

# Township of Lyon

## \_2025 ECF Study

Count	NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
1	F37	0				1.140
29	HEF	28	\$17,587,233	\$8,761,710	49.82%	0.975
7	K3A	6	\$3,660,500	\$1,819,380	49.70%	0.910
1	K3G	0				0.850
8	K4H	7	\$5,342,000	\$2,660,990	49.81%	1.021
6	K4T	5	\$2,815,000	\$1,402,140	49.81%	1.061
8	K7A	7	\$3,045,900	\$1,511,300	49.62%	1.120
1	K7E	0				1.060
31	K7L	30	\$16,148,528	\$8,057,990	49.90%	0.984
2	K7P	1	\$507,500	\$258,760	50.99%	0.990
2	K7T	1	\$340,000	\$160,730	47.27%	0.910
7	KAH	6	\$2,424,467	\$1,207,640	49.81%	0.968
5	KCC	4	\$3,226,089	\$1,600,850	49.62%	1.110
5	KCP	4	\$2,470,101	\$1,225,580	49.62%	0.965
1	KDA	0				1.090
27	KDH	26	\$15,775,753	\$7,859,990	49.82%	0.950
40	KDS	39	\$33,473,132	\$16,633,230	49.69%	1.085
4	KEP	3	\$2,057,000	\$1,011,970	49.20%	0.910
5	KHS	4	\$3,839,000	\$1,902,730	49.56%	0.975
1	KHT	0				1.000
5	KKG	4	\$2,181,000	\$1,072,680	49.18%	1.040
4	KKN	3	\$1,204,000	\$598,020	49.67%	0.940
4	KKV	3	\$1,265,000	\$626,980	49.56%	1.170
1	KLA	0				1.168
40	KLP	39	\$25,981,271	\$12,599,940	48.50%	1.010
4	KLL	3	\$2,000,000	\$980,260	49.01%	1.120
22	KLR	21	\$16,702,321	\$8,295,600	49.67%	1.025
1	KOC	0				1.000
30	KOR	29	\$20,066,130	\$9,999,940	49.83%	0.980
11	KRP	10	\$7,724,000	\$3,845,420	49.79%	0.845
30	KRW	29	\$14,970,047	\$7,473,880	49.93%	0.945

# Township of Lyon

## \_2025 ECF Study

Count	NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
1	KSA	0				1.045
4	KWC	3	\$1,625,000	\$808,800	49.77%	0.970
53	KTC	52	\$28,044,758	\$14,073,520	50.18%	0.995
7	KWE	6	\$2,754,001	\$1,372,190	49.83%	0.930
30	KWL	29	\$20,044,830	\$10,605,920	52.91%	1.040
7	KWR	6	\$5,484,952	\$2,738,700	49.93%	0.995
10	KWW	9	\$3,848,900	\$1,910,070	49.63%	1.060
96	PEH	95	\$52,600,364	\$26,252,490	49.91%	1.095
20	PH1	19	\$11,781,621	\$5,857,360	49.72%	0.980
8	RAR	7	\$3,008,250	\$1,495,380	49.71%	1.110
14	RCO	13	\$5,826,500	\$2,904,830	49.86%	1.095
1	RMH	0				0.662
10	RMR	9	\$2,159,650	\$1,074,930	49.77%	1.067
16	S28	15	\$10,392,402	\$5,159,620	49.65%	0.895
4	S3H	3	\$1,653,500	\$812,520	49.14%	0.956
2	S3M	1	\$225,000	\$112,330	49.92%	1.100
4	S3N	3	\$1,130,000	\$525,840	46.53%	1.235
10	S4H	9	\$4,782,750	\$2,385,350	49.87%	1.065
1	S4K	0				1.020
1	S4S	0				0.860
1	S4T	0				1.008
2	S4W	1	\$937,000	\$461,170	49.22%	0.961
20	S4X	19	\$11,854,500	\$6,104,300	51.49%	0.975
8	S4Y	7	\$5,730,000	\$2,852,720	49.79%	0.865
7	S5L	6	\$1,931,000	\$959,220	49.67%	1.350
6	S5M	5	\$1,359,900	\$671,870	49.41%	1.320
6	S5P	5	\$2,649,900	\$1,271,030	47.97%	1.050
3	S6H	2	\$976,000	\$486,840	49.88%	1.350
3	S6J	2	\$664,900	\$331,320	49.83%	1.260
1	S6K	0				1.370
2	S6L	1	\$330,000	\$164,690	49.91%	1.200

# Township of Lyon

## \_2025 ECF Study

Count	NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
3	S6M	2	\$619,000	\$308,820	49.89%	1.560
3	S6N	2	\$532,000	\$247,730	46.57%	1.647
1	S6P	0				1.025
3	S6R	2	\$842,500	\$409,060	48.55%	1.235
6	S6S	5	\$1,673,000	\$821,300	49.09%	1.345
3	S6T	2	\$694,700	\$355,810	51.22%	1.365
4	S6W	3	\$1,140,000	\$553,410	48.54%	1.375
4	S6X	3	\$1,574,000	\$780,430	49.58%	0.950
1	S7H	0				1.150
1	S7J	0				1.310
12	S7K	11	\$3,859,850	\$1,923,310	49.83%	1.350
7	S7L	6	\$1,776,000	\$885,440	49.86%	1.400
3	S7M	2	\$940,000	\$440,340	46.84%	1.325
3	S7N	2	\$763,000	\$376,280	49.32%	1.355
13	S7P	12	\$4,706,300	\$2,346,420	49.86%	1.405
4	S7T	3	\$1,435,000	\$737,170	51.37%	0.920
34	SAA	33	\$13,405,150	\$6,695,280	49.95%	1.328
18	SBB	17	\$8,193,800	\$4,077,320	49.76%	1.305
7	SCC	6	\$5,382,000	\$2,648,760	49.22%	1.050
2	SDD	1	\$415,000	\$221,510	53.38%	1.065
23	T8A	22	\$13,140,500	\$6,536,960	49.75%	0.930
7	TMR	6	\$3,262,900	\$1,626,590	49.85%	0.920
4	TTR	3	\$1,852,500	\$923,920	49.87%	1.015
<b>Totals:</b>		<b>782</b>	<b>\$452,808,850</b>	<b>\$225,876,580</b>		

**2 Year Sale Ratio:**

**49.88%**

\*Sale Study Period: 4/01/2022-03/31/2024

**Township of Lyon**

\_2025 ECF Study

**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
K -21-16-376-005	26143 CORNELL DR	5/5/2022	407	03-ARM'S LENGTH	HEF	\$550,000	\$274,890	49.98	\$165.99	2,860	Colonial/2Sty
K -21-16-376-015	58314 MCCORMICK CT	11/22/2022	407	03-ARM'S LENGTH	HEF	\$510,000	\$267,920	52.53	\$154.91	2,777	Colonial/2Sty
K -21-16-376-023	26404 GREAT PLAINS DR	10/12/2023	407	03-ARM'S LENGTH	HEF	\$550,000	\$257,650	46.85	\$227.36	2,101	Ranch
K -21-16-376-034	26241 SHUMANS WAY	6/10/2022	407	03-ARM'S LENGTH	HEF	\$660,000	\$298,870	45.28	\$192.39	2,823	Colonial/2Sty
K -21-16-376-083	26373 SHUMANS WAY	11/16/2023	407	03-ARM'S LENGTH	HEF	\$535,000	\$259,430	48.49	\$241.89	1,917	Ranch
K -21-16-376-086	58251 HOLLAND DR	5/23/2022	407	03-ARM'S LENGTH	HEF	\$670,000	\$321,350	47.96	\$196.35	3,035	Colonial/2Sty
K -21-16-376-096	58551 HOLLAND DR	2/21/2023	407	03-ARM'S LENGTH	HEF	\$640,000	\$297,190	46.44	\$195.43	2,910	Colonial/2Sty
K -21-16-376-102	26219 INTERNATIONAL DR	4/17/2023	407	03-ARM'S LENGTH	HEF	\$625,000	\$306,740	49.08	\$200.82	2,721	Colonial/2Sty
K -21-16-376-113	58350 HOLLAND DR	4/14/2023	407	03-ARM'S LENGTH	HEF	\$655,000	\$296,290	45.24	\$196.51	2,964	Colonial/2Sty
K -21-16-376-136	58447 OLIVER CT	4/7/2023	407	03-ARM'S LENGTH	HEF	\$648,810	\$304,050	46.86	\$190.22	3,036	Colonial/2Sty
K -21-16-376-137	58437 OLIVER CT	3/29/2023	407	03-ARM'S LENGTH	HEF	\$661,005	\$337,510	51.06	\$169.65	3,476	Colonial/2Sty
K -21-16-376-139	58420 OLIVER CT	8/21/2023	407	03-ARM'S LENGTH	HEF	\$717,684	\$352,200	49.07	\$187.20	3,442	Colonial/2Sty
K -21-16-376-140	58430 OLIVER CT	6/14/2023	407	03-ARM'S LENGTH	HEF	\$805,525	\$370,710	46.02	\$202.04	3,634	Colonial/2Sty
K -21-16-376-141	58438 OLIVER CT	3/17/2023	407	03-ARM'S LENGTH	HEF	\$670,180	\$318,840	47.58	\$233.48	2,565	Ranch
K -21-16-376-142	58448 OLIVER CT	2/6/2023	407	03-ARM'S LENGTH	HEF	\$728,971	\$332,950	45.67	\$199.66	3,294	Colonial/2Sty
K -21-16-376-143	26396 INTERNATIONAL DR	12/14/2022	407	03-ARM'S LENGTH	HEF	\$685,505	\$355,850	51.91	\$172.97	3,551	Colonial/2Sty
K -21-16-376-144	26402 INTERNATIONAL DR	9/16/2022	407	03-ARM'S LENGTH	HEF	\$553,660	\$310,410	56.07	\$165.04	2,914	Colonial/2Sty
K -21-16-376-145	26430 INTERNATIONAL DR	8/26/2022	407	03-ARM'S LENGTH	HEF	\$568,337	\$309,370	54.43	\$170.74	2,911	Colonial/2Sty
K -21-16-376-147	58353 SICKLE DR	6/10/2022	407	03-ARM'S LENGTH	HEF	\$588,295	\$334,990	56.94	\$155.25	3,330	Colonial/2Sty
K -21-16-376-148	58329 SICKLE DR	6/24/2022	407	03-ARM'S LENGTH	HEF	\$583,115	\$328,430	56.32	\$161.56	3,168	Colonial/2Sty
K -21-16-376-151	58354 SICKLE DR	6/3/2022	407	03-ARM'S LENGTH	HEF	\$559,060	\$305,670	54.68	\$196.99	2,476	Ranch
K -21-16-376-156	26369 INTERNATIONAL DR	11/21/2022	407	03-ARM'S LENGTH	HEF	\$638,363	\$338,550	53.03	\$165.87	3,390	Colonial/2Sty
K -21-16-376-157	26399 INTERNATIONAL DR	9/26/2022	407	03-ARM'S LENGTH	HEF	\$554,125	\$311,360	56.19	\$165.58	2,916	Colonial/2Sty
K -21-16-376-188	26699 INTERNATIONAL DR	3/13/2024	407	03-ARM'S LENGTH	HEF	\$718,354	\$340,630	47.42	\$186.15	3,476	Colonial/2Sty
K -21-16-376-190	26639 INTERNATIONAL DR	3/27/2024	407	03-ARM'S LENGTH	HEF	\$663,260	\$339,930	51.25	\$176.81	3,348	Colonial/2Sty
K -21-16-376-191	26609 INTERNATIONAL DR	3/29/2024	407	03-ARM'S LENGTH	HEF	\$602,355	\$292,690	48.59	\$187.58	2,831	Colonial/2Sty
K -21-16-376-192	26579 INTERNATIONAL DR	3/26/2024	407	03-ARM'S LENGTH	HEF	\$608,677	\$293,220	48.17	\$193.44	2,778	Colonial/2Sty
K -21-16-376-195	26644 INTERNATIONAL DR	2/14/2024	407	03-ARM'S LENGTH	HEF	\$636,952	\$304,020	47.73	\$233.93	2,418	Ranch
K -21-23-326-037	25340 VILLAGWOOD CT	6/2/2023	407	03-ARM'S LENGTH	K3A	\$605,000	\$290,780	48.06	\$195.01	2,699	Colonial/2Sty
K -21-23-326-052	25500 MEADOW CT	7/19/2022	407	03-ARM'S LENGTH	K3A	\$532,000	\$287,110	53.97	\$168.85	2,705	Colonial/2Sty
K -21-23-326-062	54110 WEST CT	6/29/2023	407	03-ARM'S LENGTH	K3A	\$620,000	\$310,920	50.15	\$189.01	2,882	Colonial/2Sty
K -21-23-326-085	24460 WEDGEWOOD DR	9/29/2023	407	03-ARM'S LENGTH	K3A	\$643,500	\$301,140	46.80	\$192.80	2,937	SingleFamily
K -21-23-351-038	54675 VILLAGWOOD DR	10/26/2022	407	03-ARM'S LENGTH	K3A	\$615,000	\$316,710	51.50	\$181.15	2,968	Colonial/2Sty
K -21-23-351-039	24734 BROMPTON WAY	7/27/2022	407	03-ARM'S LENGTH	K3A	\$645,000	\$312,720	48.48	\$180.25	3,144	Colonial/2Sty
K -21-25-401-022	51944 CURTIS CT	5/25/2022	401	03-ARM'S LENGTH	K4H	\$725,000	\$396,960	54.75	\$157.79	3,767	Tudor
K -21-25-401-060	22464 SAINT JAMES DR	8/31/2023	401	03-ARM'S LENGTH	K4H	\$695,000	\$345,070	49.65	\$200.04	2,890	Colonial/2Sty
K -21-25-401-067	52383 FERNDAL DR	5/12/2023	401	03-ARM'S LENGTH	K4H	\$735,000	\$377,160	51.31	\$200.50	3,056	Colonial/2Sty
K -21-25-401-131	52095 PIERCE DR	4/22/2022	401	03-ARM'S LENGTH	K4H	\$800,000	\$367,580	45.95	\$216.89	3,099	Colonial/2Sty
K -21-25-401-182	52311 FERNDAL DR	5/19/2022	407	03-ARM'S LENGTH	K4H	\$644,000	\$347,690	53.99	\$181.48	2,943	Colonial/2Sty
K -21-25-401-188	51850 PIERCE DR	10/17/2022	401	03-ARM'S LENGTH	K4H	\$780,000	\$401,520	51.48	\$193.73	3,459	Colonial/2Sty
K -21-25-401-193	23198 KIRKLAND CT	7/15/2022	401	03-ARM'S LENGTH	K4H	\$963,000	\$425,010	44.13	\$259.93	3,282	Colonial/2Sty
K -21-32-101-022	60624 LYON TRL S	11/27/2023	407	03-ARM'S LENGTH	K4T	\$480,000	\$238,550	49.70	\$171.56	2,309	Colonial/2Sty
K -21-32-103-002	60621 LYON TRL S	6/1/2022	407	03-ARM'S LENGTH	K4T	\$680,000	\$296,030	43.53	\$198.07	2,809	Colonial/2Sty
K -21-32-126-001	60624 MARY LN	7/14/2023	407	03-ARM'S LENGTH	K4T	\$590,000	\$306,020	51.87	\$185.72	2,520	Colonial/2Sty
K -21-32-251-050	60592 GARY CT	6/24/2022	407	03-ARM'S LENGTH	K4T	\$475,000	\$248,610	52.34	\$167.91	2,377	Colonial/2Sty
K -21-32-251-068	59591 MARY LN	9/8/2023	401	03-ARM'S LENGTH	K4T	\$590,000	\$312,930	53.04	\$175.32	2,310	Colonial/2Sty
K -21-05-257-029	59642 LOBLOLLY DR	5/9/2022	407	03-ARM'S LENGTH	K7A	\$455,000	\$225,050	49.46	\$149.69	2,536	Colonial/2Sty
K -21-05-257-030	59632 LOBLOLLY DR	7/22/2022	407	03-ARM'S LENGTH	K7A	\$440,000	\$215,660	49.01	\$165.65	2,201	Colonial/2Sty
K -21-05-257-033	59598 TWIN PINES DR	4/11/2022	407	03-ARM'S LENGTH	K7A	\$410,000	\$183,100	44.66	\$196.13	1,706	Colonial/2Sty
K -21-05-257-045	59682 TWIN PINES DR	5/17/2022	407	03-ARM'S LENGTH	K7A	\$445,000	\$229,050	51.47	\$151.70	2,421	Colonial/2Sty
K -21-05-257-049	59705 TWIN PINES DR	7/21/2023	407	03-ARM'S LENGTH	K7A	\$430,000	\$204,210	47.49	\$181.29	1,956	Colonial/2Sty
K -21-05-257-069	59644 TWIN PINES DR	12/5/2022	407	03-ARM'S LENGTH	K7A	\$415,900	\$218,870	52.63	\$160.51	2,106	Colonial/2Sty

**Township of Lyon**

\_2025 ECF Study

**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
K -21-05-257-081	59625 TWIN PINES DR	5/12/2022	407	03-ARM'S LENGTH	K7A	\$450,000	\$235,360	52.30	\$145.06	2,565	Colonial/2Sty
K -21-04-152-008	57826 CIDER MILL DR	6/21/2022	407	03-ARM'S LENGTH	K7L	\$395,000	\$204,140	51.68	\$177.39	1,831	Ranch
K -21-04-152-020	57730 CIDER MILL DR	2/28/2023	407	03-ARM'S LENGTH	K7L	\$419,900	\$212,170	50.53	\$170.81	2,013	Colonial/2Sty
K -21-04-154-018	57847 CIDER MILL DR	4/20/2022	407	03-ARM'S LENGTH	K7L	\$580,000	\$314,620	54.24	\$182.61	2,588	Colonial/2Sty
K -21-04-305-008	57663 CIDER MILL DR	2/9/2023	407	03-ARM'S LENGTH	K7L	\$500,000	\$255,570	51.11	\$182.00	2,304	Colonial/2Sty
K -21-04-305-010	57679 CIDER MILL DR	8/26/2022	407	03-ARM'S LENGTH	K7L	\$530,000	\$264,110	49.83	\$191.75	2,398	Colonial/2Sty
K -21-04-307-014	57757 VILLAGE DR	10/11/2022	407	03-ARM'S LENGTH	K7L	\$524,900	\$279,280	53.21	\$159.77	2,846	Colonial/2Sty
K -21-04-307-024	57901 RUSSET LN	5/30/2023	407	03-ARM'S LENGTH	K7L	\$529,500	\$279,330	52.75	\$179.66	2,495	Colonial/2Sty
K -21-04-307-031	30037 ORCHARDS LN	7/14/2023	407	03-ARM'S LENGTH	K7L	\$650,000	\$297,920	45.83	\$207.30	2,797	Colonial/2Sty
K -21-04-307-034	30042 ORCHARDS LN	6/15/2022	407	03-ARM'S LENGTH	K7L	\$540,000	\$274,850	50.90	\$173.79	2,689	Colonial/2Sty
K -21-04-307-043	57710 RUSSET LN	4/4/2022	407	03-ARM'S LENGTH	K7L	\$545,200	\$276,750	50.76	\$180.89	2,626	Colonial/2Sty
K -21-04-307-044	57670 RUSSET LN	8/31/2022	407	03-ARM'S LENGTH	K7L	\$481,528	\$253,550	52.66	\$152.65	2,690	Colonial/2Sty
K -21-04-307-047	57590 RUSSET LN	5/3/2022	407	03-ARM'S LENGTH	K7L	\$550,000	\$276,300	50.24	\$178.17	2,693	Colonial/2Sty
K -21-04-307-061	57684 VILLAGE DR	9/12/2023	407	03-ARM'S LENGTH	K7L	\$500,000	\$253,750	50.75	\$176.28	2,422	Colonial/2Sty
K -21-04-307-068	29874 MACINTOSH LN	7/20/2023	407	03-ARM'S LENGTH	K7L	\$545,000	\$258,420	47.42	\$181.92	2,610	SingleFamily
K -21-04-307-072	29996 MACINTOSH LN	9/14/2023	407	03-ARM'S LENGTH	K7L	\$635,000	\$302,690	47.67	\$196.93	2,868	Colonial/2Sty
K -21-04-307-098	30141 MACINTOSH LN	9/25/2023	407	03-ARM'S LENGTH	K7L	\$565,000	\$286,080	50.63	\$171.57	2,884	Colonial/2Sty
K -21-04-307-128	29576 MACINTOSH LN	5/17/2022	407	03-ARM'S LENGTH	K7L	\$560,000	\$283,830	50.68	\$168.90	2,900	Colonial/2Sty
K -21-04-307-137	29577 MACINTOSH LN	2/26/2024	407	03-ARM'S LENGTH	K7L	\$575,000	\$270,990	47.13	\$188.98	2,620	Colonial/2Sty
K -21-04-307-172	29929 AUTUMN GOLD DR	4/14/2023	407	03-ARM'S LENGTH	K7L	\$535,000	\$282,190	52.75	\$174.45	2,621	Colonial/2Sty
K -21-04-307-184	58180 JONAGOLD LN	6/9/2022	407	03-ARM'S LENGTH	K7L	\$550,000	\$290,640	52.84	\$183.20	2,619	Colonial/2Sty
K -21-04-307-185	58152 JONAGOLD LN	6/9/2023	407	03-ARM'S LENGTH	K7L	\$480,000	\$251,150	52.32	\$171.75	2,386	Colonial/2Sty
K -21-04-307-199	29886 BRAEBURN	5/20/2022	407	03-ARM'S LENGTH	K7L	\$523,000	\$256,970	49.13	\$182.36	2,483	Colonial/2Sty
K -21-04-307-201	29848 BRAEBURN	5/10/2022	407	03-ARM'S LENGTH	K7L	\$535,000	\$281,670	52.65	\$171.68	2,684	Colonial/2Sty
K -21-04-307-220	30073 BRAEBURN	6/29/2022	407	03-ARM'S LENGTH	K7L	\$557,500	\$279,450	50.13	\$175.72	2,750	Colonial/2Sty
K -21-04-307-230	30253 MACINTOSH LN	3/24/2023	407	03-ARM'S LENGTH	K7L	\$710,000	\$327,310	46.10	\$214.35	2,884	Colonial/2Sty
K -21-04-307-235	57996 CIDER MILL DR	4/25/2022	407	03-ARM'S LENGTH	K7L	\$635,000	\$293,450	46.21	\$195.37	2,870	Colonial/2Sty
K -21-04-478-006	29715 THISTLE LN	9/18/2023	407	03-ARM'S LENGTH	K7L	\$530,000	\$244,210	46.08	\$212.84	2,110	Colonial/2Sty
K -21-04-478-018	29929 THISTLE LN	8/24/2023	401	03-ARM'S LENGTH	K7L	\$540,000	\$246,630	45.67	\$270.94	1,734	Ranch
K -21-04-478-019	29951 THISTLE LN	4/21/2023	401	03-ARM'S LENGTH	K7L	\$445,000	\$226,280	50.85	\$170.60	2,197	Colonial/2Sty
K -21-04-478-022	29932 THISTLE LN	6/2/2023	401	03-ARM'S LENGTH	K7L	\$482,000	\$233,690	48.48	\$181.11	2,229	Colonial/2Sty
K -21-16-201-017	27429 POND DR	8/8/2022	407	03-ARM'S LENGTH	K7P	\$507,500	\$258,760	50.99	\$208.88	2,058	Ranch
K -21-05-253-001	59548 TWIN PINES DR	4/18/2023	407	03-ARM'S LENGTH	K7T	\$340,000	\$160,730	47.27	\$143.03	1,850	TwnHse/Duplex
K -21-05-177-018	30900 ASBURY HILL CT	8/25/2022	407	03-ARM'S LENGTH	KAH	\$250,000	\$114,630	45.85	\$162.87	1,241	TwnHse/Duplex
K -21-05-177-019	30892 ASBURY HILL CT	7/8/2022	407	03-ARM'S LENGTH	KAH	\$250,000	\$117,290	46.92	\$166.00	1,217	TwnHse/Duplex
K -21-05-178-022	30741 ASBURY HILL CT	5/2/2022	407	03-ARM'S LENGTH	KAH	\$550,000	\$275,320	50.06	\$170.59	2,821	Colonial/2Sty
K -21-05-178-027	30825 ASBURY HILL CT	3/3/2023	407	03-ARM'S LENGTH	KAH	\$390,000	\$206,870	53.04	\$200.14	1,605	Ranch
K -21-05-178-046	30724 ASBURY HILL CT	9/29/2022	407	03-ARM'S LENGTH	KAH	\$516,687	\$263,560	51.01	\$172.94	2,590	Colonial/2Sty
K -21-05-178-047	30730 ASBURY HILL CT	9/6/2022	407	03-ARM'S LENGTH	KAH	\$467,780	\$229,970	49.16	\$235.11	1,692	Ranch
K -21-21-201-005	25807 CRYSTAL CRK E	12/14/2023	407	03-ARM'S LENGTH	KCC	\$820,000	\$446,930	54.50	\$184.50	4,006	Colonial/2Sty
K -21-21-201-013	25580 CRYSTAL CRK W	11/3/2023	407	03-ARM'S LENGTH	KCC	\$816,107	\$414,440	50.78	\$272.92	2,729	Ranch
K -21-21-201-028	25571 CRYSTAL CRK W	3/20/2024	407	03-ARM'S LENGTH	KCC	\$804,932	\$369,980	45.96	\$269.52	2,722	Ranch
K -21-21-201-032	57335 CRYSTAL CREEK CT	6/23/2023	407	03-ARM'S LENGTH	KCC	\$785,050	\$369,500	47.07	\$268.33	2,660	Ranch
K -21-25-251-001	24132 COPPERWOOD DR E	6/6/2023	407	03-ARM'S LENGTH	KCP	\$550,000	\$287,500	52.27	\$153.27	3,052	Colonial/2Sty
K -21-25-251-039	52038 COPPERWOOD DR N	12/1/2022	407	03-ARM'S LENGTH	KCP	\$530,000	\$273,790	51.66	\$183.97	2,414	Colonial/2Sty
K -21-25-251-084	52071 RED CEDAR	1/24/2023	407	03-ARM'S LENGTH	KCP	\$675,000	\$331,910	49.17	\$186.49	3,001	Colonial/2Sty
K -21-25-251-099	52036 COPPERWOOD DR S	10/3/2023	407	03-ARM'S LENGTH	KCP	\$715,101	\$332,380	46.48	\$217.54	2,860	Colonial/2Sty
K -21-32-253-010	59408 DEER HAVEN DR	10/14/2022	407	03-ARM'S LENGTH	KDH	\$500,000	\$256,900	51.38	\$210.36	1,992	Ranch
K -21-32-404-013	21565 HASENCLEVER DR	2/2/2023	407	03-ARM'S LENGTH	KDH	\$615,000	\$310,370	50.47	\$188.54	2,829	Colonial/2Sty
K -21-32-404-016	21587 HASENCLEVER DR	3/20/2023	407	03-ARM'S LENGTH	KDH	\$575,000	\$299,040	52.01	\$198.94	2,480	Colonial/2Sty
K -21-32-404-020	21384 HASENCLEVER DR	12/27/2022	407	03-ARM'S LENGTH	KDH	\$640,000	\$331,950	51.87	\$191.75	2,912	Colonial/2Sty
K -21-32-404-028	20877 HASENCLEVER DR	10/12/2023	407	03-ARM'S LENGTH	KDH	\$593,608	\$309,770	52.18	\$184.40	2,749	Colonial/2Sty

**Township of Lyon**

\_2025 ECF Study

**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
K -21-32-404-029	20885 HASENCLEVER DR	9/22/2023	407	03-ARM'S LENGTH	KDH	\$608,689	\$313,160	51.45	\$181.12	2,910	Colonial/2Sty
K -21-32-404-030	20921 HASENCLEVER DR	11/3/2022	407	03-ARM'S LENGTH	KDH	\$526,489	\$280,880	53.35	\$175.28	2,538	Colonial/2Sty
K -21-32-404-031	20933 HASENCLEVER DR	2/2/2023	407	03-ARM'S LENGTH	KDH	\$576,284	\$306,080	53.11	\$170.22	2,895	Colonial/2Sty
K -21-32-404-033	20961 HASENCLEVER DR	12/14/2022	407	03-ARM'S LENGTH	KDH	\$552,767	\$293,780	53.15	\$181.91	2,590	Colonial/2Sty
K -21-32-404-034	20973 HASENCLEVER DR	12/22/2022	407	03-ARM'S LENGTH	KDH	\$543,310	\$290,130	53.40	\$179.41	2,539	Colonial/2Sty
K -21-32-404-035	20981 HASENCLEVER DR	9/29/2022	407	03-ARM'S LENGTH	KDH	\$591,845	\$304,220	51.40	\$190.96	2,612	Colonial/2Sty
K -21-32-404-036	21107 HASENCLEVER DR	2/8/2024	407	03-ARM'S LENGTH	KDH	\$659,991	\$315,690	47.83	\$197.06	2,935	Colonial/2Sty
K -21-32-404-037	21133 HASENCLEVER DR	9/13/2022	407	03-ARM'S LENGTH	KDH	\$543,296	\$284,480	52.36	\$185.93	2,483	Colonial/2Sty
K -21-32-404-039	21279 HASENCLEVER DR	1/25/2023	407	03-ARM'S LENGTH	KDH	\$673,305	\$317,310	47.13	\$198.88	2,954	Colonial/2Sty
K -21-32-404-040	21276 HASENCLEVER DR	11/10/2022	407	03-ARM'S LENGTH	KDH	\$710,991	\$319,740	44.97	\$281.22	2,238	Ranch
K -21-32-404-041	21260 HASENCLEVER DR	6/16/2023	407	03-ARM'S LENGTH	KDH	\$648,432	\$314,550	48.51	\$186.56	3,012	Colonial/2Sty
K -21-32-404-043	21108 HASENCLEVER DR	10/14/2022	407	03-ARM'S LENGTH	KDH	\$565,333	\$307,560	54.40	\$168.01	2,879	Colonial/2Sty
K -21-32-404-045	20964 HASENCLEVER DR	5/5/2023	407	03-ARM'S LENGTH	KDH	\$635,795	\$293,580	46.18	\$248.62	2,229	Ranch
K -21-32-404-046	20958 HASENCLEVER DR	2/8/2024	407	03-ARM'S LENGTH	KDH	\$616,800	\$307,750	49.89	\$193.90	2,760	Colonial/2Sty
K -21-32-404-047	20952 HASENCLEVER DR	8/10/2023	407	03-ARM'S LENGTH	KDH	\$573,462	\$285,930	49.86	\$195.03	2,497	Colonial/2Sty
K -21-32-404-048	20940 HASENCLEVER DR	7/28/2023	407	03-ARM'S LENGTH	KDH	\$606,978	\$305,310	50.30	\$194.50	2,701	Colonial/2Sty
K -21-32-404-049	20932 HASENCLEVER DR	10/7/2022	407	03-ARM'S LENGTH	KDH	\$541,984	\$275,160	50.77	\$185.41	2,465	Colonial/2Sty
K -21-32-404-050	20886 HASENCLEVER DR	3/12/2024	407	03-ARM'S LENGTH	KDH	\$665,755	\$295,940	44.45	\$260.08	2,229	Ranch
K -21-32-404-051	20880 HASENCLEVER DR	6/30/2023	407	03-ARM'S LENGTH	KDH	\$702,279	\$310,240	44.18	\$211.03	2,941	Colonial/2Sty
K -21-32-404-052	20874 HASENCLEVER DR	5/19/2023	407	03-ARM'S LENGTH	KDH	\$667,467	\$318,680	47.74	\$191.62	3,016	Colonial/2Sty
K -21-32-404-053	20868 HASENCLEVER DR	1/12/2024	407	03-ARM'S LENGTH	KDH	\$640,893	\$311,790	48.65	\$198.46	2,818	Colonial/2Sty
K -21-36-401-001	20832 ABINGDON ST	3/20/2024	407	03-ARM'S LENGTH	KDS	\$1,065,000	\$439,890	41.30	\$304.95	3,230	Colonial/2Sty
K -21-36-401-003	20876 ABINGDON ST	5/30/2023	407	03-ARM'S LENGTH	KDS	\$796,165	\$408,460	51.30	\$225.71	3,173	Colonial/2Sty
K -21-36-401-004	20894 ABINGDON ST	8/21/2023	407	03-ARM'S LENGTH	KDS	\$763,690	\$422,190	55.28	\$202.23	3,369	Colonial/2Sty
K -21-36-401-006	20905 BARNSTAPLE CT	6/9/2023	407	03-ARM'S LENGTH	KDS	\$800,065	\$419,400	52.42	\$213.23	3,377	Colonial/2Sty
K -21-36-401-007	20861 BARNSTAPLE CT	7/25/2023	407	03-ARM'S LENGTH	KDS	\$763,815	\$412,120	53.96	\$211.12	3,239	Colonial/2Sty
K -21-36-401-008	20864 BARNSTAPLE CT	5/24/2023	407	03-ARM'S LENGTH	KDS	\$811,530	\$440,800	54.32	\$201.19	3,636	Colonial/2Sty
K -21-36-401-009	20882 BARNSTAPLE CT	5/15/2023	407	03-ARM'S LENGTH	KDS	\$786,920	\$438,260	55.69	\$209.21	3,379	Colonial/2Sty
K -21-36-401-010	20908 BARNSTAPLE CT	6/23/2023	407	03-ARM'S LENGTH	KDS	\$763,015	\$434,340	56.92	\$191.27	3,571	Colonial/2Sty
K -21-36-401-011	20926 BARNSTAPLE CT	9/8/2023	407	03-ARM'S LENGTH	KDS	\$932,553	\$450,150	48.27	\$244.33	3,383	Colonial/2Sty
K -21-36-401-012	20944 BARNSTAPLE CT	7/18/2023	407	03-ARM'S LENGTH	KDS	\$829,990	\$421,790	50.82	\$220.59	3,400	Colonial/2Sty
K -21-36-401-013	51966 BARNSTAPLE DR	10/25/2023	407	03-ARM'S LENGTH	KDS	\$893,978	\$421,270	47.12	\$246.96	3,296	Colonial/2Sty
K -21-36-401-014	51980 BARNSTAPLE DR	6/21/2023	407	03-ARM'S LENGTH	KDS	\$823,665	\$418,270	50.78	\$222.12	3,348	Colonial/2Sty
K -21-36-401-015	52004 BARNSTAPLE DR	8/21/2023	407	03-ARM'S LENGTH	KDS	\$899,340	\$413,120	45.94	\$249.95	3,278	Colonial/2Sty
K -21-36-401-016	52024 BARNSTAPLE DR	3/22/2023	407	03-ARM'S LENGTH	KDS	\$908,915	\$416,230	45.79	\$256.71	3,229	Colonial/2Sty
K -21-36-401-018	51861 TORBAY DR	10/24/2023	407	03-ARM'S LENGTH	KDS	\$890,365	\$426,970	47.95	\$240.11	3,375	Colonial/2Sty
K -21-36-401-019	51845 TORBAY DR	10/27/2023	407	03-ARM'S LENGTH	KDS	\$951,275	\$449,590	47.26	\$246.65	3,503	Colonial/2Sty
K -21-36-401-020	51827 TORBAY CT	12/15/2023	407	03-ARM'S LENGTH	KDS	\$892,615	\$432,410	48.44	\$241.71	3,362	Colonial/2Sty
K -21-36-401-021	51801 TORBAY CT	8/11/2023	407	03-ARM'S LENGTH	KDS	\$867,640	\$440,040	50.72	\$215.20	3,660	Colonial/2Sty
K -21-36-401-022	51786 TORBAY CT	7/25/2023	407	03-ARM'S LENGTH	KDS	\$862,665	\$440,110	51.02	\$222.79	3,513	Colonial/2Sty
K -21-36-401-023	51802 TORBAY CT	7/20/2023	407	03-ARM'S LENGTH	KDS	\$899,615	\$463,690	51.54	\$214.29	3,794	Colonial/2Sty
K -21-36-401-024	51828 TORBAY DR	3/25/2024	407	03-ARM'S LENGTH	KDS	\$845,065	\$426,640	50.49	\$222.35	3,415	Colonial/2Sty
K -21-36-401-026	51866 TORBAY DR	3/19/2024	407	03-ARM'S LENGTH	KDS	\$837,665	\$400,990	47.87	\$252.54	2,962	Colonial/2Sty
K -21-36-401-027	51892 TORBAY DR	11/30/2023	407	03-ARM'S LENGTH	KDS	\$873,455	\$442,800	50.70	\$224.97	3,527	Colonial/2Sty
K -21-36-401-029	21045 TORBAY DR	11/27/2023	407	03-ARM'S LENGTH	KDS	\$932,040	\$426,720	45.78	\$252.98	3,368	Colonial/2Sty
K -21-36-401-031	21003 TORBAY DR	12/28/2023	407	03-ARM'S LENGTH	KDS	\$823,090	\$374,200	45.46	\$256.68	2,895	Colonial/2Sty
K -21-36-401-032	20987 TORBAY DR	12/28/2023	407	03-ARM'S LENGTH	KDS	\$883,003	\$424,300	48.05	\$240.78	3,335	Colonial/2Sty
K -21-36-401-033	20965 TORBAY DR	1/31/2024	407	03-ARM'S LENGTH	KDS	\$869,165	\$413,430	47.57	\$237.77	3,319	Colonial/2Sty
K -21-36-401-034	20943 TORBAY DR	1/19/2024	407	03-ARM'S LENGTH	KDS	\$777,090	\$403,010	51.86	\$216.82	3,215	Colonial/2Sty
K -21-36-401-035	20925 TORBAY DR	2/29/2024	407	03-ARM'S LENGTH	KDS	\$803,615	\$428,830	53.36	\$198.31	3,649	Colonial/2Sty
K -21-36-401-036	20901 TORBAY DR	2/21/2024	407	03-ARM'S LENGTH	KDS	\$867,690	\$420,320	48.44	\$238.41	3,304	Colonial/2Sty
K -21-36-401-043	20906 TORBAY DR	3/29/2024	407	03-ARM'S LENGTH	KDS	\$886,078	\$420,670	47.48	\$241.70	3,335	Colonial/2Sty

**Township of Lyon**

\_2025 ECF Study

**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
K -21-36-401-047	20986 TORBAY DR	11/27/2023	407	03-ARM'S LENGTH	KDS	\$900,140	\$454,130	50.45	\$221.14	3,700	Colonial/2Sty
K -21-36-401-048	21008 TORBAY DR	12/4/2023	407	03-ARM'S LENGTH	KDS	\$995,465	\$472,930	47.51	\$280.13	3,268	Colonial/2Sty
K -21-36-401-049	20935 ABINGDON ST	8/25/2023	407	03-ARM'S LENGTH	KDS	\$830,415	\$420,600	50.65	\$212.22	3,536	Colonial/2Sty
K -21-36-401-050	20913 ABINGDON ST	8/25/2023	407	03-ARM'S LENGTH	KDS	\$862,140	\$451,750	52.40	\$215.05	3,637	Colonial/2Sty
K -21-36-401-051	20897 ABINGDON ST	6/27/2023	407	03-ARM'S LENGTH	KDS	\$896,930	\$391,400	43.64	\$287.65	2,840	Colonial/2Sty
K -21-36-401-052	20875 ABINGDON ST	7/10/2023	407	03-ARM'S LENGTH	KDS	\$825,915	\$426,730	51.67	\$227.00	3,286	Colonial/2Sty
K -21-36-401-053	20853 ABINGDON ST	7/7/2023	407	03-ARM'S LENGTH	KDS	\$775,140	\$413,750	53.38	\$209.38	3,320	Colonial/2Sty
K -21-36-401-054	20841 ABINGDON ST	8/28/2023	407	03-ARM'S LENGTH	KDS	\$786,215	\$410,930	52.27	\$213.29	3,311	Colonial/2Sty
K -21-25-201-010	24045 W ENCLAVE DR	11/27/2023	407	03-ARM'S LENGTH	KEP	\$735,000	\$366,310	49.84	\$194.79	3,313	Colonial/2Sty
K -21-25-201-037	24049 ENCLAVE DR	8/7/2023	407	03-ARM'S LENGTH	KEP	\$680,000	\$321,010	47.21	\$195.73	3,022	Colonial/2Sty
K -21-25-201-040	23955 ENCLAVE DR	7/19/2023	407	03-ARM'S LENGTH	KEP	\$642,000	\$324,650	50.57	\$187.41	2,987	Colonial/2Sty
K -21-24-301-036	52527 TRAILWOOD DR	4/19/2022	407	03-ARM'S LENGTH	KHS	\$882,000	\$439,480	49.83	\$236.96	3,206	Colonial/2Sty
K -21-24-301-039	52689 TRAILWOOD DR	3/4/2024	407	03-ARM'S LENGTH	KHS	\$935,000	\$426,070	45.57	\$218.32	3,728	Colonial/2Sty
K -21-24-301-041	52797 TRAILWOOD DR	11/13/2023	407	03-ARM'S LENGTH	KHS	\$1,177,000	\$599,670	50.95	\$252.55	4,180	Ranch
K -21-24-301-050	24752 RAVINE DR	4/7/2023	407	03-ARM'S LENGTH	KHS	\$845,000	\$437,510	51.78	\$216.61	3,344	Colonial/2Sty
K -21-16-428-018	26384 CREEKSIDE DR	7/24/2023	407	03-ARM'S LENGTH	KKG	\$551,000	\$285,190	51.76	\$182.34	2,578	Colonial/2Sty
K -21-16-428-019	26418 CREEKSIDE DR	6/29/2023	407	03-ARM'S LENGTH	KKG	\$525,000	\$245,210	46.71	\$185.81	2,390	SingleFamily
K -21-16-428-025	26287 CREEKSIDE DR	6/6/2023	407	03-ARM'S LENGTH	KKG	\$530,000	\$258,790	48.83	\$178.28	2,519	Colonial/2Sty
K -21-16-428-026	26261 CREEKSIDE DR	6/30/2023	407	03-ARM'S LENGTH	KKG	\$575,000	\$283,490	49.30	\$176.93	2,782	Colonial/2Sty
K -21-16-429-011	26494 ELK RUN E	7/25/2022	407	03-ARM'S LENGTH	KKN	\$340,000	\$171,130	50.33	\$159.98	1,656	Colonial/2Sty
K -21-16-429-013	26468 ELK RUN E	7/1/2022	407	03-ARM'S LENGTH	KKN	\$422,000	\$207,100	49.08	\$158.85	2,184	Colonial/2Sty
K -21-16-429-032	26685 ELK RUN E	6/10/2022	407	03-ARM'S LENGTH	KKN	\$442,000	\$219,790	49.73	\$164.74	2,216	Colonial/2Sty
K -21-16-427-010	57284 ELK RUN W	4/7/2022	407	03-ARM'S LENGTH	KKV	\$410,000	\$214,650	52.35	\$179.49	1,866	TwnHse/Duplex
K -21-16-427-060	26770 WILTON CT	9/13/2023	407	03-ARM'S LENGTH	KKV	\$470,000	\$221,450	47.12	\$210.30	1,878	TwnHse/Duplex
K -21-16-427-067	26636 WILTON CT	5/26/2023	407	03-ARM'S LENGTH	KKV	\$385,000	\$190,880	49.58	\$178.12	1,740	Colonial/2Sty
K -21-23-301-008	24384 PINNACLE CIR	9/12/2023	407	03-ARM'S LENGTH	KLL	\$700,000	\$310,540	44.36	\$286.13	2,062	Ranch
K -21-23-301-018	24472 PINNACLE CIR	6/21/2022	407	03-ARM'S LENGTH	KLL	\$640,000	\$324,920	50.77	\$268.63	1,973	Ranch
K -21-23-301-031	24341 PINNACLE CIR	8/1/2022	407	03-ARM'S LENGTH	KLL	\$660,000	\$344,800	52.24	\$269.08	2,044	Ranch
K -21-28-101-001	24065 LYON PRESERVE TRL	7/18/2023	407	03-ARM'S LENGTH	KLP	\$792,000	\$360,030	45.46	\$239.97	2,939	Colonial/2Sty
K -21-28-101-002	24057 LYON PRESERVE TRL	11/9/2023	407	03-ARM'S LENGTH	KLP	\$574,267	\$333,720	58.11	\$173.92	2,842	Colonial/2Sty
K -21-28-101-003	24043 LYON PRESERVE TRL	9/16/2022	407	03-ARM'S LENGTH	KLP	\$610,860	\$288,090	47.16	\$273.40	1,915	Ranch
K -21-28-101-006	24007 LYON PRESERVE TRL	8/8/2023	407	03-ARM'S LENGTH	KLP	\$670,332	\$344,020	51.32	\$215.61	2,738	Colonial/2Sty
K -21-28-101-007	23995 LYON PRESERVE TRL	12/20/2022	407	03-ARM'S LENGTH	KLP	\$666,986	\$383,620	57.52	\$192.09	3,035	Colonial/2Sty
K -21-28-101-008	23981 LYON PRESERVE TRL	2/28/2023	407	03-ARM'S LENGTH	KLP	\$699,000	\$349,450	49.99	\$224.28	2,760	Colonial/2Sty
K -21-28-101-011	23957 LYON PRESERVE TRL	8/15/2022	407	03-ARM'S LENGTH	KLP	\$641,928	\$303,350	47.26	\$255.07	2,203	Bungalow
K -21-28-101-013	23931 LYON PRESERVE TRL	9/27/2022	407	03-ARM'S LENGTH	KLP	\$679,592	\$367,600	54.09	\$191.42	3,049	Colonial/2Sty
K -21-28-101-014	23929 LYON PRESERVE TRL	7/28/2022	407	03-ARM'S LENGTH	KLP	\$589,966	\$278,670	47.23	\$270.11	1,888	Ranch
K -21-28-101-015	23913 LYON PRESERVE TRL	9/22/2022	407	03-ARM'S LENGTH	KLP	\$671,160	\$292,260	43.55	\$294.26	2,009	Ranch
K -21-28-101-016	24022 LYON PRESERVE TRL	10/5/2022	407	03-ARM'S LENGTH	KLP	\$672,957	\$315,650	46.90	\$300.23	1,975	Ranch
K -21-28-101-018	23994 LYON PRESERVE TRL	12/22/2022	407	03-ARM'S LENGTH	KLP	\$643,448	\$289,040	44.92	\$282.71	1,993	Ranch
K -21-28-101-019	23980 LYON PRESERVE TRL	1/13/2023	407	03-ARM'S LENGTH	KLP	\$691,741	\$344,350	49.78	\$221.57	2,761	Colonial/2Sty
K -21-28-101-021	23962 LYON PRESERVE TRL	6/8/2023	407	03-ARM'S LENGTH	KLP	\$606,862	\$318,360	52.46	\$268.54	1,940	Ranch
K -21-28-101-022	23956 LYON PRESERVE TRL	11/30/2022	407	03-ARM'S LENGTH	KLP	\$622,587	\$344,670	55.36	\$192.76	2,790	Colonial/2Sty
K -21-28-101-024	23930 LYON PRESERVE TRL	3/23/2023	407	03-ARM'S LENGTH	KLP	\$714,623	\$292,370	40.91	\$325.45	1,950	Ranch
K -21-28-101-029	23874 LYON PRESERVE TRL	3/14/2023	407	03-ARM'S LENGTH	KLP	\$645,094	\$295,150	45.75	\$281.70	2,006	Ranch
K -21-28-101-030	23858 LYON PRESERVE TRL	7/26/2022	407	03-ARM'S LENGTH	KLP	\$819,001	\$348,070	42.50	\$266.88	2,769	Bungalow
K -21-28-101-031	23897 LYON PRESERVE TRL	6/22/2023	407	03-ARM'S LENGTH	KLP	\$639,891	\$312,360	48.81	\$290.85	1,925	Ranch
K -21-28-101-032	23875 LYON PRESERVE TRL	7/11/2022	407	03-ARM'S LENGTH	KLP	\$526,761	\$280,970	53.34	\$230.85	1,919	Ranch
K -21-28-101-033	23869 LYON PRESERVE TRL	1/26/2023	407	03-ARM'S LENGTH	KLP	\$806,864	\$350,890	43.49	\$264.99	2,743	Colonial/2Sty
K -21-28-101-034	23853 LYON PRESERVE TRL	10/13/2022	407	03-ARM'S LENGTH	KLP	\$663,915	\$297,220	44.77	\$291.08	2,006	Ranch
K -21-28-101-035	23841 LYON PRESERVE TRL	8/29/2022	407	03-ARM'S LENGTH	KLP	\$644,670	\$289,560	44.92	\$284.33	1,986	Ranch
K -21-28-101-036	23845 LYON PRESERVE TRL	7/21/2023	407	03-ARM'S LENGTH	KLP	\$511,302	\$286,740	56.08	\$222.09	1,942	Ranch

**Township of Lyon**

\_2025 ECF Study

**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
K -21-28-101-037	57950 STONELEIGH DR	9/28/2023	407	03-ARM'S LENGTH	KLP	\$584,199	\$329,730	56.44	\$179.04	2,766	Colonial/2Sty
K -21-28-101-038	57976 STONELEIGH DR	8/18/2022	407	03-ARM'S LENGTH	KLP	\$743,582	\$346,420	46.59	\$236.91	2,786	Colonial/2Sty
K -21-28-101-039	57808 STONELEIGH DR	11/21/2023	407	03-ARM'S LENGTH	KLP	\$648,799	\$282,910	43.61	\$292.44	1,945	Ranch
K -21-28-101-040	58067 STONELEIGH DR	9/8/2023	407	03-ARM'S LENGTH	KLP	\$583,765	\$332,530	56.96	\$177.07	2,845	Colonial/2Sty
K -21-28-101-041	58031 STONELEIGH DR	7/26/2023	407	03-ARM'S LENGTH	KLP	\$600,745	\$289,830	48.25	\$267.46	1,947	Ranch
K -21-28-101-042	57995 STONELEIGH DR	5/26/2022	407	03-ARM'S LENGTH	KLP	\$748,588	\$337,810	45.13	\$249.01	2,685	Colonial/2Sty
K -21-28-101-043	57949 STONELEIGH DR	2/29/2024	407	03-ARM'S LENGTH	KLP	\$590,000	\$287,460	48.72	\$243.79	2,092	Bungalow
K -21-28-101-044	57923 STONELEIGH DR	5/24/2022	407	03-ARM'S LENGTH	KLP	\$848,100	\$337,580	39.80	\$376.20	2,005	Ranch
K -21-28-101-045	57887 STONELEIGH DR	7/21/2023	407	03-ARM'S LENGTH	KLP	\$563,090	\$334,610	59.42	\$170.40	2,835	Colonial/2Sty
K -21-28-101-047	57815 STONELEIGH DR	4/19/2022	407	03-ARM'S LENGTH	KLP	\$629,487	\$339,330	53.91	\$196.18	2,801	Colonial/2Sty
K -21-28-101-049	57772 STONELEIGH DR	12/20/2023	407	03-ARM'S LENGTH	KLP	\$748,237	\$338,400	45.23	\$247.22	2,703	Colonial/2Sty
K -21-28-101-050	57806 STONELEIGH DR	4/29/2022	407	03-ARM'S LENGTH	KLP	\$723,249	\$318,140	43.99	\$322.43	1,974	Ranch
K -21-28-101-051	57844 STONELEIGH DR	12/13/2022	407	03-ARM'S LENGTH	KLP	\$767,905	\$371,750	48.41	\$248.43	2,769	Colonial/2Sty
K -21-28-101-052	57880 STONELEIGH DR	11/15/2023	407	03-ARM'S LENGTH	KLP	\$579,158	\$317,660	54.85	\$184.80	2,701	Colonial/2Sty
K -21-28-101-053	57916 STONELEIGH DR	3/4/2024	407	03-ARM'S LENGTH	KLP	\$816,560	\$369,570	45.26	\$260.73	2,825	Colonial/2Sty
K -21-25-101-006	23812 LYON RIDGE DR	7/6/2023	407	03-ARM'S LENGTH	KLR	\$575,000	\$284,340	49.45	\$200.34	2,355	Colonial/2Sty
K -21-25-101-027	52860 WILLOWBROOK DR	3/6/2024	407	03-ARM'S LENGTH	KLR	\$760,000	\$391,310	51.49	\$201.77	3,252	Colonial/2Sty
K -21-25-101-060	24041 LYON RIDGE DR	4/26/2022	407	03-ARM'S LENGTH	KLR	\$675,000	\$389,730	57.74	\$159.92	3,615	Colonial/2Sty
K -21-25-101-125	52487 ASPEN DR	4/28/2023	407	03-ARM'S LENGTH	KLR	\$750,000	\$442,070	58.94	\$182.32	3,552	Colonial/2Sty
K -21-25-101-149	52486 ASPEN DR	10/10/2022	407	03-ARM'S LENGTH	KLR	\$661,000	\$347,540	52.58	\$185.87	3,035	Colonial/2Sty
K -21-25-101-157	22996 FREMONT DR N	11/15/2023	407	03-ARM'S LENGTH	KLR	\$740,000	\$376,540	50.88	\$217.29	2,944	Colonial/2Sty
K -21-25-301-005	22503 EDGEVIEW LN	2/14/2023	407	03-ARM'S LENGTH	KLR	\$798,807	\$427,190	53.48	\$196.46	3,531	Colonial/2Sty
K -21-25-301-006	22511 EDGEVIEW LN	12/1/2022	407	03-ARM'S LENGTH	KLR	\$758,728	\$346,140	45.62	\$257.33	2,572	Ranch
K -21-25-301-007	22519 EDGEVIEW LN	11/17/2022	407	03-ARM'S LENGTH	KLR	\$821,738	\$387,690	47.18	\$273.16	2,572	Ranch
K -21-25-301-009	52570 SHADOWVIEW DR	5/9/2023	407	03-ARM'S LENGTH	KLR	\$819,875	\$419,510	51.17	\$207.30	3,287	Colonial/2Sty
K -21-25-301-010	52562 SHADOWVIEW DR	12/16/2022	407	03-ARM'S LENGTH	KLR	\$764,677	\$415,110	54.29	\$192.54	3,452	Colonial/2Sty
K -21-25-301-011	52546 SHADOWVIEW DR	11/3/2022	407	03-ARM'S LENGTH	KLR	\$707,949	\$332,610	46.98	\$252.13	2,409	Ranch
K -21-25-301-013	52534 SHADOWVIEW DR	4/6/2023	407	03-ARM'S LENGTH	KLR	\$807,870	\$416,220	51.52	\$202.33	3,514	Colonial/2Sty
K -21-25-301-015	22518 HIDDEN RIDGE DR	3/22/2023	407	03-ARM'S LENGTH	KLR	\$1,000,586	\$466,360	46.61	\$242.32	3,666	Colonial/2Sty
K -21-25-301-016	22512 HIDDEN RIDGE DR	1/11/2023	407	03-ARM'S LENGTH	KLR	\$763,973	\$403,020	52.75	\$197.13	3,384	Colonial/2Sty
K -21-25-301-017	22496 HIDDEN RIDGE DR	10/31/2023	407	03-ARM'S LENGTH	KLR	\$950,887	\$348,110	36.61	\$319.01	2,677	Ranch
K -21-25-301-018	52507 HIDDEN FOREST DR	9/16/2022	407	03-ARM'S LENGTH	KLR	\$1,065,259	\$551,610	51.78	\$210.10	4,205	Colonial/2Sty
K -21-25-301-019	52531 HIDDEN FOREST DR	5/6/2022	407	03-ARM'S LENGTH	KLR	\$754,525	\$428,940	56.85	\$184.89	3,557	Colonial/2Sty
K -21-25-301-021	52579 HIDDEN FOREST DR	8/30/2022	407	03-ARM'S LENGTH	KLR	\$808,288	\$391,150	48.39	\$210.48	3,365	Colonial/2Sty
K -21-25-301-024	52542 HIDDEN FOREST DR	10/12/2023	407	03-ARM'S LENGTH	KLR	\$821,987	\$337,140	41.02	\$288.67	2,491	Ranch
K -21-25-301-029	52587 SHADOWVIEW DR	9/27/2023	407	03-ARM'S LENGTH	KLR	\$896,172	\$393,270	43.88	\$243.83	3,278	Colonial/2Sty
K -21-23-402-001	24240 OAK RIDGE BLVD	1/30/2023	407	03-ARM'S LENGTH	KOR	\$651,510	\$340,170	52.21	\$172.56	3,279	Colonial/2Sty
K -21-23-402-002	24246 OAK RIDGE BLVD	9/8/2022	407	03-ARM'S LENGTH	KOR	\$779,000	\$391,000	50.19	\$180.27	3,846	Colonial/2Sty
K -21-23-402-003	24248 OAK RIDGE BLVD	7/25/2022	407	03-ARM'S LENGTH	KOR	\$580,675	\$299,200	51.53	\$170.80	2,898	Colonial/2Sty
K -21-23-402-011	24297 BAY LAUREL LN	6/24/2022	407	03-ARM'S LENGTH	KOR	\$694,995	\$354,270	50.97	\$178.51	3,358	Colonial/2Sty
K -21-23-402-013	24293 BAY LAUREL LN	6/29/2022	407	03-ARM'S LENGTH	KOR	\$714,175	\$345,660	48.40	\$186.55	3,369	Colonial/2Sty
K -21-23-402-018	24279 BAY LAUREL LN	6/17/2022	407	03-ARM'S LENGTH	KOR	\$678,010	\$351,050	51.78	\$173.50	3,414	Colonial/2Sty
K -21-23-402-047	24271 OAK RIDGE BLVD	6/17/2022	407	03-ARM'S LENGTH	KOR	\$625,000	\$312,290	49.97	\$185.46	2,856	Colonial/2Sty
K -21-23-402-049	24263 OAK RIDGE BLVD	8/25/2022	407	03-ARM'S LENGTH	KOR	\$600,000	\$298,210	49.70	\$200.90	2,560	Colonial/2Sty
K -21-23-402-053	24247 OAK RIDGE BLVD	5/25/2022	407	03-ARM'S LENGTH	KOR	\$631,315	\$348,800	55.25	\$153.65	3,551	Colonial/2Sty
K -21-23-402-054	24245 OAK RIDGE BLVD	9/15/2022	407	03-ARM'S LENGTH	KOR	\$608,140	\$314,120	51.65	\$178.55	2,926	Colonial/2Sty
K -21-23-402-055	24241 OAK RIDGE BLVD	8/15/2022	407	03-ARM'S LENGTH	KOR	\$660,710	\$358,540	54.27	\$163.12	3,525	Colonial/2Sty
K -21-23-402-056	24300 OAK RIDGE BLVD	9/28/2022	407	03-ARM'S LENGTH	KOR	\$650,760	\$325,350	50.00	\$184.78	3,011	Colonial/2Sty
K -21-23-402-057	24304 OAK RIDGE BLVD	3/24/2023	407	03-ARM'S LENGTH	KOR	\$694,020	\$323,550	46.62	\$194.96	3,107	Colonial/2Sty
K -21-23-402-058	24308 OAK RIDGE BLVD	1/27/2023	407	03-ARM'S LENGTH	KOR	\$631,680	\$344,950	54.61	\$158.12	3,453	Colonial/2Sty
K -21-23-402-059	24312 OAK RIDGE BLVD	1/18/2023	407	03-ARM'S LENGTH	KOR	\$691,825	\$362,460	52.39	\$162.50	3,730	Colonial/2Sty
K -21-23-402-060	24316 OAK RIDGE BLVD	1/12/2023	407	03-ARM'S LENGTH	KOR	\$699,505	\$362,300	51.79	\$166.31	3,647	Colonial/2Sty



**Township of Lyon**

\_2025 ECF Study

**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
K -21-23-402-061	24320 OAK RIDGE BLVD	1/13/2023	407	03-ARM'S LENGTH	KOR	\$741,220	\$365,450	49.30	\$176.74	3,709	Colonial/2Sty
K -21-23-402-062	24324 OAK RIDGE BLVD	4/20/2023	407	03-ARM'S LENGTH	KOR	\$657,000	\$346,170	52.69	\$165.98	3,442	Colonial/2Sty
K -21-23-402-063	24328 OAK RIDGE BLVD	12/21/2022	407	03-ARM'S LENGTH	KOR	\$697,540	\$348,450	49.95	\$172.61	3,500	Colonial/2Sty
K -21-23-402-064	24332 OAK RIDGE BLVD	12/22/2022	407	03-ARM'S LENGTH	KOR	\$734,215	\$347,150	47.28	\$182.82	3,511	Colonial/2Sty
K -21-23-402-065	24336 OAK RIDGE BLVD	1/17/2023	407	03-ARM'S LENGTH	KOR	\$779,265	\$357,810	45.92	\$189.76	3,655	Colonial/2Sty
K -21-23-402-066	53208 SILVER BIRCH CT	2/22/2023	407	03-ARM'S LENGTH	KOR	\$642,945	\$325,780	50.67	\$177.02	3,073	Colonial/2Sty
K -21-23-402-067	53212 SILVER BIRCH CT	1/21/2023	407	03-ARM'S LENGTH	KOR	\$681,295	\$329,020	48.29	\$189.41	3,102	Colonial/2Sty
K -21-23-402-068	53216 SILVER BIRCH CT	2/10/2023	407	03-ARM'S LENGTH	KOR	\$798,480	\$368,110	46.10	\$194.22	3,670	Colonial/2Sty
K -21-23-402-069	53219 SILVER BIRCH CT	2/27/2023	407	03-ARM'S LENGTH	KOR	\$744,360	\$366,790	49.28	\$177.11	3,719	Colonial/2Sty
K -21-23-402-070	53215 SILVER BIRCH CT	3/9/2023	407	03-ARM'S LENGTH	KOR	\$809,965	\$372,530	45.99	\$187.44	3,864	Colonial/2Sty
K -21-23-402-071	53211 SILVER BIRCH CT	2/15/2023	407	03-ARM'S LENGTH	KOR	\$729,025	\$362,910	49.78	\$172.61	3,727	Colonial/2Sty
K -21-23-402-072	53209 SILVER BIRCH CT	4/14/2023	407	03-ARM'S LENGTH	KOR	\$804,360	\$374,130	46.51	\$191.32	3,716	Colonial/2Sty
K -21-23-402-073	53203 SILVER BIRCH CT	3/22/2023	407	03-ARM'S LENGTH	KOR	\$655,140	\$303,720	46.36	\$195.55	2,912	Colonial/2Sty
K -21-24-401-008	24392 SCENIC DR	8/31/2022	407	03-ARM'S LENGTH	KRP	\$990,000	\$478,100	48.29	\$201.00	4,454	Colonial/2Sty
K -21-24-401-021	24602 TURNBURY CT	8/26/2022	407	03-ARM'S LENGTH	KRP	\$713,000	\$338,410	47.46	\$207.72	2,995	Colonial/2Sty
K -21-24-401-029	51839 TURNBURY DR	8/22/2023	407	03-ARM'S LENGTH	KRP	\$840,000	\$367,920	43.80	\$243.09	3,050	Colonial/2Sty
K -21-24-401-040	51528 TURNBURY DR	7/25/2022	407	03-ARM'S LENGTH	KRP	\$715,000	\$365,890	51.17	\$172.25	3,526	Colonial/2Sty
K -21-24-401-049	51789 DUNSTON DR	5/10/2022	407	03-ARM'S LENGTH	KRP	\$755,000	\$363,710	48.17	\$199.60	3,308	Colonial/2Sty
K -21-24-401-050	24494 SCENIC DR	5/5/2023	407	03-ARM'S LENGTH	KRP	\$680,000	\$372,670	54.80	\$161.98	3,668	Colonial/2Sty
K -21-24-401-066	51548 WALES DR	7/7/2023	407	03-ARM'S LENGTH	KRP	\$950,000	\$436,650	45.96	\$221.99	3,862	Colonial/2Sty
K -21-24-401-090	24511 SCENIC DR	2/3/2023	407	03-ARM'S LENGTH	KRP	\$676,000	\$358,070	52.97	\$172.86	3,435	Colonial/2Sty
K -21-24-401-096	51546 PASTEUR DR	11/15/2022	407	03-ARM'S LENGTH	KRP	\$680,000	\$379,760	55.85	\$162.27	3,684	Colonial/2Sty
K -21-24-401-127	51610 COVE DR	4/18/2023	407	03-ARM'S LENGTH	KRP	\$725,000	\$384,240	53.00	\$164.42	3,833	Colonial/2Sty
K -21-22-401-006	24400 SHERINGHAM DR	5/20/2022	407	03-ARM'S LENGTH	KRW	\$700,000	\$326,650	46.66	\$228.02	2,756	Colonial/2Sty
K -21-22-401-010	55119 FORESTVIEW CT	11/23/2022	407	03-ARM'S LENGTH	KRW	\$549,942	\$317,070	57.66	\$154.85	3,027	Colonial/2Sty
K -21-22-401-015	55255 FORESTVIEW CT	4/17/2023	407	03-ARM'S LENGTH	KRW	\$676,060	\$311,020	46.00	\$230.81	2,588	Colonial/2Sty
K -21-22-401-031	55809 SUNNINGDALE DR	8/31/2023	407	03-ARM'S LENGTH	KRW	\$528,000	\$198,160	37.53	\$279.70	1,636	Ranch
K -21-22-401-051	24428 WESTCHESTER DR	10/24/2022	407	03-ARM'S LENGTH	KRW	\$485,000	\$211,490	43.61	\$183.81	2,277	Colonial/2Sty
K -21-22-401-052	24460 WESTCHESTER DR	4/25/2023	407	03-ARM'S LENGTH	KRW	\$541,000	\$227,500	42.05	\$224.22	2,104	Colonial/2Sty
K -21-22-401-069	56066 WORLINGTON LN	4/22/2022	407	03-ARM'S LENGTH	KRW	\$554,310	\$264,510	47.72	\$192.74	2,531	Colonial/2Sty
K -21-22-401-079	56002 WORLINGTON LN	9/13/2022	407	03-ARM'S LENGTH	KRW	\$533,744	\$240,830	45.12	\$207.03	2,257	Colonial/2Sty
K -21-22-401-087	55815 WORLINGTON LN	3/8/2023	407	03-ARM'S LENGTH	KRW	\$551,295	\$267,810	48.58	\$185.97	2,607	Colonial/2Sty
K -21-22-401-088	55791 WORLINGTON LN	5/9/2023	407	03-ARM'S LENGTH	KRW	\$515,000	\$239,660	46.54	\$197.15	2,275	Colonial/2Sty
K -21-22-401-089	55773 WORLINGTON LN	2/8/2023	407	03-ARM'S LENGTH	KRW	\$530,320	\$265,680	50.10	\$198.91	2,332	Colonial/2Sty
K -21-22-401-092	55701 WORLINGTON LN	6/17/2022	407	03-ARM'S LENGTH	KRW	\$542,090	\$239,120	44.11	\$228.99	2,077	Colonial/2Sty
K -21-22-401-093	55675 WORLINGTON LN	9/20/2022	407	03-ARM'S LENGTH	KRW	\$489,925	\$267,290	54.56	\$159.67	2,652	Colonial/2Sty
K -21-22-401-103	24958 THURBER TRL	11/10/2022	407	03-ARM'S LENGTH	KRW	\$511,238	\$283,590	55.47	\$166.89	2,665	Colonial/2Sty
K -21-22-401-105	25002 THURBER TRL	4/14/2022	407	03-ARM'S LENGTH	KRW	\$432,936	\$247,950	57.27	\$163.31	2,244	Colonial/2Sty
K -21-22-401-109	55612 WORLINGTON LN	5/19/2023	407	03-ARM'S LENGTH	KRW	\$525,000	\$243,590	46.40	\$204.61	2,241	Colonial/2Sty
K -21-22-401-116	55726 WORLINGTON LN	6/28/2022	407	03-ARM'S LENGTH	KRW	\$519,197	\$268,540	51.72	\$189.19	2,393	Colonial/2Sty
K -21-22-401-118	55810 WORLINGTON LN	12/27/2022	407	03-ARM'S LENGTH	KRW	\$491,690	\$273,660	55.66	\$153.56	2,769	Colonial/2Sty
K -21-22-401-119	55838 WORLINGTON LN	3/29/2023	407	03-ARM'S LENGTH	KRW	\$571,210	\$274,210	48.01	\$185.38	2,705	Colonial/2Sty
K -21-22-401-121	55888 WORLINGTON LN	1/5/2023	407	03-ARM'S LENGTH	KRW	\$486,000	\$224,820	46.26	\$207.38	2,023	Colonial/2Sty
K -21-22-401-124	55956 WORLINGTON LN	3/14/2023	407	03-ARM'S LENGTH	KRW	\$518,565	\$271,790	52.41	\$167.50	2,699	Colonial/2Sty
K -21-22-401-127	55545 SUNNINGDALE DR	4/15/2022	407	03-ARM'S LENGTH	KRW	\$403,270	\$228,610	56.69	\$162.39	2,074	Colonial/2Sty
K -21-22-401-129	55597 SUNNINGDALE DR	6/30/2022	407	03-ARM'S LENGTH	KRW	\$510,865	\$275,960	54.02	\$164.77	2,697	Colonial/2Sty
K -21-22-401-131	55649 SUNNINGDALE DR	5/31/2022	407	03-ARM'S LENGTH	KRW	\$473,145	\$266,290	56.28	\$172.39	2,359	Colonial/2Sty
K -21-22-401-132	55675 SUNNINGDALE DR	6/3/2022	407	03-ARM'S LENGTH	KRW	\$476,735	\$281,880	59.13	\$153.37	2,675	Colonial/2Sty
K -21-22-401-135	55728 SUNNINGDALE DR	8/25/2022	407	03-ARM'S LENGTH	KRW	\$452,890	\$236,250	52.16	\$172.20	2,244	Colonial/2Sty
K -21-22-401-136	55702 SUNNINGDALE DR	1/17/2023	407	03-ARM'S LENGTH	KRW	\$511,065	\$290,510	56.84	\$164.79	2,698	Colonial/2Sty
K -21-22-401-137	55676 SUNNINGDALE DR	2/7/2023	407	03-ARM'S LENGTH	KRW	\$468,560	\$226,670	48.38	\$170.52	2,358	Colonial/2Sty
K -21-22-401-140	55598 SUNNINGDALE DR	10/20/2022	407	03-ARM'S LENGTH	KRW	\$420,995	\$202,770	48.16	\$170.03	2,085	Colonial/2Sty

**Township of Lyon**

\_2025 ECF Study

**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
K -21-06-477-001	30164 TURTLE CREEK CIR	1/18/2024	407	03-ARM'S LENGTH	KTC	\$649,990	\$317,480	48.84	\$216.78	2,491	Ranch
K -21-06-477-003	30156 TURTLE CREEK CIR	3/20/2024	407	03-ARM'S LENGTH	KTC	\$511,345	\$259,810	50.81	\$216.48	1,854	Ranch
K -21-06-477-004	30152 TURTLE CREEK CIR	2/27/2024	407	03-ARM'S LENGTH	KTC	\$600,201	\$303,030	50.49	\$196.87	2,490	Bungalow
K -21-06-477-005	30148 TURTLE CREEK CIR	2/27/2024	407	03-ARM'S LENGTH	KTC	\$473,395	\$254,930	53.85	\$207.18	1,754	Ranch
K -21-06-477-007	30140 TURTLE CREEK CIR	3/27/2024	407	03-ARM'S LENGTH	KTC	\$452,740	\$251,870	55.63	\$196.19	1,747	Ranch
K -21-06-477-008	30136 TURTLE CREEK CIR	12/28/2023	407	03-ARM'S LENGTH	KTC	\$521,495	\$261,600	50.16	\$219.00	1,879	Ranch
K -21-06-477-009	30132 TURTLE CREEK CIR	10/16/2023	407	03-ARM'S LENGTH	KTC	\$510,545	\$266,350	52.17	\$214.77	1,865	Ranch
K -21-06-477-010	30128 TURTLE CREEK CIR	12/22/2023	407	03-ARM'S LENGTH	KTC	\$575,230	\$301,190	52.36	\$237.24	1,961	Ranch
K -21-06-477-011	30124 TURTLE CREEK CIR	11/30/2023	407	03-ARM'S LENGTH	KTC	\$500,745	\$252,620	50.45	\$223.79	1,746	Ranch
K -21-06-477-012	30120 TURTLE CREEK CIR	10/17/2023	407	03-ARM'S LENGTH	KTC	\$516,495	\$270,630	52.40	\$209.32	1,942	SingleFamily
K -21-06-477-013	30116 TURTLE CREEK CIR	12/27/2023	407	03-ARM'S LENGTH	KTC	\$501,846	\$252,560	50.33	\$222.77	1,759	Ranch
K -21-06-477-014	30112 TURTLE CREEK CIR	12/27/2023	407	03-ARM'S LENGTH	KTC	\$492,840	\$253,480	51.43	\$219.39	1,745	Ranch
K -21-06-477-015	30108 TURTLE CREEK CIR	12/8/2023	407	03-ARM'S LENGTH	KTC	\$484,870	\$259,550	53.53	\$199.08	1,883	Ranch
K -21-06-477-016	30104 TURTLE CREEK CIR	12/29/2023	407	03-ARM'S LENGTH	KTC	\$526,526	\$267,730	50.85	\$213.17	1,954	Ranch
K -21-06-477-018	30094 TURTLE CREEK CIR	3/28/2024	407	03-ARM'S LENGTH	KTC	\$631,200	\$306,010	48.48	\$205.93	2,531	Bungalow
K -21-06-477-019	30090 TURTLE CREEK CIR	1/12/2024	407	03-ARM'S LENGTH	KTC	\$599,390	\$303,460	50.63	\$192.45	2,543	Bungalow
K -21-06-477-023	30074 TURTLE CREEK CIR	11/22/2023	407	03-ARM'S LENGTH	KTC	\$594,340	\$277,160	46.63	\$246.23	1,967	Ranch
K -21-06-477-024	30070 TURTLE CREEK CIR	9/26/2023	407	03-ARM'S LENGTH	KTC	\$558,910	\$262,160	46.91	\$237.02	1,894	Ranch
K -21-06-477-025	30066 TURTLE CREEK CIR	5/18/2023	407	03-ARM'S LENGTH	KTC	\$579,795	\$265,720	45.83	\$249.76	1,881	Ranch
K -21-06-477-026	30062 TURTLE CREEK CIR	5/19/2023	407	03-ARM'S LENGTH	KTC	\$655,895	\$261,340	39.84	\$293.65	1,859	Ranch
K -21-06-477-027	30058 TURTLE CREEK CIR	12/23/2022	407	03-ARM'S LENGTH	KTC	\$567,895	\$264,610	46.59	\$237.25	1,930	Ranch
K -21-06-477-028	30054 TURTLE CREEK CIR	12/23/2022	407	03-ARM'S LENGTH	KTC	\$520,845	\$253,500	48.67	\$221.00	1,859	Ranch
K -21-06-477-029	30050 TURTLE CREEK CIR	12/14/2022	407	03-ARM'S LENGTH	KTC	\$560,125	\$309,820	55.31	\$172.59	2,608	Colonial/2Sty
K -21-06-477-030	30046 TURTLE CREEK CIR	11/29/2022	407	03-ARM'S LENGTH	KTC	\$525,070	\$255,280	48.62	\$232.44	1,778	Ranch
K -21-06-477-031	30042 TURTLE CREEK CIR	9/29/2022	407	03-ARM'S LENGTH	KTC	\$547,435	\$297,740	54.39	\$172.90	2,530	Colonial/2Sty
K -21-06-477-032	30038 TURTLE CREEK CIR	10/20/2022	407	03-ARM'S LENGTH	KTC	\$519,695	\$255,830	49.23	\$218.97	1,871	Ranch
K -21-06-477-033	30034 TURTLE CREEK CIR	12/28/2022	407	03-ARM'S LENGTH	KTC	\$578,315	\$302,370	52.28	\$182.94	2,560	Colonial/2Sty
K -21-06-477-034	30030 TURTLE CREEK CIR	10/24/2022	407	03-ARM'S LENGTH	KTC	\$584,170	\$269,920	46.21	\$244.92	1,936	Ranch
K -21-06-477-035	30026 TURTLE CREEK CIR	10/21/2022	407	03-ARM'S LENGTH	KTC	\$546,430	\$261,910	47.93	\$233.51	1,869	Ranch
K -21-06-477-036	30022 TURTLE CREEK CIR	9/29/2022	407	03-ARM'S LENGTH	KTC	\$576,140	\$263,150	45.67	\$249.41	1,869	Ranch
K -21-06-477-037	30016 TURTLE CREEK BLVD	12/28/2022	407	03-ARM'S LENGTH	KTC	\$582,320	\$296,880	50.98	\$193.42	2,442	Colonial/2Sty
K -21-06-477-038	30014 TURTLE CREEK CT	1/19/2023	407	03-ARM'S LENGTH	KTC	\$539,990	\$274,700	50.87	\$220.85	1,947	Ranch
K -21-06-477-039	30010 TURTLE CREEK CT	3/29/2023	407	03-ARM'S LENGTH	KTC	\$519,990	\$290,590	55.88	\$218.66	1,875	Ranch
K -21-06-477-040	30006 TURTLE CREEK CT	10/3/2022	401	03-ARM'S LENGTH	KTC	\$583,865	\$266,330	45.61	\$251.25	1,886	Ranch
K -21-06-477-041	30002 TURTLE CREEK CT	9/30/2022	407	03-ARM'S LENGTH	KTC	\$513,560	\$291,170	56.70	\$216.62	1,863	Ranch
K -21-06-477-042	30007 TURTLE CREEK CT	5/8/2023	407	03-ARM'S LENGTH	KTC	\$628,345	\$314,610	50.07	\$201.30	2,575	Colonial/2Sty
K -21-06-477-043	30011 TURTLE CREEK CT	11/29/2022	407	03-ARM'S LENGTH	KTC	\$434,440	\$247,630	57.00	\$189.18	1,715	Ranch
K -21-06-477-044	30015 TURTLE CREEK CT	12/29/2022	407	03-ARM'S LENGTH	KTC	\$568,375	\$309,040	54.37	\$174.35	2,629	Colonial/2Sty
K -21-06-477-045	30165 TURTLE CREEK CIR	12/23/2022	407	03-ARM'S LENGTH	KTC	\$550,140	\$251,980	45.80	\$241.70	1,821	Ranch
K -21-06-477-046	30153 TURTLE CREEK CIR	12/23/2022	407	03-ARM'S LENGTH	KTC	\$582,490	\$257,860	44.27	\$251.73	1,877	Ranch
K -21-06-477-047	30145 TURTLE CREEK CIR	12/23/2022	407	03-ARM'S LENGTH	KTC	\$530,320	\$256,860	48.43	\$227.32	1,849	Ranch
K -21-06-477-048	30141 TURTLE CREEK CIR	12/23/2022	407	03-ARM'S LENGTH	KTC	\$547,495	\$268,090	48.97	\$222.82	1,933	Ranch
K -21-06-477-049	30137 TURTLE CREEK CIR	6/29/2023	407	03-ARM'S LENGTH	KTC	\$529,965	\$262,880	49.60	\$221.85	1,893	Ranch
K -21-06-477-050	30123 TURTLE CREEK CIR	5/25/2023	407	03-ARM'S LENGTH	KTC	\$607,015	\$261,300	43.05	\$265.64	1,871	Ranch
K -21-06-477-052	30111 TURTLE CREEK CIR	3/21/2024	407	03-ARM'S LENGTH	KTC	\$488,415	\$259,180	53.07	\$209.37	1,775	Ranch
K -21-06-477-055	30079 TURTLE CREEK CIR	8/4/2023	407	03-ARM'S LENGTH	KTC	\$520,470	\$261,220	50.19	\$217.07	1,891	Ranch
K -21-06-477-056	30075 TURTLE CREEK CIR	6/15/2023	407	03-ARM'S LENGTH	KTC	\$475,365	\$246,710	51.90	\$212.30	1,721	Ranch
K -21-06-477-057	30067 TURTLE CREEK CIR	11/21/2022	407	03-ARM'S LENGTH	KTC	\$454,990	\$245,530	53.96	\$198.84	1,735	Ranch
K -21-06-477-058	30063 TURTLE CREEK CIR	11/22/2022	407	03-ARM'S LENGTH	KTC	\$478,440	\$264,430	55.27	\$190.41	1,935	Ranch
K -21-06-477-059	30055 TURTLE CREEK CIR	11/22/2022	407	03-ARM'S LENGTH	KTC	\$467,120	\$256,730	54.96	\$190.46	1,875	Ranch
K -21-06-477-061	30033 TURTLE CREEK CIR	10/26/2022	407	03-ARM'S LENGTH	KTC	\$515,295	\$261,230	50.70	\$219.55	1,846	Ranch
K -21-06-477-062	30025 TURTLE CREEK CIR	9/29/2022	407	03-ARM'S LENGTH	KTC	\$462,440	\$245,760	53.14	\$207.07	1,702	Ranch

# Township of Lyon

\_2025 ECF Study

## 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
K -21-31-426-006	21439 WINDING CREEK DR	4/7/2023	407	03-ARM'S LENGTH	KWC	\$545,000	\$271,830	49.88	\$187.65	2,509	Colonial/2Sty
K -21-31-427-009	61515 BROOKWAY DR	7/13/2022	407	03-ARM'S LENGTH	KWC	\$550,000	\$282,220	51.31	\$164.36	2,729	Contemporary
K -21-31-427-010	61523 BROOKWAY DR	9/16/2022	407	03-ARM'S LENGTH	KWC	\$530,000	\$254,750	48.07	\$206.73	2,180	Ranch
K -21-23-401-007	53662 VALLEYWOOD DR	6/23/2022	407	03-ARM'S LENGTH	KWE	\$450,000	\$227,490	50.55	\$180.93	2,007	Colonial/2Sty
K -21-23-401-011	53742 SPRINGWOOD DR	10/26/2023	407	03-ARM'S LENGTH	KWE	\$407,000	\$222,680	54.71	\$156.26	2,052	Colonial/2Sty
K -21-23-401-021	53944 SPRINGWOOD DR	7/18/2022	407	03-ARM'S LENGTH	KWE	\$475,000	\$245,710	51.73	\$180.72	2,141	Colonial/2Sty
K -21-23-401-029	53771 SPRINGWOOD DR	8/18/2022	407	03-ARM'S LENGTH	KWE	\$459,000	\$224,320	48.87	\$181.63	2,039	Colonial/2Sty
K -21-23-401-030	53753 SPRINGWOOD DR	8/11/2023	407	03-ARM'S LENGTH	KWE	\$497,500	\$222,120	44.65	\$199.69	2,056	Colonial/2Sty
K -21-23-401-042	53713 EDGEWOOD DR	6/30/2022	407	03-ARM'S LENGTH	KWE	\$465,501	\$229,870	49.38	\$172.07	2,150	Colonial/2Sty
K -21-28-301-001	58605 RACHEL DR	12/29/2023	407	03-ARM'S LENGTH	KWL	\$696,815	\$362,690	52.05	\$186.63	3,305	Colonial/2Sty
K -21-28-301-003	58659 RACHEL DR	1/12/2024	407	03-ARM'S LENGTH	KWL	\$710,815	\$359,510	50.58	\$191.21	3,299	Colonial/2Sty
K -21-28-301-004	58677 RACHEL DR	10/20/2023	407	03-ARM'S LENGTH	KWL	\$649,615	\$358,140	55.13	\$173.50	3,283	Colonial/2Sty
K -21-28-301-005	58705 RACHEL DR	10/18/2023	407	03-ARM'S LENGTH	KWL	\$613,115	\$354,450	57.81	\$162.44	3,282	Colonial/2Sty
K -21-28-301-006	22701 RACHEL DR	10/16/2023	407	03-ARM'S LENGTH	KWL	\$607,465	\$351,240	57.82	\$159.93	3,298	Colonial/2Sty
K -21-28-301-007	22753 RACHEL DR	10/19/2023	407	03-ARM'S LENGTH	KWL	\$723,415	\$365,530	50.53	\$195.69	3,288	Colonial/2Sty
K -21-28-301-008	22781 RACHEL DR	9/28/2023	407	03-ARM'S LENGTH	KWL	\$662,990	\$358,560	54.08	\$174.50	3,341	Colonial/2Sty
K -21-28-301-009	22803 RACHEL DR	9/28/2023	407	03-ARM'S LENGTH	KWL	\$677,540	\$365,890	54.00	\$180.96	3,302	Colonial/2Sty
K -21-28-301-010	22827 RACHEL DR	9/28/2023	407	03-ARM'S LENGTH	KWL	\$665,865	\$368,650	55.36	\$167.44	3,499	Colonial/2Sty
K -21-28-301-011	22853 MARK CT	10/25/2023	407	03-ARM'S LENGTH	KWL	\$726,690	\$355,200	48.88	\$196.68	3,288	Colonial/2Sty
K -21-28-301-012	22875 MARK CT	10/27/2023	407	03-ARM'S LENGTH	KWL	\$664,590	\$357,400	53.78	\$176.51	3,312	Colonial/2Sty
K -21-28-301-013	22897 MARK CT	10/27/2023	407	03-ARM'S LENGTH	KWL	\$685,225	\$373,580	54.52	\$171.84	3,522	Colonial/2Sty
K -21-28-301-014	22919 MARK CT	10/27/2023	407	03-ARM'S LENGTH	KWL	\$739,790	\$354,920	47.98	\$200.06	3,298	Colonial/2Sty
K -21-28-301-015	22933 MARK CT	10/27/2023	407	03-ARM'S LENGTH	KWL	\$696,840	\$369,890	53.08	\$183.73	3,335	Colonial/2Sty
K -21-28-301-017	22924 MARK CT	11/17/2023	407	03-ARM'S LENGTH	KWL	\$841,640	\$392,930	46.69	\$215.64	3,532	Colonial/2Sty
K -21-28-301-018	22900 MARK CT	11/29/2023	407	03-ARM'S LENGTH	KWL	\$615,700	\$362,470	58.87	\$163.37	3,279	Colonial/2Sty
K -21-28-301-019	22852 MARK CT	11/27/2023	407	03-ARM'S LENGTH	KWL	\$631,240	\$358,310	56.76	\$166.49	3,311	Colonial/2Sty
K -21-28-301-020	22826 MARK CT	12/5/2023	407	03-ARM'S LENGTH	KWL	\$628,665	\$352,680	56.10	\$170.39	3,220	Colonial/2Sty
K -21-28-301-021	22802 MARK CT	1/12/2024	407	03-ARM'S LENGTH	KWL	\$747,290	\$362,020	48.44	\$202.45	3,296	Colonial/2Sty
K -21-28-301-022	22778 RACHEL DR	11/27/2023	407	03-ARM'S LENGTH	KWL	\$656,715	\$373,240	56.83	\$175.29	3,290	Colonial/2Sty
K -21-28-301-023	22754 RACHEL DR	12/4/2023	407	03-ARM'S LENGTH	KWL	\$673,740	\$366,220	54.36	\$178.51	3,326	Colonial/2Sty
K -21-28-301-025	58674 RACHEL DR	3/25/2024	407	03-ARM'S LENGTH	KWL	\$754,990	\$389,540	51.60	\$185.74	3,634	Colonial/2Sty
K -21-28-301-026	58646 RACHEL DR	12/20/2023	407	03-ARM'S LENGTH	KWL	\$738,415	\$362,950	49.15	\$199.82	3,295	Colonial/2Sty
K -21-28-301-027	22743 MARTIN RD	11/30/2023	407	03-ARM'S LENGTH	KWL	\$720,415	\$378,470	52.53	\$183.24	3,495	Colonial/2Sty
K -21-28-301-028	22767 MARTIN RD	2/27/2024	407	03-ARM'S LENGTH	KWL	\$739,990	\$380,540	51.43	\$185.84	3,506	Colonial/2Sty
K -21-28-301-029	22785 MARTIN RD	12/19/2023	407	03-ARM'S LENGTH	KWL	\$704,265	\$369,360	52.45	\$177.05	3,526	Colonial/2Sty
K -21-28-301-030	58634 CARLI DR	3/29/2024	407	03-ARM'S LENGTH	KWL	\$672,115	\$366,300	54.50	\$171.73	3,448	Colonial/2Sty
K -21-28-301-031	58610 CARLI DR	1/5/2024	407	03-ARM'S LENGTH	KWL	\$681,890	\$362,080	53.10	\$176.77	3,405	Colonial/2Sty
K -21-28-301-036	22820 MARTIN RD	3/29/2024	407	03-ARM'S LENGTH	KWL	\$716,990	\$373,160	52.05	\$187.96	3,389	Colonial/2Sty
K -21-36-201-013	21306 SUMMER BREEZE DR	12/22/2023	401	03-ARM'S LENGTH	KWR	\$945,102	\$502,450	53.16	\$193.82	4,452	Colonial/2Sty
K -21-36-201-018	51224 SUMMER BREEZE DR	5/19/2023	407	03-ARM'S LENGTH	KWR	\$975,000	\$533,480	54.72	\$173.53	5,145	Colonial/2Sty
K -21-36-201-025	21529 WHITE STONE CT	10/31/2023	407	03-ARM'S LENGTH	KWR	\$781,850	\$372,970	47.70	\$217.14	3,222	Colonial/2Sty
K -21-36-201-041	51272 SUMMER BREEZE DR	11/27/2023	407	03-ARM'S LENGTH	KWR	\$803,000	\$358,280	44.62	\$233.64	3,085	Colonial/2Sty
K -21-36-201-051	21323 STONE MEADOW DR	5/23/2023	407	03-ARM'S LENGTH	KWR	\$950,000	\$451,270	47.50	\$216.68	4,005	Colonial/2Sty
K -21-36-201-063	51375 STONE MEADOW CT	7/21/2023	407	03-ARM'S LENGTH	KWR	\$1,030,000	\$520,250	50.51	\$192.13	4,933	Colonial/2Sty
K -21-23-476-004	24271 HEATHERWOOD DR	4/8/2022	407	03-ARM'S LENGTH	KWW	\$425,000	\$197,400	46.45	\$212.87	1,673	Ranch
K -21-23-476-018	24372 HEATHERWOOD DR	7/24/2023	407	03-ARM'S LENGTH	KWW	\$400,000	\$190,520	47.63	\$160.41	2,112	SingleFamily
K -21-23-476-037	24754 VALLEYWOOD DR	3/29/2024	407	03-ARM'S LENGTH	KWW	\$460,000	\$228,640	49.70	\$150.21	2,604	SingleFamily
K -21-23-476-041	24838 VALLEYWOOD DR	7/20/2022	407	03-ARM'S LENGTH	KWW	\$440,000	\$257,100	58.43	\$118.99	3,119	SingleFamily
K -21-23-476-046	24875 VALLEYWOOD DR	4/19/2022	407	03-ARM'S LENGTH	KWW	\$345,000	\$196,170	56.86	\$143.33	1,980	Colonial/2Sty
K -21-23-476-048	24867 VALLEYWOOD DR	2/15/2024	407	03-ARM'S LENGTH	KWW	\$450,000	\$215,780	47.95	\$182.10	2,093	Colonial/2Sty
K -21-23-476-053	24765 VALLEYWOOD DR	4/20/2022	407	03-ARM'S LENGTH	KWW	\$479,900	\$251,920	52.49	\$142.18	2,891	SingleFamily
K -21-23-476-058	24601 ROSEMONT DR	8/16/2023	407	03-ARM'S LENGTH	KWW	\$430,000	\$186,270	43.32	\$190.99	1,931	Colonial/2Sty

# Township of Lyon

\_2025 ECF Study

## 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
K -21-23-476-059	24597 ROSEMONT DR	5/15/2023	407	03-ARM'S LENGTH	KWW	\$419,000	\$186,270	44.46	\$185.29	1,931	Colonial/2Sty
K -21-33-152-001	58927 GREYSTONE DR	11/28/2022	407	03-ARM'S LENGTH	PEH	\$547,500	\$264,670	48.34	\$171.74	2,689	Colonial/2Sty
K -21-33-152-002	58881 GREYSTONE DR	5/19/2023	407	03-ARM'S LENGTH	PEH	\$597,240	\$305,280	51.12	\$150.10	3,408	Colonial/2Sty
K -21-33-152-003	58863 GREYSTONE DR	12/22/2022	407	03-ARM'S LENGTH	PEH	\$592,650	\$287,210	48.46	\$164.01	3,091	Colonial/2Sty
K -21-33-152-004	58845 GREYSTONE DR	2/6/2023	407	03-ARM'S LENGTH	PEH	\$549,990	\$264,600	48.11	\$172.73	2,688	Colonial/2Sty
K -21-33-152-005	58827 GREYSTONE DR	12/28/2022	407	03-ARM'S LENGTH	PEH	\$641,665	\$298,710	46.55	\$169.30	3,284	Colonial/2Sty
K -21-33-152-006	58781 GREYSTONE DR	1/27/2023	407	03-ARM'S LENGTH	PEH	\$626,690	\$281,280	44.88	\$181.24	2,985	Colonial/2Sty
K -21-33-152-007	58745 GREYSTONE DR	12/20/2022	407	03-ARM'S LENGTH	PEH	\$661,715	\$297,520	44.96	\$181.88	3,167	Colonial/2Sty
K -21-33-152-008	58725 GREYSTONE DR	12/31/2022	407	03-ARM'S LENGTH	PEH	\$592,215	\$258,890	43.72	\$188.51	2,687	Colonial/2Sty
K -21-33-152-009	58603 GREYSTONE DR	11/30/2022	407	03-ARM'S LENGTH	PEH	\$592,365	\$288,530	48.71	\$160.19	3,163	Colonial/2Sty
K -21-33-152-010	58587 GREYSTONE DR	11/30/2022	407	03-ARM'S LENGTH	PEH	\$555,715	\$254,800	45.85	\$180.71	2,601	Colonial/2Sty
K -21-33-152-011	58565 GREYSTONE DR	9/30/2022	407	03-ARM'S LENGTH	PEH	\$595,965	\$308,530	51.77	\$148.59	3,434	Colonial/2Sty
K -21-33-152-012	58553 GREYSTONE DR	11/22/2022	407	03-ARM'S LENGTH	PEH	\$566,680	\$279,150	49.26	\$160.97	2,988	Colonial/2Sty
K -21-33-152-013	58504 BLACKSTONE WAY	11/14/2022	407	03-ARM'S LENGTH	PEH	\$524,705	\$265,630	50.62	\$164.61	2,667	Colonial/2Sty
K -21-33-152-014	58522 BLACKSTONE WAY	10/26/2022	407	03-ARM'S LENGTH	PEH	\$512,410	\$260,340	50.81	\$159.16	2,681	Colonial/2Sty
K -21-33-152-015	58540 BLACKSTONE WAY	10/26/2022	407	03-ARM'S LENGTH	PEH	\$504,640	\$259,400	51.40	\$163.20	2,567	Colonial/2Sty
K -21-33-152-016	58574 BLACKSTONE WAY	10/27/2022	407	03-ARM'S LENGTH	PEH	\$511,195	\$278,850	54.55	\$141.74	3,002	Colonial/2Sty
K -21-33-152-017	58582 BLACKSTONE WAY	10/28/2022	407	03-ARM'S LENGTH	PEH	\$467,040	\$261,490	55.99	\$138.02	2,763	Colonial/2Sty
K -21-33-152-018	58640 BLACKSTONE WAY	11/22/2022	407	03-ARM'S LENGTH	PEH	\$494,060	\$271,200	54.89	\$141.17	2,842	Colonial/2Sty
K -21-33-152-019	58672 BLACKSTONE WAY	9/20/2022	407	03-ARM'S LENGTH	PEH	\$526,537	\$277,150	52.64	\$147.64	2,986	Colonial/2Sty
K -21-33-152-020	58694 BLACKSTONE WAY	10/27/2022	407	03-ARM'S LENGTH	PEH	\$583,540	\$309,250	53.00	\$145.14	3,402	Colonial/2Sty
K -21-33-152-021	58710 BLACKSTONE WAY	11/22/2022	407	03-ARM'S LENGTH	PEH	\$600,000	\$285,160	47.53	\$171.78	2,994	Colonial/2Sty
K -21-33-152-022	58732 BLACKSTONE WAY	12/15/2022	407	03-ARM'S LENGTH	PEH	\$595,240	\$279,550	46.96	\$170.19	2,994	Colonial/2Sty
K -21-33-152-023	58816 BLACKSTONE WAY	12/21/2022	407	03-ARM'S LENGTH	PEH	\$539,665	\$279,400	51.77	\$151.32	3,000	Colonial/2Sty
K -21-33-152-024	58844 BLACKSTONE WAY	9/28/2023	407	03-ARM'S LENGTH	PEH	\$524,915	\$284,190	54.14	\$148.13	2,965	Colonial/2Sty
K -21-33-152-025	58862 BLACKSTONE WAY	6/22/2023	407	03-ARM'S LENGTH	PEH	\$490,740	\$259,720	52.92	\$152.50	2,656	Colonial/2Sty
K -21-33-152-026	58876 BLACKSTONE WAY	12/28/2022	407	03-ARM'S LENGTH	PEH	\$638,515	\$323,540	50.67	\$152.77	3,385	Colonial/2Sty
K -21-33-152-027	58755 BLACKSTONE WAY	11/28/2022	407	03-ARM'S LENGTH	PEH	\$649,765	\$323,220	49.74	\$151.13	3,675	Colonial/2Sty
K -21-33-152-028	58731 BLACKSTONE WAY	11/28/2022	407	03-ARM'S LENGTH	PEH	\$641,090	\$324,810	50.67	\$147.83	3,757	Colonial/2Sty
K -21-33-152-029	58665 BLACKSTONE WAY	10/17/2022	407	03-ARM'S LENGTH	PEH	\$570,280	\$294,020	51.56	\$150.49	3,220	Colonial/2Sty
K -21-33-152-030	58583 BLACKSTONE WAY	8/19/2022	407	03-ARM'S LENGTH	PEH	\$543,390	\$302,920	55.75	\$138.40	3,307	Colonial/2Sty
K -21-33-152-031	58577 BLACKSTONE WAY	9/1/2022	407	03-ARM'S LENGTH	PEH	\$491,675	\$252,590	51.37	\$161.55	2,513	Colonial/2Sty
K -21-33-152-032	58535 BLACKSTONE WAY	8/30/2022	407	03-ARM'S LENGTH	PEH	\$521,355	\$261,080	50.08	\$166.92	2,610	Colonial/2Sty
K -21-33-152-033	58515 BLACKSTONE WAY	9/1/2022	407	03-ARM'S LENGTH	PEH	\$519,195	\$258,230	49.74	\$164.14	2,641	Colonial/2Sty
K -21-33-152-034	58624 GREYSTONE DR	9/21/2023	407	03-ARM'S LENGTH	PEH	\$519,990	\$264,590	50.88	\$162.40	2,621	Colonial/2Sty
K -21-33-152-035	58726 GREYSTONE DR	12/21/2022	407	03-ARM'S LENGTH	PEH	\$625,290	\$294,870	47.16	\$165.67	3,257	Colonial/2Sty
K -21-33-152-036	58748 GREYSTONE DR	9/22/2023	407	03-ARM'S LENGTH	PEH	\$629,615	\$312,590	49.65	\$158.85	3,424	Colonial/2Sty
K -21-33-152-037	58852 GREYSTONE DR	11/17/2023	407	03-ARM'S LENGTH	PEH	\$554,490	\$263,310	47.49	\$176.77	2,652	Colonial/2Sty
K -21-33-352-001	58946 CALABRESE DR	12/9/2022	407	03-ARM'S LENGTH	PEH	\$540,000	\$258,320	47.84	\$169.77	2,676	Colonial/2Sty
K -21-33-352-002	58922 CALABRESE DR	2/27/2023	407	03-ARM'S LENGTH	PEH	\$533,010	\$296,330	55.60	\$139.39	3,209	Colonial/2Sty
K -21-33-352-028	21390 NAVARRA DR	9/19/2023	407	03-ARM'S LENGTH	PEH	\$525,000	\$241,340	45.97	\$190.92	2,301	Colonial/2Sty
K -21-33-352-044	21213 NAVARRA DR	5/25/2023	407	03-ARM'S LENGTH	PEH	\$530,000	\$244,550	46.14	\$178.01	2,496	Colonial/2Sty
K -21-33-352-049	21393 NAVARRA DR	4/3/2023	407	03-ARM'S LENGTH	PEH	\$550,000	\$266,240	48.41	\$167.80	2,767	Colonial/2Sty
K -21-33-353-001	20991 CALABRESE DR	6/15/2023	407	03-ARM'S LENGTH	PEH	\$585,925	\$273,650	46.70	\$178.53	2,802	Colonial/2Sty
K -21-33-353-002	20987 CALABRESE DR	2/9/2024	407	03-ARM'S LENGTH	PEH	\$596,076	\$282,060	47.32	\$173.36	2,944	Colonial/2Sty
K -21-33-353-003	20983 CALABRESE DR	7/21/2023	407	03-ARM'S LENGTH	PEH	\$599,135	\$291,820	48.71	\$161.87	3,172	Colonial/2Sty
K -21-33-353-004	20979 CALABRESE DR	5/26/2023	407	03-ARM'S LENGTH	PEH	\$551,815	\$271,740	49.24	\$164.88	2,827	Colonial/2Sty
K -21-33-353-007	20967 CALABRESE DR	5/19/2023	407	03-ARM'S LENGTH	PEH	\$524,447	\$261,820	49.92	\$163.77	2,679	Colonial/2Sty
K -21-33-353-008	20963 CALABRESE DR	12/4/2023	407	03-ARM'S LENGTH	PEH	\$619,630	\$293,550	47.38	\$177.92	3,001	Colonial/2Sty
K -21-33-353-009	58702 SELLA DR	11/15/2023	407	03-ARM'S LENGTH	PEH	\$544,405	\$261,010	47.94	\$175.35	2,616	Colonial/2Sty
K -21-33-353-010	58714 SELLA DR	1/26/2024	407	03-ARM'S LENGTH	PEH	\$595,417	\$295,050	49.55	\$159.84	3,189	Colonial/2Sty
K -21-33-353-011	58736 SELLA DR	4/14/2023	407	03-ARM'S LENGTH	PEH	\$620,955	\$292,740	47.14	\$166.49	3,215	Colonial/2Sty

# Township of Lyon

\_2025 ECF Study

## 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
K -21-33-353-012	58758 SELLA DR	3/10/2023	407	03-ARM'S LENGTH	PEH	\$582,335	\$289,630	49.74	\$159.59	3,112	Colonial/2Sty
K -21-33-353-013	58790 SELLA DR	3/1/2023	407	03-ARM'S LENGTH	PEH	\$523,224	\$234,800	44.88	\$191.98	2,279	Colonial/2Sty
K -21-33-353-014	58822 SELLA DR	1/18/2023	407	03-ARM'S LENGTH	PEH	\$530,460	\$267,330	50.40	\$159.24	2,793	Colonial/2Sty
K -21-33-353-017	20987 GIDRAN DR	10/18/2023	407	03-ARM'S LENGTH	PEH	\$556,370	\$286,690	51.53	\$159.23	2,956	Colonial/2Sty
K -21-33-353-018	20965 GIDRAN DR	9/15/2023	407	03-ARM'S LENGTH	PEH	\$529,230	\$278,760	52.67	\$149.44	2,968	Colonial/2Sty
K -21-33-353-019	20943 GIDRAN DR	1/13/2023	407	03-ARM'S LENGTH	PEH	\$515,720	\$271,880	52.72	\$145.97	2,946	Colonial/2Sty
K -21-33-353-020	20921 GIDRAN DR	11/22/2022	407	03-ARM'S LENGTH	PEH	\$573,905	\$281,550	49.06	\$166.06	2,940	Colonial/2Sty
K -21-33-353-021	20909 GIDRAN DR	10/31/2022	407	03-ARM'S LENGTH	PEH	\$550,605	\$290,210	52.71	\$148.30	3,135	Colonial/2Sty
K -21-33-353-022	20887 GIDRAN DR	10/14/2022	407	03-ARM'S LENGTH	PEH	\$560,555	\$286,830	51.17	\$153.13	3,101	Colonial/2Sty
K -21-33-353-023	20865 GIDRAN DR	12/6/2022	407	03-ARM'S LENGTH	PEH	\$567,230	\$288,690	50.89	\$154.19	3,123	Colonial/2Sty
K -21-33-353-024	20843 GIDRAN DR	2/17/2023	407	03-ARM'S LENGTH	PEH	\$558,255	\$279,820	50.12	\$161.28	2,930	Colonial/2Sty
K -21-33-353-025	20821 GIDRAN DR	11/16/2022	407	03-ARM'S LENGTH	PEH	\$557,215	\$277,750	49.85	\$160.76	2,933	Colonial/2Sty
K -21-33-353-026	20809 GIDRAN DR	12/2/2022	407	03-ARM'S LENGTH	PEH	\$544,192	\$277,430	50.98	\$156.32	2,933	Colonial/2Sty
K -21-33-353-027	20787 GIDRAN DR	10/31/2022	407	03-ARM'S LENGTH	PEH	\$465,375	\$253,410	54.45	\$150.01	2,531	Colonial/2Sty
K -21-33-353-028	20765 GIDRAN DR	10/12/2022	407	03-ARM'S LENGTH	PEH	\$511,960	\$293,940	57.41	\$134.51	3,169	Colonial/2Sty
K -21-33-353-029	20743 GIDRAN DR	8/25/2023	407	03-ARM'S LENGTH	PEH	\$525,000	\$247,090	47.06	\$184.81	2,377	Colonial/2Sty
K -21-33-353-030	20764 GIDRAN DR	10/7/2022	407	03-ARM'S LENGTH	PEH	\$536,985	\$280,650	52.26	\$152.26	2,964	Colonial/2Sty
K -21-33-353-031	20786 GIDRAN DR	9/30/2022	407	03-ARM'S LENGTH	PEH	\$528,170	\$280,820	53.17	\$150.60	2,938	Colonial/2Sty
K -21-33-353-032	20808 GIDRAN DR	9/21/2022	407	03-ARM'S LENGTH	PEH	\$508,115	\$266,420	52.43	\$151.68	2,785	Colonial/2Sty
K -21-33-353-033	20816 GIDRAN DR	1/25/2023	407	03-ARM'S LENGTH	PEH	\$500,000	\$261,730	52.35	\$156.16	2,653	Colonial/2Sty
K -21-33-353-034	20862 GIDRAN DR	10/24/2022	407	03-ARM'S LENGTH	PEH	\$470,525	\$246,870	52.47	\$152.95	2,516	Colonial/2Sty
K -21-33-353-035	20884 GIDRAN DR	11/18/2022	407	03-ARM'S LENGTH	PEH	\$492,690	\$260,280	52.83	\$151.30	2,690	Colonial/2Sty
K -21-33-353-036	20916 GIDRAN DR	11/7/2022	407	03-ARM'S LENGTH	PEH	\$531,945	\$279,970	52.63	\$151.01	2,955	Colonial/2Sty
K -21-33-353-037	20928 GIDRAN DR	12/7/2022	407	03-ARM'S LENGTH	PEH	\$545,055	\$275,260	50.50	\$156.19	2,941	Colonial/2Sty
K -21-33-353-038	58797 SELLA DR	11/22/2022	407	03-ARM'S LENGTH	PEH	\$541,395	\$272,060	50.25	\$160.06	2,847	Colonial/2Sty
K -21-33-353-039	58761 SELLA DR	12/14/2022	407	03-ARM'S LENGTH	PEH	\$545,635	\$269,110	49.32	\$161.55	2,847	Colonial/2Sty
K -21-33-353-040	58743 SELLA DR	1/20/2023	407	03-ARM'S LENGTH	PEH	\$546,040	\$255,490	46.79	\$172.67	2,666	SingleFamily
K -21-33-353-041	58725 SELLA DR	3/13/2023	407	03-ARM'S LENGTH	PEH	\$584,515	\$277,810	47.53	\$170.25	2,930	Colonial/2Sty
K -21-33-353-042	58707 SELLA DR	5/3/2023	407	03-ARM'S LENGTH	PEH	\$589,005	\$282,660	47.99	\$165.67	3,038	Colonial/2Sty
K -21-33-353-043	58699 SELLA DR	5/19/2023	407	03-ARM'S LENGTH	PEH	\$578,590	\$278,420	48.12	\$166.13	2,967	Colonial/2Sty
K -21-33-353-044	20899 CALABRESE DR	10/23/2023	407	03-ARM'S LENGTH	PEH	\$563,190	\$263,650	46.81	\$173.89	2,746	Colonial/2Sty
K -21-33-353-045	20881 CALABRESE DR	11/7/2023	407	03-ARM'S LENGTH	PEH	\$547,295	\$273,320	49.94	\$164.74	2,802	Colonial/2Sty
K -21-33-353-046	20865 CALABRESE DR	11/8/2023	407	03-ARM'S LENGTH	PEH	\$543,730	\$275,540	50.68	\$161.56	2,835	Colonial/2Sty
K -21-33-353-047	20847 CALABRESE DR	2/16/2024	407	03-ARM'S LENGTH	PEH	\$604,335	\$284,810	47.13	\$174.86	2,966	Colonial/2Sty
K -21-33-353-057	20633 GIDRAN DR	3/29/2024	407	03-ARM'S LENGTH	PEH	\$579,105	\$277,980	48.00	\$174.60	2,826	Colonial/2Sty
K -21-33-353-062	20721 GIDRAN DR	10/16/2023	407	03-ARM'S LENGTH	PEH	\$510,555	\$267,720	52.44	\$158.59	2,679	Colonial/2Sty
K -21-33-353-063	58885 GIDRAN DR	7/24/2023	407	03-ARM'S LENGTH	PEH	\$543,130	\$285,450	52.56	\$161.58	2,831	Colonial/2Sty
K -21-33-353-066	58831 GIDRAN DR	10/31/2023	407	03-ARM'S LENGTH	PEH	\$539,500	\$275,690	51.10	\$160.07	2,835	Colonial/2Sty
K -21-33-353-067	58803 GIDRAN DR	2/29/2024	407	03-ARM'S LENGTH	PEH	\$563,925	\$275,630	48.88	\$168.45	2,839	Colonial/2Sty
K -21-33-353-068	58775 GIDRAN DR	10/27/2023	407	03-ARM'S LENGTH	PEH	\$540,390	\$272,580	50.44	\$159.37	2,853	Colonial/2Sty
K -21-33-353-069	58747 GIDRAN DR	3/15/2024	407	03-ARM'S LENGTH	PEH	\$507,881	\$245,230	48.28	\$174.38	2,421	Colonial/2Sty
K -21-33-353-070	58719 GIDRAN DR	11/17/2023	407	03-ARM'S LENGTH	PEH	\$549,960	\$272,900	49.62	\$162.56	2,856	Colonial/2Sty
K -21-33-353-087	20966 CALABRESE DR	12/18/2023	407	03-ARM'S LENGTH	PEH	\$519,570	\$252,600	48.62	\$170.08	2,551	Colonial/2Sty
K -21-33-353-088	20970 CALABRESE DR	10/20/2023	407	03-ARM'S LENGTH	PEH	\$521,960	\$269,540	51.64	\$157.72	2,715	Colonial/2Sty
K -21-21-304-003	24350 PADSTONE DR	4/27/2022	401	03-ARM'S LENGTH	PH1	\$626,000	\$318,910	50.94	\$161.06	3,345	Colonial/2Sty
K -21-21-304-010	24426 PADSTONE DR	3/22/2024	401	03-ARM'S LENGTH	PH1	\$615,900	\$278,710	45.25	\$186.53	2,861	Colonial/2Sty
K -21-21-304-027	24618 PADSTONE DR	3/3/2023	401	03-ARM'S LENGTH	PH1	\$604,000	\$288,260	47.73	\$173.74	3,016	Colonial/2Sty
K -21-21-304-030	24560 PADSTONE DR	8/4/2023	401	03-ARM'S LENGTH	PH1	\$660,000	\$309,140	46.84	\$193.59	2,996	Colonial/2Sty
K -21-21-304-056	58680 BRIDGE HOUSE CT	7/17/2023	401	03-ARM'S LENGTH	PH1	\$610,000	\$306,720	50.28	\$156.87	3,293	Colonial/2Sty
K -21-21-304-058	58697 BRIDGE HOUSE CT	11/18/2022	407	03-ARM'S LENGTH	PH1	\$633,700	\$329,710	52.03	\$164.25	3,314	Colonial/2Sty
K -21-21-304-059	58677 BRIDGE HOUSE CT	8/1/2023	401	03-ARM'S LENGTH	PH1	\$699,500	\$330,880	47.30	\$183.39	3,378	Colonial/2Sty
K -21-21-304-121	58725 PETERS BARN DR	4/22/2022	401	03-ARM'S LENGTH	PH1	\$651,000	\$331,870	50.98	\$166.08	3,438	Colonial/2Sty

# Township of Lyon

\_2025 ECF Study

## 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
K -21-21-304-129	24585 KING POST CT	4/25/2022	401	03-ARM'S LENGTH	PH1	\$585,000	\$317,770	54.32	\$142.25	3,550	Colonial/2Sty
K -21-21-304-153	24795 PURLIN CT	6/29/2022	401	03-ARM'S LENGTH	PH1	\$550,000	\$267,990	48.73	\$168.70	2,786	Colonial/2Sty
K -21-21-304-172	59078 PETERS BARN DR	8/16/2022	401	03-ARM'S LENGTH	PH1	\$550,000	\$261,430	47.53	\$189.24	2,450	Colonial/2Sty
K -21-21-304-175	59032 PETERS BARN DR	6/24/2022	401	03-ARM'S LENGTH	PH1	\$679,900	\$309,400	45.51	\$191.14	3,099	Colonial/2Sty
K -21-21-304-178	59024 PETERS BARN DR	12/6/2023	401	03-ARM'S LENGTH	PH1	\$590,000	\$294,800	49.97	\$157.91	3,202	Colonial/2Sty
K -21-21-304-180	24790 PADSTONE DR	5/9/2023	407	03-ARM'S LENGTH	PH1	\$610,000	\$307,850	50.47	\$160.82	3,252	Colonial/2Sty
K -21-21-304-189	58464 WINNOWER CIR N	8/15/2022	407	03-ARM'S LENGTH	PH1	\$650,000	\$322,600	49.63	\$168.04	3,392	Colonial/2Sty
K -21-21-304-208	58931 WINNOWER CIR S	4/26/2023	407	03-ARM'S LENGTH	PH1	\$601,021	\$295,920	49.24	\$172.49	2,971	Colonial/2Sty
K -21-21-304-222	58775 WINNOWER CIR N	4/5/2022	407	03-ARM'S LENGTH	PH1	\$638,600	\$338,790	53.05	\$157.74	3,518	Colonial/2Sty
K -21-21-304-233	58423 WINNOWER CIR N	10/5/2023	401	03-ARM'S LENGTH	PH1	\$642,000	\$336,060	52.35	\$155.69	3,592	Colonial/2Sty
K -21-21-304-245	24956 CARRIAGE LN	6/22/2022	407	03-ARM'S LENGTH	PH1	\$585,000	\$310,550	53.09	\$154.86	3,261	Colonial/2Sty
K -21-09-451-010	28028 TREMONTE DR	10/8/2023	407	03-ARM'S LENGTH	RAR	\$417,000	\$171,660	41.17	\$221.81	1,514	Ranch
K -21-09-451-013	57468 WINDMILL POINTE	3/11/2024	407	03-ARM'S LENGTH	RAR	\$407,000	\$189,960	46.67	\$213.51	1,526	Ranch
K -21-09-451-014	57450 WINDMILL POINTE	8/29/2022	407	03-ARM'S LENGTH	RAR	\$347,250	\$188,430	54.26	\$173.22	1,536	TwnHse/Duplex
K -21-09-451-029	28120 BELMONTE DR	7/27/2022	407	03-ARM'S LENGTH	RAR	\$427,000	\$233,670	54.72	\$165.08	2,085	Colonial/2Sty
K -21-09-451-038	57240 WINDMILL POINTE	8/31/2023	407	03-ARM'S LENGTH	RAR	\$490,000	\$252,890	51.61	\$190.24	2,128	Ranch
K -21-09-451-049	57393 WINDMILL POINTE	6/2/2023	407	03-ARM'S LENGTH	RAR	\$490,000	\$248,170	50.65	\$194.49	2,102	TwnHse/Duplex
K -21-09-451-071	28077 TREMONTE DR	5/26/2022	401	03-ARM'S LENGTH	RAR	\$430,000	\$210,600	48.98	\$181.67	1,822	Colonial/2Sty
K -21-09-402-029	28624 COTTAGE LN	5/26/2022	407	03-ARM'S LENGTH	RCO	\$400,000	\$208,800	52.20	\$174.23	1,804	Colonial/2Sty
K -21-09-402-035	28569 COTTAGE LN	6/9/2022	407	03-ARM'S LENGTH	RCO	\$433,000	\$225,130	51.99	\$163.13	2,129	SingleFamily
K -21-09-402-041	28469 COTTAGE LN	5/12/2023	407	03-ARM'S LENGTH	RCO	\$505,000	\$240,270	47.58	\$168.13	2,494	Colonial/2Sty
K -21-09-402-045	28393 COTTAGE LN	7/28/2023	407	03-ARM'S LENGTH	RCO	\$417,500	\$215,890	51.71	\$156.81	2,116	Colonial/2Sty
K -21-09-404-009	28352 OAKMONTE CIR E	7/29/2022	407	03-ARM'S LENGTH	RCO	\$441,000	\$224,890	51.00	\$161.03	2,192	Colonial/2Sty
K -21-09-404-018	28522 OAKMONTE CIR E	9/9/2022	407	03-ARM'S LENGTH	RCO	\$385,000	\$205,450	53.36	\$152.16	1,967	Colonial/2Sty
K -21-09-404-019	28546 OAKMONTE CIR E	10/15/2022	407	03-ARM'S LENGTH	RCO	\$435,000	\$218,380	50.20	\$167.93	2,080	Colonial/2Sty
K -21-09-404-030	28583 OAKMONTE CIR W	7/28/2023	407	03-ARM'S LENGTH	RCO	\$505,000	\$244,010	48.32	\$172.89	2,409	Colonial/2Sty
K -21-09-404-031	28601 OAKMONTE CIR W	12/8/2023	407	03-ARM'S LENGTH	RCO	\$495,000	\$226,170	45.69	\$198.69	2,060	Colonial/2Sty
K -21-09-404-036	28645 OAKMONTE CIR W	7/6/2023	407	03-ARM'S LENGTH	RCO	\$485,000	\$244,590	50.43	\$162.10	2,412	Colonial/2Sty
K -21-09-404-043	28673 OAKMONTE CIR W	4/22/2022	407	03-ARM'S LENGTH	RCO	\$440,000	\$228,340	51.90	\$157.01	2,233	Colonial/2Sty
K -21-09-404-045	28681 OAKMONTE CIR W	9/2/2022	407	03-ARM'S LENGTH	RCO	\$420,000	\$215,280	51.26	\$172.62	1,925	Colonial/2Sty
K -21-09-404-056	28634 OAKMONTE CIR W	12/21/2023	407	03-ARM'S LENGTH	RCO	\$465,000	\$207,630	44.65	\$231.57	1,638	Ranch
K -21-09-401-001	28262 OAKMONTE CIR E	6/21/2022	407	03-ARM'S LENGTH	RMR	\$257,000	\$104,210	40.55	\$190.25	1,118	Other
K -21-09-401-003	28254 OAKMONTE CIR E	6/24/2022	407	03-ARM'S LENGTH	RMR	\$223,000	\$121,440	54.46	\$129.78	1,370	Other
K -21-09-401-013	28210 OAKMONTE CIR E	12/1/2023	407	03-ARM'S LENGTH	RMR	\$252,750	\$115,550	45.72	\$186.45	1,118	Other
K -21-09-401-019	28192 OAKMONTE CIR E	2/22/2023	407	03-ARM'S LENGTH	RMR	\$209,900	\$104,210	49.65	\$148.12	1,118	Other
K -21-09-401-052	28199 OAKMONTE CIR E	9/28/2022	407	03-ARM'S LENGTH	RMR	\$230,000	\$126,190	54.87	\$133.29	1,386	Other
K -21-09-401-057	28203 OAKMONTE CIR E	7/8/2022	407	03-ARM'S LENGTH	RMR	\$265,000	\$126,190	47.62	\$158.54	1,386	Other
K -21-09-401-060	28209 OAKMONTE CIR E	3/17/2024	407	03-ARM'S LENGTH	RMR	\$252,000	\$114,040	45.25	\$158.44	1,311	Other
K -21-09-401-062	28245 OAKMONTE CIR E	4/22/2022	407	03-ARM'S LENGTH	RMR	\$235,000	\$131,550	55.98	\$122.53	1,553	Other
K -21-09-401-071	28257 OAKMONTE CIR E	4/15/2022	407	03-ARM'S LENGTH	RMR	\$235,000	\$131,550	55.98	\$122.53	1,553	Other
K -21-27-101-027	56973 MILLWOOD EAST DR	7/7/2022	407	03-ARM'S LENGTH	S28	\$785,000	\$379,960	48.40	\$211.90	3,327	Colonial/2Sty
K -21-28-201-001	57234 MEADOWCREEK CIR N	5/9/2023	407	03-ARM'S LENGTH	S28	\$800,000	\$397,360	49.67	\$203.90	3,519	Colonial/2Sty
K -21-28-201-011	57135 MEADOWCREEK CIR S	6/13/2022	407	03-ARM'S LENGTH	S28	\$590,501	\$299,010	50.64	\$181.38	2,762	Colonial/2Sty
K -21-28-201-030	23857 STONELEIGH DR	6/16/2022	407	03-ARM'S LENGTH	S28	\$628,780	\$354,440	56.37	\$155.11	3,538	Colonial/2Sty
K -21-28-201-031	23824 MILLWOOD	2/22/2024	407	03-ARM'S LENGTH	S28	\$765,000	\$348,860	45.60	\$186.25	3,517	Colonial/2Sty
K -21-28-201-036	23656 MILLWOOD	8/3/2022	407	03-ARM'S LENGTH	S28	\$630,000	\$322,720	51.23	\$188.60	2,874	Ranch
K -21-28-201-039	23556 MILLWOOD	9/28/2023	407	03-ARM'S LENGTH	S28	\$665,000	\$320,840	48.25	\$202.58	2,860	Ranch
K -21-28-201-045	23413 MILLWOOD	3/4/2024	407	03-ARM'S LENGTH	S28	\$799,900	\$370,790	46.35	\$208.98	3,274	Colonial/2Sty
K -21-28-201-054	23699 MILLWOOD	8/30/2022	407	03-ARM'S LENGTH	S28	\$640,000	\$319,750	49.96	\$195.90	2,824	Ranch
K -21-28-201-060	23672 STONELEIGH DR	3/18/2024	407	03-ARM'S LENGTH	S28	\$670,000	\$317,780	47.43	\$201.26	2,918	Ranch
K -21-28-201-061	23640 STONELEIGH DR	11/7/2022	407	03-ARM'S LENGTH	S28	\$676,000	\$360,220	53.29	\$176.02	3,386	Colonial/2Sty
K -21-28-201-063	23586 STONELEIGH DR	7/2/2022	407	03-ARM'S LENGTH	S28	\$652,000	\$302,860	46.45	\$212.01	2,698	Colonial/2Sty

# Township of Lyon

\_2025 ECF Study

## 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
K -21-28-201-070	23819 STONELEIGH DR	10/24/2022	407	03-ARM'S LENGTH	S28	\$710,000	\$361,600	50.93	\$179.39	3,512	Colonial/2Sty
K -21-28-203-022	57215 STONELEIGH DR	4/1/2022	407	03-ARM'S LENGTH	S28	\$729,221	\$362,270	49.68	\$185.12	3,507	Colonial/2Sty
K -21-28-203-047	23395 STONELEIGH CT	7/10/2023	407	03-ARM'S LENGTH	S28	\$651,000	\$341,160	52.41	\$195.32	2,899	Ranch
K -21-17-477-031	26463 DARIA CIR W	7/1/2022	407	03-ARM'S LENGTH	S3H	\$620,000	\$291,350	46.99	\$191.89	2,643	Colonial/2Sty
K -21-17-477-060	26620 DARIA CIR W	7/18/2022	407	03-ARM'S LENGTH	S3H	\$535,000	\$261,450	48.87	\$162.75	2,773	Colonial/2Sty
K -21-17-477-078	26173 DARIA CIR W	6/2/2023	407	03-ARM'S LENGTH	S3H	\$498,500	\$259,720	52.10	\$202.05	2,062	Colonial/2Sty
K -21-24-201-013	52041 11 MILE RD	11/28/2022	401	03-ARM'S LENGTH	S3M	\$225,000	\$112,330	49.92	\$96.69	1,581	Ranch
K -21-16-251-013	57670 APPLE LN	6/30/2023	401	03-ARM'S LENGTH	S3N	\$375,000	\$156,060	41.62	\$205.65	1,487	Colonial/2Sty
K -21-16-251-018	57520 APPLE LN	5/5/2022	401	03-ARM'S LENGTH	S3N	\$365,000	\$194,010	53.15	\$179.38	1,648	Colonial/2Sty
K -21-16-253-004	57821 APPLE LN	9/23/2022	401	03-ARM'S LENGTH	S3N	\$390,000	\$175,770	45.07	\$190.46	1,683	Colonial/2Sty
K -21-20-227-010	25713 MCCRORY LN	6/17/2022	401	03-ARM'S LENGTH	S4H	\$505,000	\$235,820	46.70	\$195.12	2,152	Colonial/2Sty
K -21-20-227-030	25871 CARRIAGE LN	10/6/2023	401	03-ARM'S LENGTH	S4H	\$520,000	\$279,610	53.77	\$175.27	2,494	Colonial/2Sty
K -21-20-229-017	25885 MCCRORY LN	6/23/2022	401	03-ARM'S LENGTH	S4H	\$525,000	\$270,120	51.45	\$172.25	2,407	Colonial/2Sty
K -21-20-230-017	59213 CARRIAGE LN	9/15/2023	401	03-ARM'S LENGTH	S4H	\$539,000	\$258,460	47.95	\$226.76	2,030	Colonial/2Sty
K -21-21-101-004	25932 COBBLERS LN	8/19/2022	401	03-ARM'S LENGTH	S4H	\$477,000	\$233,980	49.05	\$188.33	2,115	Colonial/2Sty
K -21-21-101-023	58723 HUNTERS CT	7/19/2022	401	03-ARM'S LENGTH	S4H	\$512,000	\$269,860	52.71	\$171.91	2,498	Colonial/2Sty
K -21-21-101-032	25775 COACH LN	6/10/2022	401	03-ARM'S LENGTH	S4H	\$715,000	\$365,940	51.18	\$208.15	2,961	Colonial/2Sty
K -21-21-103-005	25853 COBBLERS LN	9/20/2023	401	03-ARM'S LENGTH	S4H	\$483,750	\$226,820	46.89	\$189.29	2,132	SingleFamily
K -21-21-104-014	25837 HUNTERS LN	5/20/2022	401	03-ARM'S LENGTH	S4H	\$506,000	\$244,740	48.37	\$185.31	2,306	Colonial/2Sty
K -21-26-151-015	23754 POINT O WOODS CT	12/28/2023	401	03-ARM'S LENGTH	S4W	\$937,000	\$461,170	49.22	\$212.74	3,732	Colonial/2Sty
K -21-26-104-019	23760 SPY GLASS HL N	9/1/2022	401	03-ARM'S LENGTH	S4X	\$675,000	\$338,950	50.21	\$170.71	3,261	Colonial/2Sty
K -21-26-106-009	54909 S GRENELEFE CIR W	10/12/2023	401	03-ARM'S LENGTH	S4X	\$560,000	\$271,630	48.51	\$192.64	2,505	Colonial/2Sty
K -21-26-106-014	54895 S GRENELEFE CIR W	4/13/2023	401	03-ARM'S LENGTH	S4X	\$730,500	\$320,920	43.93	\$217.38	3,006	Colonial/2Sty
K -21-26-179-002	22907 SAINT GEORGE CIR	9/19/2022	401	03-ARM'S LENGTH	S4X	\$550,000	\$254,370	46.25	\$187.23	2,356	Ranch
K -21-26-179-003	22903 SAINT GEORGE CIR	7/21/2022	401	03-ARM'S LENGTH	S4X	\$559,000	\$296,540	53.05	\$163.38	2,742	Colonial/2Sty
K -21-26-179-009	22879 SAINT GEORGE CIR	8/31/2022	401	03-ARM'S LENGTH	S4X	\$780,000	\$413,670	53.03	\$220.49	3,005	Ranch
K -21-26-179-010	22875 SAINT GEORGE CIR	8/19/2022	401	03-ARM'S LENGTH	S4X	\$650,000	\$334,970	51.53	\$167.76	3,216	Colonial/2Sty
K -21-26-202-010	53324 SHINNECOCK DR	4/18/2023	401	03-ARM'S LENGTH	S4X	\$545,000	\$292,780	53.72	\$168.12	2,810	Colonial/2Sty
K -21-26-202-015	23700 SHINNECOCK DR	9/29/2022	401	03-ARM'S LENGTH	S4X	\$598,500	\$304,040	50.80	\$174.55	2,805	Colonial/2Sty
K -21-26-202-017	23566 SHINNECOCK DR	5/15/2023	401	03-ARM'S LENGTH	S4X	\$680,000	\$345,990	50.88	\$175.74	3,206	Colonial/2Sty
K -21-26-202-019	23422 SHINNECOCK DR	6/28/2023	401	03-ARM'S LENGTH	S4X	\$653,000	\$358,660	54.92	\$163.67	3,299	Colonial/2Sty
K -21-26-202-020	23350 SHINNECOCK DR	5/24/2022	401	03-ARM'S LENGTH	S4X	\$551,000	\$288,810	52.42	\$192.97	2,258	Colonial/2Sty
K -21-26-251-007	23380 SPY GLASS HL N	5/18/2023	401	03-ARM'S LENGTH	S4X	\$600,000	\$318,190	53.03	\$170.71	2,877	SingleFamily
K -21-26-253-014	22850 SAINT ANDREWS DR	12/7/2022	401	03-ARM'S LENGTH	S4X	\$710,000	\$381,040	53.67	\$188.00	3,173	Colonial/2Sty
K -21-26-254-003	22857 SAINT ANDREWS DR	3/30/2023	401	03-ARM'S LENGTH	S4X	\$812,500	\$423,030	52.07	\$163.16	4,285	Contemporary
K -21-26-328-003	22670 INDIANWOOD DR	5/19/2023	401	03-ARM'S LENGTH	S4X	\$545,000	\$288,210	52.88	\$183.25	2,538	Contemporary
K -21-26-328-005	22620 INDIANWOOD DR	5/17/2023	401	03-ARM'S LENGTH	S4X	\$605,000	\$324,590	53.65	\$189.53	2,787	Contemporary
K -21-26-376-004	22541 INDIANWOOD DR	9/13/2023	401	03-ARM'S LENGTH	S4X	\$590,000	\$296,500	50.25	\$207.51	2,487	Contemporary
K -21-26-403-003	22760 INDIANWOOD DR	9/28/2022	401	03-ARM'S LENGTH	S4X	\$460,000	\$251,410	54.65	\$159.62	2,402	Contemporary
K -21-26-405-013	23657 CROOKED TREE CT N	1/16/2024	407	03-ARM'S LENGTH	S4Y	\$825,000	\$407,020	49.34	\$192.84	3,510	Colonial/2Sty
K -21-26-405-021	23436 CROOKED TREE CT S	11/8/2023	407	03-ARM'S LENGTH	S4Y	\$850,000	\$426,640	50.19	\$194.30	3,924	Colonial/2Sty
K -21-26-405-027	23305 CROOKED TREE CT S	3/11/2024	407	03-ARM'S LENGTH	S4Y	\$810,000	\$403,630	49.83	\$201.03	3,583	Colonial/2Sty
K -21-26-405-044	22741 ARCADIA BLFS	5/9/2023	407	03-ARM'S LENGTH	S4Y	\$750,000	\$410,890	54.79	\$162.67	3,855	Colonial/2Sty
K -21-26-405-048	22667 ARCADIA BLFS	12/4/2023	407	03-ARM'S LENGTH	S4Y	\$975,000	\$453,170	46.48	\$225.12	3,785	Colonial/2Sty
K -21-26-405-075	22786 COUNTRY CLUB DR	5/6/2022	407	03-ARM'S LENGTH	S4Y	\$730,000	\$366,250	50.17	\$173.85	3,703	Colonial/2Sty
K -21-26-405-097	22836 SHEPHERDS HOLLOW DR	5/15/2023	407	03-ARM'S LENGTH	S4Y	\$790,000	\$385,120	48.75	\$204.47	3,463	Colonial/2Sty
K -21-19-327-003	649 WOODLAND DR	4/21/2022	401	03-ARM'S LENGTH	SSL	\$460,000	\$233,280	50.71	\$126.02	2,977	Other
K -21-19-327-017	171 WOODLAND DR	12/22/2022	401	19-MULTI PARCEL ARM'S LENGTH	SSL	\$221,000	\$122,580	55.47	\$99.31	1,160	Ranch
K -21-19-327-018	151 WOODLAND DR	11/28/2023	401	19-MULTI PARCEL ARM'S LENGTH	SSL	\$300,000	\$167,070	55.69	\$102.85	1,867	Ranch
K -21-19-376-002	360 WOODLAND DR	3/10/2023	401	03-ARM'S LENGTH	SSL	\$390,000	\$198,420	50.88	\$132.32	2,238	Ranch
K -21-19-376-008	160 WOODLAND DR	10/5/2023	401	03-ARM'S LENGTH	SSL	\$295,000	\$132,530	44.93	\$199.51	1,176	Ranch
K -21-19-376-009	140 WOODLAND DR	1/12/2024	401	03-ARM'S LENGTH	SSL	\$265,000	\$105,340	39.75	\$190.91	1,059	Bungalow

# Township of Lyon

\_2025 ECF Study

## 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
K -21-29-302-003	23200 SANDRA ST	12/12/2022	401	03-ARM'S LENGTH	S5M	\$338,000	\$160,690	47.54	\$156.99	1,636	Ranch
K -21-29-306-003	22928 SANDRA ST	4/12/2023	401	03-ARM'S LENGTH	S5M	\$185,000	\$93,990	50.81	\$90.29	1,199	Ranch
K -21-29-306-009	60592 LILLIAN ST	8/1/2023	401	03-ARM'S LENGTH	S5M	\$263,000	\$118,950	45.23	\$188.57	998	Ranch
K -21-29-306-016	22837 VALERIE ST	12/20/2022	401	03-ARM'S LENGTH	S5M	\$318,900	\$167,000	52.37	\$130.82	1,848	Ranch
K -21-29-351-002	60665 LILLIAN ST	6/2/2022	401	03-ARM'S LENGTH	S5M	\$255,000	\$131,240	51.47	\$191.55	919	Ranch
K -21-32-326-021	21015 GREENBRIAR LN	9/27/2023	401	03-ARM'S LENGTH	S5P	\$519,900	\$251,210	48.32	\$195.60	2,236	Colonial/2Sty
K -21-32-328-006	21074 GREENBRIAR LN	9/29/2022	401	03-ARM'S LENGTH	S5P	\$480,000	\$225,200	46.92	\$205.54	1,898	Ranch
K -21-32-402-009	20983 OAK TREE DR	1/19/2024	401	03-ARM'S LENGTH	S5P	\$545,000	\$274,780	50.42	\$195.72	2,246	Colonial/2Sty
K -21-32-403-003	20908 OAK TREE DR	3/8/2024	401	03-ARM'S LENGTH	S5P	\$555,000	\$257,430	46.38	\$200.42	2,251	Colonial/2Sty
K -21-32-403-005	20876 OAK TREE DR	10/26/2023	401	03-ARM'S LENGTH	S5P	\$550,000	\$262,410	47.71	\$210.79	2,210	Colonial/2Sty
K -21-02-127-015	30812 ARTESIAN DR	6/17/2022	401	03-ARM'S LENGTH	S6H	\$600,000	\$305,600	50.93	\$187.78	2,691	CapeCod
K -21-02-128-017	31123 ARTESIAN DR	8/19/2022	401	03-ARM'S LENGTH	S6H	\$376,000	\$181,240	48.20	\$197.78	1,547	Colonial/2Sty
K -21-03-202-003	56135 PONTIAC TRL	5/1/2023	401	03-ARM'S LENGTH	S6J	\$315,000	\$141,010	44.77	\$127.57	1,734	BiLevel
K -21-03-202-010	55780 PONTIAC TRAIL CT	11/4/2022	401	19-MULTI PARCEL ARM'S LENGTH	S6J	\$349,900	\$190,310	54.39	\$111.11	2,124	Ranch
K -21-03-228-006	30957 SOUTH HILL RD	12/16/2022	401	03-ARM'S LENGTH	S6L	\$330,000	\$164,690	49.91	\$154.67	1,667	Ranch
K -21-03-351-005	29830 MILFORD RD	5/18/2022	401	03-ARM'S LENGTH	S6M	\$300,000	\$148,250	49.42	\$191.35	1,190	Ranch
K -21-03-351-016	29738 MILFORD RD	8/26/2022	401	03-ARM'S LENGTH	S6M	\$319,000	\$160,570	50.34	\$127.37	1,966	Ranch
K -21-04-401-018	30065 RONDEAU	8/16/2023	401	03-ARM'S LENGTH	S6N	\$172,000	\$82,590	48.02	\$180.89	537	Bungalow
K -21-04-427-012	30015 HOMEDALE	7/26/2022	401	19-MULTI PARCEL ARM'S LENGTH	S6N	\$360,000	\$165,140	45.87	\$156.94	1,822	Ranch
K -21-05-426-003	30540 MARTINDALE RD	12/22/2023	401	03-ARM'S LENGTH	S6R	\$430,000	\$196,900	45.79	\$195.78	1,726	Ranch
K -21-05-426-036	59351 TRELAWNEY RD	2/7/2024	401	03-ARM'S LENGTH	S6R	\$412,500	\$212,160	51.43	\$134.71	2,365	Ranch
K -21-08-227-014	59195 ALBERT LN	4/11/2023	401	03-ARM'S LENGTH	S6S	\$324,000	\$154,500	47.69	\$178.59	1,370	Colonial/2Sty
K -21-08-227-018	59426 ANNAH DR	6/8/2023	401	03-ARM'S LENGTH	S6S	\$349,000	\$174,120	49.89	\$165.01	1,590	Colonial/2Sty
K -21-09-101-005	29320 ROEDIGER CT	7/18/2022	401	03-ARM'S LENGTH	S6S	\$305,000	\$167,040	54.77	\$139.04	1,628	Colonial/2Sty
K -21-09-101-006	29280 ROEDIGER CT	5/2/2022	401	03-ARM'S LENGTH	S6S	\$375,000	\$180,810	48.22	\$190.50	1,532	Colonial/2Sty
K -21-09-103-002	59101 ALBERT LN	7/21/2022	401	03-ARM'S LENGTH	S6S	\$320,000	\$144,830	45.26	\$182.98	1,312	Colonial/2Sty
K -21-04-254-003	30560 RAINBOW DR	8/3/2022	401	03-ARM'S LENGTH	S6T	\$355,000	\$177,160	49.90	\$234.90	1,198	Ranch
K -21-04-255-001	57701 KELLY DR	2/1/2024	401	03-ARM'S LENGTH	S6T	\$339,700	\$178,650	52.59	\$161.99	1,644	Ranch
K -21-05-227-020	30984 BRAMLEY CIR	9/5/2023	401	03-ARM'S LENGTH	S6W	\$365,000	\$186,920	51.21	\$195.99	1,364	Ranch
K -21-05-228-004	31001 BRAMLEY CIR	6/14/2022	401	03-ARM'S LENGTH	S6W	\$400,000	\$187,190	46.80	\$174.44	1,723	Colonial/2Sty
K -21-05-228-011	30912 BRAMLEY CT	4/4/2023	401	03-ARM'S LENGTH	S6W	\$375,000	\$179,300	47.81	\$172.09	1,646	CapeCod
K -21-04-301-069	30036 MAGNOLIA DR	6/7/2022	407	03-ARM'S LENGTH	S6X	\$440,000	\$212,120	48.21	\$188.73	1,851	Ranch
K -21-04-301-075	29896 MAGNOLIA DR	6/15/2023	407	03-ARM'S LENGTH	S6X	\$610,000	\$287,190	47.08	\$183.84	2,660	Colonial/2Sty
K -21-04-301-088	29958 BRADFORD DR	8/17/2022	407	03-ARM'S LENGTH	S6X	\$524,000	\$281,120	53.65	\$190.46	2,338	Colonial/2Sty
K -21-05-300-045	60467 TOWN SQUARE ST	9/16/2022	401	03-ARM'S LENGTH	S7K	\$400,000	\$220,110	55.03	\$152.04	2,069	Colonial/2Sty
K -21-05-301-011	60548 LAMPLIGHTER DR	12/19/2022	401	03-ARM'S LENGTH	S7K	\$321,000	\$154,580	48.16	\$169.72	1,430	Colonial/2Sty
K -21-05-326-011	60450 TOWN SQUARE ST	3/26/2024	401	03-ARM'S LENGTH	S7K	\$370,000	\$155,660	42.07	\$213.23	1,358	Colonial/2Sty
K -21-05-326-020	60542 TOWN SQUARE ST	8/4/2023	401	03-ARM'S LENGTH	S7K	\$375,000	\$188,860	50.36	\$191.38	1,545	Colonial/2Sty
K -21-05-327-004	30042 COBBLESTONE LN	8/8/2022	401	03-ARM'S LENGTH	S7K	\$341,000	\$181,290	53.16	\$153.71	1,701	Colonial/2Sty
K -21-05-327-010	30098 COBBLESTONE LN	4/11/2023	401	03-ARM'S LENGTH	S7K	\$322,950	\$165,720	51.31	\$174.38	1,384	Colonial/2Sty
K -21-05-327-013	60379 LAMPLIGHTER DR	8/17/2023	401	03-ARM'S LENGTH	S7K	\$349,000	\$161,870	46.38	\$165.96	1,625	Colonial/2Sty
K -21-05-328-002	60408 LAMPLIGHTER DR	3/6/2024	401	03-ARM'S LENGTH	S7K	\$365,000	\$180,010	49.32	\$165.72	1,697	Colonial/2Sty
K -21-05-328-004	60380 LAMPLIGHTER DR	8/19/2022	401	03-ARM'S LENGTH	S7K	\$325,000	\$161,730	49.76	\$190.81	1,297	Ranch
K -21-05-328-012	60464 LAMPLIGHTER DR	3/15/2023	401	03-ARM'S LENGTH	S7K	\$376,000	\$185,550	49.35	\$160.00	1,840	Colonial/2Sty
K -21-05-328-014	60436 LAMPLIGHTER DR	1/9/2024	401	03-ARM'S LENGTH	S7K	\$314,900	\$167,930	53.33	\$165.18	1,416	Ranch
K -21-07-401-002	61940 RICHFIELD ST	4/25/2023	401	19-MULTI PARCEL ARM'S LENGTH	S7L	\$335,000	\$178,260	53.21	\$130.54	1,413	Bungalow
K -21-07-401-007	61820 RICHFIELD ST	9/8/2022	401	03-ARM'S LENGTH	S7L	\$344,000	\$160,740	46.73	\$153.93	1,766	Ranch
K -21-07-403-028	61400 FAIRLAND DR	5/25/2022	401	03-ARM'S LENGTH	S7L	\$247,000	\$113,440	45.93	\$152.72	1,181	Ranch
K -21-07-404-010	61801 FAIRLAND DR	1/17/2024	401	03-ARM'S LENGTH	S7L	\$300,000	\$150,640	50.21	\$189.56	1,121	Ranch
K -21-07-427-004	61345 FAIRLAND DR	4/20/2022	401	03-ARM'S LENGTH	S7L	\$255,000	\$130,110	51.02	\$128.87	1,403	Ranch
K -21-07-427-010	61049 FAIRLAND DR	5/12/2022	401	03-ARM'S LENGTH	S7L	\$295,000	\$152,250	51.61	\$121.95	1,836	Ranch
K -21-08-327-001	60495 DEER CREEK DR	6/8/2023	401	03-ARM'S LENGTH	S7M	\$500,000	\$235,780	47.16	\$211.67	1,939	Colonial/2Sty



# Township of Lyon

\_2025 ECF Study

## 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
K -21-08-328-001	60655 DEER CREEK DR	3/3/2023	401	03-ARM'S LENGTH	S7M	\$440,000	\$204,560	46.49	\$223.49	1,532	Ranch
K -21-07-277-006	61259 TAYBERRY CIR	10/14/2022	401	03-ARM'S LENGTH	S7N	\$360,000	\$195,380	54.27	\$177.06	1,589	Colonial/2Sty
K -21-07-280-005	61683 TAYBERRY CIR	4/29/2022	401	03-ARM'S LENGTH	S7N	\$403,000	\$180,900	44.89	\$179.31	1,764	TriLevel/Quad
K -21-08-126-001	59764 BARKLEY DR	12/8/2023	401	03-ARM'S LENGTH	S7P	\$390,000	\$203,960	52.30	\$172.40	1,591	Contemporary
K -21-08-176-020	59705 SUNRIDGE DR	7/22/2022	401	03-ARM'S LENGTH	S7P	\$415,000	\$208,980	50.36	\$175.61	1,884	CapeCod
K -21-08-177-012	29482 HAMPTON CT	5/25/2023	401	03-ARM'S LENGTH	S7P	\$345,000	\$176,730	51.23	\$173.63	1,534	Colonial/2Sty
K -21-08-178-005	59627 STERLING DR	6/13/2022	401	03-ARM'S LENGTH	S7P	\$478,000	\$228,200	47.74	\$189.81	2,104	CapeCod
K -21-08-178-009	59579 STERLING DR	8/29/2023	401	03-ARM'S LENGTH	S7P	\$349,900	\$160,710	45.93	\$196.26	1,379	Colonial/2Sty
K -21-08-178-012	59676 SUNRIDGE DR	5/26/2022	401	03-ARM'S LENGTH	S7P	\$410,000	\$214,070	52.21	\$186.71	1,718	Ranch
K -21-08-202-021	59584 BARKLEY DR	7/31/2023	401	03-ARM'S LENGTH	S7P	\$365,000	\$163,650	44.84	\$208.56	1,373	Ranch
K -21-08-202-027	29155 WILLOW LN	11/21/2022	401	03-ARM'S LENGTH	S7P	\$355,000	\$178,400	50.25	\$190.52	1,441	Ranch
K -21-08-251-007	59599 BARKLEY DR	3/28/2024	401	03-ARM'S LENGTH	S7P	\$420,000	\$193,630	46.10	\$230.02	1,484	Ranch
K -21-08-251-014	59560 SUNRIDGE DR	7/8/2022	401	03-ARM'S LENGTH	S7P	\$399,900	\$204,850	51.23	\$175.01	1,799	Colonial/2Sty
K -21-08-252-007	29398 TONESTER CIR	4/7/2023	401	03-ARM'S LENGTH	S7P	\$348,500	\$179,650	51.55	\$187.79	1,424	Ranch
K -21-08-252-014	59518 SUNRIDGE DR	10/11/2023	401	03-ARM'S LENGTH	S7P	\$430,000	\$233,590	54.32	\$193.22	1,777	Ranch
K -21-02-151-006	54882 WALNUT DR	11/7/2022	401	03-ARM'S LENGTH	S7T	\$470,000	\$261,570	55.65	\$133.76	2,971	Contemporary
K -21-02-177-005	30425 RIDGE CT	7/20/2022	401	03-ARM'S LENGTH	S7T	\$480,000	\$239,280	49.85	\$173.88	2,343	Contemporary
K -21-02-177-010	54795 WALNUT DR	6/15/2023	401	03-ARM'S LENGTH	S7T	\$485,000	\$236,320	48.73	\$158.00	2,555	Contemporary
K -21-02-200-061	30445 OLD PLANK RD	7/25/2022	401	03-ARM'S LENGTH	SAA	\$380,000	\$200,410	52.74	\$213.76	1,420	Ranch
K -21-04-401-016	57670 PONTIAC TRL	2/12/2024	401	03-ARM'S LENGTH	SAA	\$234,900	\$97,830	41.65	\$163.90	1,011	Ranch
K -21-05-401-017	29665 MARTINDALE RD	6/28/2022	401	03-ARM'S LENGTH	SAA	\$407,000	\$210,900	51.82	\$187.04	1,673	Ranch
K -21-05-401-026	29805 PINE TREE DR	7/14/2022	401	03-ARM'S LENGTH	SAA	\$385,000	\$197,450	51.29	\$189.09	1,592	Ranch
K -21-06-300-020	62500 SILVER LAKE RD	10/19/2022	401	03-ARM'S LENGTH	SAA	\$395,000	\$187,190	47.39	\$195.59	1,520	Ranch
K -21-06-451-005	61770 SILVER LAKE RD	7/6/2022	401	03-ARM'S LENGTH	SAA	\$305,000	\$118,900	38.98	\$172.23	1,347	SingleFamily
K -21-07-451-014	28135 EASTERLING RD	10/3/2022	401	03-ARM'S LENGTH	SAA	\$415,000	\$221,300	53.33	\$134.24	2,460	BiLevel
K -21-08-300-029	60879 SHADY CREEK DR	4/29/2022	401	03-ARM'S LENGTH	SAA	\$525,000	\$313,680	59.75	\$208.72	2,146	CapeCod
K -21-09-100-026	58150 TRAVIS RD	5/13/2022	401	03-ARM'S LENGTH	SAA	\$425,000	\$273,410	64.33	\$159.01	2,028	Ranch
K -21-09-351-019	58635 TRAVIS RD	9/7/2023	401	03-ARM'S LENGTH	SAA	\$550,000	\$330,500	60.09	\$126.70	3,440	Colonial/2Sty
K -21-09-351-024	58075 TRAVIS RD	10/23/2023	401	03-ARM'S LENGTH	SAA	\$540,000	\$262,870	48.68	\$262.54	1,761	Ranch
K -21-10-300-004	56500 12 MILE RD	11/22/2022	401	03-ARM'S LENGTH	SAA	\$580,000	\$364,690	62.88	\$177.84	2,716	SingleFamily
K -21-12-300-011	52700 12 MILE RD	6/21/2022	401	03-ARM'S LENGTH	SAA	\$260,000	\$125,480	48.26	\$175.14	1,054	Ranch
K -21-15-101-060	27450 CLEMENTS CIR	8/30/2023	401	03-ARM'S LENGTH	SAA	\$440,000	\$240,750	54.72	\$199.10	1,828	Ranch
K -21-15-200-006	27101 SOUTH HILL RD	6/22/2022	401	03-ARM'S LENGTH	SAA	\$390,000	\$164,220	42.11	\$153.09	1,909	Ranch
K -21-15-200-023	55629 12 MILE RD	4/3/2023	401	03-ARM'S LENGTH	SAA	\$570,000	\$332,640	58.36	\$192.96	2,414	Ranch
K -21-16-201-009	57900 12 MILE RD	2/6/2023	401	03-ARM'S LENGTH	SAA	\$262,000	\$123,420	47.11	\$143.28	1,338	Ranch
K -21-16-277-011	27300 SANDY HILL LN	7/5/2022	401	03-ARM'S LENGTH	SAA	\$635,000	\$273,210	43.03	\$132.46	4,192	MultiTenant
K -21-17-276-001	27180 MARTINDALE RD	5/12/2022	401	03-ARM'S LENGTH	SAA	\$402,000	\$160,490	39.92	\$159.49	1,795	Colonial/2Sty
K -21-17-451-030	26471 MARTINDALE RD	7/17/2023	401	03-ARM'S LENGTH	SAA	\$202,500	\$73,980	36.53	\$185.29	738	Ranch
K -21-21-400-012	57460 10 MILE RD	4/22/2022	401	03-ARM'S LENGTH	SAA	\$450,000	\$209,600	46.58	\$203.09	1,758	Bungalow
K -21-23-400-002	53990 10 MILE RD	3/22/2023	401	03-ARM'S LENGTH	SAA	\$325,000	\$135,160	41.59	\$177.64	1,440	Ranch
K -21-24-201-021	51785 11 MILE RD	9/13/2022	401	03-ARM'S LENGTH	SAA	\$281,000	\$148,820	52.96	\$123.25	1,709	BiLevel
K -21-24-226-019	25535 NAPIER RD	12/22/2023	401	03-ARM'S LENGTH	SAA	\$315,000	\$168,000	53.33	\$127.71	1,871	BiLevel
K -21-27-200-018	23777 CURRIE RD	8/30/2022	401	03-ARM'S LENGTH	SAA	\$185,750	\$113,920	61.33	\$87.03	1,288	Ranch
K -21-29-226-015	23805 GRISWOLD RD	11/14/2022	401	03-ARM'S LENGTH	SAA	\$215,000	\$127,430	59.27	\$150.07	966	Ranch
K -21-29-377-046	22636 PINE DR	12/4/2023	401	03-ARM'S LENGTH	SAA	\$495,000	\$310,650	62.76	\$177.15	2,397	Contemporary
K -21-32-400-026	59600 8 MILE RD	7/22/2022	401	03-ARM'S LENGTH	SAA	\$265,000	\$126,920	47.89	\$178.33	1,040	Bungalow
K -21-34-100-037	21864 BERRY LN	4/13/2022	401	03-ARM'S LENGTH	SAA	\$360,000	\$196,200	54.50	\$103.87	2,445	Colonial/2Sty
K -21-35-100-004	22000 CURRIE RD	10/4/2023	401	03-ARM'S LENGTH	SAA	\$545,000	\$213,940	39.26	\$185.73	2,370	BiLevel
K -21-35-200-021	22279 CHUBB RD	7/1/2022	401	03-ARM'S LENGTH	SAA	\$530,000	\$232,310	43.83	\$191.64	2,430	Colonial/2Sty
K -21-36-400-033	20931 NAPIER RD	9/15/2023	401	03-ARM'S LENGTH	SAA	\$535,000	\$214,230	40.04	\$237.50	1,808	Ranch
K -21-36-400-055	51630 8 MILE RD	9/7/2023	401	03-ARM'S LENGTH	SAA	\$600,000	\$224,780	37.46	\$107.22	4,520	Bungalow
K -21-07-100-002	62301 SILVER LAKE RD	6/17/2022	401	03-ARM'S LENGTH	SBB	\$462,000	\$272,460	58.97	\$142.02	2,163	Ranch

# Township of Lyon

\_2025 ECF Study

## 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
K -21-07-300-019	62100 RICHFIELD ST	6/20/2023	401	03-ARM'S LENGTH	SBB	\$410,000	\$187,880	45.82	\$170.61	1,619	Ranch
K -21-09-251-003	57855 TRAVIS RD	5/31/2023	401	03-ARM'S LENGTH	SBB	\$645,000	\$355,460	55.11	\$188.41	2,198	Ranch
K -21-17-226-002	27600 MARTINDALE RD	9/25/2023	401	03-ARM'S LENGTH	SBB	\$440,000	\$173,260	39.38	\$280.43	1,035	Ranch
K -21-17-376-001	60046 11 MILE RD	12/15/2023	401	03-ARM'S LENGTH	SBB	\$488,800	\$288,630	59.05	\$110.36	3,314	Colonial/2Sty
K -21-18-100-007	26926 N DIXBORO RD	8/29/2022	401	03-ARM'S LENGTH	SBB	\$425,000	\$193,890	45.62	\$153.07	1,974	Ranch
K -21-18-300-009	62250 11 MILE RD	11/3/2022	401	03-ARM'S LENGTH	SBB	\$375,000	\$185,600	49.49	\$144.26	1,442	Ranch
K -21-21-400-007	24880 FAIRVIEW DR	11/23/2022	401	03-ARM'S LENGTH	SBB	\$415,000	\$226,190	54.50	\$88.84	2,795	Colonial/2Sty
K -21-26-300-003	54620 9 MILE RD	8/21/2023	401	03-ARM'S LENGTH	SBB	\$550,000	\$277,650	50.48	\$155.20	2,654	Colonial/2Sty
K -21-26-300-005	54400 9 MILE RD	5/18/2022	401	03-ARM'S LENGTH	SBB	\$380,000	\$226,590	59.63	\$113.02	2,283	Colonial/2Sty
K -21-27-100-032	56655 10 MILE RD	8/22/2022	401	03-ARM'S LENGTH	SBB	\$560,000	\$289,920	51.77	\$167.12	2,790	Colonial/2Sty
K -21-28-400-009	22435 CLARKSHIRE DR	11/21/2023	401	03-ARM'S LENGTH	SBB	\$380,000	\$165,920	43.66	\$167.68	1,496	Ranch
K -21-28-400-023	23331 CLARKSHIRE DR	4/25/2022	401	03-ARM'S LENGTH	SBB	\$602,000	\$324,620	53.92	\$214.86	2,200	Colonial/2Sty
K -21-34-100-031	56515 9 MILE RD	10/23/2023	401	19-MULTI PARCEL ARM'S LENGTH	SBB	\$880,000	\$368,920	41.92	\$200.90	2,988	SingleFamily
K -21-34-200-027	21750 NATASHA LN	6/30/2022	401	03-ARM'S LENGTH	SBB	\$350,000	\$189,670	54.19	\$128.77	1,845	Colonial/2Sty
K -21-36-200-002	52001 9 MILE RD	6/24/2022	401	03-ARM'S LENGTH	SBB	\$425,000	\$190,880	44.91	\$187.74	1,403	Ranch
K -21-36-200-007	22243 NAPIER RD	8/10/2022	401	03-ARM'S LENGTH	SBB	\$406,000	\$159,780	39.35	\$201.60	1,433	Ranch
K -21-08-300-005	28010 PONTIAC TRL	6/30/2023	401	03-ARM'S LENGTH	SCC	\$318,000	\$196,890	61.92	\$27.74	1,883	Other
K -21-15-200-062	27195 SHARRARD HILL CT	5/2/2022	401	03-ARM'S LENGTH	SCC	\$985,000	\$461,320	46.83	\$296.80	2,503	Ranch
K -21-21-300-007	24940 DOUGLAS DR	4/28/2022	401	03-ARM'S LENGTH	SCC	\$335,000	\$200,720	59.92	\$64.15	1,304	Ranch
K -21-28-400-006	23360 CLARKSHIRE DR	6/30/2022	401	03-ARM'S LENGTH	SCC	\$1,020,000	\$641,680	62.91	\$144.64	4,862	Contemporary
K -21-35-300-019	21500 CURRIE RD	6/27/2023	401	03-ARM'S LENGTH	SCC	\$1,474,000	\$559,730	37.97	\$251.45	4,894	Colonial/2Sty
K -21-35-300-026	21350 CURRIE RD	8/4/2022	401	03-ARM'S LENGTH	SCC	\$1,250,000	\$588,420	47.07	\$330.27	2,504	Ranch
K -21-22-200-004	55605 11 MILE RD	1/3/2024	401	03-ARM'S LENGTH	SDD	\$415,000	\$221,510	53.38	\$59.07	1,832	SingleFamily
K -21-18-226-002	61070 PREAKNESS BLVD	7/22/2022	407	03-ARM'S LENGTH	T8A	\$559,000	\$313,840	56.14	\$168.84	2,859	Colonial/2Sty
K -21-18-226-016	61111 LADBROOKE DR	6/30/2023	407	03-ARM'S LENGTH	T8A	\$547,500	\$290,350	53.03	\$165.20	2,873	Colonial/2Sty
K -21-18-226-022	26930 VICTORY CT	6/24/2022	407	03-ARM'S LENGTH	T8A	\$715,000	\$326,050	45.60	\$170.09	3,633	Colonial/2Sty
K -21-18-226-034	26701 KENTUCKY CT	8/4/2023	407	03-ARM'S LENGTH	T8A	\$654,000	\$321,980	49.23	\$158.12	3,617	Colonial/2Sty
K -21-18-226-035	26690 KENTUCKY CT	7/1/2022	407	03-ARM'S LENGTH	T8A	\$605,000	\$295,890	48.91	\$175.94	2,911	Colonial/2Sty
K -21-18-226-041	61181 SADDLE CREEK DR	6/26/2023	407	03-ARM'S LENGTH	T8A	\$550,000	\$264,300	48.05	\$171.32	2,729	Colonial/2Sty
K -21-18-226-043	61161 SADDLE CREEK DR	4/26/2023	407	03-ARM'S LENGTH	T8A	\$650,000	\$323,930	49.84	\$200.88	2,821	Colonial/2Sty
K -21-18-226-073	61121 LADBROOKE DR	11/16/2022	407	03-ARM'S LENGTH	T8A	\$542,500	\$293,920	54.18	\$169.63	2,750	Colonial/2Sty
K -21-18-226-090	61387 SADDLE CREEK DR	4/17/2023	407	03-ARM'S LENGTH	T8A	\$515,000	\$256,220	49.75	\$192.64	2,295	Ranch
K -21-18-226-099	26957 BLUEGRASS CT	9/19/2023	407	03-ARM'S LENGTH	T8A	\$660,000	\$297,890	45.13	\$255.85	2,286	Ranch
K -21-18-226-109	61082 SHAYA BLVD	5/15/2023	407	03-ARM'S LENGTH	T8A	\$539,900	\$268,570	49.74	\$199.43	2,300	Ranch
K -21-18-226-128	26604 DERBY CT	6/28/2023	407	03-ARM'S LENGTH	T8A	\$555,000	\$278,340	50.15	\$204.77	2,318	Ranch
K -21-18-226-142	61110 MUSTANG DR	4/28/2023	407	03-ARM'S LENGTH	T8A	\$646,100	\$337,270	52.20	\$150.71	3,788	Colonial/2Sty
K -21-18-226-175	62249 KEENELAND CT	3/22/2024	407	03-ARM'S LENGTH	T8A	\$725,000	\$361,130	49.81	\$178.64	3,641	Colonial/2Sty
K -21-18-226-179	26750 WINDCHASE DR	9/8/2023	407	03-ARM'S LENGTH	T8A	\$550,000	\$268,830	48.88	\$177.58	2,670	Colonial/2Sty
K -21-18-226-203	61602 MUSTANG DR	5/11/2022	407	03-ARM'S LENGTH	T8A	\$580,000	\$268,760	46.34	\$222.40	2,277	Ranch
K -21-18-226-208	61657 MUSTANG DR	8/21/2023	407	03-ARM'S LENGTH	T8A	\$575,000	\$278,050	48.36	\$173.38	2,896	Colonial/2Sty
K -21-18-226-210	61723 MUSTANG DR	8/7/2023	407	03-ARM'S LENGTH	T8A	\$650,500	\$282,110	43.37	\$246.88	2,314	Ranch
K -21-18-226-223	61990 SAVANNAH DR	6/17/2022	407	03-ARM'S LENGTH	T8A	\$505,000	\$260,960	51.68	\$170.09	2,511	Colonial/2Sty
K -21-18-226-245	26517 WINDCHASE CT	10/31/2022	407	03-ARM'S LENGTH	T8A	\$560,000	\$281,610	50.29	\$171.04	2,848	Colonial/2Sty
K -21-18-226-250	62017 SAVANNAH DR	1/17/2024	407	03-ARM'S LENGTH	T8A	\$626,000	\$331,570	52.97	\$159.08	3,477	Colonial/2Sty
K -21-18-226-255	61867 SHETLAND DR	4/8/2022	407	03-ARM'S LENGTH	T8A	\$630,000	\$335,390	53.24	\$176.30	3,160	Colonial/2Sty
K -21-09-452-033	57351 BLOSSOM VALLEY TRL	8/7/2023	407	03-ARM'S LENGTH	TMR	\$480,000	\$229,410	47.79	\$191.76	2,045	Colonial/2Sty
K -21-09-452-045	57625 BLOSSOM VALLEY TRL	10/2/2023	407	03-ARM'S LENGTH	TMR	\$575,000	\$271,950	47.30	\$172.65	2,843	Colonial/2Sty
K -21-09-452-056	58097 SUNFLOWER CIR S	5/18/2023	407	03-ARM'S LENGTH	TMR	\$588,000	\$283,110	48.15	\$177.94	2,817	Colonial/2Sty
K -21-09-452-064	58206 SUNFLOWER CIR N	11/30/2022	407	03-ARM'S LENGTH	TMR	\$550,000	\$292,850	53.25	\$145.41	3,194	Colonial/2Sty
K -21-09-452-066	58180 SUNFLOWER CIR N	8/15/2022	407	03-ARM'S LENGTH	TMR	\$549,900	\$263,500	47.92	\$166.87	2,752	Colonial/2Sty
K -21-09-452-073	58032 SUNFLOWER CIR N	4/12/2022	407	03-ARM'S LENGTH	TMR	\$520,000	\$285,770	54.96	\$151.75	2,872	Colonial/2Sty
K -21-17-452-002	59691 MALLORY LN	7/29/2022	407	03-ARM'S LENGTH	TTR	\$610,000	\$298,620	48.95	\$171.15	3,068	Colonial/2Sty

**Township of Lyon**

\_2025 ECF Study

**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
K -21-17-452-006	59810 MALLORY LN	7/11/2023	401	03-ARM'S LENGTH	TTR	\$670,000	\$322,820	48.18	\$180.45	3,211	Colonial/2Sty
K -21-17-452-008	59720 MALLORY LN	5/9/2022	401	03-ARM'S LENGTH	TTR	\$572,500	\$302,480	52.83	\$175.77	2,789	Contemporary