DICKERT ST	8/9/2023	401	03-ARM'S LENGTH	LKA	\$357,000	\$222,210	62.24	\$31.05	1,008	Bungalow
E -17-12-452-019	8303 DICKERT ST	11/3/2023	401	03-ARM'S LENGTH	LKA	\$1,405,000	\$564,740	40.20	\$299.65	3,672	Colonial/2Sty
E -17-12-480-027	8109 ELDORA BLVD	12/21/2022	401	03-ARM'S LENGTH	LKA	\$585,000	\$315,090	53.86	\$119.05	2,762	Colonial/2Sty
E -17-13-151-005	8740 OAK BEACH DR	11/21/2023	401	03-ARM'S LENGTH	LKA	\$1,415,000	\$685,640	48.46	\$257.09	3,658	Ranch
E -17-13-176-077	8599 PINE COVE DR	6/8/2023	407	03-ARM'S LENGTH	LKA	\$2,000,000	\$962,280	48.11	\$396.69	4,111	Contemporary
E -17-13-201-010	3518 UNION LAKE RD	5/12/2022	401	03-ARM'S LENGTH	LKA	\$484,000	\$221,990	45.87	\$107.31	1,671	SingleFamily
E -17-12-351-066	8655 EDGEWOOD PARK DR	1/6/2023	401	03-ARM'S LENGTH	LKB	\$710,000	\$361,710	50.95	\$104.33	1,517	SingleFamily

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-12-351-086	8549 EDGEWOOD PARK DR	6/30/2022	401	03-ARM'S LENGTH	LKB	\$1,715,000	\$848,340	49.47	\$249.42	4,444	SingleFamily
E -17-16-127-015	2013 LAKESHORE DR	3/6/2023	401	03-ARM'S LENGTH	LQG	\$825,000	\$411,920	49.93	\$210.10	2,987	Contemporary
E -17-16-127-018	1977 LAKESHORE DR	4/19/2022	401	03-ARM'S LENGTH	LQG	\$600,000	\$319,820	53.30	\$189.15	2,159	Ranch
E -17-16-182-006	1942 NACONA	11/27/2023	401	03-ARM'S LENGTH	LQG	\$330,000	\$141,010	42.73	\$150.66	1,408	Ranch
E -17-15-402-008	3400 SUTTON LN	3/23/2023	401	03-ARM'S LENGTH	LQM	\$849,900	\$457,040	53.78	\$196.45	3,694	Colonial/2Sty
E -17-15-402-012	3360 SUTTON LN	2/17/2023	401	03-ARM'S LENGTH	LQM	\$793,900	\$480,600	60.54	\$158.81	4,185	Colonial/2Sty
E -17-15-476-007	3251 GOVERNORS LN	2/10/2023	401	03-ARM'S LENGTH	LQM	\$650,250	\$345,560	53.14	\$194.16	2,688	Colonial/2Sty
E -17-16-203-050	4193 CANEY	9/1/2023	401	03-ARM'S LENGTH	LQM	\$610,000	\$198,600	32.56	\$213.20	2,161	SingleFamily
E -17-16-251-024	1790 LUNETA CT	1/11/2023	401	03-ARM'S LENGTH	LQM	\$247,000	\$102,710	41.58	\$114.90	946	Ranch
E -17-21-102-002	3237 GLEN IRIS DR	3/4/2024	401	03-ARM'S LENGTH	LQM	\$1,100,000	\$519,260	47.21	\$264.85	3,543	Colonial/2Sty
E -17-23-452-007	2005 MEADOW RIDGE DR	10/24/2023	401	03-ARM'S LENGTH	R15	\$375,000	\$189,190	50.45	\$120.01	2,323	Colonial/2Sty
E -17-23-453-001	2084 TWILIGHT HL	8/31/2022	401	03-ARM'S LENGTH	R15	\$340,000	\$187,080	55.02	\$106.09	2,304	TriLevel/Quad
E -17-26-202-009	1924 DAWN RIDGE RD	10/16/2023	401	03-ARM'S LENGTH	R15	\$375,000	\$175,970	46.93	\$117.71	2,374	Colonial/2Sty
E -17-26-202-012	1902 DAWN RIDGE RD	1/12/2023	401	03-ARM'S LENGTH	R15	\$285,000	\$143,020	50.18	\$129.91	1,426	Ranch
E -17-26-203-022	1973 MEADOW RIDGE DR	6/27/2022	401	03-ARM'S LENGTH	R15	\$292,100	\$143,500	49.13	\$141.00	1,392	Ranch
E -17-26-204-001	1986 MEADOW RIDGE DR	9/14/2023	401	03-ARM'S LENGTH	R15	\$445,230	\$223,300	50.15	\$116.89	2,900	Other
E -17-26-204-009	1940 MEADOW RIDGE DR	6/30/2023	401	03-ARM'S LENGTH	R15	\$315,000	\$147,760	46.91	\$146.11	1,494	Ranch
E -17-35-251-080	516 DECKER RD	8/11/2023	401	03-ARM'S LENGTH	R15	\$311,000	\$153,980	49.51	\$171.42	1,344	Ranch
E -17-28-401-027	1853 TWIN SUN CIR	10/9/2023	401	03-ARM'S LENGTH	R32	\$495,000	\$261,350	52.80	\$157.12	2,673	Colonial/2Sty
E -17-28-401-033	1877 TWIN SUN CIR	12/20/2022	401	03-ARM'S LENGTH	R32	\$385,000	\$244,360	63.47	\$120.10	2,330	Colonial/2Sty
E -17-28-401-034	1881 TWIN SUN CIR	5/26/2023	401	03-ARM'S LENGTH	R32	\$600,000	\$290,180	48.36	\$159.70	3,263	Colonial/2Sty
E -17-28-401-037	1893 TWIN SUN CIR	1/17/2023	401	03-ARM'S LENGTH	R32	\$419,900	\$209,410	49.87	\$153.08	2,271	Colonial/2Sty
E -17-28-401-044	1921 TWIN SUN CIR	8/31/2022	401	03-ARM'S LENGTH	R32	\$505,000	\$274,380	54.33	\$130.97	3,304	Colonial/2Sty
E -17-28-402-003	1848 TWIN SUN CIR	12/15/2023	401	03-ARM'S LENGTH	R32	\$450,000	\$260,930	57.98	\$136.81	2,761	Colonial/2Sty
E -17-28-402-022	1970 TWIN SUN CIR	3/20/2024	401	03-ARM'S LENGTH	R32	\$492,000	\$244,700	49.74	\$183.68	2,263	Colonial/2Sty
E -17-33-102-009	2206 SILVERMAPLE CT	9/20/2023	401	03-ARM'S LENGTH	R32	\$410,000	\$201,670	49.19	\$178.69	1,881	Colonial/2Sty
E -17-33-102-012	2195 SILVERMAPLE CT	4/15/2022	401	03-ARM'S LENGTH	R32	\$370,000	\$166,100	44.89	\$171.66	1,688	Colonial/2Sty
E -17-33-102-016	2235 SILVERMAPLE CT	4/1/2022	401	03-ARM'S LENGTH	R32	\$375,000	\$177,330	47.29	\$163.19	1,865	Colonial/2Sty
E -17-33-102-035	994 SYCAMORE CT	4/11/2022	401	03-ARM'S LENGTH	R32	\$415,000	\$196,140	47.26	\$161.28	2,106	Colonial/2Sty
E -17-33-103-006	2215 WHITE PINE DR	6/27/2022	401	03-ARM'S LENGTH	R32	\$405,000	\$208,010	51.36	\$174.38	1,881	Colonial/2Sty
E -17-33-107-025	1153 GRANDVIEW DR	6/3/2022	401	03-ARM'S LENGTH	R32	\$475,000	\$256,270	53.95	\$144.30	2,791	Colonial/2Sty
E -17-33-201-014	1850 AYRSHIRE DR	9/18/2023	401	03-ARM'S LENGTH	R32	\$440,000	\$213,020	48.41	\$159.30	2,281	Colonial/2Sty
E -17-33-201-022	1885 DORCHESTER DR	7/10/2023	401	03-ARM'S LENGTH	R32	\$445,000	\$212,060	47.65	\$241.21	1,533	Ranch
E -17-33-201-025	1945 DORCHESTER DR	9/16/2022	401	03-ARM'S LENGTH	R32	\$445,000	\$196,520	44.16	\$203.20	1,828	Colonial/2Sty
E -17-33-202-002	1851 AYRSHIRE DR	7/27/2023	401	03-ARM'S LENGTH	R32	\$400,000	\$178,820	44.71	\$172.45	1,887	SingleFamily
E -17-33-202-005	945 DRAKESHIRE DR	6/21/2023	401	03-ARM'S LENGTH	R32	\$410,000	\$192,680	47.00	\$177.01	1,908	SingleFamily
E -17-33-205-002	1095 DRAKESHIRE DR	3/15/2024	401	03-ARM'S LENGTH	R32	\$450,000	\$209,240	46.50	\$194.31	1,908	SingleFamily
E -17-33-205-007	1874 DORCHESTER DR	8/15/2022	401	03-ARM'S LENGTH	R32	\$390,000	\$185,140	47.47	\$160.76	1,932	SingleFamily
E -17-33-206-010	2014 DORCHESTER DR	1/13/2023	401	03-ARM'S LENGTH	R32	\$425,000	\$213,020	50.12	\$175.58	2,009	Colonial/2Sty
EW-17-21-426-035	1444 APPLE ORCHARD LN	11/14/2022	401	03-ARM'S LENGTH	R7D	\$330,000	\$174,910	53.00	\$157.60	1,530	Ranch
EW-17-21-426-041	2599 MCINTOSH CT	5/25/2022	401	03-ARM'S LENGTH	R7D	\$276,000	\$136,570	49.48	\$171.71	1,130	Ranch
EW-17-21-427-008	1719 APPLE ORCHARD LN	5/31/2023	401	03-ARM'S LENGTH	R7D	\$327,000	\$146,120	44.69	\$154.06	1,520	Colonial/2Sty
EW-17-21-476-038	1790 CONNECTICUT AVE	5/5/2022	401	03-ARM'S LENGTH	R7D	\$225,000	\$141,020	62.68	\$119.97	1,312	Ranch
EW-17-21-477-011	2375 DARNELL DR	6/30/2022	401	03-ARM'S LENGTH	R7D	\$250,000	\$123,890	49.56	\$187.55	996	Ranch
EW-17-21-477-023	2353 DARNELL DR	4/26/2022	401	03-ARM'S LENGTH	R7D	\$175,000	\$78,390	44.79	\$129.31	864	Ranch
EW-17-21-478-010	2369 ELLINGTON DR	9/27/2022	401	03-ARM'S LENGTH	R7D	\$265,000	\$132,800	50.11	\$131.82	1,396	Ranch
EW-17-21-478-019	2349 ELLINGTON DR	6/9/2023	401	03-ARM'S LENGTH	R7D	\$271,000	\$137,370	50.69	\$148.35	1,326	Ranch
EW-17-21-480-009	2360 MENTONE ST	11/23/2022	401	03-ARM'S LENGTH	R7D	\$182,000	\$85,710	47.09	\$134.79	864	RaisedRanch
EW-17-21-482-048	1467 TRIMONT ST	5/5/2022	401	03-ARM'S LENGTH	R7D	\$326,467	\$122,480	37.52	\$235.02	1,068	Ranch
EW-17-21-484-014	2259 ELLINGTON DR	10/5/2022	401	03-ARM'S LENGTH	R7D	\$203,000	\$105,570	52.00	\$110.37	1,268	BiLevel
EW-17-21-485-015	2235 MENTONE ST	12/14/2022	401	03-ARM'S LENGTH	R7D	\$190,000	\$89,780	47.25	\$149.04	864	Ranch
EW-17-21-486-016	2236 MENTONE ST	3/29/2023	401	03-ARM'S LENGTH	R7D	\$222,500	\$101,430	45.59	\$186.66	864	Ranch
EW-17-22-303-007	2552 WOODLAWN AVE	10/23/2023	401	03-ARM'S LENGTH	R7D	\$390,000	\$154,780	39.69	\$197.70	1,520	Ranch
EW-17-22-307-016	2372 BRISBANE AVE	5/16/2023	401	03-ARM'S LENGTH	R7D	\$290,000	\$123,660	42.64	\$223.38	960	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
EW-17-22-307-019	2395 WOODLAWN AVE	4/28/2023	401	03-ARM'S LENGTH	R7D	\$285,000	\$139,380	48.91	\$159.99	1,200	Ranch
EW-17-22-308-016	2435 ROSELAWN AVE	1/5/2024	401	03-ARM'S LENGTH	R7D	\$198,000	\$113,190	57.17	\$117.16	1,100	Ranch
EW-17-22-308-019	2411 ROSELAWN AVE	7/28/2023	401	03-ARM'S LENGTH	R7D	\$255,000	\$107,470	42.15	\$172.91	1,075	Ranch
EW-17-22-308-024	2376 WOODLAWN AVE	6/3/2022	401	03-ARM'S LENGTH	R7D	\$307,000	\$159,420	51.93	\$144.99	1,481	Ranch
EW-17-22-310-005	2446 TERRY DR	5/5/2022	401	03-ARM'S LENGTH	R7D	\$327,500	\$140,290	42.84	\$177.16	1,425	Ranch
EW-17-22-310-007	2430 TERRY DR	12/15/2023	401	03-ARM'S LENGTH	R7D	\$300,000	\$165,540	55.18	\$152.82	1,450	Ranch
EW-17-22-327-026	868 GLEN CT	9/8/2023	401	03-ARM'S LENGTH	R7D	\$290,000	\$145,090	50.03	\$120.22	1,767	BiLevel
EW-17-22-331-008	707 LOS ARBOLES DR	10/24/2022	401	03-ARM'S LENGTH	R7D	\$229,011	\$122,660	53.56	\$137.71	1,075	Ranch
EW-17-22-351-021	1228 AMARILLO ST	10/20/2022	401	03-ARM'S LENGTH	R7D	\$226,000	\$123,120	54.48	\$132.08	1,075	Ranch
EW-17-22-352-002	2352 WOODLAWN AVE	10/10/2023	401	03-ARM'S LENGTH	R7D	\$252,000	\$109,200	43.33	\$176.86	1,034	Ranch
EW-17-22-352-011	2335 ROSELAWN AVE	6/28/2023	401	03-ARM'S LENGTH	R7D	\$305,000	\$124,040	40.67	\$211.91	1,077	Ranch
EW-17-22-353-001	2386 ROSELAWN AVE	4/11/2023	401	03-ARM'S LENGTH	R7D	\$265,000	\$115,070	43.42	\$176.83	1,075	Ranch
EW-17-22-353-002	2370 ROSELAWN AVE	6/10/2022	401	03-ARM'S LENGTH	R7D	\$300,000	\$129,250	43.08	\$115.23	1,989	BiLevel
EW-17-22-357-018	1267 MALLOW ST	7/1/2022	401	03-ARM'S LENGTH	R7D	\$269,400	\$129,010	47.89	\$154.12	1,287	Ranch
EW-17-22-376-003	835 LOS ARBOLES DR	10/21/2022	401	03-ARM'S LENGTH	R7D	\$280,000	\$141,890	50.68	\$104.39	1,823	BiLevel
EW-17-22-376-012	792 LAGUNA DR	2/21/2024	401	03-ARM'S LENGTH	R7D	\$370,000	\$222,770	60.21	\$100.84	2,772	Other
EW-17-22-377-006	860 LAGUNA DR	7/8/2022	401	03-ARM'S LENGTH	R7D	\$390,000	\$201,740	51.73	\$121.27	2,444	BiLevel
EW-17-22-405-009	530 LAGUNA CT	7/17/2023	401	03-ARM'S LENGTH	R7D	\$305,000	\$165,990	54.42	\$103.79	1,854	Other
EW-17-22-427-028	324 VALLEY DR	8/14/2023	401	03-ARM'S LENGTH	R7D	\$380,000	\$201,040	52.91	\$208.35	1,511	Ranch
EW-17-23-351-022	101 ETHEL CT	6/22/2023	401	03-ARM'S LENGTH	R7D	\$255,000	\$128,050	50.22	\$161.72	1,075	Ranch
EW-17-23-351-023	2399 ETHEL DR	9/22/2023	401	03-ARM'S LENGTH	R7D	\$285,000	\$127,030	44.57	\$178.21	1,142	Ranch
EW-17-23-351-024	2389 ETHEL DR	4/12/2022	401	03-ARM'S LENGTH	R7D	\$260,000	\$127,610	49.08	\$160.70	1,114	Ranch
EW-17-23-351-041	2250 BRIAR RDG	10/12/2023	401	03-ARM'S LENGTH	R7D	\$470,000	\$269,650	57.37	\$191.19	2,020	Colonial/2Sty
EW-17-27-127-018	870 ALBERTON ST	5/5/2023	401	03-ARM'S LENGTH	R7D	\$180,000	\$109,070	60.59	\$93.38	1,272	BiLevel
EW-17-27-154-026	1631 WILKSHIRE ST	6/13/2022	401	03-ARM'S LENGTH	R7D	\$222,000	\$137,730	62.04	\$106.13	1,321	Ranch
EW-17-27-154-027	1679 WILKSHIRE ST	1/26/2023	401	03-ARM'S LENGTH	R7D	\$259,900	\$129,010	49.64	\$137.77	1,293	Ranch
EW-17-27-155-026	1660 WILKSHIRE ST	8/11/2022	401	03-ARM'S LENGTH	R7D	\$280,000	\$136,990	48.93	\$154.01	1,241	Ranch
EW-17-27-157-023	1066 MCCOY RD	12/15/2023	401	03-ARM'S LENGTH	R7D	\$200,000	\$110,010	55.01	\$134.15	960	Ranch
EW-17-27-158-028	1630 MEADOWLANE ST	1/4/2023	401	03-ARM'S LENGTH	R7D	\$325,000	\$164,780	50.70	\$132.16	1,906	BiLevel
EW-17-27-158-030	1652 MEADOWLANE ST	6/27/2022	401	03-ARM'S LENGTH	R7D	\$363,000	\$176,000	48.48	\$204.65	1,436	Colonial/2Sty
EW-17-27-177-022	900 ADELAIDE DR	7/25/2022	401	03-ARM'S LENGTH	R7D	\$234,900	\$116,020	49.39	\$165.40	1,050	Ranch
EW-17-27-177-040	783 ALBERTON ST	7/1/2022	401	03-ARM'S LENGTH	R7D	\$267,500	\$126,270	47.20	\$144.82	1,280	Ranch
EW-17-27-179-013	941 ADELAIDE DR	4/1/2022	401	03-ARM'S LENGTH	R7D	\$270,000	\$110,790	41.03	\$222.48	936	Ranch
EW-17-27-179-018	875 ADELAIDE DR	1/4/2023	401	03-ARM'S LENGTH	R7D	\$269,000	\$132,960	49.43	\$157.46	1,296	Ranch
EW-17-27-179-066	1700 LADD RD	3/19/2024	401	03-ARM'S LENGTH	R7D	\$311,500	\$161,460	51.83	\$151.42	1,448	TriLevel/Quad
EW-17-27-179-067	715 WOLVERINE DR	5/3/2023	401	03-ARM'S LENGTH	R7D	\$320,000	\$171,380	53.56	\$120.71	1,606	SingleFamily
EW-17-27-181-023	733 LUCILLE DR	8/25/2022	401	03-ARM'S LENGTH	R7D	\$227,000	\$106,480	46.91	\$164.31	952	Ranch
EW-17-27-181-027	959 LUCILLE DR	9/22/2023	401	03-ARM'S LENGTH	R7D	\$320,000	\$207,050	64.70	\$126.57	1,868	Ranch
EW-17-27-181-033	747 LUCILLE DR	4/27/2023	401	03-ARM'S LENGTH	R7D	\$300,000	\$190,720	63.57	\$115.75	1,824	Colonial/2Sty
EW-17-27-226-039	2047 HELMSFORD DR	11/9/2022	401	03-ARM'S LENGTH	R7D	\$260,000	\$131,740	50.67	\$134.75	1,322	Ranch
EW-17-27-228-011	2159 GLENCOVE RD	10/31/2022	401	03-ARM'S LENGTH	R7D	\$240,000	\$127,080	52.95	\$136.01	1,165	Ranch
EW-17-27-229-007	2104 GLENCOVE RD	8/17/2023	401	03-ARM'S LENGTH	R7D	\$316,000	\$135,580	42.91	\$184.25	1,257	Ranch
EW-17-27-229-008	2086 GLENCOVE RD	5/11/2022	401	03-ARM'S LENGTH	R7D	\$318,000	\$169,680	53.36	\$144.25	1,623	Ranch
EW-17-27-229-009	2068 GLENCOVE RD	9/29/2023	401	03-ARM'S LENGTH	R7D	\$301,000	\$133,130	44.23	\$140.86	1,534	Ranch
EW-17-27-252-007	633 LUCILLE DR	6/1/2023	401	19-MULTI PARCEL ARM'S LENGTH	R7D	\$195,000	\$93,050	47.72	\$127.94	760	Ranch
EW-17-27-277-023	1918 SHANKIN ST	9/2/2022	401	03-ARM'S LENGTH	R7D	\$277,500	\$149,910	54.02	\$145.31	1,268	Ranch
EW-17-27-277-027	180 WABASSO ST	6/28/2023	401	03-ARM'S LENGTH	R7D	\$310,000	\$187,860	60.60	\$103.82	1,652	Ranch
EW-17-27-278-008	1722 SHANKIN ST	2/2/2024	401	03-ARM'S LENGTH	R7D	\$255,000	\$114,960	45.08	\$152.60	1,176	Colonial/2Sty
EW-17-27-278-022	192 WANDA ST	11/15/2023	401	03-ARM'S LENGTH	R7D	\$276,000	\$135,360	49.04	\$151.31	1,064	Ranch
EW-17-27-279-007	165 WANDA ST	4/1/2022	401	03-ARM'S LENGTH	R7D	\$283,165	\$143,430	50.65	\$170.76	999	Ranch
EW-17-27-279-013	1607 S COMMERCE RD	2/23/2023	401	03-ARM'S LENGTH	R7D	\$185,000	\$81,350	43.97	\$144.42	800	Ranch
EW-17-27-327-028	946 DUNREATH RD	8/31/2023	401	03-ARM'S LENGTH	R7D	\$471,000	\$267,450	56.78	\$181.57	2,128	Colonial/2Sty
EW-17-27-328-006	757 BRUSHWOOD AVE	10/7/2022	401	03-ARM'S LENGTH	R7D	\$240,000	\$119,020	49.59	\$194.88	816	Ranch
EW-17-27-328-019	823 BRUSHWOOD AVE	7/25/2023	401	03-ARM'S LENGTH	R7D	\$365,000	\$178,650	48.95	\$196.13	1,444	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
EW-17-27-330-014	865 DUNREATH RD	5/25/2023	401	03-ARM'S LENGTH	R7D	\$319,000	\$182,620	57.25	\$101.49	2,116	Colonial/2Sty
EW-17-27-401-007	590 PINECREST DR	6/26/2023	401	03-ARM'S LENGTH	R7D	\$290,000	\$119,100	41.07	\$160.80	1,314	BiLevel
EW-17-27-402-004	583 PINECREST DR	9/6/2023	401	03-ARM'S LENGTH	R7D	\$280,000	\$124,620	44.51	\$214.10	912	Ranch
EW-17-27-402-015	1473 MEADOW DR	6/7/2022	401	03-ARM'S LENGTH	R7D	\$325,000	\$163,650	50.35	\$124.41	2,009	BiLevel
EW-17-27-404-002	525 WOLVERINE DR	9/27/2023	401	03-ARM'S LENGTH	R7D	\$299,000	\$143,710	48.06	\$129.09	1,615	BiLevel
EW-17-27-404-007	1454 MEADOW DR	11/9/2022	401	03-ARM'S LENGTH	R7D	\$265,000	\$117,860	44.48	\$175.88	1,080	Ranch
EW-17-28-228-003	1550 THURSTON ST	12/19/2022	401	03-ARM'S LENGTH	R7D	\$225,000	\$126,620	56.28	\$149.45	1,043	Ranch
EW-17-28-229-003	1430 THURSTON ST	11/9/2022	401	03-ARM'S LENGTH	R7D	\$187,000	\$83,120	44.45	\$145.57	864	Ranch
EW-17-28-230-007	1330 THURSTON ST	6/24/2022	401	03-ARM'S LENGTH	R7D	\$315,000	\$135,130	42.90	\$249.24	984	Ranch
EW-17-28-231-018	2174 BENSTEIN RD	11/10/2022	401	03-ARM'S LENGTH	R7D	\$240,000	\$124,390	51.83	\$134.49	1,264	BiLevel
E -17-22-154-030	1071 SUPERIOR BLVD	8/31/2022	401	03-ARM'S LENGTH	R82	\$307,500	\$157,700	51.28	\$165.08	1,462	Ranch
E -17-26-278-009	2120 N PONTIAC TRL	9/27/2022	401	03-ARM'S LENGTH	R82	\$360,000	\$180,000	50.00	\$100.32	2,535	Colonial/2Sty
E -17-26-278-038	2088 N PONTIAC TRL	8/15/2022	401	03-ARM'S LENGTH	R82	\$333,000	\$160,000	48.05	\$151.66	1,509	Ranch
E -17-26-278-053	2161 CALLIE DR	4/11/2022	401	03-ARM'S LENGTH	R82	\$302,500	\$147,070	48.62	\$178.34	1,308	Ranch
E -17-27-376-007	1380 LADD RD	5/6/2022	401	03-ARM'S LENGTH	R82	\$270,000	\$127,560	47.24	\$131.32	1,240	Colonial/2Sty
E -17-27-376-008	1376 LADD RD	1/26/2023	401	03-ARM'S LENGTH	R82	\$451,000	\$234,720	52.04	\$141.55	2,429	Colonial/2Sty
E -17-23-326-039	2550 S COMMERCE RD	4/11/2022	401	03-ARM'S LENGTH	R89	\$329,000	\$144,820	44.02	\$190.85	1,366	Ranch
E -17-24-151-020	2800 WELCH RD	9/2/2022	401	03-ARM'S LENGTH	R89	\$410,000	\$212,820	51.91	\$167.46	2,088	Ranch
E -17-25-303-013	2488 CRUMB RD	11/14/2022	401	03-ARM'S LENGTH	R89	\$300,000	\$117,820	39.27	\$148.15	1,020	Colonial/2Sty
E -17-33-151-005	2025 W WEST MAPLE RD	5/2/2023	401	03-ARM'S LENGTH	R89	\$260,033	\$89,080	34.26	\$199.31	962	Ranch
E -17-33-151-013	2041 W WEST MAPLE RD	8/11/2023	401	19-MULTI PARCEL ARM'S LENGTH	R89	\$280,000	\$152,150	54.34	\$106.70	1,103	Ranch
E -17-33-254-017	1910 CRIMSON RIDGE DR	8/3/2023	401	03-ARM'S LENGTH	R89	\$590,000	\$295,220	50.04	\$198.40	2,463	Colonial/2Sty
E -17-33-400-015	45780 W PONTIAC TRL	8/7/2023	401	19-MULTI PARCEL ARM'S LENGTH	R89	\$550,000	\$226,120	41.11	\$144.09	2,428	Colonial/2Sty
E -17-33-400-018	45540 W PONTIAC TRL	10/17/2023	401	03-ARM'S LENGTH	R89	\$166,000	\$98,750	59.49	\$72.35	1,153	Ranch
E -17-04-300-027	1891 FOUR OAKS	5/12/2023	401	03-ARM'S LENGTH	R8E	\$525,000	\$288,900	55.03	\$112.48	3,582	Colonial/2Sty
E -17-05-300-013	2893 OAK HILL TRL	1/10/2024	401	03-ARM'S LENGTH	R8E	\$721,000	\$332,530	46.12	\$197.92	3,003	Colonial/2Sty
E -17-05-400-012	2875 OAK HILL TRL	5/9/2022	401	03-ARM'S LENGTH	R8E	\$699,000	\$348,880	49.91	\$200.61	2,962	Ranch
E -17-14-400-027	9485 RICHARDSON RD	12/26/2023	401	03-ARM'S LENGTH	R8Q	\$300,000	\$136,030	45.34	\$120.52	1,400	Ranch
E -17-14-400-041	9451 NEWTON CT	5/10/2023	401	03-ARM'S LENGTH	R8Q	\$291,500	\$135,880	46.61	\$145.97	1,424	Other
E -17-14-400-059	9451 SANDERSON CT	7/8/2022	401	03-ARM'S LENGTH	R8Q	\$390,000	\$211,750	54.29	\$155.39	1,834	Ranch
E -17-14-400-060	9450 NEWTON CT	9/20/2022	401	03-ARM'S LENGTH	R8Q	\$287,000	\$149,940	52.24	\$150.83	1,323	Ranch
E -17-14-400-074	9443 LOUISE LN	8/12/2022	401	03-ARM'S LENGTH	R8Q	\$415,000	\$219,700	52.94	\$156.51	1,962	Colonial/2Sty
E -17-14-400-084	4083 NEWTON RD	5/31/2023	401	03-ARM'S LENGTH	R8Q	\$426,500	\$209,490	49.12	\$194.65	1,880	Colonial/2Sty
E -17-14-400-087	4129 NEWTON RD	7/1/2022	401	03-ARM'S LENGTH	R8Q	\$407,000	\$209,140	51.39	\$186.31	1,810	Colonial/2Sty
E -17-14-400-094	1905 OAKLEY PARK RD	6/24/2022	401	03-ARM'S LENGTH	R8Q	\$285,000	\$122,600	43.02	\$143.07	1,296	Ranch
E -17-14-451-004	4305 KELSEY FARM DR	10/27/2022	401	03-ARM'S LENGTH	R8Q	\$320,000	\$162,380	50.74	\$158.73	1,513	Ranch
E -17-14-453-013	4370 KELSEY FARM DR	12/11/2023	401	03-ARM'S LENGTH	R8Q	\$320,000	\$155,540	48.61	\$177.63	1,352	Ranch
E -17-17-100-002	3215 SLEETH RD	10/28/2022	401	03-ARM'S LENGTH	R8Y	\$304,000	\$167,050	54.95	\$79.23	2,148	Ranch
E -17-19-100-009	2434 WIXOM RD	7/7/2023	401	03-ARM'S LENGTH	R8Y	\$370,000	\$158,940	42.96	\$152.27	1,872	Colonial/2Sty
E -17-19-100-056	2464 WILLOW WAY DR	1/4/2024	401	03-ARM'S LENGTH	R8Y	\$430,000	\$205,280	47.74	\$147.04	2,004	Colonial/2Sty
E -17-15-152-014	4021 VANSTONE DR	4/6/2022	401	03-ARM'S LENGTH	R91	\$347,000	\$158,930	45.80	\$118.14	2,203	Other
E -17-16-181-009	3755 BALMONY RD	9/7/2023	401	03-ARM'S LENGTH	R91	\$275,000	\$132,290	48.11	\$136.90	1,400	Ranch
E -17-16-184-020	1974 BASS LAKE RD	5/24/2022	401	03-ARM'S LENGTH	R91	\$151,000	\$82,570	54.68	\$82.72	825	Ranch
E -17-16-202-004	1715 WICKHAM	6/2/2023	401	03-ARM'S LENGTH	R91	\$340,000	\$181,050	53.25	\$196.34	1,331	Colonial/2Sty
E -17-16-252-002	1855 LUNETTA CT	10/6/2023	401	03-ARM'S LENGTH	R91	\$252,000	\$114,850	45.58	\$147.61	1,200	Ranch
E -17-16-402-006	1770 MEDLER RD	10/7/2022	401	03-ARM'S LENGTH	R91	\$200,000	\$124,440	62.22	\$87.56	1,390	Ranch
E -17-16-403-005	1724 HARRY	1/25/2023	401	03-ARM'S LENGTH	R91	\$199,900	\$97,570	48.81	\$105.87	1,170	Ranch
E -17-21-201-038	3167 BENSTEIN RD	6/12/2023	401	03-ARM'S LENGTH	R91	\$282,000	\$127,250	45.12	\$126.91	1,455	Bungalow
E -17-21-201-054	3070 KANE CT	12/29/2023	401	03-ARM'S LENGTH	R91	\$400,000	\$180,040	45.01	\$173.23	1,833	Colonial/2Sty
E -17-21-201-064	2741 TALL PINES WAY	4/11/2023	401	03-ARM'S LENGTH	R91	\$350,000	\$175,980	50.28	\$152.64	1,758	Ranch
E -17-21-201-095	2740 TALL PINES WAY	9/12/2023	407	03-ARM'S LENGTH	R91	\$340,000	\$177,710	52.27	\$151.98	1,656	Ranch
E -17-21-401-022	1999 GLENGARY RD	2/3/2023	401	03-ARM'S LENGTH	R91	\$250,000	\$136,430	54.57	\$134.33	1,176	Ranch
E -17-01-155-005	1928 ALSUP AVE	4/20/2023	401	03-ARM'S LENGTH	RA3	\$325,000	\$153,180	47.13	\$156.54	1,588	Ranch
E -17-01-156-003	1949 ALSUP AVE	2/10/2023	401	03-ARM'S LENGTH	RA3	\$330,000	\$148,640	45.04	\$128.17	2,050	Colonial/2Sty

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-01-156-004	1912 PORTLOCK AVE	5/19/2023	401	03-ARM'S LENGTH	RA3	\$390,000	\$178,950	45.88	\$150.54	2,110	Colonial/2Sty
E -17-01-303-005	2051 PORTLOCK AVE	5/27/2022	401	03-ARM'S LENGTH	RA3	\$278,500	\$126,530	45.43	\$132.30	1,588	Ranch
E -17-01-304-003	8801 KRATAGE AVE	12/27/2023	401	03-ARM'S LENGTH	RA3	\$305,000	\$158,240	51.88	\$131.94	1,708	Ranch
E -17-01-304-007	8721 KRATAGE AVE	5/11/2022	401	03-ARM'S LENGTH	RA3	\$290,000	\$156,750	54.05	\$108.13	1,872	Ranch
E -17-01-377-002	8689 GOLF LANE DR	1/3/2023	401	03-ARM'S LENGTH	RA3	\$300,000	\$158,140	52.71	\$124.74	1,830	Ranch
E -17-01-452-001	8435 GOLF LANE DR	6/1/2022	401	03-ARM'S LENGTH	RA3	\$299,000	\$144,220	48.23	\$166.01	1,372	Ranch
E -17-01-179-009	8665 OAKSIDE AVE	7/31/2023	401	03-ARM'S LENGTH	RA4	\$280,000	\$136,200	48.64	\$153.07	1,254	Bungalow
E -17-01-204-005	1543 GRINSHAW ST	1/30/2024	401	03-ARM'S LENGTH	RA4	\$206,000	\$109,190	53.00	\$89.30	1,367	Ranch
E -17-01-211-009	8319 LAGOON ST	10/27/2023	401	03-ARM'S LENGTH	RA4	\$215,000	\$84,060	39.10	\$148.42	912	Ranch
E -17-01-211-017	1734 UNION CIR	6/8/2023	401	03-ARM'S LENGTH	RA4	\$340,000	\$105,490	31.03	\$130.41	1,929	Colonial/2Sty
E -17-01-326-006	8620 GOLFSIDE DR	7/5/2022	401	03-ARM'S LENGTH	RA4	\$241,000	\$118,920	49.34	\$110.42	1,344	Ranch
E -17-01-326-007	8606 GOLFSIDE DR	8/11/2022	401	03-ARM'S LENGTH	RA4	\$505,000	\$334,930	66.32	\$155.79	2,631	Colonial/2Sty
E -17-01-227-022	1545 LARKSPUR ST	6/2/2023	401	03-ARM'S LENGTH	RA5	\$275,000	\$135,700	49.35	\$142.95	1,280	Ranch
E -17-01-257-008	1881 THORNDAL ST	8/16/2022	401	03-ARM'S LENGTH	RA7	\$325,000	\$160,940	49.52	\$147.20	1,751	SingleFamily
E -17-01-427-010	8125 MARIO DR	3/29/2024	401	03-ARM'S LENGTH	RA7	\$440,000	\$156,640	35.60	\$223.91	1,574	Ranch
E -17-01-427-011	8135 MARIO DR	1/13/2023	401	03-ARM'S LENGTH	RA7	\$339,000	\$228,990	67.55	\$145.79	1,864	Colonial/2Sty
E -17-01-430-006	8000 FARRANT DR	6/28/2023	401	03-ARM'S LENGTH	RA7	\$310,000	\$156,030	50.33	\$130.84	1,720	Ranch
E -17-12-227-015	2451 MASSENA ST	5/19/2022	401	03-ARM'S LENGTH	RA7	\$290,000	\$169,810	58.56	\$106.13	1,932	CapeCod
E -17-12-228-018	2481 GREENLAWN AVE	3/17/2023	401	03-ARM'S LENGTH	RA7	\$205,000	\$103,220	50.35	\$80.83	1,536	Ranch
E -17-12-229-022	8165 WILLOW RD	7/21/2023	401	03-ARM'S LENGTH	RA7	\$187,500	\$95,660	51.02	\$120.23	998	Ranch
E -17-12-230-008	2578 MASSENA ST	2/27/2023	401	03-ARM'S LENGTH	RA7	\$237,000	\$135,660	57.24	\$129.30	1,176	Ranch
E -17-12-230-017	2634 MASSENA ST	3/31/2023	401	03-ARM'S LENGTH	RA7	\$255,000	\$122,630	48.09	\$217.30	864	Ranch
E -17-12-231-002	2517 MASSENA ST	9/15/2023	401	03-ARM'S LENGTH	RA7	\$175,000	\$72,710	41.55	\$137.54	768	Ranch
E -17-12-231-037	2520 GREENLAWN AVE	7/15/2022	401	03-ARM'S LENGTH	RA7	\$255,000	\$124,500	48.82	\$134.40	1,272	Ranch
E -17-12-231-039	2610 GREENLAWN AVE	10/5/2023	401	03-ARM'S LENGTH	RA7	\$382,500	\$190,850	49.90	\$167.69	1,806	Other
E -17-12-476-012	3260 MELMOOR ST	7/24/2023	401	03-ARM'S LENGTH	RA7	\$290,000	\$144,060	49.68	\$215.33	1,020	Ranch
E -17-12-476-019	3304 MELMOOR ST	4/27/2022	401	03-ARM'S LENGTH	RA7	\$275,000	\$137,610	50.04	\$139.01	1,426	Ranch
E -17-12-477-004	3243 MELMOOR ST	6/16/2022	401	03-ARM'S LENGTH	RA7	\$197,900	\$99,610	50.33	\$150.11	858	Ranch
E -17-12-477-010	3301 MELMOOR ST	10/26/2022	401	03-ARM'S LENGTH	RA7	\$155,000	\$80,540	51.96	\$105.78	812	Ranch
E -17-12-477-024	8120 ELDORA BLVD	8/29/2022	401	03-ARM'S LENGTH	RA7	\$254,000	\$120,190	47.32	\$108.99	1,528	Ranch
E -17-12-478-010	3236 GREENLAWN AVE	3/17/2023	401	03-ARM'S LENGTH	RA7	\$290,000	\$142,210	49.04	\$146.01	1,463	Ranch
E -17-12-478-029	8076 ELDORA BLVD	11/21/2023	401	03-ARM'S LENGTH	RA7	\$343,000	\$179,960	52.47	\$120.53	2,212	Other
E -17-12-479-004	3261 GREENLAWN AVE	6/30/2022	401	03-ARM'S LENGTH	RA7	\$181,071	\$91,580	50.58	\$109.64	988	Ranch
E -17-12-479-025	3236 EDGERE AVE	3/28/2024	401	03-ARM'S LENGTH	RA7	\$252,000	\$95,430	37.87	\$204.21	860	Ranch
E -17-01-327-008	8606 HUMMINGBIRD DR	10/14/2022	401	03-ARM'S LENGTH	RAB	\$523,900	\$261,960	50.00	\$174.02	2,613	Colonial/2Sty
E -17-01-327-013	8536 HUMMINGBIRD DR	8/15/2023	401	03-ARM'S LENGTH	RAB	\$515,000	\$260,370	50.56	\$168.37	2,612	Colonial/2Sty
E -17-01-328-009	8599 HUMMINGBIRD DR	10/10/2023	401	03-ARM'S LENGTH	RAB	\$535,000	\$264,930	49.52	\$168.89	2,675	Colonial/2Sty
E -17-01-328-014	2143 WARBLER CT	9/16/2022	401	03-ARM'S LENGTH	RAB	\$420,000	\$250,500	59.64	\$144.97	2,370	Colonial/2Sty
E -17-01-378-002	8692 GOLF LANE DR	2/1/2024	401	03-ARM'S LENGTH	RAB	\$458,000	\$236,700	51.68	\$168.38	2,232	Colonial/2Sty
E -17-01-378-006	8628 GOLF LANE DR	6/6/2022	401	03-ARM'S LENGTH	RAB	\$490,000	\$240,330	49.05	\$153.86	2,667	Colonial/2Sty
E -17-01-403-006	8401 HUMMINGBIRD DR	4/26/2022	401	03-ARM'S LENGTH	RAB	\$550,000	\$255,750	46.50	\$180.06	2,681	Colonial/2Sty
E -17-01-453-001	8440 GOLF LANE DR	4/15/2022	401	03-ARM'S LENGTH	RAB	\$542,000	\$264,230	48.75	\$177.90	2,599	Colonial/2Sty
E -17-02-158-050	297 E GRAND TRAVERSE ST	5/2/2022	401	03-ARM'S LENGTH	RB2	\$219,960	\$120,190	54.64	\$154.30	950	Ranch
E -17-02-158-052	270 STEADFIELD ST	4/14/2023	401	03-ARM'S LENGTH	RB2	\$140,000	\$81,690	58.35	\$75.23	830	Ranch
E -17-02-181-010	635 ANNAPOLIS ST	8/9/2022	401	03-ARM'S LENGTH	RB2	\$225,000	\$86,540	38.46	\$197.43	768	Ranch
E -17-02-181-011	651 ANNAPOLIS ST	11/3/2023	401	03-ARM'S LENGTH	RB2	\$222,000	\$93,800	42.25	\$137.45	1,120	Ranch
E -17-02-181-048	5849 GARTHBY ST	12/22/2022	401	03-ARM'S LENGTH	RB2	\$345,000	\$229,200	66.43	\$102.75	2,465	Colonial/2Sty
E -17-02-182-020	5983 PICKBOURNE ST	12/21/2022	401	03-ARM'S LENGTH	RB2	\$225,000	\$116,700	51.87	\$135.32	1,164	Ranch
E -17-02-182-021	682 CRANBOURNE ST	1/16/2024	401	03-ARM'S LENGTH	RB2	\$245,000	\$123,500	50.41	\$162.53	1,056	Ranch
E -17-02-184-003	5992 PICKBOURNE ST	3/18/2024	401	03-ARM'S LENGTH	RB2	\$82,000	\$47,500	57.93	\$22.17	720	Ranch
E -17-02-184-017	5928 PICKBOURNE ST	3/12/2024	401	03-ARM'S LENGTH	RB2	\$272,000	\$173,840	63.91	\$103.81	1,665	Ranch
E -17-03-201-092	330 EAU CLAIR ST	11/17/2022	401	03-ARM'S LENGTH	RB2	\$350,000	\$146,110	41.75	\$155.76	1,776	TriLevel/Quad
E -17-03-202-019	6121 HINCKLEY ST	1/24/2023	401	03-ARM'S LENGTH	RB2	\$265,000	\$130,960	49.42	\$130.14	1,419	TriLevel/Quad
E -17-03-203-009	530 MUSKOKA	5/27/2022	401	03-ARM'S LENGTH	RB2	\$230,000	\$102,860	44.72	\$163.16	960	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-03-203-010	510 MUSKOKA	11/28/2023	401	03-ARM'S LENGTH	RB2	\$220,000	\$116,870	53.12	\$109.10	1,344	Ranch
E -17-03-204-009	6069 HUXLEY ST	10/12/2023	401	03-ARM'S LENGTH	RB2	\$419,000	\$174,620	41.68	\$169.47	1,842	Colonial/2Sty
E -17-03-204-010	6132 NADEAU ST	7/21/2023	401	03-ARM'S LENGTH	RB2	\$235,000	\$112,080	47.69	\$163.49	970	Ranch
E -17-03-227-001	5970 HUXLEY ST	8/14/2023	401	03-ARM'S LENGTH	RB2	\$345,000	\$163,320	47.34	\$143.81	1,665	BiLevel
E -17-03-281-001	356 CHARLEVOIX ST	4/15/2022	401	03-ARM'S LENGTH	RB2	\$200,000	\$125,050	62.53	\$112.77	1,188	Ranch
E -17-03-283-008	305 CHARLEVOIX ST	8/29/2023	401	03-ARM'S LENGTH	RB2	\$240,000	\$111,540	46.48	\$172.58	1,008	Ranch
E -17-03-283-014	350 W GRAND TRAVERSE ST	5/20/2022	401	03-ARM'S LENGTH	RB2	\$206,000	\$97,660	47.41	\$147.32	970	Ranch
E -17-03-284-011	150 W GRAND TRAVERSE ST	5/5/2023	401	03-ARM'S LENGTH	RB2	\$285,000	\$127,350	44.68	\$152.91	1,384	Other
E -17-02-301-022	85 E BEECHDALE ST	8/31/2022	401	03-ARM'S LENGTH	RB4	\$350,000	\$197,880	56.54	\$145.67	1,760	Ranch
E -17-02-304-006	5424 CARROLL LAKE RD	6/9/2023	401	03-ARM'S LENGTH	RB4	\$235,000	\$107,610	45.79	\$182.06	918	Ranch
E -17-02-304-024	5409 SPOKANE ST	7/19/2023	401	03-ARM'S LENGTH	RB4	\$280,000	\$129,270	46.17	\$211.32	960	Ranch
E -17-02-308-026	245 HAVANA ST	7/18/2022	401	03-ARM'S LENGTH	RB4	\$241,000	\$118,810	49.30	\$154.31	1,077	Ranch
E -17-02-310-005	246 HAVANA ST	7/15/2022	401	03-ARM'S LENGTH	RB4	\$159,000	\$83,010	52.21	\$90.51	1,017	Ranch
E -17-03-426-008	468 W BEECHDALE ST	6/3/2022	401	03-ARM'S LENGTH	RB4	\$310,000	\$141,550	45.66	\$181.02	1,288	TriLevel/Quad
E -17-03-429-015	320 W BEECHDALE ST	4/25/2022	401	03-ARM'S LENGTH	RB4	\$194,000	\$117,290	60.46	\$116.42	980	Ranch
E -17-03-431-019	349 W BEECHDALE ST	8/9/2023	401	03-ARM'S LENGTH	RB4	\$215,000	\$110,410	51.35	\$115.51	1,232	Colonial/2Sty
E -17-03-433-038	5337 WESTON CT	2/2/2024	401	03-ARM'S LENGTH	RB4	\$379,900	\$175,710	46.25	\$175.35	1,752	Other
E -17-03-433-039	5323 WESTON CT	8/22/2022	401	03-ARM'S LENGTH	RB4	\$345,000	\$171,890	49.82	\$188.12	1,412	Other
E -17-03-451-007	660 W WISE RD	12/15/2023	401	03-ARM'S LENGTH	RB4	\$315,000	\$150,380	47.74	\$150.34	1,545	Other
E -17-02-202-004	6120 VENICE DR	8/22/2022	401	03-ARM'S LENGTH	RB5	\$282,500	\$146,810	51.97	\$153.48	1,300	Ranch
E -17-02-207-007	9533 CHAUMONT DR	9/15/2023	401	03-ARM'S LENGTH	RB5	\$397,000	\$191,030	48.12	\$176.83	1,805	SingleFamily
E -17-02-226-020	9170 CHAUMONT DR	5/15/2023	401	03-ARM'S LENGTH	RB5	\$219,000	\$93,880	42.87	\$156.24	956	Ranch
E -17-02-227-010	1687 BIRCHTON ST	5/23/2023	401	03-ARM'S LENGTH	RB5	\$293,000	\$137,360	46.88	\$112.24	1,864	TriLevel/Quad
E -17-02-227-023	9001 GITTINS BLVD	12/16/2022	401	03-ARM'S LENGTH	RB5	\$185,000	\$106,890	57.78	\$68.94	1,614	Ranch
E -17-02-228-006	1782 BIRCHTON ST	7/7/2023	401	03-ARM'S LENGTH	RB5	\$271,000	\$137,220	50.63	\$129.82	1,488	Colonial/2Sty
E -17-03-479-019	5308 WESTON CT	9/23/2022	401	03-ARM'S LENGTH	RB5	\$325,000	\$170,360	52.42	\$164.33	1,452	Ranch
E -17-03-253-014	5750 BINGHAM DR	7/25/2022	401	03-ARM'S LENGTH	RCC	\$480,000	\$247,890	51.64	\$152.35	2,712	Colonial/2Sty
E -17-03-451-056	734 HUMMERSIDE CT	5/19/2023	401	03-ARM'S LENGTH	RCC	\$510,000	\$232,930	45.67	\$168.67	2,637	Colonial/2Sty
E -17-03-451-070	5287 LANCASTER LN	9/8/2023	401	03-ARM'S LENGTH	RCC	\$448,000	\$227,880	50.87	\$163.48	2,201	Colonial/2Sty
E -17-03-451-092	5556 LANCASTER LN	8/10/2022	401	03-ARM'S LENGTH	RCC	\$550,000	\$272,400	49.53	\$171.60	2,610	Colonial/2Sty
E -17-03-451-099	5654 LANCASTER LN	6/28/2023	401	03-ARM'S LENGTH	RCC	\$610,000	\$289,340	47.43	\$182.61	2,785	Contemporary
E -17-03-453-012	720 DEVON CT	12/28/2022	401	03-ARM'S LENGTH	RCC	\$475,000	\$261,110	54.97	\$174.50	2,363	Colonial/2Sty
E -17-04-152-007	2007 JASON DR	5/15/2023	401	03-ARM'S LENGTH	RD3	\$620,000	\$328,250	52.94	\$128.11	4,027	Colonial/2Sty
E -17-04-153-004	2120 GOLFCREST DR	8/19/2022	401	03-ARM'S LENGTH	RD3	\$403,000	\$207,890	51.59	\$113.96	2,753	SingleFamily
E -17-04-176-002	2020 GOLFCREST DR	6/7/2023	401	03-ARM'S LENGTH	RD3	\$493,000	\$240,490	48.78	\$139.83	2,767	SingleFamily
E -17-04-179-004	1909 JASON DR	9/25/2023	401	03-ARM'S LENGTH	RD3	\$520,000	\$235,070	45.21	\$161.59	2,660	SingleFamily
E -17-04-402-005	5412 BRIDGE TRL W	7/26/2022	401	03-ARM'S LENGTH	RD5	\$600,000	\$300,390	50.07	\$154.79	3,104	SingleFamily
E -17-04-402-015	1868 J ANTHONY POINTE LN	4/3/2023	401	03-ARM'S LENGTH	RD5	\$470,000	\$243,620	51.83	\$130.70	2,850	Contemporary
E -17-04-451-006	1917 WOOD PARKE LN	1/5/2023	401	03-ARM'S LENGTH	RD5	\$530,000	\$289,580	54.64	\$138.79	2,870	Colonial/2Sty
E -17-04-451-008	1887 WOOD PARKE LN	8/11/2023	401	03-ARM'S LENGTH	RD5	\$658,500	\$275,850	41.89	\$204.64	2,638	Colonial/2Sty
E -17-04-451-020	1882 BAY MIST LN	8/9/2022	401	03-ARM'S LENGTH	RD5	\$625,000	\$290,370	46.46	\$153.21	3,430	Colonial/2Sty
E -17-04-451-028	1841 WEXPORT LN	6/29/2022	401	03-ARM'S LENGTH	RD5	\$572,500	\$277,650	48.50	\$159.12	2,985	Colonial/2Sty
E -17-04-452-008	5314 BRIDGE TRL E	3/20/2023	401	03-ARM'S LENGTH	RD5	\$445,000	\$239,770	53.88	\$133.12	2,610	Colonial/2Sty
E -17-04-452-010	5294 BRIDGE TRL E	2/12/2024	401	03-ARM'S LENGTH	RD5	\$600,000	\$317,370	52.90	\$141.62	3,560	Colonial/2Sty
E -17-04-453-004	1970 BRIDGE POINTE DR	5/30/2023	401	03-ARM'S LENGTH	RD5	\$545,900	\$277,940	50.91	\$158.97	2,870	Colonial/2Sty
E -17-04-454-007	5241 BRIDGE TRL W	10/24/2022	401	03-ARM'S LENGTH	RD5	\$460,000	\$248,320	53.98	\$131.28	2,774	Colonial/2Sty
E -17-04-454-010	5211 BRIDGE TRL W	9/29/2022	401	03-ARM'S LENGTH	RD5	\$540,000	\$251,940	46.66	\$171.08	2,620	Colonial/2Sty
E -17-05-302-014	3271 CREEKVIEW LN	7/1/2022	401	03-ARM'S LENGTH	REB	\$800,000	\$366,370	45.80	\$223.01	3,107	Colonial/2Sty
E -17-05-351-018	3123 ESTATE VIEW CT	11/16/2022	401	03-ARM'S LENGTH	REB	\$567,000	\$301,790	53.23	\$155.80	3,115	Colonial/2Sty
E -17-06-429-003	5566 PLANTATION DR	10/25/2023	401	03-ARM'S LENGTH	REB	\$625,000	\$322,220	51.56	\$146.85	3,662	Colonial/2Sty
E -17-07-177-013	4829 DRIFTWOOD DR	8/4/2023	401	03-ARM'S LENGTH	RH1	\$313,500	\$129,690	41.37	\$161.88	1,450	Ranch
E -17-07-302-015	4281 STONE MEADOWS CT	7/27/2023	407	03-ARM'S LENGTH	RH1	\$615,000	\$351,360	57.13	\$201.75	2,635	Bungalow
E -17-07-427-007	4469 LYNNE LN	8/9/2022	401	03-ARM'S LENGTH	RH1	\$490,000	\$227,890	46.51	\$191.05	2,109	Bungalow
E -17-07-427-010	4429 LYNNE LN	11/30/2022	401	03-ARM'S LENGTH	RH1	\$410,000	\$193,430	47.18	\$207.14	1,539	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-07-428-006	3331 LUANNE DR	10/25/2022	401	03-ARM'S LENGTH	RH1	\$399,000	\$195,190	48.92	\$192.66	1,603	Ranch
E -17-07-451-018	4394 RAVINEWOOD DR	8/16/2023	401	03-ARM'S LENGTH	RH1	\$425,000	\$247,340	58.20	\$154.51	2,214	Ranch
E -17-07-451-027	4367 MARCELLO DR	10/20/2022	401	03-ARM'S LENGTH	RH1	\$387,530	\$216,130	55.77	\$132.08	2,325	Colonial/2Sty
E -17-08-126-022	5045 WINEWOOD LN	1/18/2023	401	03-ARM'S LENGTH	RH1	\$445,000	\$198,700	44.65	\$183.20	1,999	Colonial/2Sty
E -17-08-155-001	4720 LEDGEWOOD DR	7/24/2023	401	03-ARM'S LENGTH	RH1	\$407,500	\$181,750	44.60	\$193.82	1,696	Ranch
E -17-08-155-010	3115 RAVINEWOOD DR	12/2/2023	401	03-ARM'S LENGTH	RH1	\$499,900	\$215,940	43.20	\$172.50	2,353	BiLevel
E -17-08-179-005	2991 RAVINEWOOD DR	4/28/2023	401	03-ARM'S LENGTH	RH1	\$380,000	\$200,190	52.68	\$135.37	2,215	Colonial/2Sty
E -17-08-202-001	5144 WINEWOOD LN	11/10/2022	401	03-ARM'S LENGTH	RH1	\$300,000	\$180,740	60.25	\$113.34	1,900	Ranch
E -17-08-202-002	5114 WINEWOOD LN	5/10/2023	401	03-ARM'S LENGTH	RH1	\$410,000	\$220,560	53.80	\$146.56	2,260	SingleFamily
E -17-10-401-003	4672 ALBAN ST	3/15/2023	401	03-ARM'S LENGTH	RJ1	\$259,900	\$118,400	45.56	\$180.73	964	Ranch
E -17-10-402-006	4660 ROWENA ST	5/25/2022	401	03-ARM'S LENGTH	RJ1	\$310,000	\$133,220	42.97	\$160.46	1,398	Other
E -17-10-405-006	748 SHERBROOKE ST	11/7/2022	401	03-ARM'S LENGTH	RJ1	\$220,000	\$121,970	55.44	\$116.80	1,150	Ranch
E -17-10-405-015	749 POLYADORA ST	5/26/2023	401	03-ARM'S LENGTH	RJ1	\$321,000	\$147,430	45.93	\$168.09	1,400	SingleFamily
E -17-10-430-024	4430 BLUEBIRD DR	2/28/2023	401	03-ARM'S LENGTH	RJ1	\$276,000	\$129,910	47.07	\$219.12	864	Ranch
E -17-10-431-019	4422 RONDELAY ST	7/13/2023	401	03-ARM'S LENGTH	RJ1	\$265,000	\$138,540	52.28	\$113.79	1,452	SingleFamily
E -17-10-433-004	4525 S COMMERCE RD	8/1/2022	401	03-ARM'S LENGTH	RJ1	\$420,000	\$223,880	53.30	\$130.99	2,352	Colonial/2Sty
E -17-10-477-037	155 FOXBURY ST	9/23/2022	401	03-ARM'S LENGTH	RJ1	\$263,000	\$121,340	46.14	\$180.95	960	Ranch
E -17-10-176-005	4907 WHITLOW BLVD	5/3/2022	401	03-ARM'S LENGTH	RJ2	\$330,000	\$138,610	42.00	\$148.71	1,674	BiLevel
E -17-10-176-008	4853 WHITLOW BLVD	5/20/2022	401	03-ARM'S LENGTH	RJ2	\$325,000	\$136,670	42.05	\$173.66	1,417	TriLevel/Quad
E -17-10-177-011	4720 WHITLOW BLVD	6/13/2023	401	03-ARM'S LENGTH	RJ2	\$349,000	\$138,620	39.72	\$185.92	1,472	BiLevel
E -17-10-177-017	4845 SUNDEW ST	9/20/2023	401	03-ARM'S LENGTH	RJ2	\$235,000	\$134,990	57.44	\$107.67	1,456	Ranch
E -17-10-178-001	4920 SUNDEW ST	10/6/2023	401	03-ARM'S LENGTH	RJ2	\$255,000	\$129,090	50.62	\$114.92	1,554	Ranch
E -17-10-178-006	4830 SUNDEW ST	4/25/2022	401	03-ARM'S LENGTH	RJ2	\$250,000	\$109,510	43.80	\$150.82	1,152	Ranch
E -17-10-178-007	4812 SUNDEW ST	8/11/2022	401	03-ARM'S LENGTH	RJ2	\$282,500	\$143,540	50.81	\$116.19	1,758	Ranch
E -17-10-179-009	4774 HALBERD ST	5/17/2022	401	03-ARM'S LENGTH	RJ2	\$270,000	\$128,930	47.75	\$129.92	1,502	Ranch
E -17-02-276-025	8945 GITTINS BLVD	7/13/2022	401	03-ARM'S LENGTH	RJ3	\$330,000	\$163,360	49.50	\$156.89	1,404	Colonial/2Sty
E -17-10-326-001	4675 VANDALIA ST	11/14/2022	401	03-ARM'S LENGTH	RJ3	\$269,000	\$140,610	52.27	\$92.00	1,878	Other
E -17-10-328-006	4664 VANDALIA ST	9/14/2022	401	03-ARM'S LENGTH	RJ3	\$314,900	\$147,550	46.86	\$155.32	1,448	Other
E -17-10-328-045	4620 VANDALIA ST	11/14/2023	401	03-ARM'S LENGTH	RJ3	\$330,000	\$146,220	44.31	\$187.38	1,237	Other
E -17-10-330-018	850 RIDGEMONT ST	12/30/2022	401	03-ARM'S LENGTH	RJ3	\$261,000	\$146,220	56.02	\$112.83	1,474	Ranch
E -17-10-376-007	1010 SHERBROOKE ST	8/9/2022	401	03-ARM'S LENGTH	RJ3	\$225,000	\$119,690	53.20	\$107.23	1,259	Ranch
E -17-01-129-001	8555 CASCADE ST	1/17/2023	401	03-ARM'S LENGTH	RK2	\$255,000	\$117,480	46.07	\$137.77	1,410	Ranch
E -17-01-304-016	8740 WISE RD	8/4/2022	401	03-ARM'S LENGTH	RK2	\$320,000	\$165,890	51.84	\$148.40	1,693	Other
E -17-02-101-010	6137 BOROWY DR	12/27/2023	401	03-ARM'S LENGTH	RK2	\$260,000	\$108,670	41.80	\$182.89	1,092	Ranch
E -17-03-479-010	220 W WISE RD	3/6/2023	401	03-ARM'S LENGTH	RK2	\$299,000	\$141,890	47.45	\$158.15	1,521	Other
E -17-10-301-007	1257 PENARTH ST	5/2/2022	401	03-ARM'S LENGTH	RK2	\$283,000	\$112,470	39.74	\$151.69	1,364	Other
E -17-10-303-007	1108 PENARTH CT	3/24/2023	401	03-ARM'S LENGTH	RK2	\$237,000	\$120,290	50.76	\$167.54	960	Ranch
E -17-10-303-010	4697 NEWCROFT ST	4/20/2023	401	03-ARM'S LENGTH	RK2	\$260,000	\$107,400	41.31	\$167.36	1,104	Ranch
E -17-10-303-014	4611 NEWCROFT CT	6/22/2022	401	03-ARM'S LENGTH	RK2	\$226,000	\$101,530	44.92	\$150.11	960	Ranch
E -17-10-303-016	4595 NEWCROFT CT	12/22/2022	401	03-ARM'S LENGTH	RK2	\$219,000	\$95,980	43.83	\$149.20	960	Ranch
E -17-10-303-018	4579 NEWCROFT CT	8/25/2022	401	03-ARM'S LENGTH	RK2	\$289,900	\$154,450	53.28	\$121.60	1,724	Ranch
E -17-10-304-002	4682 NEWCROFT ST	4/5/2023	401	03-ARM'S LENGTH	RK2	\$286,000	\$145,980	51.04	\$146.29	1,436	Ranch
E -17-10-305-001	4580 CHADSWORTH ST	6/2/2023	401	03-ARM'S LENGTH	RK2	\$282,500	\$124,760	44.16	\$148.66	1,384	Other
E -17-10-426-018	235 TAMWORTH CT	8/25/2023	401	03-ARM'S LENGTH	RK2	\$410,000	\$242,910	59.25	\$159.25	2,024	CapeCod
E -17-10-427-011	4632 TAMWORTH ST	9/15/2022	401	03-ARM'S LENGTH	RK2	\$250,000	\$102,810	41.12	\$195.65	900	Bungalow
E -17-10-478-019	250 ORIOLE RD	7/25/2022	401	03-ARM'S LENGTH	RK2	\$205,000	\$92,540	45.14	\$154.02	816	Ranch
E -17-10-480-021	4205 S COMMERCE RD	10/31/2023	401	03-ARM'S LENGTH	RK2	\$205,000	\$109,580	53.45	\$116.16	1,082	Bungalow
E -17-11-326-026	3140 BARBERRY ST	1/11/2023	401	03-ARM'S LENGTH	RK2	\$289,900	\$167,930	57.93	\$121.25	1,799	Other
E -17-11-328-001	9685 VISTA LN	10/11/2023	401	03-ARM'S LENGTH	RK2	\$245,000	\$103,150	42.10	\$157.67	1,098	Ranch
E -17-11-328-025	9605 VISTA LN	1/12/2024	401	03-ARM'S LENGTH	RK2	\$290,000	\$136,490	47.07	\$214.67	1,008	Ranch
E -17-11-329-034	9650 PITTSFIELD ST	7/7/2022	401	03-ARM'S LENGTH	RK2	\$285,000	\$125,210	43.93	\$215.83	988	Ranch
E -17-11-332-026	9510 GARDEN TER	9/23/2022	401	03-ARM'S LENGTH	RK2	\$249,900	\$126,660	50.68	\$181.22	960	Ranch
E -17-11-334-002	3235 SILVERBERRY ST	5/20/2022	401	03-ARM'S LENGTH	RK2	\$250,000	\$123,240	49.30	\$171.38	1,040	Ranch
E -17-11-334-006	3206 CHENOA ST	1/25/2024	401	03-ARM'S LENGTH	RK2	\$224,500	\$110,460	49.20	\$159.43	958	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-11-334-018	3265 SILVERBERRY ST	7/29/2022	401	03-ARM'S LENGTH	RK2	\$255,000	\$131,870	51.71	\$152.70	1,200	Ranch
E -17-11-334-026	9590 LISTERIA ST	7/19/2023	401	03-ARM'S LENGTH	RK2	\$300,000	\$158,040	52.68	\$155.86	1,411	Ranch
E -17-11-337-004	3233 CHENOA ST	2/15/2024	401	03-ARM'S LENGTH	RK2	\$381,100	\$227,050	59.58	\$151.49	2,042	CapeCod
E -17-11-337-008	3275 CHENOA ST	1/19/2024	401	03-ARM'S LENGTH	RK2	\$300,000	\$154,830	51.61	\$193.99	1,198	Colonial/2Sty
E -17-11-340-015	3302 NEWTON RD	10/4/2023	401	03-ARM'S LENGTH	RK2	\$245,000	\$130,330	53.20	\$101.90	1,700	Ranch
E -17-11-340-020	3200 NEWTON RD	8/30/2023	401	03-ARM'S LENGTH	RK2	\$300,000	\$165,910	55.30	\$142.29	1,604	Other
E -17-11-340-023	3245 RIO VISTA ST	1/18/2024	401	03-ARM'S LENGTH	RK2	\$298,000	\$169,040	56.72	\$145.02	1,560	Colonial/2Sty
E -17-11-376-026	9681 LISTERIA ST	6/28/2022	401	03-ARM'S LENGTH	RK2	\$300,000	\$135,970	45.32	\$150.25	1,480	Ranch
E -17-11-401-026	3040 FOX BLVD	4/27/2022	401	03-ARM'S LENGTH	RK2	\$200,000	\$75,620	37.81	\$145.49	910	Ranch
E -17-11-401-040	9375 COMMERCE RD	7/29/2022	401	03-ARM'S LENGTH	RK2	\$290,000	\$156,060	53.81	\$168.69	1,269	Ranch
E -17-11-401-041	9355 COMMERCE RD	4/21/2022	401	03-ARM'S LENGTH	RK2	\$270,000	\$132,770	49.17	\$173.35	1,139	Bungalow
E -17-11-405-007	3171 NEWTON RD	5/12/2023	401	03-ARM'S LENGTH	RK2	\$155,000	\$76,570	49.40	\$104.04	840	Ranch
E -17-11-405-018	3161 NEWTON RD	8/21/2023	401	03-ARM'S LENGTH	RK2	\$200,000	\$99,840	49.92	\$117.06	1,075	Ranch
E -17-11-407-024	3065 TWINLEAF ST	7/12/2022	401	03-ARM'S LENGTH	RK2	\$365,000	\$197,550	54.12	\$136.94	2,105	Colonial/2Sty
E -17-11-408-017	3115 BROOKNEAL ST	5/5/2022	401	03-ARM'S LENGTH	RK2	\$240,000	\$123,840	51.60	\$114.07	1,441	Bungalow
E -17-11-409-015	3130 ROYAL ST	8/4/2022	401	03-ARM'S LENGTH	RK2	\$189,000	\$92,480	48.93	\$130.72	900	Ranch
E -17-11-411-026	3227 NEWTON RD	2/13/2023	401	03-ARM'S LENGTH	RK2	\$340,000	\$169,560	49.87	\$111.14	2,376	Ranch
E -17-11-413-011	9394 BONCREST ST	5/17/2022	401	03-ARM'S LENGTH	RK2	\$285,000	\$147,480	51.75	\$126.78	1,700	Colonial/2Sty
E -17-11-413-016	3223 TWINLEAF ST	5/19/2023	401	03-ARM'S LENGTH	RK2	\$213,000	\$99,640	46.78	\$122.04	1,092	Ranch
E -17-11-426-009	3106 MAPLEDALE ST	6/28/2022	401	03-ARM'S LENGTH	RK2	\$350,000	\$208,040	59.44	\$181.42	1,510	Ranch
E -17-11-430-009	3274 ADELE TER	12/14/2023	401	03-ARM'S LENGTH	RK2	\$190,000	\$101,410	53.37	\$100.54	1,176	Ranch
E -17-11-453-016	3252 FOX BLVD	9/13/2023	401	03-ARM'S LENGTH	RK2	\$145,000	\$64,980	44.81	\$103.79	720	Ranch
E -17-11-453-037	3279 BROOKNEAL ST	6/30/2023	401	03-ARM'S LENGTH	RK2	\$300,000	\$143,000	47.67	\$186.47	1,224	Other
E -17-11-454-015	3359 FOX BLVD	4/6/2023	401	03-ARM'S LENGTH	RK2	\$200,000	\$101,410	50.71	\$128.29	1,032	Ranch
E -17-11-454-031	3328 ROYAL ST	8/3/2022	401	03-ARM'S LENGTH	RK2	\$149,200	\$69,930	46.87	\$123.63	660	Ranch
E -17-11-455-011	3341 ROYAL ST	7/5/2022	401	03-ARM'S LENGTH	RK2	\$180,000	\$80,450	44.69	\$135.74	828	Ranch
E -17-11-455-017	3270 MANDRAKE ST	8/19/2022	401	03-ARM'S LENGTH	RK2	\$290,000	\$172,270	59.40	\$134.59	1,601	Colonial/2Sty
E -17-11-455-030	9220 TANBAY ST	8/9/2022	401	03-ARM'S LENGTH	RK2	\$190,000	\$84,250	44.34	\$115.78	968	Ranch
E -17-12-127-032	8656 WAR BONNET DR	10/25/2022	401	03-ARM'S LENGTH	RL1	\$310,000	\$177,080	57.12	\$146.78	1,522	Colonial/2Sty
E -17-12-127-033	8644 WAR BONNET DR	12/9/2022	401	03-ARM'S LENGTH	RL1	\$311,500	\$149,600	48.03	\$129.12	1,714	Other
E -17-12-127-036	8614 WAR BONNET DR	2/9/2023	401	03-ARM'S LENGTH	RL1	\$325,000	\$169,210	52.06	\$105.63	2,216	Bungalow
E -17-12-128-025	8718 BUCKSKIN DR	1/26/2023	401	03-ARM'S LENGTH	RL1	\$283,000	\$133,510	47.18	\$129.13	1,512	Colonial/2Sty
E -17-12-129-003	8765 BUCKSKIN DR	10/17/2023	401	03-ARM'S LENGTH	RL1	\$330,000	\$148,290	44.94	\$154.47	1,550	Colonial/2Sty
E -17-12-152-007	2646 PINTO DR	11/28/2022	401	03-ARM'S LENGTH	RL1	\$299,000	\$138,680	46.38	\$145.63	1,399	BiLevel
E -17-12-176-009	2805 PINTO DR	12/20/2023	401	03-ARM'S LENGTH	RL1	\$318,000	\$155,190	48.80	\$135.03	1,661	Other
E -17-12-176-010	2821 PINTO DR	9/14/2023	401	03-ARM'S LENGTH	RL1	\$320,000	\$158,170	49.43	\$111.84	2,040	TriLevel/Quad
E -17-12-177-004	2727 ORENDA ST	3/6/2023	401	03-ARM'S LENGTH	RL1	\$290,000	\$137,470	47.40	\$193.90	1,024	Ranch
E -17-12-177-020	2824 RED ARROW DR	10/4/2022	401	03-ARM'S LENGTH	RL1	\$240,000	\$143,650	59.85	\$83.65	1,782	Other
E -17-12-178-007	8659 PALOMINO DR	7/13/2022	401	03-ARM'S LENGTH	RL1	\$300,000	\$139,770	46.59	\$126.33	1,655	TriLevel/Quad
E -17-12-178-008	8651 PALOMINO DR	1/18/2023	401	03-ARM'S LENGTH	RL1	\$287,500	\$143,390	49.87	\$125.56	1,600	Other
E -17-12-179-014	8612 PALOMINO DR	6/17/2022	401	03-ARM'S LENGTH	RL1	\$310,000	\$147,760	47.66	\$147.66	1,474	Colonial/2Sty
E -17-12-201-013	8519 BUFFALO DR	12/29/2022	401	03-ARM'S LENGTH	RL1	\$315,000	\$156,620	49.72	\$130.75	1,661	BiLevel
E -17-12-202-010	8472 BUFFALO DR	6/30/2022	401	03-ARM'S LENGTH	RL1	\$330,000	\$160,590	48.66	\$119.49	2,037	Other
E -17-12-203-003	2652 WATONGA DR	8/4/2022	401	03-ARM'S LENGTH	RL1	\$308,000	\$148,350	48.17	\$108.52	2,033	Other
E -17-12-203-005	2680 WATONGA DR	4/5/2022	401	03-ARM'S LENGTH	RL1	\$395,000	\$182,570	46.22	\$123.30	2,495	Other
E -17-12-427-022	3052 GREENLAWN AVE	7/8/2022	401	03-ARM'S LENGTH	RL1	\$170,000	\$89,560	52.68	\$130.55	672	Ranch
E -17-12-427-025	3110 GREENLAWN AVE	5/24/2023	401	03-ARM'S LENGTH	RL1	\$264,500	\$122,990	46.50	\$159.46	1,133	Ranch
E -17-12-427-030	3138 GREENLAWN AVE	5/11/2023	401	03-ARM'S LENGTH	RL1	\$251,000	\$101,620	40.49	\$171.91	980	Ranch
E -17-12-427-032	3146 GREENLAWN AVE	4/25/2023	401	03-ARM'S LENGTH	RL1	\$215,000	\$99,570	46.31	\$149.47	888	Ranch
E -17-12-427-040	3135 MASSENA ST	2/24/2023	401	03-ARM'S LENGTH	RL1	\$149,900	\$96,690	64.50	\$60.69	1,043	SingleFamily
E -17-12-427-043	3115 MASSENA ST	5/12/2023	401	03-ARM'S LENGTH	RL1	\$245,000	\$109,410	44.66	\$184.41	812	Ranch
E -17-12-427-047	3205 MASSENA ST	10/28/2022	401	03-ARM'S LENGTH	RL1	\$400,000	\$209,610	52.40	\$147.75	2,030	Bungalow
E -17-12-428-005	3115 GREENLAWN AVE	4/4/2022	401	03-ARM'S LENGTH	RL1	\$376,000	\$203,880	54.22	\$148.09	1,885	Ranch
E -17-12-428-011	3153 GREENLAWN AVE	9/16/2022	401	03-ARM'S LENGTH	RL1	\$180,000	\$100,960	56.09	\$105.66	925	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-12-451-007	8416 ARLIS ST	10/13/2023	401	03-ARM'S LENGTH	RL1	\$165,500	\$104,590	63.20	\$53.43	1,307	Ranch
E -17-12-451-027	8310 ARLIS ST	11/13/2023	401	03-ARM'S LENGTH	RL1	\$222,225	\$114,960	51.73	\$124.20	1,092	Ranch
E -17-12-454-008	3362 UNION LAKE RD	6/30/2022	401	03-ARM'S LENGTH	RL1	\$235,000	\$136,510	58.09	\$106.96	1,344	Ranch
E -17-12-454-014	8223 ARLIS ST	3/12/2024	401	03-ARM'S LENGTH	RL1	\$254,500	\$106,470	41.83	\$161.17	1,068	Ranch
E -17-05-276-011	2600 SHERWOOD CT	1/26/2023	407	03-ARM'S LENGTH	RNW	\$370,000	\$194,140	52.47	\$162.07	1,783	Ranch
E -17-06-102-005	4080 FOREST EDGE DR	8/25/2023	407	03-ARM'S LENGTH	RNW	\$420,000	\$214,760	51.13	\$181.32	2,024	Colonial/2Sty
E -17-06-126-002	5901 FORD RD	9/30/2022	401	03-ARM'S LENGTH	RNW	\$500,000	\$186,160	37.23	\$263.72	1,643	Ranch
E -17-06-127-006	6041 NORTHBROOK CT	10/14/2022	407	03-ARM'S LENGTH	RNW	\$480,000	\$254,340	52.99	\$157.86	2,674	Colonial/2Sty
E -17-06-127-021	6020 NORTHBROOK CT	7/24/2023	407	03-ARM'S LENGTH	RNW	\$515,000	\$284,760	55.29	\$168.50	2,600	Colonial/2Sty
E -17-06-127-026	3940 FOREST EDGE DR	6/2/2023	407	03-ARM'S LENGTH	RNW	\$553,500	\$317,300	57.33	\$153.34	3,038	Colonial/2Sty
E -17-06-176-004	4004 HEATHERWOOD DR	4/15/2022	401	03-ARM'S LENGTH	RNW	\$452,500	\$232,020	51.28	\$170.70	1,965	Ranch
E -17-06-176-005	3986 HEATHERWOOD DR	5/26/2023	401	03-ARM'S LENGTH	RNW	\$440,000	\$222,950	50.67	\$133.31	2,396	Colonial/2Sty
E -17-06-176-017	3983 DUN ROVIN CT	12/12/2022	407	03-ARM'S LENGTH	RNW	\$380,000	\$194,650	51.22	\$178.35	1,826	Colonial/2Sty
E -17-06-176-018	3993 DUN ROVIN CT	3/1/2024	407	03-ARM'S LENGTH	RNW	\$475,000	\$244,860	51.55	\$174.59	2,375	Colonial/2Sty
E -17-06-200-030	6070 FORD RD	5/3/2023	401	03-ARM'S LENGTH	RNW	\$433,500	\$223,450	51.55	\$130.24	2,736	Bungalow
E -17-06-200-043	4480 COOLEY LAKE RD	8/14/2023	401	03-ARM'S LENGTH	RNW	\$600,000	\$304,060	50.68	\$158.70	3,094	SingleFamily
E -17-06-200-052	4600 KARA CT	10/26/2022	401	03-ARM'S LENGTH	RNW	\$415,000	\$202,160	48.71	\$157.15	1,987	Ranch
E -17-06-251-001	3890 STONERIDGE CT	10/26/2023	407	03-ARM'S LENGTH	RNW	\$451,000	\$207,520	46.01	\$181.87	2,062	Colonial/2Sty
E -17-06-300-050	4240 E COMMERCE RD	2/9/2024	401	03-ARM'S LENGTH	RNW	\$370,000	\$145,580	39.35	\$183.24	1,440	Ranch
E -17-06-326-006	5575 FORD RD	1/24/2023	401	03-ARM'S LENGTH	RNW	\$254,820	\$102,840	40.36	\$124.47	1,414	TriLevel/Quad
E -17-06-329-009	5375 INVERRARY LN	12/20/2023	401	03-ARM'S LENGTH	RNW	\$450,000	\$235,970	52.44	\$136.23	2,710	Colonial/2Sty
E -17-06-351-008	5255 PAULA CREST DR	6/21/2023	407	03-ARM'S LENGTH	RNW	\$450,000	\$237,680	52.82	\$160.38	2,340	SingleFamily
E -17-06-379-001	4061 INVERRARY CT	4/24/2023	407	03-ARM'S LENGTH	RNW	\$621,670	\$347,530	55.90	\$191.56	2,771	Colonial/2Sty
E -17-06-379-002	4083 INVERRARY CT	2/15/2023	407	03-ARM'S LENGTH	RNW	\$620,000	\$357,260	57.62	\$193.60	2,790	Colonial/2Sty
E -17-06-379-009	4120 INVERRARY CT	4/19/2022	407	03-ARM'S LENGTH	RNW	\$610,000	\$333,540	54.68	\$201.04	2,614	Colonial/2Sty
E -17-06-379-010	4108 INVERRARY CT	10/20/2022	407	03-ARM'S LENGTH	RNW	\$600,000	\$337,230	56.21	\$189.32	2,717	Colonial/2Sty
E -17-06-402-013	5617 STARWOOD DR	5/27/2022	407	03-ARM'S LENGTH	RNW	\$425,000	\$214,400	50.45	\$144.01	2,405	Colonial/2Sty
E -17-06-402-028	5462 LEAFWOOD DR	8/31/2023	401	03-ARM'S LENGTH	RNW	\$435,000	\$158,170	36.36	\$174.47	1,980	Colonial/2Sty
E -17-06-451-049	3645 SANDBAR DR	9/7/2022	401	03-ARM'S LENGTH	RNW	\$475,000	\$222,920	46.93	\$176.79	2,226	Colonial/2Sty
E -17-07-151-014	4720 S DUCK LAKE RD	4/7/2023	401	03-ARM'S LENGTH	RNW	\$277,000	\$119,980	43.31	\$159.92	1,251	Ranch
E -17-07-151-017	4270 WHITE OAK TRL	10/4/2022	401	03-ARM'S LENGTH	RNW	\$355,000	\$155,740	43.87	\$181.11	1,548	Ranch
E -17-07-151-018	4250 WHITE OAK TRL	12/6/2023	401	03-ARM'S LENGTH	RNW	\$395,000	\$168,020	42.54	\$214.14	1,496	Ranch
E -17-07-279-004	4732 BOBBWOOD CT	9/2/2022	401	03-ARM'S LENGTH	RNW	\$395,000	\$166,690	42.20	\$179.46	1,756	Ranch
E -17-07-279-011	4784 RAVINEWOOD DR	8/31/2023	401	03-ARM'S LENGTH	RNW	\$440,317	\$240,230	54.56	\$132.87	2,703	Contemporary
E -17-07-326-013	4577 DRIFTWOOD DR	7/21/2023	401	03-ARM'S LENGTH	RNW	\$575,000	\$264,770	46.05	\$171.10	2,681	Ranch
E -17-07-326-018	4637 DRIFTWOOD DR	8/25/2022	401	03-ARM'S LENGTH	RNW	\$540,000	\$263,370	48.77	\$126.50	3,192	Other
E -17-08-276-004	4942 FAIRGROVE LN	8/31/2023	407	03-ARM'S LENGTH	RNW	\$510,000	\$239,770	47.01	\$169.73	2,527	Colonial/2Sty
E -17-08-276-006	2350 GLENWOOD CT	3/2/2023	407	03-ARM'S LENGTH	RNW	\$421,000	\$247,870	58.88	\$143.13	2,365	Colonial/2Sty
E -17-08-276-011	4973 FAIRGROVE LN	1/20/2023	407	03-ARM'S LENGTH	RNW	\$440,000	\$252,670	57.43	\$149.99	2,435	Colonial/2Sty
E -17-09-104-003	5015 GREENVIEW DR	4/14/2023	407	03-ARM'S LENGTH	RNW	\$460,000	\$210,370	45.73	\$157.34	2,436	Colonial/2Sty
E -17-09-104-009	4955 GREENVIEW DR	9/30/2022	407	03-ARM'S LENGTH	RNW	\$445,000	\$213,640	48.01	\$154.06	2,396	Colonial/2Sty
E -17-09-104-010	4945 GREENVIEW DR	7/22/2022	407	03-ARM'S LENGTH	RNW	\$453,000	\$210,890	46.55	\$162.73	2,210	Colonial/2Sty
E -17-09-104-012	5022 WALDON WOODS DR	10/31/2023	407	03-ARM'S LENGTH	RNW	\$530,000	\$241,160	45.50	\$180.33	2,480	Colonial/2Sty
E -17-09-106-003	4923 WALDON WOODS DR	5/15/2023	407	03-ARM'S LENGTH	RNW	\$425,000	\$207,910	48.92	\$155.17	2,257	Colonial/2Sty
E -17-09-151-041	4904 GREENVIEW DR	6/28/2023	407	03-ARM'S LENGTH	RNW	\$565,000	\$242,700	42.96	\$216.92	2,231	Colonial/2Sty
E -17-16-180-011	3893 CHERYL DR	4/28/2023	401	03-ARM'S LENGTH	RP1	\$414,000	\$184,390	44.54	\$208.85	1,556	Ranch
E -17-16-181-021	3740 CHERYL DR	8/4/2023	401	03-ARM'S LENGTH	RP1	\$300,000	\$150,580	50.19	\$160.37	1,330	Ranch
E -17-16-186-003	3773 CHERYL DR	5/31/2023	401	03-ARM'S LENGTH	RP1	\$250,000	\$141,510	56.60	\$128.52	1,284	Ranch
E -17-16-186-009	2050 BASS LAKE RD	3/20/2023	401	03-ARM'S LENGTH	RP1	\$289,000	\$140,330	48.56	\$126.06	1,593	Ranch
E -17-16-281-001	3750 VANSTONE DR	1/31/2023	401	03-ARM'S LENGTH	RP1	\$215,000	\$108,490	50.46	\$116.53	1,178	Ranch
E -17-21-226-009	1705 OAKLEY PARK RD	6/16/2022	401	03-ARM'S LENGTH	RP1	\$560,000	\$288,740	51.56	\$199.31	2,363	Colonial/2Sty
E -17-21-227-004	1507 OAKLEY PARK RD	6/28/2022	401	03-ARM'S LENGTH	RP1	\$350,000	\$169,740	48.50	\$157.21	1,660	Colonial/2Sty
E -17-14-354-001	3029 SOUTHWIND DR	4/14/2022	401	03-ARM'S LENGTH	RPA	\$260,000	\$119,630	46.01	\$125.91	1,442	Ranch
E -17-15-231-005	135 ROBIN RD	3/23/2023	401	03-ARM'S LENGTH	RPA	\$227,000	\$128,400	56.56	\$113.68	1,290	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-15-231-010	156 BOBOLINK AVE	12/27/2022	401	03-ARM'S LENGTH	RPA	\$302,000	\$181,660	60.15	\$123.56	1,822	Colonial/2Sty
E -17-15-231-011	150 BOBOLINK AVE	8/14/2023	401	03-ARM'S LENGTH	RPA	\$161,000	\$90,660	56.31	\$92.10	972	Ranch
E -17-15-231-014	116 BOBOLINK AVE	8/3/2022	401	03-ARM'S LENGTH	RPA	\$235,000	\$129,910	55.28	\$109.84	1,386	Ranch
E -17-15-233-012	164 LONGSPUR LN	8/25/2022	401	03-ARM'S LENGTH	RPA	\$205,000	\$92,050	44.90	\$122.03	1,050	Ranch
E -17-15-233-015	112 LONGSPUR LN	8/21/2023	401	03-ARM'S LENGTH	RPA	\$255,000	\$110,550	43.35	\$124.67	1,416	Ranch
E -17-15-328-011	3575 BUSS DR	7/6/2022	401	03-ARM'S LENGTH	RPA	\$280,000	\$128,810	46.00	\$193.34	1,070	Ranch
E -17-15-328-020	3555 BUSS DR	4/14/2023	401	03-ARM'S LENGTH	RPA	\$325,000	\$137,700	42.37	\$174.25	1,424	BiLevel
E -17-15-329-019	3600 SHIRLEY ST	7/5/2022	401	03-ARM'S LENGTH	RPA	\$275,000	\$155,850	56.67	\$76.29	2,434	Colonial/2Sty
E -17-16-351-017	3389 GLEN IRIS DR	9/27/2023	401	03-ARM'S LENGTH	RPA	\$549,900	\$296,500	53.92	\$240.20	1,977	Colonial/2Sty
E -17-16-376-018	2160 SUNNYBROOK RD	4/15/2022	401	03-ARM'S LENGTH	RPA	\$425,000	\$198,360	46.67	\$161.62	2,064	Other
E -17-21-101-008	3200 GLEN IRIS DR	11/9/2022	401	03-ARM'S LENGTH	RPA	\$270,300	\$108,810	40.26	\$183.29	1,008	Ranch
E -17-26-426-048	2013 PAULS WAY	11/2/2022	401	03-ARM'S LENGTH	RPA	\$315,000	\$159,570	50.66	\$127.30	1,656	Other
E -17-16-327-005	1995 BASS LAKE RD	3/17/2023	401	03-ARM'S LENGTH	RQ4	\$360,000	\$186,650	51.85	\$172.24	1,365	Bungalow
E -17-16-351-024	3449 PINE HAVEN RD	12/1/2023	401	03-ARM'S LENGTH	RQ4	\$330,000	\$161,330	48.89	\$159.72	1,512	Other
E -17-16-351-028	2240 GLEN IRIS DR	8/5/2022	401	03-ARM'S LENGTH	RQ4	\$250,000	\$126,010	50.40	\$112.11	1,472	Other
E -17-16-453-006	1841 SPARLING	8/23/2022	401	03-ARM'S LENGTH	RQ4	\$270,400	\$127,820	47.27	\$110.29	1,468	Ranch
E -17-09-226-006	1750 FENWICK DR	5/1/2023	401	03-ARM'S LENGTH	RR6	\$569,000	\$291,780	51.28	\$168.79	2,895	Colonial/2Sty
E -17-09-226-020	5026 PARKGATE DR	8/5/2022	401	03-ARM'S LENGTH	RR6	\$605,250	\$305,690	50.51	\$186.00	2,695	Colonial/2Sty
E -17-09-226-033	5120 PARKGATE DR	8/29/2023	401	03-ARM'S LENGTH	RR6	\$590,000	\$296,530	50.26	\$162.51	3,053	SingleFamily
E -17-09-227-011	4969 PARKGATE DR	12/7/2023	401	03-ARM'S LENGTH	RR6	\$715,000	\$348,890	48.80	\$178.30	3,543	Colonial/2Sty
E -17-09-278-018	5013 KNOLLCREST CT	2/6/2024	401	03-ARM'S LENGTH	RR6	\$544,000	\$283,540	52.12	\$156.46	2,928	Colonial/2Sty
E -17-09-278-032	5012 KNOLLCREST CT	6/26/2023	401	03-ARM'S LENGTH	RR6	\$610,000	\$282,090	46.24	\$163.29	3,173	Colonial/2Sty
E -17-09-278-043	1893 APPLEBROOK DR	6/21/2022	401	03-ARM'S LENGTH	RR6	\$627,000	\$324,930	51.82	\$172.21	3,153	Colonial/2Sty
E -17-09-278-062	1701 APPLEBROOK DR	8/22/2023	401	03-ARM'S LENGTH	RR6	\$805,000	\$403,890	50.17	\$164.25	4,238	Colonial/2Sty
E -17-09-281-008	1775 FENWICK DR	5/6/2022	401	03-ARM'S LENGTH	RR6	\$585,000	\$260,110	44.46	\$180.36	2,798	Colonial/2Sty
E -17-09-281-011	1745 FENWICK DR	4/14/2022	401	03-ARM'S LENGTH	RR6	\$570,000	\$286,730	50.30	\$151.38	3,006	Contemporary
E -17-09-376-022	4461 FOREST HILL DR	7/1/2022	401	03-ARM'S LENGTH	RR6	\$740,000	\$379,690	51.31	\$195.64	3,353	Colonial/2Sty
E -17-09-376-043	1880 CEDAR BEND DR	9/19/2022	401	03-ARM'S LENGTH	RR6	\$685,000	\$345,300	50.41	\$177.28	3,333	Colonial/2Sty
E -17-09-477-011	4489 PHILIP LN	11/27/2023	401	03-ARM'S LENGTH	RR6	\$610,000	\$298,560	48.94	\$182.38	2,924	Colonial/2Sty
E -17-09-478-016	4362 DARLENE DR	4/10/2023	401	03-ARM'S LENGTH	RR6	\$569,000	\$290,870	51.12	\$181.05	2,665	Colonial/2Sty
E -17-16-354-013	2049 GLEN IRIS DR	3/3/2023	401	03-ARM'S LENGTH	RV3	\$310,000	\$151,600	48.90	\$128.30	1,781	Other
E -17-16-378-010	1900 GLEN IRIS DR	1/10/2024	401	03-ARM'S LENGTH	RV3	\$282,777	\$171,710	60.72	\$93.08	2,192	Other
E -17-16-379-007	1982 TILEY CIR	12/5/2023	401	03-ARM'S LENGTH	RV3	\$350,000	\$165,260	47.22	\$171.10	1,576	Colonial/2Sty
E -17-16-379-010	1964 TILEY CIR	9/6/2022	401	03-ARM'S LENGTH	RV3	\$295,000	\$161,100	54.61	\$114.56	1,846	Other
E -17-16-379-011	1958 TILEY CIR	12/19/2022	401	03-ARM'S LENGTH	RV3	\$275,000	\$150,420	54.70	\$100.86	1,921	BiLevel
E -17-16-456-008	1928 TILEY CIR	11/3/2022	401	03-ARM'S LENGTH	RV3	\$320,000	\$160,920	50.29	\$137.39	1,708	Other
E -17-16-456-010	1916 TILEY CIR	6/30/2022	401	03-ARM'S LENGTH	RV3	\$330,000	\$163,490	49.54	\$124.44	2,034	Colonial/2Sty
E -17-21-276-008	3036 BENSTEIN RD	4/24/2023	401	03-ARM'S LENGTH	RV3	\$235,000	\$105,600	44.94	\$177.94	900	Ranch
E -17-21-276-009	3026 BENSTEIN RD	2/21/2024	401	03-ARM'S LENGTH	RV3	\$285,000	\$119,870	42.06	\$147.21	1,400	Bungalow
E -17-21-276-010	2956 BENSTEIN RD	7/14/2022	401	03-ARM'S LENGTH	RV3	\$282,500	\$119,140	42.17	\$143.94	1,374	Ranch
E -17-21-276-076	2713 WOODBURY ST	5/26/2023	401	03-ARM'S LENGTH	RV3	\$290,000	\$150,880	52.03	\$134.78	1,616	SingleFamily
E -17-21-277-014	2826 WOODBURY ST	10/31/2023	401	19-MULTI PARCEL ARM'S LENGTH	RV3	\$181,000	\$119,240	65.88	\$81.29	1,323	Ranch
E -17-21-277-074	1540 GLENGARY RD	9/20/2023	401	03-ARM'S LENGTH	RV3	\$337,000	\$142,490	42.28	\$170.13	1,478	SingleFamily
E -17-22-101-007	3177 BRISBANE AVE	8/29/2023	401	03-ARM'S LENGTH	RW1	\$160,000	\$87,320	54.58	\$81.51	1,153	Bungalow
E -17-22-101-018	1401 OAKLEY PARK RD	1/20/2023	401	03-ARM'S LENGTH	RW1	\$220,000	\$119,280	54.22	\$156.23	960	Ranch
E -17-22-102-009	3172 BRISBANE AVE	11/30/2023	401	03-ARM'S LENGTH	RW1	\$165,000	\$87,500	53.03	\$102.26	968	Ranch
E -17-22-103-009	3186 WOODLAWN AVE	2/15/2024	401	03-ARM'S LENGTH	RW1	\$170,000	\$73,990	43.52	\$132.71	764	Ranch
E -17-22-103-018	3195 FISHER AVE	7/14/2023	401	03-ARM'S LENGTH	RW1	\$175,000	\$89,740	51.28	\$119.88	898	Ranch
E -17-22-103-021	3165 FISHER AVE	8/10/2023	401	03-ARM'S LENGTH	RW1	\$255,000	\$78,270	30.69	\$232.98	794	Ranch
E -17-22-104-032	3100 FISHER AVE	4/4/2022	401	03-ARM'S LENGTH	RW1	\$261,500	\$137,310	52.51	\$123.30	1,553	Ranch
E -17-22-105-024	3161 TERRY AVE	3/13/2024	401	03-ARM'S LENGTH	RW1	\$204,000	\$88,090	43.18	\$159.24	848	Ranch
E -17-22-105-036	3140 ROSELAWN AVE	10/30/2023	401	03-ARM'S LENGTH	RW1	\$220,000	\$79,460	36.12	\$171.09	900	Ranch
E -17-22-105-037	3132 ROSELAWN AVE	4/8/2022	401	03-ARM'S LENGTH	RW1	\$205,000	\$89,680	43.75	\$152.21	900	Ranch
E -17-22-106-013	3134 TERRY AVE	8/12/2022	401	03-ARM'S LENGTH	RW1	\$195,000	\$84,050	43.10	\$150.39	816	Ranch

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-22-108-002	3074 BRISBANE AVE	12/11/2023	401	03-ARM'S LENGTH	RW1	\$215,000	\$77,590	36.09	\$135.93	1,096	Bungalow
E -17-22-108-039	3015 WOODLAWN AVE	6/27/2022	401	03-ARM'S LENGTH	RW1	\$227,000	\$128,510	56.61	\$122.52	1,296	SingleFamily
E -17-22-108-047	3065 WOODLAWN AVE	2/1/2023	401	03-ARM'S LENGTH	RW1	\$250,000	\$123,600	49.44	\$157.70	1,154	Ranch
E -17-22-109-046	3019 FISHER AVE	8/26/2022	401	03-ARM'S LENGTH	RW1	\$175,000	\$82,600	47.20	\$121.19	864	Ranch
E -17-22-111-017	3020 ROSELAWN AVE	7/11/2022	401	03-ARM'S LENGTH	RW1	\$218,000	\$91,780	42.10	\$164.43	900	Ranch
E -17-22-111-059	920 SUPERIOR CT	12/4/2023	401	03-ARM'S LENGTH	RW1	\$334,000	\$176,680	52.90	\$217.27	1,102	Ranch
E -17-22-126-064	907 W OAKLEY PARK RD	4/15/2022	401	03-ARM'S LENGTH	RW1	\$172,000	\$99,420	57.80	\$87.02	1,080	Ranch
E -17-22-127-013	3171 SMUGGLERS RIDGE DR	3/14/2023	401	03-ARM'S LENGTH	RW1	\$390,000	\$189,520	48.59	\$162.54	1,950	SingleFamily
E -17-22-128-017	3111 SMUGGLERS RIDGE DR	8/8/2022	401	03-ARM'S LENGTH	RW1	\$410,000	\$193,410	47.17	\$231.26	1,457	Ranch
E -17-22-152-005	2944 BRISBANE AVE	4/22/2022	401	03-ARM'S LENGTH	RW1	\$237,500	\$143,650	60.48	\$146.51	1,118	Ranch
E -17-22-152-007	2882 BRISBANE AVE	11/28/2022	401	03-ARM'S LENGTH	RW1	\$244,500	\$109,950	44.97	\$137.17	1,272	Ranch
E -17-22-152-008	2870 BRISBANE AVE	9/16/2022	401	03-ARM'S LENGTH	RW1	\$197,900	\$91,020	45.99	\$106.79	1,235	BiLevel
E -17-22-152-019	2985 WOODLAWN AVE	3/6/2023	401	03-ARM'S LENGTH	RW1	\$190,000	\$76,690	40.36	\$179.44	660	Ranch
E -17-22-152-041	2861 WOODLAWN AVE	9/8/2023	401	03-ARM'S LENGTH	RW1	\$261,000	\$117,090	44.86	\$154.64	1,248	Ranch
E -17-22-153-007	2910 WOODLAWN AVE	7/5/2023	401	03-ARM'S LENGTH	RW1	\$233,000	\$91,590	39.31	\$166.46	975	Ranch
E -17-23-176-003	1465 COMMERCE PINES DR	7/7/2023	401	03-ARM'S LENGTH	RW1	\$314,900	\$165,950	52.70	\$144.29	1,652	Other
E -17-23-177-006	1477 SPRUCE DR	6/9/2022	401	03-ARM'S LENGTH	RW1	\$390,000	\$175,180	44.92	\$221.02	1,434	Ranch
E -17-23-177-008	1495 SPRUCE DR	8/23/2023	401	03-ARM'S LENGTH	RW1	\$315,000	\$174,880	55.52	\$125.25	1,904	Colonial/2Sty
E -17-23-177-024	1548 COMMERCE PINES DR	7/8/2022	401	03-ARM'S LENGTH	RW1	\$300,000	\$183,300	61.10	\$119.55	1,826	Ranch
E -17-23-178-016	1662 SPRUCE DR	10/17/2023	401	03-ARM'S LENGTH	RW1	\$315,000	\$150,140	47.66	\$160.44	1,508	Ranch
E -17-23-200-012	2789 WELCH RD	6/28/2023	401	03-ARM'S LENGTH	RW1	\$350,000	\$144,350	41.24	\$165.41	1,332	Ranch
E -17-23-402-002	1861 SPRUCE DR	8/2/2023	401	03-ARM'S LENGTH	RW1	\$460,000	\$301,690	65.58	\$157.48	2,413	Colonial/2Sty
E -17-23-402-003	1871 SPRUCE DR	4/1/2022	401	03-ARM'S LENGTH	RW1	\$410,000	\$262,680	64.07	\$165.48	1,989	Colonial/2Sty
E -17-23-476-037	2000 MATTHEW ST	9/8/2023	401	03-ARM'S LENGTH	RW1	\$410,000	\$221,310	53.98	\$177.62	1,684	Ranch
E -17-23-476-071	2001 MATTHEW ST	10/13/2023	401	03-ARM'S LENGTH	RW1	\$455,000	\$212,280	46.65	\$207.79	1,814	Ranch
E -17-24-100-044	3165 JENNELLA DR	9/27/2022	401	03-ARM'S LENGTH	RW1	\$310,000	\$145,540	46.95	\$152.63	1,577	TriLevel/Quad
E -17-24-100-046	3185 JENNELLA DR	9/22/2023	401	03-ARM'S LENGTH	RW1	\$335,000	\$150,550	44.94	\$210.14	1,248	Ranch
E -17-24-101-006	3255 GREEN OAK DR	7/17/2023	401	03-ARM'S LENGTH	RW1	\$365,000	\$181,800	49.81	\$151.64	1,950	Colonial/2Sty
E -17-24-102-002	3220 JENNELLA DR	6/29/2022	401	03-ARM'S LENGTH	RW1	\$280,000	\$138,810	49.58	\$169.10	1,246	Ranch
E -17-24-102-023	3222 GREEN OAK DR	12/9/2022	401	03-ARM'S LENGTH	RW1	\$299,900	\$164,670	54.91	\$139.00	1,642	Colonial/2Sty
E -17-24-103-015	3166 KENICOTT DR	9/27/2022	401	03-ARM'S LENGTH	RW1	\$270,000	\$174,440	64.61	\$136.50	1,442	Ranch
E -17-25-103-001	2200 QUAIL RUN DR	6/8/2023	401	03-ARM'S LENGTH	RW1	\$389,000	\$199,810	51.37	\$188.50	1,696	SingleFamily
E -17-13-205-003	8243 HEARTHSTONE CT	8/7/2023	401	03-ARM'S LENGTH	RX3	\$455,000	\$239,450	52.63	\$160.54	2,404	Colonial/2Sty
E -17-13-251-008	8325 WOODSPUR DR	9/12/2023	401	03-ARM'S LENGTH	RX3	\$555,000	\$306,040	55.14	\$164.62	2,952	SingleFamily
E -17-13-251-021	8224 TAMARRON DR	7/27/2022	401	03-ARM'S LENGTH	RX3	\$440,000	\$251,470	57.15	\$148.26	2,502	Colonial/2Sty
E -17-13-252-003	8225 TAMARRON DR	9/2/2022	401	03-ARM'S LENGTH	RX3	\$410,000	\$245,930	59.98	\$140.42	2,428	Colonial/2Sty
E -17-13-351-006	4253 ARBOUR DR	3/28/2024	401	03-ARM'S LENGTH	RX3	\$400,000	\$150,560	37.64	\$183.25	1,806	Other
E -17-13-352-008	4278 ARBOUR DR	9/15/2022	401	03-ARM'S LENGTH	RX3	\$570,000	\$291,560	51.15	\$169.04	2,933	Ranch
E -17-23-201-007	3133 W RIDGE CT	9/22/2023	401	03-ARM'S LENGTH	RX3	\$465,000	\$237,400	51.05	\$195.65	1,965	Colonial/2Sty
E -17-23-201-024	3121 VIKING DR	10/28/2022	401	03-ARM'S LENGTH	RX3	\$451,000	\$211,890	46.98	\$177.85	2,030	Ranch
E -17-23-201-035	3001 VIKING DR	8/26/2022	401	03-ARM'S LENGTH	RX3	\$450,000	\$239,650	53.26	\$167.92	2,180	Colonial/2Sty
E -17-23-229-002	3270 VIKING DR	2/9/2024	401	03-ARM'S LENGTH	RX3	\$440,000	\$162,350	36.90	\$218.04	1,636	Ranch
E -17-23-251-006	1625 COMMERCE PINES CIR	4/17/2023	401	03-ARM'S LENGTH	RX3	\$383,000	\$180,420	47.11	\$168.46	1,779	Ranch
E -17-23-253-029	1914 VIKING CIR	11/18/2022	401	03-ARM'S LENGTH	RX3	\$440,000	\$201,130	45.71	\$172.04	2,101	Colonial/2Sty
E -17-25-101-003	2124 WELCH RD	5/24/2022	401	03-ARM'S LENGTH	RZ1	\$303,000	\$150,950	49.82	\$139.74	1,534	Ranch
E -17-25-101-016	2149 HOEFT DR	1/11/2023	401	03-ARM'S LENGTH	RZ1	\$235,000	\$124,320	52.90	\$120.76	1,325	Ranch
E -17-25-101-021	2067 HOEFT DR	6/22/2023	401	03-ARM'S LENGTH	RZ1	\$230,000	\$89,380	38.86	\$170.21	925	Ranch
E -17-25-102-007	2040 HOEFT DR	10/4/2022	401	03-ARM'S LENGTH	RZ1	\$250,000	\$130,920	52.37	\$153.42	1,160	Ranch
E -17-25-151-005	2330 N PONTIAC TRL	6/6/2023	401	03-ARM'S LENGTH	RZ1	\$274,000	\$137,910	50.33	\$136.88	1,398	Other
E -17-25-151-024	2379 ROBELL DR	9/29/2022	401	03-ARM'S LENGTH	RZ1	\$380,000	\$185,370	48.78	\$121.59	2,388	Bungalow
E -17-25-152-003	1672 ROBELL DR	2/23/2023	401	03-ARM'S LENGTH	RZ1	\$278,500	\$140,060	50.29	\$135.31	1,474	Ranch
E -17-25-176-006	1879 BIG TRAIL RD	11/4/2022	401	03-ARM'S LENGTH	RZ1	\$325,000	\$159,720	49.14	\$130.08	1,894	Other
E -17-25-176-008	2553 N TRAIL RD	11/29/2023	401	03-ARM'S LENGTH	RZ1	\$360,000	\$197,300	54.81	\$117.46	2,390	Other
E -17-25-177-003	2542 N TRAIL RD	8/8/2022	401	03-ARM'S LENGTH	RZ1	\$240,000	\$119,050	49.60	\$94.57	1,728	Other

Township of Commerce/Village of Wolvering Lake

2025 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
E -17-25-177-004	2558 N TRAIL RD	4/14/2023	401	03-ARM'S LENGTH	RZ1	\$240,000	\$132,780	55.33	\$89.08	1,814	BiLevel
E -17-25-177-013	2540 N TRAIL CT	8/30/2023	401	03-ARM'S LENGTH	RZ1	\$275,000	\$124,100	45.13	\$113.66	1,728	Other
E -17-25-177-024	1825 BIG TRAIL RD	3/23/2023	401	03-ARM'S LENGTH	RZ1	\$307,000	\$137,020	44.63	\$131.14	1,728	Other
E -17-25-178-012	1796 BIG TRAIL RD	8/29/2022	401	03-ARM'S LENGTH	RZ1	\$250,000	\$140,070	56.03	\$94.22	1,818	BiLevel
E -17-25-301-006	1556 WELCH RD	10/14/2022	401	03-ARM'S LENGTH	RZ1	\$260,000	\$147,420	56.70	\$136.35	1,338	Ranch
E -17-25-301-011	1581 ROBELL DR	1/30/2023	401	03-ARM'S LENGTH	RZ1	\$240,000	\$123,400	51.42	\$129.36	1,170	BiLevel
E -17-25-452-001	1390 LAURA LN	5/18/2023	401	03-ARM'S LENGTH	RZ1	\$240,000	\$138,470	57.70	\$135.98	1,190	Ranch
E -17-26-226-015	1723 HOLLINGSWORTH DR	5/25/2023	401	03-ARM'S LENGTH	RZ1	\$323,900	\$164,270	50.72	\$132.57	1,742	Ranch
E -17-26-226-016	1715 HOLLINGSWORTH DR	11/29/2022	401	03-ARM'S LENGTH	RZ1	\$230,000	\$119,800	52.09	\$112.28	1,231	Ranch
E -17-26-227-003	1836 HOLLINGSWORTH DR	6/16/2023	401	03-ARM'S LENGTH	RZ1	\$325,000	\$179,080	55.10	\$136.41	1,715	Ranch
E -17-26-227-008	1879 MARELLA LN	2/8/2023	401	03-ARM'S LENGTH	RZ1	\$305,000	\$135,820	44.53	\$161.54	1,320	Ranch
E -17-26-227-014	1765 ALTON CIR	8/9/2023	401	03-ARM'S LENGTH	RZ1	\$265,000	\$128,820	48.61	\$114.73	1,400	Ranch
E -17-26-228-005	1820 MARELLA LN	7/25/2022	401	03-ARM'S LENGTH	RZ1	\$270,500	\$131,820	48.73	\$119.57	1,494	Other
E -17-26-228-013	1795 ALTON CIR	4/5/2022	401	03-ARM'S LENGTH	RZ1	\$346,000	\$169,580	49.01	\$159.75	1,536	Ranch
E -17-26-229-001	1934 HOLLINGSWORTH DR	9/8/2023	401	03-ARM'S LENGTH	RZ1	\$287,000	\$136,230	47.47	\$158.98	1,200	Ranch
E -17-26-229-011	1874 LERENE DR	12/7/2022	401	03-ARM'S LENGTH	RZ1	\$300,000	\$145,100	48.37	\$140.45	1,416	Ranch
E -17-26-229-015	1842 LERENE DR	9/11/2023	401	03-ARM'S LENGTH	RZ1	\$351,000	\$161,320	45.96	\$184.32	1,372	Ranch
E -17-26-229-017	1826 LERENE DR	10/31/2023	401	03-ARM'S LENGTH	RZ1	\$325,000	\$175,740	54.07	\$110.21	2,091	Colonial/2Sty
E -17-26-230-005	1932 ALTON CIR	4/18/2023	401	03-ARM'S LENGTH	RZ1	\$317,000	\$143,980	45.42	\$138.21	1,580	Other
E -17-26-230-010	1894 ALTON CIR	1/9/2023	401	03-ARM'S LENGTH	RZ1	\$291,100	\$140,880	48.40	\$136.46	1,459	Other
E -17-26-230-026	2109 WELCH RD	5/1/2023	401	03-ARM'S LENGTH	RZ1	\$333,000	\$148,850	44.70	\$181.08	1,301	Ranch
E -17-26-276-004	1778 ALTON CIR	10/17/2022	401	03-ARM'S LENGTH	RZ1	\$236,000	\$116,950	49.56	\$135.33	1,071	Ranch
E -17-26-276-013	2103 METZNER RD	5/12/2023	401	03-ARM'S LENGTH	RZ1	\$235,000	\$115,790	49.27	\$152.49	936	Ranch
E -17-26-277-017	2093 N PONTIAC TRL	1/31/2024	401	03-ARM'S LENGTH	RZ1	\$279,000	\$147,860	53.00	\$149.24	1,248	Ranch