

Orion Township/Village of Lake Orion

_2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
BRC	72	\$18,689,003	\$9,230,640	49.39%	1.440
HGT	45	\$11,926,200	\$5,933,500	49.75%	1.425
HHV	23	\$8,446,000	\$4,203,080	49.76%	1.325
HLE	15	\$9,734,900	\$4,809,890	49.41%	0.975
HLK	0				1.065
JLE	25	\$5,844,677	\$2,903,040	49.67%	1.690
JWL	15	\$4,733,400	\$2,334,710	49.32%	1.520
K29	4	\$2,033,000	\$1,014,260	49.89%	0.900
KAC	14	\$2,669,700	\$1,326,660	49.69%	1.025
KAT	78	\$31,230,318	\$15,383,960	49.26%	0.985
KBC	9	\$2,463,300	\$1,212,800	49.23%	1.130
KBM	12	\$9,858,000	\$4,900,310	49.71%	0.970
KBW	1	\$238,000	\$117,430	49.34%	1.060
KCB	4	\$2,014,000	\$991,960	49.25%	0.920
KGC	21	\$11,450,082	\$5,692,060	49.71%	0.815
KGM	63	\$34,113,815	\$16,828,750	49.33%	1.085
KHI	9	\$5,772,900	\$2,869,310	49.70%	0.830
KHR	8	\$1,540,300	\$765,230	49.68%	1.030
KNT	45	\$6,491,140	\$2,876,430	44.31%	1.300
KRT	4	\$1,782,000	\$888,090	49.84%	0.950
KSB	12	\$6,269,141	\$3,113,090	49.66%	0.952
KST	10	\$3,884,500	\$1,934,500	49.80%	1.055
KSV	4	\$1,100,500	\$545,460	49.56%	0.990
KTG	66	\$25,221,300	\$12,548,530	49.75%	1.425
KVC	13	\$5,880,800	\$2,924,840	49.74%	0.895
LCH	1	\$305,000	\$164,830	54.04%	1.285
LKM	8	\$4,903,000	\$2,179,090	44.44%	1.750
LKV	2	\$1,540,000	\$766,480	49.77%	1.835
LLK	4	\$2,906,140	\$1,438,600	49.50%	0.915
MCV	6	\$3,235,000	\$1,610,980	49.80%	0.818
PCR	12	\$5,889,000	\$2,931,610	49.78%	1.070

Orion Township/Village of Lake Orion

_2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
PSV	15	\$6,974,300	\$3,475,600	49.83%	1.035
R-1	3	\$1,444,900	\$717,650	49.67%	1.090
R10	3	\$1,162,000	\$525,670	45.24%	0.954
R11	13	\$4,743,900	\$2,362,740	49.81%	1.065
R12	19	\$8,264,500	\$4,105,700	49.68%	0.975
R13	3	\$714,500	\$313,940	43.94%	1.550
R14	6	\$2,345,000	\$1,166,460	49.74%	1.570
R15	5	\$1,297,000	\$580,450	44.75%	1.300
R16	4	\$1,142,000	\$498,470	43.65%	1.490
R-2	23	\$6,789,400	\$3,330,520	49.05%	1.335
R-3	4	\$2,840,000	\$1,406,260	49.52%	0.900
R36	12	\$5,365,150	\$2,493,490	46.48%	0.965
R-4	8	\$2,822,500	\$1,406,300	49.82%	1.160
R-5	26	\$11,356,000	\$5,650,730	49.76%	0.975
R-6	4	\$2,150,000	\$1,070,180	49.78%	0.950
R-7	12	\$5,545,500	\$2,755,560	49.69%	0.955
R-8	12	\$4,059,390	\$2,020,470	49.77%	1.255
R-9	18	\$6,292,000	\$3,119,760	49.58%	1.450
RBP	12	\$3,694,500	\$1,825,440	49.41%	1.480
RRT	17	\$7,617,000	\$3,787,080	49.72%	1.235
RT1	25	\$11,401,750	\$5,675,400	49.78%	1.230
SCP	6	\$1,652,059	\$819,050	49.58%	1.405
SGR	12	\$6,803,000	\$3,375,030	49.61%	0.820
SGW	64	\$38,235,028	\$18,929,370	49.51%	0.805
SLB	7	\$2,194,500	\$1,088,500	49.60%	1.415
SML	17	\$7,518,050	\$3,740,820	49.76%	1.520
SQL	6	\$2,206,300	\$1,098,680	49.80%	1.435
TLO	13	\$8,734,000	\$4,318,420	49.44%	1.845
TVC	12	\$9,423,600	\$4,671,030	49.57%	1.550
VGR	40	\$11,410,600	\$5,659,450	49.60%	1.425
VK1	2	\$659,500	\$326,900	49.57%	1.210

Orion Township/Village of Lake Orion

_2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
VLO	25	\$18,670,600	\$9,276,580	49.69%	2.150
Totals:	1053	\$437,693,643	\$216,031,820		
2 Year Sale Ratio:		49.36%			

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

Orion Township/Village of Lake Orion

_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
O -09-01-128-016	856 ESTHER DR	8/24/2022	401	03-ARM'S LENGTH	BRC	\$383,150	\$212,030	55.34	\$192.22	1,688	Ranch
O -09-01-135-007	659 BEARDSLEE DR	9/6/2022	401	03-ARM'S LENGTH	BRC	\$206,328	\$114,200	55.35	\$103.81	1,424	Ranch
O -09-01-135-013	671 BEARDSLEE DR	9/29/2023	401	03-ARM'S LENGTH	BRC	\$325,000	\$197,600	60.80	\$186.66	1,454	Ranch
O -09-01-139-044	609 BUTLER DR	7/7/2022	401	03-ARM'S LENGTH	BRC	\$335,000	\$185,050	55.24	\$198.45	1,454	Ranch
O -09-01-139-045	631 BUTLER DR	3/7/2024	401	11-FROM LENDING INSTITUTION EXPOSED	BRC	\$191,500	\$94,490	49.34	\$125.81	1,120	Ranch
O -09-01-140-013	851 GRIX CT	10/11/2023	401	19-MULTI PARCEL ARM'S LENGTH	BRC	\$290,000	\$143,730	49.56	\$170.41	1,179	Ranch
O -09-01-140-018	860 GOLFVIEW DR	5/31/2023	401	03-ARM'S LENGTH	BRC	\$330,000	\$167,690	50.82	\$192.96	1,414	Ranch
O -09-01-176-064	704 BUTLER DR	8/29/2022	401	03-ARM'S LENGTH	BRC	\$185,000	\$106,820	57.74	\$74.43	1,823	Ranch
O -09-01-178-004	801 N LONG LAKE BLVD	11/3/2022	401	03-ARM'S LENGTH	BRC	\$189,000	\$99,590	52.69	\$105.89	1,392	Ranch
O -09-01-179-024	722 N LONG LAKE BLVD	6/27/2023	401	03-ARM'S LENGTH	BRC	\$245,000	\$113,110	46.17	\$151.60	780	Ranch
O -09-01-209-048	1129 FOREST LAKE BLVD	7/5/2022	401	03-ARM'S LENGTH	BRC	\$252,000	\$116,640	46.29	\$161.71	1,220	Ranch
O -09-01-226-031	921 OLD HICKORY LN	6/16/2022	401	03-ARM'S LENGTH	BRC	\$370,000	\$235,280	63.59	\$150.56	2,146	Colonial/2Sty
O -09-01-227-017	1269 WOODFIELD DR	5/27/2022	401	03-ARM'S LENGTH	BRC	\$280,000	\$125,870	44.95	\$137.77	1,676	TriLevel/Quad
O -09-01-229-014	1456 INDIAN LAKE RD	7/29/2022	401	03-ARM'S LENGTH	BRC	\$268,000	\$144,010	53.74	\$129.70	1,626	Ranch
O -09-01-230-001	894 N CONKLIN DR	2/1/2024	401	03-ARM'S LENGTH	BRC	\$330,000	\$148,960	45.14	\$176.62	1,542	Ranch
O -09-01-230-013	1288 VIEFIELD DR	6/5/2023	401	03-ARM'S LENGTH	BRC	\$370,000	\$196,980	53.24	\$162.97	1,928	Colonial/2Sty
O -09-01-232-008	732 N CONKLIN DR	11/30/2023	401	11-FROM LENDING INSTITUTION EXPOSED	BRC	\$110,000	\$62,010	56.37	\$92.35	800	Ranch
O -09-01-232-029	725 CAMILLA BLVD	5/23/2023	401	19-MULTI PARCEL ARM'S LENGTH	BRC	\$160,000	\$78,280	48.93	\$122.06	616	Ranch
O -09-01-232-044	776 N CONKLIN DR	4/25/2022	401	03-ARM'S LENGTH	BRC	\$250,000	\$113,180	45.27	\$212.42	960	Ranch
O -09-01-233-007	1370 VIEFIELD DR	9/8/2023	401	03-ARM'S LENGTH	BRC	\$295,000	\$155,640	52.76	\$178.19	1,380	Colonial/2Sty
O -09-01-234-006	1300 OAK TRL	9/19/2022	401	03-ARM'S LENGTH	BRC	\$265,000	\$161,710	61.02	\$81.24	2,567	Colonial/2Sty
O -09-01-237-008	1380 WALTER S HALL DR	10/18/2022	401	03-ARM'S LENGTH	BRC	\$269,900	\$145,160	53.78	\$166.63	1,344	Ranch
O -09-01-252-042	1010 FOREST LAKE BLVD	8/28/2023	401	03-ARM'S LENGTH	BRC	\$235,000	\$91,280	38.84	\$256.69	600	Ranch
O -09-01-258-006	631 OAK GROVE DR	4/28/2023	401	03-ARM'S LENGTH	BRC	\$212,500	\$96,390	45.36	\$231.27	520	Ranch
O -09-01-260-018	502 OAK GROVE DR	2/13/2023	401	03-ARM'S LENGTH	BRC	\$206,500	\$111,240	53.87	\$99.54	1,627	Ranch
O -09-01-266-012	393 N CONKLIN DR	3/20/2024	401	03-ARM'S LENGTH	BRC	\$340,000	\$190,980	56.17	\$145.64	1,997	BiLevel
O -09-01-278-047	434 DELL CT	4/21/2022	401	03-ARM'S LENGTH	BRC	\$285,000	\$154,870	54.34	\$123.61	1,692	Ranch
O -09-01-278-055	427 DELL CT	11/17/2023	401	03-ARM'S LENGTH	BRC	\$415,000	\$205,070	49.41	\$193.43	1,650	Ranch
O -09-01-283-039	450 HOAG DR	4/21/2022	401	03-ARM'S LENGTH	BRC	\$260,000	\$102,570	39.45	\$207.90	1,120	Ranch
O -09-01-328-061	240 SCHORN RD	5/10/2023	401	03-ARM'S LENGTH	BRC	\$223,925	\$133,780	59.74	\$89.39	1,908	Ranch
O -09-01-328-073	395 CLAIREMONT DR	7/15/2022	401	03-ARM'S LENGTH	BRC	\$228,000	\$141,060	61.87	\$131.17	1,421	SingleFamily
O -09-01-328-079	255 CLAIREMONT DR	6/29/2022	401	03-ARM'S LENGTH	BRC	\$335,000	\$139,370	41.60	\$264.23	1,040	Ranch
O -09-01-328-083	357 CLAIREMONT DR	8/26/2022	401	03-ARM'S LENGTH	BRC	\$223,500	\$120,410	53.87	\$142.14	1,212	Colonial/2Sty
O -09-01-330-018	807 S LONG LAKE BLVD	7/28/2023	401	03-ARM'S LENGTH	BRC	\$660,000	\$278,040	42.13	\$173.47	2,800	Bungalow
O -09-01-332-034	812 S LONG LAKE BLVD	8/17/2022	401	03-ARM'S LENGTH	BRC	\$340,000	\$202,460	59.55	\$134.85	2,191	Ranch
O -09-01-334-054	789 LUNA CT	3/6/2023	401	03-ARM'S LENGTH	BRC	\$358,600	\$203,330	56.70	\$156.70	2,023	Colonial/2Sty
O -09-01-336-020	152 SCHRAM CT	6/1/2023	401	03-ARM'S LENGTH	BRC	\$280,000	\$125,070	44.67	\$163.13	1,426	TriLevel/Quad
O -09-01-376-006	135 CLAIREMONT DR	9/21/2023	401	03-ARM'S LENGTH	BRC	\$327,000	\$211,650	64.72	\$127.67	2,119	Colonial/2Sty
O -09-01-376-013	747 MILLER RD	9/16/2022	401	03-ARM'S LENGTH	BRC	\$346,500	\$187,800	54.20	\$123.58	2,281	Ranch
O -09-01-378-013	758 MILLER RD	4/15/2022	401	03-ARM'S LENGTH	BRC	\$215,000	\$108,380	50.41	\$143.05	1,172	Ranch
O -09-01-378-043	690 MILLER RD	6/10/2022	401	03-ARM'S LENGTH	BRC	\$267,500	\$111,400	41.64	\$170.89	1,278	TriLevel/Quad
O -09-01-402-009	327 ORION TER	6/16/2023	401	03-ARM'S LENGTH	BRC	\$210,000	\$83,060	39.55	\$184.60	911	Ranch
O -09-01-405-021	1040 S LONG LAKE BLVD	2/6/2023	401	03-ARM'S LENGTH	BRC	\$190,000	\$93,120	49.01	\$194.83	728	Ranch
O -09-01-406-008	881 HIGHLANDER ST	11/30/2022	401	03-ARM'S LENGTH	BRC	\$240,000	\$97,810	40.75	\$151.84	1,278	Ranch
O -09-01-407-010	1044 BAYFIELD ST	8/9/2023	401	03-ARM'S LENGTH	BRC	\$127,500	\$76,820	60.25	\$68.48	1,191	Ranch
O -09-01-407-057	1059 HIGHLANDER ST	4/14/2022	401	03-ARM'S LENGTH	BRC	\$290,000	\$160,060	55.19	\$132.93	1,836	Ranch
O -09-01-409-026	977 MCCLELLAN DR	7/8/2022	401	03-ARM'S LENGTH	BRC	\$175,000	\$63,750	36.43	\$179.43	774	Ranch
O -09-01-410-004	1058 HIGHLANDER ST	5/16/2023	401	03-ARM'S LENGTH	BRC	\$242,000	\$100,510	41.53	\$140.91	1,349	Ranch
O -09-01-410-008	106 HAVILAND CT	10/13/2022	401	03-ARM'S LENGTH	BRC	\$212,500	\$99,720	46.93	\$161.65	1,055	Ranch
O -09-01-412-035	1000 MCCLELLAN DR	9/28/2023	401	03-ARM'S LENGTH	BRC	\$303,100	\$140,440	46.33	\$178.60	1,432	Ranch
O -09-01-412-047	983 ORION TER	8/18/2023	401	03-ARM'S LENGTH	BRC	\$281,000	\$129,490	46.08	\$197.54	1,197	Colonial/2Sty
O -09-01-413-016	1160 MCCLELLAN DR	6/1/2022	401	03-ARM'S LENGTH	BRC	\$215,500	\$82,780	38.41	\$160.00	1,040	Ranch
O -09-01-430-052	29 N EAGAN DR	4/28/2023	401	03-ARM'S LENGTH	BRC	\$200,000	\$72,210	36.11	\$181.73	840	Ranch
O -09-01-431-006	100 N EAGAN DR	4/1/2022	401	03-ARM'S LENGTH	BRC	\$170,000	\$91,030	53.55	\$115.10	1,090	Ranch

Orion Township/Village of Lake Orion

_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
O -09-01-432-036	90 MOUTON DR	8/15/2023	401	03-ARM'S LENGTH	BRC	\$220,000	\$88,290	40.13	\$169.96	989	Ranch
O -09-01-432-040	1380 PAUL BLVD	1/5/2024	401	19-MULTI PARCEL ARM'S LENGTH	BRC	\$150,000	\$83,060	55.37	\$100.98	942	Ranch
O -09-01-434-005	1336 SHARP DR	12/12/2022	401	03-ARM'S LENGTH	BRC	\$180,000	\$75,320	41.84	\$116.94	1,152	Bungalow
O -09-01-434-023	1361 MILLER RD	2/17/2023	401	03-ARM'S LENGTH	BRC	\$275,000	\$119,210	43.35	\$140.67	1,568	Ranch
O -09-01-435-033	1501 MILLER RD	5/9/2022	401	03-ARM'S LENGTH	BRC	\$300,000	\$173,930	57.98	\$160.80	1,580	Ranch
O -09-01-453-027	1101 MILLER RD	9/11/2023	401	03-ARM'S LENGTH	BRC	\$200,000	\$90,650	45.33	\$128.99	1,228	Ranch
O -09-01-453-035	1181 MILLER RD	9/29/2022	401	03-ARM'S LENGTH	BRC	\$195,000	\$86,800	44.51	\$159.19	864	Ranch
O -09-01-455-047	935 HOLLIDAY DR	9/9/2022	401	03-ARM'S LENGTH	BRC	\$245,000	\$111,860	45.66	\$189.83	1,056	Ranch
O -09-01-456-042	1160 MILLER RD	9/29/2023	401	03-ARM'S LENGTH	BRC	\$245,000	\$106,500	43.47	\$131.79	1,521	BiLevel
O -09-01-456-044	1163 HOLLIDAY DR	8/11/2023	401	03-ARM'S LENGTH	BRC	\$265,000	\$133,480	50.37	\$178.94	1,232	Colonial/2Sty
O -09-01-459-040	1075 SEABURY DR	7/13/2023	401	03-ARM'S LENGTH	BRC	\$188,500	\$109,780	58.24	\$126.25	1,121	Ranch
O -09-01-461-024	140 S CONKLIN DR	7/6/2022	401	03-ARM'S LENGTH	BRC	\$230,000	\$88,170	38.33	\$185.52	990	Ranch
O -09-01-461-033	1080 SEABURY DR	7/29/2022	401	03-ARM'S LENGTH	BRC	\$285,000	\$130,140	45.66	\$214.70	1,120	Ranch
O -09-01-463-036	1168 DUTMER TER	4/17/2023	401	03-ARM'S LENGTH	BRC	\$180,000	\$77,720	43.18	\$138.74	905	Ranch
O -09-01-477-054	1420 MILLER RD	10/17/2022	401	03-ARM'S LENGTH	BRC	\$285,000	\$136,070	47.74	\$118.97	1,881	TriLevel/Quad
O -09-01-477-056	1450 MILLER RD	4/15/2022	401	03-ARM'S LENGTH	BRC	\$250,000	\$100,490	40.20	\$169.80	1,210	Ranch
O -09-01-480-027	1365 HARDING AVE	10/16/2023	401	03-ARM'S LENGTH	BRC	\$270,000	\$112,320	41.60	\$224.26	960	Ranch
O -09-01-482-023	1412 HARDING AVE	5/25/2023	401	03-ARM'S LENGTH	BRC	\$210,000	\$82,870	39.46	\$188.70	880	Ranch
O -09-09-279-015	433 JOSLYN RD	1/27/2023	401	03-ARM'S LENGTH	HGT	\$185,000	\$102,640	55.48	\$96.62	1,322	Ranch
O -09-09-280-001	472 PLEASANT VIEW DR	8/9/2022	401	03-ARM'S LENGTH	HGT	\$303,000	\$165,130	54.50	\$160.64	1,499	TriLevel/Quad
O -09-10-206-037	931 DOLLAR BAY DR	11/29/2022	401	03-ARM'S LENGTH	HGT	\$208,000	\$87,430	42.03	\$156.60	972	Ranch
O -09-10-280-006	796 HEIGHTS RD	1/22/2024	401	03-ARM'S LENGTH	HGT	\$330,000	\$175,390	53.15	\$130.64	2,084	Colonial/2Sty
O -09-10-283-020	711 KING CIR	8/1/2022	401	19-MULTI PARCEL ARM'S LENGTH	HGT	\$250,000	\$112,110	44.84	\$171.14	740	Ranch
O -09-10-330-015	1036 CRESTMONT DR	7/28/2023	401	03-ARM'S LENGTH	HGT	\$225,000	\$104,190	46.31	\$153.13	1,099	Ranch
O -09-10-378-020	798 PINE TREE RD	6/28/2023	401	03-ARM'S LENGTH	HGT	\$205,000	\$80,730	39.38	\$129.91	1,125	Ranch
O -09-10-378-026	870 PINE TREE RD	10/19/2023	401	03-ARM'S LENGTH	HGT	\$252,000	\$108,150	42.92	\$137.63	1,427	Ranch
O -09-10-401-022	650 HEMINGWAY RD	6/29/2023	401	03-ARM'S LENGTH	HGT	\$230,000	\$116,300	50.57	\$137.35	1,274	Ranch
O -09-10-401-031	833 HEIGHTS RD	10/11/2022	401	03-ARM'S LENGTH	HGT	\$330,000	\$141,580	42.90	\$200.19	1,357	Ranch
O -09-10-401-032	601 PINE TREE RD	9/8/2023	401	03-ARM'S LENGTH	HGT	\$225,000	\$102,300	45.47	\$155.82	1,040	Ranch
O -09-10-402-012	710 HEMINGWAY RD	2/17/2023	401	03-ARM'S LENGTH	HGT	\$248,000	\$140,220	56.54	\$95.24	1,968	Colonial/2Sty
O -09-10-426-041	770 FAIRLEDGE ST	9/14/2023	401	03-ARM'S LENGTH	HGT	\$257,000	\$118,930	46.28	\$143.17	1,372	Ranch
O -09-10-426-084	915 HEMINGWAY RD	12/11/2023	401	03-ARM'S LENGTH	HGT	\$295,000	\$129,750	43.98	\$154.79	1,366	SingleFamily
O -09-10-426-098	805 HEMINGWAY RD	9/22/2022	401	03-ARM'S LENGTH	HGT	\$200,000	\$120,930	60.47	\$71.88	1,816	Ranch
O -09-10-429-018	751 FAIRLEDGE ST	1/23/2023	401	03-ARM'S LENGTH	HGT	\$355,000	\$179,250	50.49	\$117.53	2,366	Ranch
O -09-10-429-060	713 FAIRLEDGE ST	12/8/2023	401	03-ARM'S LENGTH	HGT	\$415,000	\$231,820	55.86	\$202.07	1,710	Ranch
O -09-10-451-018	956 HEMINGWAY RD	6/27/2023	401	03-ARM'S LENGTH	HGT	\$338,000	\$167,020	49.41	\$128.11	2,050	Ranch
O -09-10-476-026	985 FAIRLEDGE ST	8/31/2022	401	03-ARM'S LENGTH	HGT	\$199,900	\$119,560	59.81	\$103.29	1,368	Ranch
O -09-10-476-034	606 W CLARKSTON RD	10/20/2022	401	03-ARM'S LENGTH	HGT	\$330,000	\$189,550	57.44	\$201.79	1,307	Ranch
O -09-11-310-006	717 WOODLAND AVE	12/8/2022	401	03-ARM'S LENGTH	HGT	\$195,000	\$91,660	47.01	\$149.27	936	Ranch
O -09-11-310-017	735 WOODLAND AVE	1/31/2023	401	03-ARM'S LENGTH	HGT	\$205,000	\$102,020	49.77	\$156.24	960	Ranch
O -09-11-311-017	580 OAKLAND DR	4/8/2022	401	03-ARM'S LENGTH	HGT	\$360,000	\$206,810	57.45	\$189.77	1,601	Colonial/2Sty
O -09-11-312-024	710 HIGHVILLE DR	11/4/2022	401	03-ARM'S LENGTH	HGT	\$174,000	\$79,920	45.93	\$125.92	945	Ranch
O -09-11-316-003	599 OAKLAND DR	9/7/2023	401	03-ARM'S LENGTH	HGT	\$181,000	\$77,760	42.96	\$187.49	672	Ranch
O -09-11-327-015	321 HEIGHTS RD	6/14/2022	401	03-ARM'S LENGTH	HGT	\$255,000	\$128,280	50.31	\$128.45	1,557	Ranch
O -09-11-327-016	305 HEIGHTS RD	9/8/2022	407	03-ARM'S LENGTH	HGT	\$265,000	\$124,590	47.02	\$193.68	1,080	Ranch
O -09-11-334-037	348 SUMMIT BLVD	7/10/2023	401	03-ARM'S LENGTH	HGT	\$323,800	\$156,100	48.21	\$148.32	1,796	BiLevel
O -09-11-339-057	250 BUCKHORN DR	10/4/2022	401	03-ARM'S LENGTH	HGT	\$295,000	\$137,820	46.72	\$174.30	1,365	SingleFamily
O -09-11-340-063	661 HARRY PAUL DR	9/26/2023	401	03-ARM'S LENGTH	HGT	\$262,000	\$116,910	44.62	\$127.54	1,636	BiLevel
O -09-11-351-008	873 MERRITT AVE	12/22/2023	401	03-ARM'S LENGTH	HGT	\$240,000	\$127,770	53.24	\$138.88	1,308	Ranch
O -09-11-376-054	980 SHERRY DR	12/1/2023	401	03-ARM'S LENGTH	HGT	\$284,500	\$133,770	47.02	\$187.52	1,200	Colonial/2Sty
O -09-11-376-069	940 SHERRY DR	8/31/2022	401	03-ARM'S LENGTH	HGT	\$290,000	\$155,010	53.45	\$161.97	1,448	Ranch
O -09-11-377-082	840 PONTIAC DR	6/2/2022	401	03-ARM'S LENGTH	HGT	\$340,000	\$168,080	49.44	\$192.04	1,484	Ranch
O -09-11-378-065	314 W CLARKSTON RD	9/6/2023	401	03-ARM'S LENGTH	HGT	\$150,000	\$75,640	50.43	\$124.08	779	Ranch
O -09-11-378-071	340 W CLARKSTON RD	4/21/2023	401	03-ARM'S LENGTH	HGT	\$210,000	\$119,370	56.84	\$130.37	1,139	Ranch

Orion Township/Village of Lake Orion

_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
O -09-11-378-092	858 ALAN DR	9/1/2022	401	03-ARM'S LENGTH	HGT	\$225,000	\$107,030	47.57	\$145.33	1,170	Ranch
O -09-11-378-093	864 ALAN DR	8/12/2022	401	19-MULTI PARCEL ARM'S LENGTH	HGT	\$225,000	\$119,960	53.32	\$112.89	1,308	TriLevel/Quad
O -09-11-378-103	810 ALAN DR	8/30/2023	401	03-ARM'S LENGTH	HGT	\$268,000	\$114,280	42.64	\$186.02	1,145	Ranch
O -09-11-379-084	829 ALAN DR	11/21/2023	401	19-MULTI PARCEL ARM'S LENGTH	HGT	\$265,000	\$110,500	41.70	\$134.07	1,364	TriLevel/Quad
O -09-11-380-017	237 BUCKHORN DR	1/9/2024	401	03-ARM'S LENGTH	HGT	\$299,000	\$138,320	46.26	\$207.47	1,176	Ranch
O -09-11-382-021	219 CHICAGO AVE	4/11/2022	401	03-ARM'S LENGTH	HGT	\$216,000	\$105,840	49.00	\$150.60	1,069	Bungalow
O -09-11-384-030	211 BOSTON AVE	1/5/2024	401	03-ARM'S LENGTH	HGT	\$327,000	\$168,450	51.51	\$162.12	1,688	Colonial/2Sty
O -09-11-454-008	175 PHILADELPHIA AVE	11/30/2022	401	03-ARM'S LENGTH	HGT	\$340,000	\$194,290	57.14	\$210.64	1,353	Ranch
O -09-11-455-006	962 BUCKHORN DR	11/21/2022	401	03-ARM'S LENGTH	HGT	\$350,000	\$180,340	51.53	\$197.55	1,476	Ranch
O -09-25-301-005	342 PINNACLE CT	11/8/2022	401	03-ARM'S LENGTH	HHV	\$440,000	\$238,930	54.30	\$151.20	2,370	Ranch
O -09-25-301-006	375 PINNACLE DR	6/16/2023	401	03-ARM'S LENGTH	HHV	\$325,000	\$148,460	45.68	\$134.45	1,810	TriLevel/Quad
O -09-25-351-007	3860 BALD MOUNTAIN RD	9/9/2022	401	03-ARM'S LENGTH	HHV	\$345,000	\$175,400	50.84	\$165.42	1,592	Ranch
O -09-25-352-002	3811 BALD MOUNTAIN RD	2/9/2024	401	03-ARM'S LENGTH	HHV	\$395,000	\$223,300	56.53	\$179.72	1,755	Ranch
O -09-26-401-004	79 HI-HILL DR	5/5/2022	401	03-ARM'S LENGTH	HHV	\$302,000	\$131,770	43.63	\$199.78	1,119	Ranch
O -09-26-402-003	40 HI-HILL DR	5/18/2023	401	03-ARM'S LENGTH	HHV	\$385,000	\$149,970	38.95	\$155.25	1,954	Colonial/2Sty
O -09-26-402-009	3546 HI-LURE DR	8/8/2023	401	03-ARM'S LENGTH	HHV	\$278,000	\$134,800	48.49	\$124.74	1,612	Ranch
O -09-26-403-026	3666 HI-VILLA DR	4/17/2023	401	03-ARM'S LENGTH	HHV	\$300,000	\$141,470	47.16	\$133.79	1,632	Ranch
O -09-26-429-017	3666 HI-DALE DR	8/29/2023	401	03-ARM'S LENGTH	HHV	\$715,000	\$395,420	55.30	\$172.52	3,453	SingleFamily
O -09-26-429-018	3708 HI-DALE DR	4/28/2023	401	03-ARM'S LENGTH	HHV	\$385,000	\$216,900	56.34	\$137.15	2,243	Ranch
O -09-26-430-010	3632 BALD MOUNTAIN RD	2/23/2023	401	03-ARM'S LENGTH	HHV	\$375,000	\$168,730	44.99	\$157.58	1,812	TriLevel/Quad
O -09-26-452-005	152 MORGAN HILL DR	7/12/2022	401	03-ARM'S LENGTH	HHV	\$380,000	\$182,710	48.08	\$180.82	1,650	Ranch
O -09-26-452-010	105 E SILVERBELL RD	4/4/2023	401	03-ARM'S LENGTH	HHV	\$324,000	\$191,400	59.07	\$142.49	1,581	Colonial/2Sty
O -09-26-476-004	3750 HI-VILLA DR	4/8/2022	401	03-ARM'S LENGTH	HHV	\$350,000	\$203,190	58.05	\$136.70	1,984	Colonial/2Sty
O -09-26-476-006	3776 HI-VILLA DR	12/27/2023	401	03-ARM'S LENGTH	HHV	\$265,000	\$120,600	45.51	\$145.57	1,292	Ranch
O -09-26-476-007	3790 HI-VILLA DR	9/12/2022	401	03-ARM'S LENGTH	HHV	\$317,000	\$167,370	52.80	\$154.85	1,520	Ranch
O -09-26-477-002	3737 HI-VILLA DR	7/7/2023	401	03-ARM'S LENGTH	HHV	\$250,000	\$134,370	53.75	\$128.40	1,348	Ranch
O -09-26-477-004	3761 HI-VILLA DR	10/28/2022	401	03-ARM'S LENGTH	HHV	\$285,000	\$130,160	45.67	\$160.06	1,300	Ranch
O -09-26-477-028	261 MORGAN HILL DR	8/16/2022	401	03-ARM'S LENGTH	HHV	\$605,000	\$287,790	47.57	\$188.59	2,583	Colonial/2Sty
O -09-26-478-002	3819 HI-CREST DR	6/3/2022	401	03-ARM'S LENGTH	HHV	\$400,000	\$165,870	41.47	\$168.53	1,794	TriLevel/Quad
O -09-26-478-007	3873 HI-CREST DR	9/1/2022	401	03-ARM'S LENGTH	HHV	\$350,000	\$150,760	43.07	\$153.68	1,686	Ranch
O -09-26-480-002	248 MORGAN HILL DR	8/1/2023	401	03-ARM'S LENGTH	HHV	\$315,000	\$178,120	56.55	\$133.96	1,742	Colonial/2Sty
O -09-26-480-016	3896 BALD MOUNTAIN RD	8/17/2023	401	03-ARM'S LENGTH	HHV	\$360,000	\$165,590	46.00	\$162.88	1,706	TriLevel/Quad
O -09-07-127-003	335 SHREWSBURY DR	4/25/2023	401	03-ARM'S LENGTH	HLE	\$749,900	\$276,570	36.88	\$223.26	2,783	Colonial/2Sty
O -09-07-151-010	562 HAWKSMOORE DR	8/15/2022	401	03-ARM'S LENGTH	HLE	\$595,000	\$339,930	57.13	\$158.84	2,999	Colonial/2Sty
O -09-07-153-005	455 HAWKSMOORE DR	8/10/2022	401	03-ARM'S LENGTH	HLE	\$616,500	\$293,140	47.55	\$167.35	3,136	SingleFamily
O -09-07-176-006	445 SHREWSBURY DR	4/29/2022	401	03-ARM'S LENGTH	HLE	\$1,200,000	\$553,170	46.10	\$234.52	4,363	Tudor
O -09-07-251-004	3791 KLAIS DR	1/29/2024	401	03-ARM'S LENGTH	HLE	\$750,000	\$319,380	42.58	\$194.94	3,358	Colonial/2Sty
O -09-07-353-001	801 HEATHER LAKE DR	4/18/2022	401	03-ARM'S LENGTH	HLE	\$497,000	\$193,740	38.98	\$147.84	2,750	Colonial/2Sty
O -09-07-377-001	4227 NEWCASTLE DR	9/21/2023	401	03-ARM'S LENGTH	HLE	\$575,000	\$345,890	60.15	\$113.89	4,028	Ranch
O -09-07-401-014	613 SHREWSBURY DR	8/11/2023	401	03-ARM'S LENGTH	HLE	\$604,000	\$287,770	47.64	\$176.40	2,914	Colonial/2Sty
O -09-07-452-017	3787 HAMPSHIRE DR	5/20/2022	401	03-ARM'S LENGTH	HLE	\$585,000	\$316,220	54.05	\$151.13	3,267	Colonial/2Sty
O -09-18-105-002	1160 VALLEY VIEW DR	12/15/2022	401	03-ARM'S LENGTH	HLE	\$500,000	\$254,420	50.88	\$160.08	2,500	SingleFamily
O -09-18-152-005	1380 VALLEY VIEW DR	10/11/2022	401	03-ARM'S LENGTH	HLE	\$775,000	\$417,110	53.82	\$146.93	4,530	Colonial/2Sty
O -09-18-176-005	1085 BLUE RIDGE DR	7/26/2022	401	03-ARM'S LENGTH	HLE	\$570,000	\$275,170	48.28	\$168.99	2,786	Ranch
O -09-18-176-008	1103 BLUE RIDGE DR	9/16/2022	401	03-ARM'S LENGTH	HLE	\$619,000	\$404,840	65.40	\$119.66	4,421	Colonial/2Sty
O -09-18-202-002	1034 VALLEY VIEW DR	1/31/2023	401	03-ARM'S LENGTH	HLE	\$488,500	\$253,870	51.97	\$159.09	2,505	Colonial/2Sty
O -09-18-302-008	8126 VALLEY VIEW DR	7/21/2023	401	03-ARM'S LENGTH	HLE	\$610,000	\$278,670	45.68	\$166.89	3,116	Colonial/2Sty
O -09-28-302-003	2442 FLINTRIDGE ST	1/4/2024	401	03-ARM'S LENGTH	JLE	\$221,000	\$115,120	52.09	\$120.93	1,225	Ranch
O -09-28-306-004	3703 GRAFTON ST	12/22/2022	401	03-ARM'S LENGTH	JLE	\$198,000	\$108,950	55.03	\$134.61	925	Ranch
O -09-28-352-007	3705 COLEPORT ST	8/22/2023	401	03-ARM'S LENGTH	JLE	\$216,000	\$106,670	49.38	\$134.18	1,050	Ranch
O -09-28-352-026	3714 GAINESBOROUGH DR	2/3/2023	401	03-ARM'S LENGTH	JLE	\$226,500	\$124,620	55.02	\$109.00	1,409	Ranch
O -09-28-354-026	3980 QUEENSBURY RD	9/26/2022	401	03-ARM'S LENGTH	JLE	\$247,500	\$119,200	48.16	\$172.74	1,008	Ranch
O -09-28-376-013	3787 GAINESBOROUGH DR	9/27/2022	401	03-ARM'S LENGTH	JLE	\$215,000	\$107,150	49.84	\$114.02	1,262	Ranch
O -09-29-276-008	3308 GRAFTON ST	6/16/2023	401	03-ARM'S LENGTH	JLE	\$267,000	\$132,520	49.63	\$161.57	1,195	Ranch

Orion Township/Village of Lake Orion

_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
O -09-29-276-010	3320 GRAFTON ST	8/3/2022	401	03-ARM'S LENGTH	JLE	\$235,000	\$113,970	48.50	\$175.09	925	Ranch
O -09-29-276-014	3344 GRAFTON ST	10/28/2022	401	03-ARM'S LENGTH	JLE	\$245,000	\$121,460	49.58	\$188.18	925	Ranch
O -09-29-277-012	2576 PETERS	6/21/2022	401	03-ARM'S LENGTH	JLE	\$249,000	\$115,160	46.25	\$195.81	894	Ranch
O -09-29-279-009	2515 PETERS	12/29/2023	401	03-ARM'S LENGTH	JLE	\$270,000	\$125,430	46.46	\$215.21	925	Ranch
O -09-29-279-013	2465 PETERS	9/19/2022	401	03-ARM'S LENGTH	JLE	\$250,000	\$118,650	47.46	\$158.61	1,129	Ranch
O -09-29-280-003	3364 CHALICE RD	12/12/2022	401	03-ARM'S LENGTH	JLE	\$236,000	\$135,180	57.28	\$130.28	1,267	Ranch
O -09-29-429-008	3418 CHALICE RD	7/11/2023	401	03-ARM'S LENGTH	JLE	\$275,000	\$153,480	55.81	\$159.66	1,265	Ranch
O -09-29-429-014	2570 FLINTRIDGE ST	7/12/2023	401	03-ARM'S LENGTH	JLE	\$197,000	\$114,010	57.87	\$110.51	1,117	Ranch
O -09-29-429-024	2476 FLINTRIDGE ST	9/14/2022	401	03-ARM'S LENGTH	JLE	\$199,000	\$99,740	50.12	\$103.11	1,225	Ranch
O -09-29-430-019	3573 GRAFTON ST	10/20/2023	401	03-ARM'S LENGTH	JLE	\$235,777	\$106,510	45.17	\$175.22	925	Ranch
O -09-29-431-004	3610 GRAFTON ST	3/8/2023	401	03-ARM'S LENGTH	JLE	\$212,000	\$108,090	50.99	\$150.33	925	Ranch
O -09-29-431-014	2494 LITER RD	3/14/2024	401	03-ARM'S LENGTH	JLE	\$247,000	\$109,160	44.19	\$134.43	1,305	Ranch
O -09-29-432-006	3728 GRAFTON ST	4/7/2022	401	03-ARM'S LENGTH	JLE	\$225,000	\$113,710	50.54	\$120.97	1,247	Ranch
O -09-29-476-001	2549 LITER RD	7/21/2022	401	03-ARM'S LENGTH	JLE	\$239,000	\$123,160	51.53	\$111.39	1,483	Ranch
O -09-29-476-004	2507 LITER RD	6/30/2023	401	03-ARM'S LENGTH	JLE	\$239,000	\$119,420	49.97	\$128.34	1,305	Ranch
O -09-29-476-010	2423 LITER RD	5/16/2022	401	03-ARM'S LENGTH	JLE	\$229,900	\$109,850	47.78	\$125.22	1,269	Ranch
O -09-29-476-020	2436 TOBY RD	5/3/2023	401	03-ARM'S LENGTH	JLE	\$220,000	\$91,670	41.67	\$155.74	925	Ranch
O -09-29-477-006	3789 CHESTERFIELD RD	8/24/2022	401	03-ARM'S LENGTH	JLE	\$250,000	\$110,160	44.06	\$185.37	966	Colonial/2Sty
O -09-11-427-008	63 GLANWORTH AVE	3/7/2024	401	03-ARM'S LENGTH	JWL	\$270,000	\$122,650	45.43	\$178.88	1,200	Colonial/2Sty
O -09-11-427-010	97 GLANWORTH AVE	5/10/2023	401	03-ARM'S LENGTH	JWL	\$265,000	\$143,520	54.16	\$115.44	1,735	Colonial/2Sty
O -09-11-429-007	86 GLANWORTH AVE	9/1/2023	401	03-ARM'S LENGTH	JWL	\$318,500	\$154,600	48.54	\$143.85	1,740	Ranch
O -09-11-429-010	134 GLANWORTH AVE	7/15/2022	401	03-ARM'S LENGTH	JWL	\$184,900	\$75,400	40.78	\$160.41	805	Ranch
O -09-11-429-011	61 SUMMER AVE	7/22/2022	401	03-ARM'S LENGTH	JWL	\$255,000	\$127,870	50.15	\$154.15	1,207	Ranch
O -09-11-478-006	220 GOLDEN GATE AVE	6/14/2023	401	03-ARM'S LENGTH	JWL	\$309,000	\$145,480	47.08	\$165.83	1,468	Ranch
O -09-12-302-001	154 GLANWORTH AVE	6/20/2023	401	03-ARM'S LENGTH	JWL	\$335,000	\$155,780	46.50	\$136.18	1,954	Ranch
O -09-12-351-005	785 MARKDALE AVE	2/23/2023	401	03-ARM'S LENGTH	JWL	\$280,000	\$167,260	59.74	\$84.08	2,170	CapeCod
O -09-12-351-017	810 PLEASANT RIDGE AVE	1/10/2023	401	03-ARM'S LENGTH	JWL	\$409,000	\$179,800	43.96	\$153.52	2,146	Bungalow
O -09-12-352-021	425 PARK VIEW BLVD	10/12/2022	401	03-ARM'S LENGTH	JWL	\$420,000	\$257,470	61.30	\$163.57	2,042	Ranch
O -09-12-352-027	469 CREEKS EDGE CT	1/27/2023	401	03-ARM'S LENGTH	JWL	\$440,000	\$263,540	59.90	\$160.76	2,188	Bungalow
O -09-12-353-014	579 E CLARKSTON RD	11/22/2023	401	03-ARM'S LENGTH	JWL	\$285,000	\$138,920	48.74	\$193.28	1,069	Ranch
O -09-13-103-001	1211 BALD MOUNTAIN RD	10/13/2022	401	03-ARM'S LENGTH	JWL	\$331,000	\$143,680	43.41	\$234.96	1,118	Ranch
O -09-13-103-003	1241 BALD MOUNTAIN RD	9/1/2022	401	03-ARM'S LENGTH	JWL	\$325,000	\$133,610	41.11	\$217.39	1,190	Ranch
O -09-13-103-004	1257 BALD MOUNTAIN RD	5/11/2023	401	03-ARM'S LENGTH	JWL	\$306,000	\$125,130	40.89	\$203.75	1,168	BiLevel
O -09-29-378-003	3178 HIDDEN TIMBER DR	7/11/2022	407	03-ARM'S LENGTH	K29	\$485,000	\$219,100	45.18	\$154.01	2,740	Colonial/2Sty
O -09-29-451-007	3125 HIDDEN TIMBER DR	8/28/2023	407	03-ARM'S LENGTH	K29	\$518,000	\$241,780	46.68	\$177.35	2,536	Colonial/2Sty
O -09-29-454-002	2989 CRESTWOOD CT	10/20/2022	407	03-ARM'S LENGTH	K29	\$485,000	\$278,260	57.37	\$129.73	3,253	Colonial/2Sty
O -09-29-454-007	2949 CRESTWOOD CT	4/26/2023	407	03-ARM'S LENGTH	K29	\$545,000	\$275,120	50.48	\$173.17	2,749	Colonial/2Sty
OL-09-11-230-006	148 SABER WAY	2/16/2024	407	03-ARM'S LENGTH	KAC	\$199,000	\$99,500	50.00	\$121.98	1,300	TwnHse/Duplex
OL-09-11-230-012	100 SABER WAY	11/6/2023	407	03-ARM'S LENGTH	KAC	\$209,000	\$87,450	41.84	\$191.78	879	Ranch
OL-09-11-230-028	164 PARK GREEN DR	5/18/2022	407	03-ARM'S LENGTH	KAC	\$179,000	\$89,650	50.08	\$157.83	878	Ranch
OL-09-11-230-031	140 PARK GREEN DR	4/21/2023	407	03-ARM'S LENGTH	KAC	\$207,200	\$98,230	47.41	\$128.29	1,300	SingleFamily
OL-09-11-230-032	132 PARK GREEN DR	11/9/2022	407	03-ARM'S LENGTH	KAC	\$169,000	\$87,580	51.82	\$146.44	878	Ranch
OL-09-11-230-044	157 EVERGREEN TRL	2/17/2023	407	03-ARM'S LENGTH	KAC	\$179,900	\$88,430	49.16	\$158.85	878	Ranch
OL-09-11-230-048	189 EVERGREEN TRL	9/26/2022	407	03-ARM'S LENGTH	KAC	\$182,000	\$88,300	48.52	\$161.06	879	Ranch
OL-09-11-230-055	140 EVERGREEN TRL	11/23/2022	407	03-ARM'S LENGTH	KAC	\$197,000	\$99,210	50.36	\$120.44	1,300	SingleFamily
OL-09-11-230-062	284 PARK GREEN DR	1/13/2023	407	03-ARM'S LENGTH	KAC	\$188,000	\$100,080	53.23	\$113.52	1,300	SingleFamily
OL-09-11-230-063	278 PARK GREEN DR	9/20/2023	407	03-ARM'S LENGTH	KAC	\$209,000	\$100,200	47.94	\$129.67	1,300	SingleFamily
OL-09-11-230-064	272 PARK GREEN DR	2/28/2023	407	03-ARM'S LENGTH	KAC	\$170,000	\$88,290	51.94	\$147.41	879	Ranch
OL-09-11-230-067	254 PARK GREEN DR	2/9/2024	407	03-ARM'S LENGTH	KAC	\$188,000	\$100,200	53.30	\$113.52	1,300	SingleFamily
OL-09-11-230-070	236 PARK GREEN DR	6/29/2022	407	03-ARM'S LENGTH	KAC	\$187,600	\$100,200	53.41	\$113.21	1,300	SingleFamily
OL-09-11-230-075	206 PARK GREEN DR	2/27/2023	407	03-ARM'S LENGTH	KAC	\$205,000	\$99,340	48.46	\$126.60	1,300	SingleFamily
O -09-23-352-001	392 FOUR SEASONS DR	6/24/2022	407	03-ARM'S LENGTH	KAT	\$320,000	\$169,400	52.94	\$185.84	1,483	Ranch
O -09-23-352-002	386 FOUR SEASONS DR	9/14/2022	407	03-ARM'S LENGTH	KAT	\$400,000	\$176,120	44.03	\$190.67	1,865	SingleFamily
O -09-23-352-027	218 FOUR SEASONS DR	4/25/2022	407	03-ARM'S LENGTH	KAT	\$370,000	\$201,110	54.35	\$173.17	1,865	Ranch

Orion Township/Village of Lake Orion

_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
O -09-23-352-030	200 FOUR SEASONS DR	7/31/2023	407	03-ARM'S LENGTH	KAT	\$389,000	\$201,600	51.83	\$184.77	1,865	Ranch
O -09-23-352-047	385 FOUR SEASONS DR	5/10/2023	407	03-ARM'S LENGTH	KAT	\$285,000	\$155,700	54.63	\$162.24	1,483	Ranch
O -09-23-352-055	289 FOUR SEASONS DR	7/26/2022	407	03-ARM'S LENGTH	KAT	\$370,000	\$177,580	47.99	\$173.57	1,865	Ranch
O -09-23-352-056	283 FOUR SEASONS DR	2/6/2023	407	03-ARM'S LENGTH	KAT	\$379,900	\$192,400	50.64	\$179.89	1,865	Ranch
O -09-23-352-059	235 FOUR SEASONS DR	9/12/2023	407	03-ARM'S LENGTH	KAT	\$415,000	\$207,810	50.07	\$168.91	2,194	Ranch
O -09-29-331-011	3715 W MADISON AVE	4/27/2022	407	03-ARM'S LENGTH	KAT	\$237,000	\$117,260	49.48	\$140.46	1,255	Ranch
O -09-29-333-001	3733 W MADISON AVE	9/27/2023	407	03-ARM'S LENGTH	KAT	\$305,000	\$138,620	45.45	\$162.74	1,501	TwnHse/Duplex
O -09-29-333-002	3737 W MADISON AVE	10/6/2023	407	03-ARM'S LENGTH	KAT	\$300,000	\$137,640	45.88	\$162.44	1,473	TwnHse/Duplex
O -09-29-333-005	3748 W MADISON AVE	7/13/2022	407	03-ARM'S LENGTH	KAT	\$300,000	\$137,960	45.99	\$160.70	1,489	TwnHse/Duplex
O -09-29-333-010	3718 E MADISON AVE	11/10/2022	407	03-ARM'S LENGTH	KAT	\$302,000	\$139,430	46.17	\$159.26	1,515	TwnHse/Duplex
O -09-32-151-035	3360 GINGELL DR	2/16/2023	407	03-ARM'S LENGTH	KAT	\$179,900	\$106,330	59.11	\$125.40	1,080	Ranch
O -09-32-151-045	3424 GINGELL DR	5/31/2023	407	03-ARM'S LENGTH	KAT	\$235,000	\$101,080	43.01	\$165.39	1,152	Colonial/2Sty
O -09-32-151-052	3440 GINGELL DR	8/1/2023	407	03-ARM'S LENGTH	KAT	\$195,000	\$81,800	41.95	\$132.84	1,136	Ranch
O -09-32-401-001	4667 BROOMFIELD WAY	7/21/2022	407	03-ARM'S LENGTH	KAT	\$444,440	\$230,990	51.97	\$184.07	2,102	TwnHse/Duplex
O -09-32-401-002	4673 BROOMFIELD WAY	7/29/2022	407	03-ARM'S LENGTH	KAT	\$430,890	\$229,750	53.32	\$178.82	2,088	TwnHse/Duplex
O -09-32-401-003	4679 BROOMFIELD WAY	7/29/2022	407	03-ARM'S LENGTH	KAT	\$422,455	\$208,540	49.36	\$182.47	2,000	TwnHse/Duplex
O -09-32-401-004	4685 BROOMFIELD WAY	7/27/2022	407	03-ARM'S LENGTH	KAT	\$465,775	\$223,180	47.92	\$194.59	2,098	TwnHse/Duplex
O -09-32-401-005	4691 BROOMFIELD WAY	7/27/2022	407	03-ARM'S LENGTH	KAT	\$450,500	\$224,930	49.93	\$186.07	2,112	TwnHse/Duplex
O -09-32-401-006	4697 BROOMFIELD WAY	6/22/2022	407	03-ARM'S LENGTH	KAT	\$438,265	\$224,010	51.11	\$178.67	2,131	TwnHse/Duplex
O -09-32-401-007	4703 BROOMFIELD WAY	6/23/2022	407	03-ARM'S LENGTH	KAT	\$424,875	\$206,910	48.70	\$192.26	1,910	TwnHse/Duplex
O -09-32-401-008	4709 BROOMFIELD WAY	6/22/2022	407	03-ARM'S LENGTH	KAT	\$426,945	\$222,330	52.07	\$173.44	2,130	TwnHse/Duplex
O -09-32-401-009	4715 BROOMFIELD WAY	6/23/2022	407	03-ARM'S LENGTH	KAT	\$411,305	\$215,420	52.37	\$176.10	2,009	TwnHse/Duplex
O -09-32-401-010	4721 BROOMFIELD WAY	6/22/2022	407	03-ARM'S LENGTH	KAT	\$436,540	\$221,080	50.64	\$178.37	2,125	TwnHse/Duplex
O -09-32-401-011	4741 GLENORA DR	6/24/2022	407	03-ARM'S LENGTH	KAT	\$431,990	\$179,540	41.56	\$180.10	2,078	Colonial/2Sty
O -09-32-401-012	4747 GLENORA DR	4/26/2022	407	03-ARM'S LENGTH	KAT	\$371,460	\$169,220	45.56	\$165.94	1,889	Colonial/2Sty
O -09-32-401-013	4753 GLENORA DR	7/15/2022	407	03-ARM'S LENGTH	KAT	\$382,990	\$173,330	45.26	\$164.94	1,972	Colonial/2Sty
O -09-32-401-014	4759 GLENORA DR	6/28/2022	407	03-ARM'S LENGTH	KAT	\$410,175	\$178,610	43.54	\$169.77	2,076	Colonial/2Sty
O -09-32-401-015	4765 GLENORA DR	4/28/2022	407	03-ARM'S LENGTH	KAT	\$398,775	\$174,280	43.70	\$171.29	1,991	Colonial/2Sty
O -09-32-401-016	4771 GLENORA DR	4/27/2022	407	03-ARM'S LENGTH	KAT	\$410,125	\$180,230	43.95	\$168.37	2,093	Colonial/2Sty
O -09-32-401-017	4777 GLENORA DR	12/19/2022	407	03-ARM'S LENGTH	KAT	\$439,990	\$213,080	48.43	\$192.00	1,992	TwnHse/Duplex
O -09-32-401-018	4783 GLENORA DR	3/24/2023	407	03-ARM'S LENGTH	KAT	\$419,990	\$213,860	50.92	\$180.69	2,006	TwnHse/Duplex
O -09-32-401-019	4789 GLENORA DR	9/7/2022	407	03-ARM'S LENGTH	KAT	\$480,375	\$219,270	45.65	\$201.94	2,094	TwnHse/Duplex
O -09-32-401-020	4795 GLENORA DR	10/31/2022	407	03-ARM'S LENGTH	KAT	\$425,001	\$213,080	50.14	\$184.48	1,992	TwnHse/Duplex
O -09-32-401-021	4801 GLENORA DR	2/28/2023	407	03-ARM'S LENGTH	KAT	\$410,000	\$213,860	52.16	\$175.71	2,006	TwnHse/Duplex
O -09-32-401-022	4807 GLENORA DR	8/25/2022	407	03-ARM'S LENGTH	KAT	\$419,765	\$218,810	52.13	\$172.99	2,094	TwnHse/Duplex
O -09-32-401-023	4813 GLENORA DR	11/14/2022	407	03-ARM'S LENGTH	KAT	\$490,315	\$227,510	46.40	\$200.46	2,159	TwnHse/Duplex
O -09-32-401-024	4819 GLENORA DR	6/28/2023	407	03-ARM'S LENGTH	KAT	\$399,990	\$216,150	54.04	\$169.30	2,023	TwnHse/Duplex
O -09-32-401-025	4825 GLENORA DR	3/29/2023	407	03-ARM'S LENGTH	KAT	\$429,965	\$223,470	51.97	\$176.03	2,116	TwnHse/Duplex
O -09-32-401-026	4831 GLENORA DR	5/26/2023	407	03-ARM'S LENGTH	KAT	\$395,000	\$223,470	56.57	\$159.50	2,116	TwnHse/Duplex
O -09-32-401-027	4837 GLENORA DR	4/19/2023	407	03-ARM'S LENGTH	KAT	\$418,477	\$217,430	51.96	\$178.35	2,024	TwnHse/Duplex
O -09-32-401-028	4843 GLENORA DR	2/22/2023	407	03-ARM'S LENGTH	KAT	\$479,990	\$229,950	47.91	\$196.41	2,151	TwnHse/Duplex
O -09-32-401-029	4849 GLENORA DR	12/22/2022	407	03-ARM'S LENGTH	KAT	\$398,050	\$182,910	45.95	\$160.89	2,115	TwnHse/Duplex
O -09-32-401-030	4855 GLENORA DR	12/21/2022	407	03-ARM'S LENGTH	KAT	\$372,475	\$170,640	45.81	\$163.12	1,928	TwnHse/Duplex
O -09-32-401-031	4861 GLENORA DR	12/23/2022	407	03-ARM'S LENGTH	KAT	\$408,540	\$181,430	44.41	\$165.24	2,123	TwnHse/Duplex
O -09-32-401-032	4867 GLENORA DR	7/25/2023	407	03-ARM'S LENGTH	KAT	\$400,990	\$175,790	43.84	\$169.93	2,020	TwnHse/Duplex
O -09-32-401-033	4873 GLENORA DR	12/28/2022	407	03-ARM'S LENGTH	KAT	\$390,340	\$176,680	45.26	\$163.84	2,030	TwnHse/Duplex
O -09-32-401-034	4879 GLENORA DR	12/28/2022	407	03-ARM'S LENGTH	KAT	\$444,840	\$182,480	41.02	\$182.34	2,123	TwnHse/Duplex
O -09-32-401-035	4885 GLENORA DR	10/12/2023	407	03-ARM'S LENGTH	KAT	\$390,000	\$184,680	47.35	\$156.20	2,127	TwnHse/Duplex
O -09-32-401-036	4891 GLENORA DR	1/24/2024	407	03-ARM'S LENGTH	KAT	\$394,900	\$177,830	45.03	\$166.25	2,028	TwnHse/Duplex
O -09-32-401-037	4897 GLENORA DR	11/1/2023	407	03-ARM'S LENGTH	KAT	\$404,990	\$179,810	44.40	\$171.22	2,028	TwnHse/Duplex
O -09-32-401-038	4903 GLENORA DR	12/26/2023	407	03-ARM'S LENGTH	KAT	\$433,990	\$186,530	42.98	\$176.88	2,127	TwnHse/Duplex
O -09-32-401-043	4764 BROOMFIELD WAY	2/16/2023	407	03-ARM'S LENGTH	KAT	\$360,000	\$207,640	57.68	\$156.81	1,928	TwnHse/Duplex
O -09-32-401-045	4776 BROOMFIELD WAY	11/22/2023	407	03-ARM'S LENGTH	KAT	\$372,500	\$198,970	53.41	\$155.50	2,024	TwnHse/Duplex
O -09-32-401-053	4824 BROOMFIELD WAY	10/5/2022	407	03-ARM'S LENGTH	KAT	\$430,000	\$213,560	49.67	\$185.14	2,012	TwnHse/Duplex

Orion Township/Village of Lake Orion

_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
O -09-32-401-066	4902 BROOMFIELD WAY	6/14/2022	407	03-ARM'S LENGTH	KAT	\$395,000	\$180,670	45.74	\$155.23	2,175	TwHse/Duplex
O -09-32-401-067	4727 BROOMFIELD WAY	5/24/2022	407	03-ARM'S LENGTH	KAT	\$467,105	\$231,110	49.48	\$185.42	2,209	TwHse/Duplex
O -09-32-401-068	4733 BROOMFIELD WAY	5/18/2022	407	03-ARM'S LENGTH	KAT	\$409,725	\$228,870	55.86	\$163.03	2,164	TwHse/Duplex
O -09-32-401-069	4739 BROOMFIELD WAY	5/27/2022	407	03-ARM'S LENGTH	KAT	\$410,075	\$228,100	55.62	\$164.26	2,150	TwHse/Duplex
O -09-32-401-070	4745 BROOMFIELD WAY	5/26/2022	407	03-ARM'S LENGTH	KAT	\$411,575	\$228,100	55.42	\$164.95	2,150	TwHse/Duplex
O -09-32-401-071	4751 BROOMFIELD WAY	6/1/2022	407	03-ARM'S LENGTH	KAT	\$416,075	\$222,560	53.49	\$174.85	2,054	TwHse/Duplex
O -09-32-401-072	4757 BROOMFIELD WAY	5/27/2022	407	03-ARM'S LENGTH	KAT	\$453,685	\$248,500	54.77	\$179.61	2,209	TwHse/Duplex
O -09-32-401-097	4907 GLENORA DR	12/18/2023	407	03-ARM'S LENGTH	KAT	\$468,500	\$220,350	47.03	\$194.51	2,116	TwHse/Duplex
O -09-32-401-098	4913 GLENORA DR	12/5/2023	407	03-ARM'S LENGTH	KAT	\$449,990	\$213,850	47.52	\$189.79	2,071	TwHse/Duplex
O -09-32-401-101	4932 GLENORA DR	6/28/2023	407	03-ARM'S LENGTH	KAT	\$471,140	\$224,920	47.74	\$192.02	2,154	TwHse/Duplex
O -09-32-401-102	4938 GLENORA DR	9/22/2023	407	03-ARM'S LENGTH	KAT	\$424,990	\$217,540	51.19	\$180.84	2,032	TwHse/Duplex
O -09-32-401-103	4944 GLENORA DR	7/27/2023	407	03-ARM'S LENGTH	KAT	\$429,990	\$220,940	51.38	\$175.61	2,121	TwHse/Duplex
O -09-32-401-104	4950 GLENORA DR	9/18/2023	407	03-ARM'S LENGTH	KAT	\$434,990	\$217,270	49.95	\$187.05	2,018	TwHse/Duplex
O -09-32-401-105	4956 GLENORA DR	9/28/2023	407	03-ARM'S LENGTH	KAT	\$399,990	\$207,730	51.93	\$177.45	1,930	TwHse/Duplex
O -09-32-401-106	4962 GLENORA DR	7/18/2023	407	03-ARM'S LENGTH	KAT	\$427,290	\$217,320	50.86	\$182.42	2,027	TwHse/Duplex
O -09-32-401-107	4968 GLENORA DR	6/9/2023	407	03-ARM'S LENGTH	KAT	\$430,000	\$218,370	50.78	\$183.76	2,027	TwHse/Duplex
O -09-32-401-108	4974 GLENORA DR	6/16/2023	407	03-ARM'S LENGTH	KAT	\$439,990	\$221,560	50.36	\$179.56	2,130	TwHse/Duplex
O -09-32-401-109	4980 GLENORA DR	6/2/2023	407	03-ARM'S LENGTH	KAT	\$427,685	\$223,320	52.22	\$174.61	2,120	TwHse/Duplex
O -09-32-401-110	4986 GLENORA DR	6/20/2023	407	03-ARM'S LENGTH	KAT	\$441,765	\$221,100	50.05	\$180.40	2,130	TwHse/Duplex
O -09-32-401-111	4992 GLENORA DR	7/27/2023	407	03-ARM'S LENGTH	KAT	\$424,990	\$215,790	50.78	\$181.29	2,027	TwHse/Duplex
O -09-32-401-112	4998 GLENORA DR	7/24/2023	407	03-ARM'S LENGTH	KAT	\$444,990	\$222,910	50.09	\$182.77	2,120	TwHse/Duplex
O -09-14-326-001	166 BARRINGTON CIR	1/23/2024	407	03-ARM'S LENGTH	KBC	\$265,000	\$118,450	44.70	\$151.48	1,574	Ranch
O -09-14-326-011	182 BARRINGTON CIR	12/12/2022	407	03-ARM'S LENGTH	KBC	\$245,000	\$118,450	48.35	\$138.78	1,574	Colonial/2Sty
O -09-14-326-018	204 BARRINGTON CIR	12/1/2023	407	03-ARM'S LENGTH	KBC	\$263,900	\$118,450	44.88	\$150.78	1,574	Ranch
O -09-14-326-037	237 BARRINGTON CIR	3/13/2024	407	03-ARM'S LENGTH	KBC	\$239,900	\$118,510	49.40	\$135.54	1,574	Colonial/2Sty
O -09-14-326-039	233 BARRINGTON CIR	9/1/2023	407	03-ARM'S LENGTH	KBC	\$309,000	\$122,400	39.61	\$179.44	1,574	Colonial/2Sty
O -09-14-326-040	231 BARRINGTON CIR	7/14/2023	407	03-ARM'S LENGTH	KBC	\$250,000	\$118,510	47.40	\$141.95	1,574	Colonial/2Sty
O -09-14-326-066	1714 BARRINGTON CT	9/20/2023	407	03-ARM'S LENGTH	KBC	\$299,500	\$166,430	55.57	\$175.63	1,554	TwHse/Duplex
O -09-14-326-069	1726 BARRINGTON CT	3/11/2024	407	03-ARM'S LENGTH	KBC	\$306,000	\$165,800	54.18	\$180.28	1,550	TwHse/Duplex
O -09-14-326-071	1722 BARRINGTON CT	8/18/2023	407	03-ARM'S LENGTH	KBC	\$285,000	\$165,800	58.18	\$166.73	1,550	TwHse/Duplex
O -09-25-401-069	3339 MALLARD LN	6/24/2022	407	03-ARM'S LENGTH	KBM	\$730,000	\$341,490	46.78	\$201.84	3,147	Colonial/2Sty
O -09-25-401-072	3443 MALLARD LN	7/15/2022	407	03-ARM'S LENGTH	KBM	\$672,000	\$358,460	53.34	\$188.34	3,099	Colonial/2Sty
O -09-25-401-116	3150 HUNTSMAN BLVD	6/22/2022	407	03-ARM'S LENGTH	KBM	\$760,000	\$367,180	48.31	\$203.04	3,308	Colonial/2Sty
O -09-25-401-121	1126 LONGSPUR BLVD	5/16/2022	407	03-ARM'S LENGTH	KBM	\$875,000	\$464,630	53.10	\$184.59	4,142	Colonial/2Sty
O -09-25-401-124	3568 FINCH CT	8/5/2022	407	03-ARM'S LENGTH	KBM	\$940,000	\$434,600	46.23	\$214.30	3,793	Colonial/2Sty
O -09-25-401-125	3546 FINCH CT	2/3/2023	407	03-ARM'S LENGTH	KBM	\$875,000	\$459,520	52.52	\$197.95	3,816	Colonial/2Sty
O -09-25-401-133	950 LONGSPUR BLVD	5/31/2022	407	03-ARM'S LENGTH	KBM	\$924,900	\$466,780	50.47	\$192.78	4,212	Colonial/2Sty
O -09-25-401-134	928 LONGSPUR BLVD	11/20/2023	407	03-ARM'S LENGTH	KBM	\$925,000	\$464,560	50.22	\$191.93	4,244	Colonial/2Sty
O -09-25-401-155	3462 KINGSDALE BLVD	7/5/2022	407	03-ARM'S LENGTH	KBM	\$875,000	\$418,140	47.79	\$209.87	3,643	Colonial/2Sty
O -09-25-401-168	3358 HUNTSMAN BLVD	6/17/2022	407	03-ARM'S LENGTH	KBM	\$780,000	\$366,530	46.99	\$204.14	3,316	Colonial/2Sty
O -09-25-401-201	927 WEBER CT	10/4/2022	407	03-ARM'S LENGTH	KBM	\$750,000	\$366,960	48.93	\$205.77	3,144	Colonial/2Sty
O -09-25-401-214	3387 HUNTSMAN BLVD	7/13/2022	407	03-ARM'S LENGTH	KBM	\$751,100	\$391,460	52.12	\$192.28	3,324	Colonial/2Sty
O -09-29-103-005	3251 BALDWIN WOODS DR	7/21/2022	407	03-ARM'S LENGTH	KBW	\$238,000	\$117,430	49.34	\$142.05	1,400	Colonial/2Sty
O -09-25-402-002	1294 LARK ST	8/8/2022	407	03-ARM'S LENGTH	KCB	\$475,000	\$237,640	50.03	\$201.25	1,863	Ranch
O -09-25-402-072	1166 LARK ST	10/17/2023	407	03-ARM'S LENGTH	KCB	\$508,000	\$244,980	48.22	\$218.85	1,864	Ranch
O -09-25-402-100	1339 CROSSBILL LN	8/26/2022	407	03-ARM'S LENGTH	KCB	\$575,000	\$273,940	47.64	\$256.61	1,843	Ranch
O -09-25-402-113	1239 LARK ST	8/31/2022	407	03-ARM'S LENGTH	KCB	\$456,000	\$235,400	51.62	\$191.88	1,855	Ranch
O -09-04-301-010	119 GREENAN LN	3/27/2023	407	03-ARM'S LENGTH	KGC	\$800,000	\$410,030	51.25	\$186.85	3,876	Colonial/2Sty
O -09-04-301-014	2196 ALTON LN	2/28/2023	407	03-ARM'S LENGTH	KGC	\$440,786	\$177,360	40.24	\$200.51	1,984	Ranch
O -09-04-301-018	199 GREENAN LN	2/16/2023	407	03-ARM'S LENGTH	KGC	\$468,789	\$263,200	56.14	\$137.19	2,895	Colonial/2Sty
O -09-04-301-019	211 GREENAN LN	9/30/2022	407	03-ARM'S LENGTH	KGC	\$462,821	\$200,830	43.39	\$193.73	2,014	Ranch
O -09-04-301-021	213 SANDHILLS LN	5/13/2022	407	03-ARM'S LENGTH	KGC	\$505,280	\$299,240	59.22	\$125.91	3,433	Colonial/2Sty
O -09-04-301-025	271 GREENAN LN	3/10/2023	407	03-ARM'S LENGTH	KGC	\$775,030	\$409,950	52.89	\$177.05	3,964	Colonial/2Sty
O -09-04-301-040	425 GREENAN LN	9/22/2022	407	03-ARM'S LENGTH	KGC	\$767,500	\$358,490	46.71	\$180.52	3,772	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
O -09-04-301-046	282 GREENAN LN	7/31/2023	407	03-ARM'S LENGTH	KGC	\$475,600	\$204,680	43.04	\$199.99	1,983	Ranch
O -09-04-301-051	2210 GREENAN CT	4/5/2022	407	03-ARM'S LENGTH	KGC	\$425,617	\$250,300	58.81	\$133.08	2,660	Colonial/2Sty
O -09-04-301-058	204 GREENAN LN	7/19/2022	407	03-ARM'S LENGTH	KGC	\$579,000	\$279,010	48.19	\$156.76	3,326	Colonial/2Sty
O -09-04-301-066	110 CROSBIE CT	12/6/2023	407	03-ARM'S LENGTH	KGC	\$477,000	\$186,750	39.15	\$210.85	1,989	Ranch
O -09-04-301-067	98 CROSBIE CT	7/15/2022	407	03-ARM'S LENGTH	KGC	\$444,036	\$181,550	40.89	\$193.64	1,981	Ranch
O -09-04-301-079	84 GREENAN LN	5/23/2022	407	03-ARM'S LENGTH	KGC	\$463,608	\$246,030	53.07	\$151.42	2,656	Bungalow
O -09-04-301-082	2206 PRESTWICK LN	10/6/2023	407	03-ARM'S LENGTH	KGC	\$436,000	\$191,250	43.86	\$187.70	2,002	Ranch
O -09-04-301-083	2198 PRESTWICK LN	12/21/2022	407	03-ARM'S LENGTH	KGC	\$439,165	\$249,260	56.76	\$144.20	2,646	Bungalow
O -09-04-301-084	2192 PRESTWICK LN	9/15/2023	407	03-ARM'S LENGTH	KGC	\$490,500	\$247,400	50.44	\$149.17	2,902	Colonial/2Sty
O -09-04-426-004	42 TWEED LN	8/26/2022	407	03-ARM'S LENGTH	KGC	\$549,000	\$241,510	43.99	\$137.45	3,367	Colonial/2Sty
O -09-04-426-018	213 KIRKSWAY LN	2/3/2023	407	03-ARM'S LENGTH	KGC	\$550,000	\$283,580	51.56	\$153.82	2,998	Colonial/2Sty
O -09-04-426-038	272 KIRKSWAY CT	9/12/2022	407	03-ARM'S LENGTH	KGC	\$665,000	\$374,890	56.37	\$160.57	3,592	Ranch
O -09-04-426-039	262 KIRKSWAY CT	1/27/2023	407	03-ARM'S LENGTH	KGC	\$530,350	\$279,080	52.62	\$168.37	2,638	Colonial/2Sty
O -09-04-426-064	223 KIRKSWAY LN	3/22/2024	407	03-ARM'S LENGTH	KGC	\$705,000	\$357,670	50.73	\$229.18	2,593	Ranch
O -09-29-332-001	3517 W MADISON AVE	6/24/2022	407	03-ARM'S LENGTH	KGM	\$375,000	\$202,830	54.09	\$199.02	1,580	Ranch
O -09-29-332-004	3571 W MADISON AVE	6/27/2023	407	03-ARM'S LENGTH	KGM	\$385,000	\$199,530	51.83	\$205.25	1,580	Ranch
O -09-31-202-003	4117 AVERY RD	8/4/2022	407	03-ARM'S LENGTH	KGM	\$546,340	\$276,160	50.55	\$244.35	1,935	Ranch
O -09-31-202-004	4121 AVERY RD	6/8/2022	407	03-ARM'S LENGTH	KGM	\$503,565	\$254,120	50.46	\$239.05	1,802	Ranch
O -09-31-202-005	4125 AVERY RD	5/12/2022	407	03-ARM'S LENGTH	KGM	\$608,490	\$334,170	54.92	\$209.12	2,556	Bungalow
O -09-31-202-006	4129 AVERY RD	5/6/2022	407	03-ARM'S LENGTH	KGM	\$516,540	\$255,250	49.42	\$233.34	1,912	Ranch
O -09-31-202-007	4133 AVERY RD	5/24/2023	407	03-ARM'S LENGTH	KGM	\$495,840	\$230,460	46.48	\$205.17	2,072	Ranch
O -09-31-202-008	4301 SILICA DR	8/19/2022	407	03-ARM'S LENGTH	KGM	\$547,420	\$288,910	52.78	\$210.42	2,267	Ranch
O -09-31-202-009	4305 SILICA DR	10/26/2022	407	03-ARM'S LENGTH	KGM	\$533,555	\$292,030	54.73	\$171.16	2,647	Bungalow
O -09-31-202-010	4309 SILICA DR	10/26/2022	407	03-ARM'S LENGTH	KGM	\$481,340	\$243,510	50.59	\$191.39	2,124	Ranch
O -09-31-202-011	4313 SILICA DR	10/27/2022	407	03-ARM'S LENGTH	KGM	\$552,990	\$267,170	48.31	\$244.47	1,974	Ranch
O -09-31-202-012	4317 SILICA DR	12/14/2023	407	03-ARM'S LENGTH	KGM	\$521,415	\$268,000	51.40	\$222.68	2,007	Ranch
O -09-31-202-013	4321 SILICA DR	5/2/2023	407	03-ARM'S LENGTH	KGM	\$616,665	\$292,310	47.40	\$224.72	2,421	Bungalow
O -09-31-202-014	4325 SILICA DR	8/29/2023	407	03-ARM'S LENGTH	KGM	\$510,000	\$254,440	49.89	\$230.72	1,892	Ranch
O -09-31-202-015	4329 SILICA DR	3/17/2023	407	03-ARM'S LENGTH	KGM	\$575,500	\$274,470	47.69	\$227.54	2,207	Ranch
O -09-31-202-016	4349 SILICA DR	3/10/2023	407	03-ARM'S LENGTH	KGM	\$613,915	\$282,980	46.09	\$252.80	2,150	Ranch
O -09-31-202-018	4357 SILICA DR	2/9/2024	407	03-ARM'S LENGTH	KGM	\$621,620	\$301,970	48.58	\$214.90	2,565	Bungalow
O -09-31-202-019	4361 SILICA DR	10/27/2023	407	03-ARM'S LENGTH	KGM	\$568,240	\$296,230	52.13	\$217.87	2,285	Ranch
O -09-31-202-022	4373 SILICA DR	11/13/2023	407	03-ARM'S LENGTH	KGM	\$556,040	\$318,310	57.25	\$182.78	2,657	Bungalow
O -09-31-202-025	4385 SILICA DR	3/28/2024	407	03-ARM'S LENGTH	KGM	\$525,440	\$267,360	50.88	\$237.99	1,912	Ranch
O -09-31-202-026	4389 SILICA DR	11/22/2023	407	03-ARM'S LENGTH	KGM	\$575,320	\$305,320	53.07	\$197.94	2,543	Bungalow
O -09-31-202-027	4393 SILICA DR	12/27/2023	407	03-ARM'S LENGTH	KGM	\$550,595	\$270,280	49.09	\$239.62	2,004	Ranch
O -09-31-202-028	4397 SILICA DR	7/10/2023	407	03-ARM'S LENGTH	KGM	\$636,210	\$291,780	45.86	\$226.23	2,501	Colonial/2Sty
O -09-31-202-029	4392 SILICA DR	8/28/2023	407	03-ARM'S LENGTH	KGM	\$594,290	\$302,930	50.97	\$206.55	2,491	Bungalow
O -09-31-202-030	4388 SILICA DR	10/27/2023	407	03-ARM'S LENGTH	KGM	\$529,290	\$245,800	46.44	\$261.67	1,726	Ranch
O -09-31-202-031	4384 SILICA DR	5/23/2023	407	03-ARM'S LENGTH	KGM	\$502,540	\$283,610	56.44	\$189.92	2,246	Ranch
O -09-31-202-032	4380 SILICA DR	12/23/2022	407	03-ARM'S LENGTH	KGM	\$615,065	\$255,070	41.47	\$286.36	1,902	Ranch
O -09-31-202-033	4376 SILICA DR	12/22/2022	407	03-ARM'S LENGTH	KGM	\$600,080	\$298,620	49.76	\$207.15	2,557	Bungalow
O -09-31-202-034	4372 SILICA DR	11/18/2022	407	03-ARM'S LENGTH	KGM	\$642,640	\$283,250	44.08	\$265.05	2,159	Ranch
O -09-31-202-035	4368 SILICA DR	11/23/2022	407	03-ARM'S LENGTH	KGM	\$650,930	\$292,400	44.92	\$253.17	2,293	Ranch
O -09-31-202-036	4364 SILICA DR	12/19/2022	407	03-ARM'S LENGTH	KGM	\$584,640	\$260,800	44.61	\$271.94	1,891	Ranch
O -09-31-202-037	4360 SILICA DR	12/23/2022	407	03-ARM'S LENGTH	KGM	\$676,155	\$322,890	47.75	\$221.89	2,730	Bungalow
O -09-31-202-038	4356 SILICA DR	7/7/2023	407	03-ARM'S LENGTH	KGM	\$529,990	\$248,270	46.84	\$204.91	2,241	Ranch
O -09-31-202-039	4352 SILICA DR	3/22/2024	407	03-ARM'S LENGTH	KGM	\$525,790	\$267,470	50.87	\$178.98	2,495	Bungalow
O -09-31-202-040	4348 SILICA DR	3/23/2023	407	03-ARM'S LENGTH	KGM	\$526,935	\$250,020	47.45	\$202.71	2,251	Ranch
O -09-31-202-041	4344 SILICA DR	3/28/2024	407	03-ARM'S LENGTH	KGM	\$484,995	\$226,090	46.62	\$216.09	1,875	Ranch
O -09-31-202-044	4332 SILICA DR	9/21/2023	407	03-ARM'S LENGTH	KGM	\$436,440	\$208,560	47.79	\$208.53	1,740	Ranch
O -09-31-202-045	4328 SILICA DR	12/9/2022	407	03-ARM'S LENGTH	KGM	\$521,915	\$218,100	41.79	\$245.26	1,838	Ranch
O -09-31-202-046	4324 SILICA DR	10/21/2022	407	03-ARM'S LENGTH	KGM	\$437,720	\$228,520	52.21	\$176.46	2,080	Ranch
O -09-31-202-047	4320 SILICA DR	3/12/2024	407	03-ARM'S LENGTH	KGM	\$552,990	\$278,920	50.44	\$182.55	2,628	Bungalow

Orion Township/Village of Lake Orion

_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
O -09-31-202-048	4145 AVERY RD	9/30/2022	407	03-ARM'S LENGTH	KGM	\$509,315	\$251,880	49.45	\$184.76	2,373	Bungalow
O -09-31-202-049	4149 AVERY RD	9/27/2022	407	03-ARM'S LENGTH	KGM	\$468,915	\$205,470	43.82	\$226.68	1,751	Ranch
O -09-31-202-050	4153 AVERY RD	9/29/2022	407	03-ARM'S LENGTH	KGM	\$455,720	\$239,310	52.51	\$172.33	2,234	Ranch
O -09-31-202-051	4157 AVERY RD	1/20/2023	407	03-ARM'S LENGTH	KGM	\$499,990	\$266,310	53.26	\$171.52	2,491	Bungalow
O -09-31-202-052	4161 AVERY RD	11/28/2022	407	03-ARM'S LENGTH	KGM	\$522,485	\$263,120	50.36	\$181.12	2,496	Bungalow
O -09-31-202-053	4165 AVERY RD	9/27/2023	407	03-ARM'S LENGTH	KGM	\$465,000	\$222,310	47.81	\$209.14	1,885	Ranch
O -09-31-202-054	4169 AVERY RD	12/15/2022	407	03-ARM'S LENGTH	KGM	\$484,565	\$218,470	45.09	\$224.28	1,839	Ranch
O -09-31-202-055	4173 AVERY RD	11/22/2023	407	03-ARM'S LENGTH	KGM	\$449,990	\$224,830	49.96	\$192.84	1,966	Ranch
O -09-31-202-056	4177 AVERY RD	11/28/2022	407	03-ARM'S LENGTH	KGM	\$532,765	\$227,800	42.76	\$236.32	1,947	Ranch
O -09-31-202-057	4170 AVERY RD	7/20/2022	407	03-ARM'S LENGTH	KGM	\$539,710	\$277,580	51.43	\$259.95	1,793	Ranch
O -09-31-202-058	4166 AVERY RD	9/22/2022	407	03-ARM'S LENGTH	KGM	\$640,090	\$328,260	51.28	\$203.03	2,806	Bungalow
O -09-31-202-059	4162 AVERY RD	9/26/2022	407	03-ARM'S LENGTH	KGM	\$644,810	\$266,240	41.29	\$303.82	1,880	Ranch
O -09-31-202-060	4158 AVERY RD	6/28/2022	407	03-ARM'S LENGTH	KGM	\$619,365	\$292,110	47.16	\$253.68	2,164	Ranch
O -09-31-202-061	4154 AVERY RD	8/24/2022	407	03-ARM'S LENGTH	KGM	\$539,695	\$279,660	51.82	\$259.07	1,800	Ranch
O -09-31-202-062	4150 AVERY RD	6/7/2022	407	03-ARM'S LENGTH	KGM	\$513,675	\$269,360	52.44	\$219.11	2,010	Ranch
O -09-31-202-063	4146 AVERY RD	5/27/2022	407	03-ARM'S LENGTH	KGM	\$503,095	\$283,660	56.38	\$222.64	1,932	Ranch
O -09-31-202-064	4142 AVERY RD	7/14/2022	407	03-ARM'S LENGTH	KGM	\$534,715	\$276,050	51.63	\$227.38	2,042	Ranch
O -09-31-202-065	4138 AVERY RD	9/23/2022	407	03-ARM'S LENGTH	KGM	\$599,990	\$270,350	45.06	\$271.00	1,941	Ranch
O -09-31-202-066	4134 AVERY RD	5/26/2022	407	03-ARM'S LENGTH	KGM	\$549,190	\$281,870	51.32	\$234.71	2,038	Ranch
O -09-31-202-067	4130 AVERY RD	5/24/2022	407	03-ARM'S LENGTH	KGM	\$547,045	\$273,910	50.07	\$230.74	2,063	Ranch
O -09-31-202-068	4126 AVERY RD	6/30/2022	407	03-ARM'S LENGTH	KGM	\$504,840	\$258,910	51.29	\$216.89	2,003	Ranch
O -09-31-202-069	4122 AVERY RD	8/25/2022	407	03-ARM'S LENGTH	KGM	\$603,965	\$307,290	50.88	\$199.17	2,679	Colonial/2Sty
O -09-31-202-070	4118 AVERY RD	2/2/2024	407	03-ARM'S LENGTH	KGM	\$555,440	\$305,090	54.93	\$182.48	2,658	Bungalow
O -09-07-226-033	3719 BARN MEADOW LN	8/1/2022	407	03-ARM'S LENGTH	KHI	\$585,000	\$313,250	53.55	\$135.56	3,583	Colonial/2Sty
O -09-08-151-023	3601 PARK MEADOW DR	12/4/2023	407	03-ARM'S LENGTH	KHI	\$745,000	\$319,480	42.88	\$183.85	3,531	Colonial/2Sty
O -09-08-151-033	3346 PARK MEADOW DR	5/2/2022	407	03-ARM'S LENGTH	KHI	\$530,000	\$291,240	54.95	\$135.88	3,181	Colonial/2Sty
O -09-08-151-039	3266 PARK MEADOW DR	6/24/2022	407	03-ARM'S LENGTH	KHI	\$670,000	\$362,410	54.09	\$163.34	3,490	Colonial/2Sty
O -09-08-151-045	3194 PARK MEADOW DR	4/28/2022	407	03-ARM'S LENGTH	KHI	\$642,000	\$311,880	48.58	\$162.32	3,354	Colonial/2Sty
O -09-08-151-054	3105 PARK MEADOW DR	8/18/2023	407	03-ARM'S LENGTH	KHI	\$691,000	\$321,120	46.47	\$171.33	3,460	Colonial/2Sty
O -09-08-151-055	3117 PARK MEADOW DR	8/12/2022	407	03-ARM'S LENGTH	KHI	\$675,000	\$354,450	52.51	\$163.61	3,532	Colonial/2Sty
O -09-08-151-062	3215 WOODVIEW CIR	7/22/2022	407	03-ARM'S LENGTH	KHI	\$634,900	\$311,340	49.04	\$155.08	3,503	Colonial/2Sty
O -09-08-151-080	3361 PARK MEADOW DR	8/31/2022	407	03-ARM'S LENGTH	KHI	\$600,000	\$284,140	47.36	\$157.75	3,207	Colonial/2Sty
O -09-28-102-003	3169 HIGH POINTE RIDGE RD	7/20/2022	407	03-ARM'S LENGTH	KHR	\$200,000	\$104,230	52.12	\$151.35	1,032	Ranch
O -09-28-102-019	3176 HIGH POINTE RIDGE RD	10/14/2022	407	03-ARM'S LENGTH	KHR	\$197,000	\$101,840	51.70	\$148.44	1,032	Ranch
O -09-28-102-021	3128 HIGH POINTE RIDGE RD	10/18/2023	407	03-ARM'S LENGTH	KHR	\$249,900	\$106,970	42.81	\$210.77	978	Ranch
O -09-28-102-024	3152 HIGH POINTE RIDGE RD	4/11/2022	407	03-ARM'S LENGTH	KHR	\$154,000	\$74,680	48.49	\$107.79	1,026	SingleFamily
O -09-28-102-027	3147 HIGH POINTE RIDGE RD	6/5/2023	407	03-ARM'S LENGTH	KHR	\$192,000	\$97,340	50.70	\$140.36	1,056	Colonial/2Sty
O -09-28-102-035	3113 HIGH POINTE RIDGE RD	2/3/2023	407	03-ARM'S LENGTH	KHR	\$174,000	\$95,200	54.71	\$123.31	1,056	Colonial/2Sty
O -09-28-102-051	3016 HIGH POINTE RIDGE RD	7/18/2023	407	03-ARM'S LENGTH	KHR	\$209,500	\$108,960	52.01	\$156.93	1,056	Colonial/2Sty
O -09-28-102-060	3057 HIGH POINTE RIDGE RD	8/8/2022	407	03-ARM'S LENGTH	KHR	\$163,900	\$76,010	46.38	\$117.44	1,026	SingleFamily
O -09-29-226-010	2601 THORNBRIER CT	8/25/2023	407	03-ARM'S LENGTH	KNT	\$165,000	\$72,260	43.79	\$153.37	810	Ranch
O -09-29-226-012	2605 THORNBRIER CT	8/15/2023	407	03-ARM'S LENGTH	KNT	\$169,900	\$64,790	38.13	\$146.40	882	Colonial/2Sty
O -09-29-226-015	2623 THORNBRIER CT	2/1/2024	407	03-ARM'S LENGTH	KNT	\$114,000	\$64,610	56.68	\$83.03	882	Colonial/2Sty
O -09-29-226-037	2677 PINERIDGE CT	3/27/2023	407	03-ARM'S LENGTH	KNT	\$127,000	\$53,270	41.94	\$97.63	882	Ranch
O -09-29-226-053	2612 WILDWOOD CT	4/18/2022	407	03-ARM'S LENGTH	KNT	\$135,000	\$53,270	39.46	\$106.70	882	Ranch
O -09-29-226-056	2646 WILDWOOD CT	11/28/2023	407	03-ARM'S LENGTH	KNT	\$147,000	\$64,610	43.95	\$120.44	882	Colonial/2Sty
O -09-29-226-059	2606 WILDWOOD CT	5/19/2023	407	03-ARM'S LENGTH	KNT	\$115,000	\$42,500	36.96	\$84.16	882	Colonial/2Sty
O -09-29-226-064	2656 WILDWOOD CT	8/8/2022	407	03-ARM'S LENGTH	KNT	\$125,000	\$64,610	51.69	\$95.50	882	Colonial/2Sty
O -09-29-226-073	2668 WILDWOOD CT	8/31/2022	407	03-ARM'S LENGTH	KNT	\$160,000	\$53,270	33.29	\$135.05	882	Ranch
O -09-29-226-077	2802 WILLOW CT	11/27/2023	407	03-ARM'S LENGTH	KNT	\$137,500	\$53,270	38.74	\$109.54	882	Ranch
O -09-29-226-081	2818 WILLOW CT	11/30/2023	407	03-ARM'S LENGTH	KNT	\$133,900	\$52,100	38.91	\$105.45	882	Ranch
O -09-29-226-085	2707 FOX HOLLOW CT	10/26/2023	407	03-ARM'S LENGTH	KNT	\$137,000	\$53,300	38.91	\$108.90	882	Ranch
O -09-29-226-097	2781 FOX HOLLOW CT	7/22/2022	407	03-ARM'S LENGTH	KNT	\$139,000	\$53,310	38.35	\$111.24	882	Ranch
O -09-29-226-099	2723 FOX HOLLOW CT	3/4/2024	407	03-ARM'S LENGTH	KNT	\$155,000	\$64,610	41.68	\$129.51	882	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
O -09-29-226-101	2727 FOX HOLLOW CT	7/17/2023	407	03-ARM'S LENGTH	KNT	\$150,000	\$53,470	35.65	\$123.71	882	Ranch
O -09-29-226-103	2733 FOX HOLLOW CT	1/12/2024	407	03-ARM'S LENGTH	KNT	\$159,650	\$69,680	43.65	\$134.78	882	Colonial/2Sty
O -09-29-226-106	2777 FOX HOLLOW CT	8/18/2022	407	03-ARM'S LENGTH	KNT	\$145,000	\$68,820	47.46	\$128.68	810	Ranch
O -09-29-226-112	2745 FOX HOLLOW CT	9/29/2023	407	03-ARM'S LENGTH	KNT	\$120,000	\$64,790	53.99	\$89.83	882	Colonial/2Sty
O -09-29-226-143	2865 GLENWOOD CT	8/30/2022	407	03-ARM'S LENGTH	KNT	\$135,000	\$64,610	47.86	\$106.84	882	Colonial/2Sty
O -09-29-226-147	2913 ROCKFORD CT	10/16/2023	407	03-ARM'S LENGTH	KNT	\$150,000	\$64,610	43.07	\$123.84	882	Colonial/2Sty
O -09-29-226-148	2915 ROCKFORD CT	9/12/2023	407	03-ARM'S LENGTH	KNT	\$155,000	\$75,910	48.97	\$129.51	882	Colonial/2Sty
O -09-29-226-160	2853 GLENWOOD CT	9/22/2023	407	03-ARM'S LENGTH	KNT	\$152,000	\$75,530	49.69	\$126.11	882	Colonial/2Sty
O -09-29-226-163	2923 ROCKFORD CT	10/4/2023	407	03-ARM'S LENGTH	KNT	\$185,000	\$74,520	40.28	\$163.52	882	Colonial/2Sty
O -09-29-226-174	3146 BEECHTREE CT	2/23/2024	407	03-ARM'S LENGTH	KNT	\$170,000	\$70,600	41.53	\$159.54	810	Ranch
O -09-29-226-176	3142 BEECHTREE CT	5/31/2023	407	03-ARM'S LENGTH	KNT	\$129,990	\$63,700	49.00	\$101.16	882	Colonial/2Sty
O -09-29-226-185	2902 MEADOWBROOK CT	10/11/2022	407	03-ARM'S LENGTH	KNT	\$124,900	\$53,270	42.65	\$95.25	882	Ranch
O -09-29-226-189	2938 MEADOWBROOK CT	12/20/2022	407	03-ARM'S LENGTH	KNT	\$140,000	\$53,270	38.05	\$112.37	882	Ranch
O -09-29-226-195	2966 ELMWOOD CT	7/24/2023	407	03-ARM'S LENGTH	KNT	\$149,900	\$74,520	49.71	\$123.73	882	TwnHse/Duplex
O -09-29-226-212	2943 ROCKFORD CT	1/11/2024	407	03-ARM'S LENGTH	KNT	\$152,000	\$65,200	42.89	\$126.11	882	Colonial/2Sty
O -09-29-226-213	2941 ROCKFORD CT	12/28/2023	407	03-ARM'S LENGTH	KNT	\$127,500	\$53,270	41.78	\$98.20	882	Ranch
O -09-29-226-223	3003 MAPLEWOOD CT	12/5/2023	407	03-ARM'S LENGTH	KNT	\$145,000	\$64,610	44.56	\$118.17	882	Colonial/2Sty
O -09-29-226-224	3005 MAPLEWOOD CT	8/24/2022	407	03-ARM'S LENGTH	KNT	\$143,000	\$64,790	45.31	\$115.91	882	Colonial/2Sty
O -09-29-226-230	3027 MAPLEWOOD CT	1/3/2024	407	03-ARM'S LENGTH	KNT	\$170,000	\$63,610	37.42	\$159.54	810	Ranch
O -09-29-226-239	3035 MAPLEWOOD CT	8/3/2023	407	03-ARM'S LENGTH	KNT	\$155,000	\$69,290	44.70	\$129.51	882	TwnHse/Duplex
O -09-29-226-243	3043 OAKRIDGE CT	11/10/2023	407	03-ARM'S LENGTH	KNT	\$142,500	\$64,990	45.61	\$115.34	882	Colonial/2Sty
O -09-29-226-244	3045 OAKRIDGE CT	9/9/2022	407	03-ARM'S LENGTH	KNT	\$139,000	\$64,610	46.48	\$111.37	882	Colonial/2Sty
O -09-29-226-252	3073 OAKRIDGE CT	4/15/2022	407	03-ARM'S LENGTH	KNT	\$133,000	\$64,300	48.35	\$104.57	882	Colonial/2Sty
O -09-29-226-278	3087 OAKRIDGE CT	12/6/2022	407	03-ARM'S LENGTH	KNT	\$138,000	\$64,480	46.72	\$120.04	810	Ranch
O -09-29-226-280	3083 OAKRIDGE CT	6/15/2023	407	03-ARM'S LENGTH	KNT	\$135,000	\$65,490	48.51	\$106.84	882	Colonial/2Sty
O -09-29-226-295	3184 BEECHTREE CT	8/12/2022	407	03-ARM'S LENGTH	KNT	\$138,900	\$73,450	52.88	\$111.26	882	Colonial/2Sty
O -09-29-226-300	3234 BIRCHCREEK CT	7/18/2022	407	03-ARM'S LENGTH	KNT	\$154,500	\$73,450	47.54	\$128.94	882	Colonial/2Sty
O -09-29-226-330	3247 NORTHFIELD CT	6/14/2022	407	03-ARM'S LENGTH	KNT	\$157,000	\$72,890	46.43	\$143.49	810	Ranch
O -09-29-226-331	3245 NORTHFIELD CT	8/29/2023	407	03-ARM'S LENGTH	KNT	\$157,000	\$78,180	49.80	\$131.78	882	TwnHse/Duplex
O -09-29-226-338	3221 NORTHFIELD CT	12/14/2022	407	03-ARM'S LENGTH	KNT	\$135,000	\$72,260	53.53	\$116.33	810	Ranch
O -09-29-226-354	3150 BEECHTREE CT	11/21/2023	407	03-ARM'S LENGTH	KNT	\$142,000	\$64,480	45.41	\$124.97	810	Ranch
O -09-04-402-006	63 BURNIAH LN	7/3/2022	407	03-ARM'S LENGTH	KRT	\$425,000	\$202,240	47.59	\$172.85	1,951	TwnHse/Duplex
O -09-04-402-027	142 BURNIAH LN	5/2/2022	407	03-ARM'S LENGTH	KRT	\$410,000	\$206,230	50.30	\$164.57	2,089	SingleFamily
O -09-04-402-032	120 BURNIAH LN	5/31/2022	407	03-ARM'S LENGTH	KRT	\$405,000	\$213,330	52.67	\$171.19	1,979	TwnHse/Duplex
O -09-04-402-053	74 SANDHILLS LN	5/26/2022	407	03-ARM'S LENGTH	KRT	\$542,000	\$266,290	49.13	\$193.31	2,397	SingleFamily
O -09-25-301-025	3508 KOSSUTH RD	9/23/2022	407	03-ARM'S LENGTH	KSB	\$475,000	\$240,390	50.61	\$146.50	2,724	Colonial/2Sty
O -09-25-352-019	3878 KOSSUTH RD	9/14/2023	407	03-ARM'S LENGTH	KSB	\$481,000	\$201,490	41.89	\$186.14	2,145	Colonial/2Sty
O -09-25-352-040	3986 FIELDVIEW RD	8/5/2022	407	03-ARM'S LENGTH	KSB	\$415,000	\$208,460	50.23	\$130.09	2,542	Colonial/2Sty
O -09-25-354-001	3999 KELSEY RD	2/9/2023	407	03-ARM'S LENGTH	KSB	\$375,000	\$211,450	56.39	\$114.18	2,636	Colonial/2Sty
O -09-25-355-005	3987 KELSEY RD	12/3/2022	407	03-ARM'S LENGTH	KSB	\$441,000	\$237,270	53.80	\$137.19	2,650	Colonial/2Sty
O -09-25-356-002	3901 KELSEY RD	4/28/2022	407	03-ARM'S LENGTH	KSB	\$480,000	\$210,610	43.88	\$158.64	2,559	Colonial/2Sty
O -09-25-377-031	1061 INDIANPIPE RD	4/25/2023	407	03-ARM'S LENGTH	KSB	\$624,018	\$280,490	44.95	\$186.74	2,959	Colonial/2Sty
O -09-25-377-032	1055 INDIANPIPE RD	6/27/2023	407	03-ARM'S LENGTH	KSB	\$657,123	\$347,230	52.84	\$191.00	3,043	SingleFamily
O -09-25-377-035	1027 INDIANPIPE RD	11/23/2022	407	03-ARM'S LENGTH	KSB	\$645,000	\$342,880	53.16	\$175.80	3,041	Colonial/2Sty
O -09-25-378-001	3852 MAY CENTER RD	7/21/2023	407	03-ARM'S LENGTH	KSB	\$535,000	\$276,070	51.60	\$166.45	2,733	Colonial/2Sty
O -09-25-380-005	3945 RED ROOT RD	5/26/2022	407	03-ARM'S LENGTH	KSB	\$510,000	\$220,920	43.32	\$162.75	2,643	Colonial/2Sty
O -09-25-453-004	3820 KAELEAF RD	7/25/2023	407	03-ARM'S LENGTH	KSB	\$631,000	\$335,830	53.22	\$177.06	3,093	Colonial/2Sty
O -09-22-476-001	2979 WALDON PARK DR	8/16/2023	407	03-ARM'S LENGTH	KST	\$425,000	\$214,490	50.47	\$164.30	2,266	Colonial/2Sty
O -09-22-476-002	2955 WALDON PARK DR	9/20/2023	407	03-ARM'S LENGTH	KST	\$480,000	\$251,130	52.32	\$158.09	2,726	Colonial/2Sty
O -09-28-151-002	2213 FOREST HILLS DR	7/31/2023	407	03-ARM'S LENGTH	KST	\$400,000	\$195,990	49.00	\$144.74	2,292	Colonial/2Sty
O -09-28-151-017	2432 FOREST HILLS DR	9/28/2023	407	03-ARM'S LENGTH	KST	\$415,000	\$190,610	45.93	\$143.93	2,384	Colonial/2Sty
O -09-28-151-026	3312 HICKORY DR	12/19/2022	407	03-ARM'S LENGTH	KST	\$365,000	\$193,450	53.00	\$135.08	2,202	Colonial/2Sty
O -09-28-151-047	3317 PIN OAK DR	9/2/2022	407	03-ARM'S LENGTH	KST	\$360,000	\$177,560	49.32	\$130.87	2,238	Colonial/2Sty
O -09-28-151-053	3288 HICKORY DR	10/10/2023	407	03-ARM'S LENGTH	KST	\$360,000	\$181,970	50.55	\$129.08	2,267	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
O -09-28-151-068	2242 SILVER MAPLE LN	4/20/2023	407	03-ARM'S LENGTH	KST	\$373,000	\$185,160	49.64	\$136.72	2,230	Colonial/2Sty
O -09-28-151-072	2218 MAPLE CT	9/28/2022	407	03-ARM'S LENGTH	KST	\$376,500	\$177,460	47.13	\$138.56	2,236	Colonial/2Sty
O -09-29-176-004	2902 REGENCY DR	3/3/2023	407	03-ARM'S LENGTH	KST	\$330,000	\$166,680	50.51	\$156.97	1,781	SingleFamily
O -09-14-327-009	150 STRATFORD LN	7/8/2022	407	03-ARM'S LENGTH	KSV	\$268,000	\$139,360	52.00	\$126.18	1,644	TwnHse/Duplex
O -09-14-327-025	246 STRATFORD LN	6/2/2023	407	03-ARM'S LENGTH	KSV	\$300,000	\$140,470	46.82	\$144.97	1,644	Colonial/2Sty
O -09-14-327-047	335 STRATFORD LN	11/3/2022	407	03-ARM'S LENGTH	KSV	\$260,000	\$137,860	53.02	\$120.57	1,644	SingleFamily
O -09-14-327-058	173 STRATFORD LN	4/18/2022	407	03-ARM'S LENGTH	KSV	\$272,500	\$127,770	46.89	\$128.26	1,644	Colonial/2Sty
O -09-17-452-006	2118 PINE HARBOR LN	11/10/2022	401	03-ARM'S LENGTH	KTG	\$450,000	\$274,590	61.02	\$167.50	2,158	Colonial/2Sty
O -09-17-453-005	2748 CANOE CIRCLE DR	3/14/2024	401	03-ARM'S LENGTH	KTG	\$445,000	\$256,400	57.62	\$138.09	2,557	Colonial/2Sty
O -09-17-476-014	2628 CEDAR KEY DR	7/11/2022	401	03-ARM'S LENGTH	KTG	\$425,000	\$215,120	50.62	\$179.67	1,857	Ranch
O -09-17-477-003	2711 CEDAR KEY DR	7/5/2022	401	03-ARM'S LENGTH	KTG	\$365,000	\$186,510	51.10	\$154.62	1,788	Colonial/2Sty
O -09-20-127-013	3052 CEDAR KEY DR	11/4/2022	401	03-ARM'S LENGTH	KTG	\$379,000	\$214,840	56.69	\$156.30	1,823	Ranch
O -09-20-127-015	3028 CEDAR KEY DR	5/13/2022	401	03-ARM'S LENGTH	KTG	\$410,000	\$179,840	43.86	\$147.84	2,129	Colonial/2Sty
O -09-20-127-021	2956 CEDAR KEY DR	10/4/2022	401	03-ARM'S LENGTH	KTG	\$310,000	\$130,710	42.16	\$160.07	1,366	TriLevel/Quad
O -09-20-130-009	2989 LESSITER DR	9/21/2023	401	03-ARM'S LENGTH	KTG	\$361,500	\$189,970	52.55	\$146.17	1,846	Colonial/2Sty
O -09-20-130-031	3210 SANDOVAL DR	6/14/2023	401	03-ARM'S LENGTH	KTG	\$335,000	\$161,410	48.18	\$132.77	1,831	Colonial/2Sty
O -09-20-130-035	3158 SANDOVAL DR	9/23/2022	401	03-ARM'S LENGTH	KTG	\$355,000	\$181,170	51.03	\$131.34	2,000	TriLevel/Quad
O -09-20-130-041	3020 SANDOVAL DR	6/10/2022	401	03-ARM'S LENGTH	KTG	\$355,000	\$189,200	53.30	\$168.09	1,564	Ranch
O -09-20-131-006	3007 SANDOVAL DR	7/7/2022	401	03-ARM'S LENGTH	KTG	\$349,900	\$191,360	54.69	\$157.18	1,659	Ranch
O -09-20-131-012	3091 SANDOVAL DR	7/15/2022	401	03-ARM'S LENGTH	KTG	\$400,000	\$189,860	47.47	\$131.36	2,371	Colonial/2Sty
O -09-20-131-017	3161 SANDOVAL DR	9/16/2022	401	03-ARM'S LENGTH	KTG	\$500,000	\$225,700	45.14	\$244.19	1,685	Colonial/2Sty
O -09-20-176-003	2396 BROWNING DR	1/17/2023	401	03-ARM'S LENGTH	KTG	\$360,000	\$214,550	59.60	\$125.54	2,140	TriLevel/Quad
O -09-20-176-013	2476 BROWNING DR	2/1/2024	401	03-ARM'S LENGTH	KTG	\$315,000	\$158,380	50.28	\$107.38	2,076	BiLevel
O -09-20-177-002	2381 BROWNING DR	11/4/2022	401	03-ARM'S LENGTH	KTG	\$500,000	\$229,810	45.96	\$161.59	2,540	Bungalow
O -09-20-177-010	2463 BROWNING DR	6/29/2022	401	03-ARM'S LENGTH	KTG	\$292,000	\$153,920	52.71	\$122.35	1,640	Ranch
O -09-20-177-016	2402 BRABANT DR	8/31/2022	401	03-ARM'S LENGTH	KTG	\$401,000	\$187,160	46.67	\$143.06	2,152	CapeCod
O -09-20-203-003	2739 CANOE CIRCLE DR	8/2/2022	401	03-ARM'S LENGTH	KTG	\$476,000	\$284,760	59.82	\$137.87	2,760	Colonial/2Sty
O -09-20-227-002	2619 CEDAR KEY DR	12/16/2022	401	03-ARM'S LENGTH	KTG	\$405,000	\$270,760	66.85	\$124.37	2,522	Colonial/2Sty
O -09-20-228-006	2604 CANOE CIRCLE DR	7/29/2022	401	03-ARM'S LENGTH	KTG	\$490,000	\$279,200	56.98	\$158.76	2,511	Colonial/2Sty
O -09-20-251-006	2292 GEYER CT	7/5/2023	401	03-ARM'S LENGTH	KTG	\$450,000	\$196,780	43.73	\$135.15	2,628	Colonial/2Sty
O -09-20-251-010	2376 BROWNING DR	1/18/2024	401	03-ARM'S LENGTH	KTG	\$447,000	\$193,610	43.31	\$137.21	2,592	SingleFamily
O -09-20-252-009	2719 BROWNING DR	6/22/2022	401	03-ARM'S LENGTH	KTG	\$415,000	\$203,380	49.01	\$171.10	1,908	Ranch
O -09-20-255-002	2329 EATON GATE RD	12/22/2022	401	03-ARM'S LENGTH	KTG	\$385,000	\$183,710	47.72	\$141.66	2,086	Colonial/2Sty
O -09-20-255-010	2835 KEATS LN	3/27/2024	401	03-ARM'S LENGTH	KTG	\$517,500	\$274,640	53.07	\$188.65	2,259	Colonial/2Sty
O -09-20-301-021	2680 DANSBURY CT	9/12/2022	401	03-ARM'S LENGTH	KTG	\$325,000	\$144,030	44.32	\$154.75	1,528	Colonial/2Sty
O -09-20-301-028	2670 WELLVIEW CT	9/29/2023	401	03-ARM'S LENGTH	KTG	\$375,000	\$176,120	46.97	\$138.52	2,068	Colonial/2Sty
O -09-20-302-026	2711 LEEWOOD CIR	7/7/2023	401	03-ARM'S LENGTH	KTG	\$340,000	\$175,110	51.50	\$156.48	1,607	Colonial/2Sty
O -09-20-328-001	2425 EATON GATE RD	2/28/2024	401	03-ARM'S LENGTH	KTG	\$399,000	\$206,960	51.87	\$115.34	2,687	TriLevel/Quad
O -09-20-328-004	2449 EATON GATE RD	11/29/2022	401	03-ARM'S LENGTH	KTG	\$320,000	\$162,610	50.82	\$122.86	1,884	Colonial/2Sty
O -09-20-376-012	2722 WAREING DR	9/19/2022	401	03-ARM'S LENGTH	KTG	\$340,000	\$149,240	43.89	\$142.60	1,740	Colonial/2Sty
O -09-20-376-017	2809 WALMSLEY CIRCLE DR	9/29/2022	401	03-ARM'S LENGTH	KTG	\$375,000	\$180,260	48.07	\$134.09	2,108	Colonial/2Sty
O -09-20-378-010	2872 WALMSLEY CIRCLE DR	10/13/2023	401	03-ARM'S LENGTH	KTG	\$461,500	\$206,410	44.73	\$155.62	2,320	Colonial/2Sty
O -09-20-378-016	2823 WAREING PL	4/17/2023	401	03-ARM'S LENGTH	KTG	\$416,000	\$196,150	47.15	\$136.29	2,382	Colonial/2Sty
O -09-20-379-013	2864 WAREING DR	11/15/2023	401	03-ARM'S LENGTH	KTG	\$392,000	\$188,300	48.04	\$119.02	2,508	Colonial/2Sty
O -09-20-380-004	2985 WALMSLEY CIRCLE DR	1/4/2024	401	03-ARM'S LENGTH	KTG	\$415,000	\$189,990	45.78	\$127.17	2,545	Colonial/2Sty
O -09-20-380-006	2977 WALMSLEY CIRCLE DR	6/29/2022	401	03-ARM'S LENGTH	KTG	\$350,000	\$158,290	45.23	\$137.58	1,880	Colonial/2Sty
O -09-20-380-011	2957 WALMSLEY CIRCLE DR	3/1/2024	401	03-ARM'S LENGTH	KTG	\$425,000	\$188,920	44.45	\$135.94	2,468	Colonial/2Sty
O -09-20-381-004	2933 WALMSLEY CIRCLE DR	3/17/2023	401	03-ARM'S LENGTH	KTG	\$430,000	\$232,320	54.03	\$119.47	2,825	BiLevel
O -09-20-454-030	2915 SATURN DR	11/6/2023	401	03-ARM'S LENGTH	KTG	\$360,000	\$154,620	42.95	\$151.32	1,794	Colonial/2Sty
O -09-20-476-007	2839 ARMSTRONG DR	12/14/2023	401	03-ARM'S LENGTH	KTG	\$360,000	\$160,390	44.55	\$130.84	2,068	Colonial/2Sty
O -09-20-476-008	2815 ARMSTRONG DR	11/30/2023	401	03-ARM'S LENGTH	KTG	\$410,000	\$164,270	40.07	\$154.97	2,068	Colonial/2Sty
O -09-20-476-014	2735 ARMSTRONG DR	8/25/2022	401	03-ARM'S LENGTH	KTG	\$290,000	\$154,740	53.36	\$119.42	1,687	Colonial/2Sty
O -09-20-477-008	2716 MERCURY CT	1/12/2024	401	03-ARM'S LENGTH	KTG	\$360,000	\$156,050	43.35	\$143.03	1,872	Colonial/2Sty
O -09-20-478-027	2559 GEMINI CT	6/14/2023	401	03-ARM'S LENGTH	KTG	\$387,500	\$166,910	43.07	\$154.87	1,902	Ranch

Orion Township/Village of Lake Orion

_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
O -09-20-478-030	2541 GEMINI CT	8/2/2023	401	03-ARM'S LENGTH	KTG	\$399,900	\$180,430	45.12	\$133.27	2,000	Ranch
O -09-21-126-016	2384 CEDAR KEY DR	6/30/2022	401	03-ARM'S LENGTH	KTG	\$450,000	\$221,700	49.27	\$147.93	2,436	Colonial/2Sty
O -09-21-351-007	2624 ORBIT DR	8/25/2022	401	03-ARM'S LENGTH	KTG	\$380,000	\$210,640	55.43	\$146.83	1,985	Colonial/2Sty
O -09-21-351-009	2636 ORBIT DR	9/1/2022	401	03-ARM'S LENGTH	KTG	\$335,000	\$183,250	54.70	\$120.69	1,985	Colonial/2Sty
O -09-21-352-008	2472 ARMSTRONG CT	5/4/2022	401	03-ARM'S LENGTH	KTG	\$445,000	\$209,040	46.98	\$175.16	2,010	Colonial/2Sty
O -09-21-353-013	2672 ORBIT DR	5/24/2023	401	03-ARM'S LENGTH	KTG	\$408,000	\$202,400	49.61	\$159.81	1,999	Colonial/2Sty
O -09-21-358-002	2627 ORBIT DR	4/29/2022	401	03-ARM'S LENGTH	KTG	\$409,000	\$197,320	48.24	\$150.76	2,107	Colonial/2Sty
O -09-21-358-003	2430 MERCURY DR	8/8/2023	401	03-ARM'S LENGTH	KTG	\$507,500	\$305,540	60.20	\$132.58	3,139	Colonial/2Sty
O -09-21-358-008	2647 ORBIT DR	9/2/2022	401	03-ARM'S LENGTH	KTG	\$355,000	\$208,160	58.64	\$120.74	2,207	Colonial/2Sty
O -09-21-358-025	2817 ORBIT DR	11/29/2022	401	03-ARM'S LENGTH	KTG	\$381,100	\$193,860	50.87	\$138.84	2,078	Colonial/2Sty
O -09-29-251-003	2782 REGENCY DR	5/19/2023	401	03-ARM'S LENGTH	KTG	\$325,000	\$154,350	47.49	\$140.56	1,662	Colonial/2Sty
O -09-29-252-007	2678 REGENCY DR	8/16/2023	401	03-ARM'S LENGTH	KTG	\$288,000	\$138,800	48.19	\$148.19	1,331	BiLevel
O -09-29-254-008	3312 ASHLEY DR	10/9/2023	401	03-ARM'S LENGTH	KTG	\$342,000	\$149,950	43.85	\$152.50	1,662	Colonial/2Sty
O -09-29-255-012	2623 REGENCY DR	9/12/2023	401	03-ARM'S LENGTH	KTG	\$320,000	\$154,780	48.37	\$162.05	1,411	TriLevel/Quad
O -09-29-255-026	3280 REGENCY DR	9/1/2022	401	03-ARM'S LENGTH	KTG	\$299,900	\$148,190	49.41	\$111.65	1,875	BiLevel
O -09-29-256-010	3330 BLASSER DR	6/7/2023	401	03-ARM'S LENGTH	KTG	\$330,000	\$150,900	45.73	\$154.98	1,558	Colonial/2Sty
O -09-29-256-024	3411 ASHLEY DR	9/14/2023	401	03-ARM'S LENGTH	KTG	\$250,000	\$139,730	55.89	\$91.34	1,761	Ranch
O -09-29-256-025	3419 ASHLEY DR	5/15/2023	401	03-ARM'S LENGTH	KTG	\$281,000	\$125,030	44.49	\$135.25	1,423	TriLevel/Quad
O -09-29-257-022	3402 REGENCY DR	9/20/2022	401	03-ARM'S LENGTH	KTG	\$290,000	\$145,430	50.15	\$120.19	1,662	Colonial/2Sty
O -09-23-102-001	2181 TRIMBLE ST	8/19/2022	407	03-ARM'S LENGTH	KVC	\$370,000	\$203,360	54.96	\$180.46	1,753	Ranch
O -09-23-102-003	2157 TRIMBLE ST	2/13/2023	407	03-ARM'S LENGTH	KVC	\$400,000	\$201,380	50.35	\$200.20	1,730	Ranch
O -09-23-102-020	236 TRIMBLE ST	5/9/2022	407	03-ARM'S LENGTH	KVC	\$445,900	\$203,650	45.67	\$221.98	1,729	TwnHse/Duplex
O -09-23-102-023	272 TRIMBLE ST	8/18/2023	407	03-ARM'S LENGTH	KVC	\$428,000	\$224,680	52.50	\$208.61	1,754	TwnHse/Duplex
O -09-23-102-026	306 TRIMBLE ST	7/15/2022	407	03-ARM'S LENGTH	KVC	\$410,000	\$209,850	51.18	\$186.84	1,862	Ranch
O -09-23-102-053	2048 TRIMBLE ST	9/14/2022	407	03-ARM'S LENGTH	KVC	\$422,000	\$214,140	50.74	\$190.32	1,891	Ranch
O -09-23-102-056	2084 TRIMBLE ST	11/17/2023	407	03-ARM'S LENGTH	KVC	\$412,000	\$203,850	49.48	\$202.49	1,728	Ranch
O -09-23-102-062	2156 TRIMBLE ST	10/16/2023	407	03-ARM'S LENGTH	KVC	\$505,000	\$252,660	50.03	\$175.55	2,523	Ranch
O -09-23-102-072	2303 MONTE VISTA CT	7/21/2023	407	03-ARM'S LENGTH	KVC	\$419,900	\$204,430	48.69	\$212.08	1,731	TwnHse/Duplex
O -09-23-102-076	2351 MONTE VISTA CT	5/31/2022	407	03-ARM'S LENGTH	KVC	\$475,000	\$248,350	52.28	\$165.62	2,545	TwnHse/Duplex
O -09-23-102-080	2386 MONTE VISTA CT	2/28/2024	407	03-ARM'S LENGTH	KVC	\$510,000	\$252,330	49.48	\$178.80	2,505	TwnHse/Duplex
O -09-23-102-081	2374 MONTE VISTA CT	7/18/2023	407	03-ARM'S LENGTH	KVC	\$493,000	\$247,330	50.17	\$171.67	2,510	TwnHse/Duplex
O -09-23-102-088	2290 MONTE VISTA CT	6/30/2023	407	03-ARM'S LENGTH	KVC	\$590,000	\$258,830	43.87	\$210.74	2,505	TwnHse/Duplex
O -09-21-326-060	2930 LOCHMOOR BLVD	7/1/2022	407	03-ARM'S LENGTH	LCH	\$305,000	\$164,830	54.04	\$170.27	1,452	Ranch
O -09-02-101-003	959 MANITOU LN	10/20/2023	401	03-ARM'S LENGTH	LKM	\$585,000	\$295,280	50.48	\$146.82	2,895	Colonial/2Sty
O -09-02-151-002	456 INDIANWOOD RD	8/18/2023	401	03-ARM'S LENGTH	LKM	\$300,000	\$139,780	46.59	\$198.71	936	Ranch
O -09-03-127-011	994 ABSEGUAMI TRL	8/29/2023	401	03-ARM'S LENGTH	LKM	\$723,000	\$254,060	35.14	\$322.04	1,748	Ranch
O -09-03-127-014	950 ABSEGUAMI TRL	6/30/2023	401	03-ARM'S LENGTH	LKM	\$555,000	\$196,700	35.44	\$276.81	1,508	Ranch
O -09-03-176-011	1180 SENECA RD	3/2/2023	401	03-ARM'S LENGTH	LKM	\$725,000	\$337,160	46.50	\$339.11	1,678	Ranch
O -09-03-204-013	819 ABSEGUAMI TRL	11/22/2022	401	03-ARM'S LENGTH	LKM	\$725,000	\$284,270	39.21	\$267.70	1,875	Ranch
O -09-03-230-001	590 KNOLLWOOD DR	1/31/2024	401	03-ARM'S LENGTH	LKM	\$480,000	\$174,000	36.25	\$215.49	1,720	Ranch
O -09-04-227-008	310 CAYUGA RD	6/24/2022	401	03-ARM'S LENGTH	LKM	\$810,000	\$497,840	61.46	\$297.47	2,290	Ranch
O -09-20-377-034	2560 BROWNING DR	11/18/2022	401	03-ARM'S LENGTH	LKV	\$790,000	\$371,660	47.05	\$219.55	2,440	Colonial/2Sty
O -09-20-426-020	2764 ARMSTRONG DR	6/14/2022	401	03-ARM'S LENGTH	LKV	\$750,000	\$394,820	52.64	\$177.50	2,793	Colonial/2Sty
O -09-01-101-019	400 INDIAN LAKE CT	7/29/2022	401	03-ARM'S LENGTH	LLK	\$705,000	\$365,880	51.90	\$159.75	2,813	Colonial/2Sty
O -09-01-152-004	285 FRANKLIN WRIGHT BLVD	10/5/2023	401	03-ARM'S LENGTH	LLK	\$785,000	\$383,020	48.79	\$191.50	3,404	Colonial/2Sty
O -09-02-252-003	33 FRANKLIN WRIGHT BLVD	8/31/2023	401	03-ARM'S LENGTH	LLK	\$646,140	\$328,790	50.89	\$168.54	3,386	Colonial/2Sty
O -09-02-277-007	201 FRANKLIN WRIGHT BLVD	12/28/2022	401	03-ARM'S LENGTH	LLK	\$770,000	\$360,910	46.87	\$204.50	3,183	Colonial/2Sty
O -09-18-402-020	3836 HIGH GROVE WAY	7/14/2023	407	03-ARM'S LENGTH	MCV	\$525,000	\$242,690	46.23	\$157.09	2,864	Colonial/2Sty
O -09-18-402-026	3788 HIGH GROVE WAY	7/14/2023	407	03-ARM'S LENGTH	MCV	\$590,000	\$284,420	48.21	\$155.45	3,279	Colonial/2Sty
O -09-18-427-001	3594 MILL CREEK DR	9/15/2023	407	03-ARM'S LENGTH	MCV	\$530,000	\$253,050	47.75	\$157.45	2,874	Colonial/2Sty
O -09-18-427-007	3881 HIGH GROVE WAY	10/6/2022	407	03-ARM'S LENGTH	MCV	\$525,000	\$300,750	57.29	\$136.76	3,265	Colonial/2Sty
O -09-18-427-012	3665 HIGH GROVE WAY	11/10/2023	407	03-ARM'S LENGTH	MCV	\$570,000	\$262,870	46.12	\$161.87	2,980	Colonial/2Sty
O -09-19-203-010	3945 HIGH GROVE WAY	9/19/2022	407	03-ARM'S LENGTH	MCV	\$495,000	\$267,200	53.98	\$132.78	3,122	Colonial/2Sty
O -09-12-327-013	1043 RIDGEVIEW CIR	9/30/2022	401	03-ARM'S LENGTH	PCR	\$440,000	\$216,290	49.16	\$163.44	2,220	CapeCod

Orion Township/Village of Lake Orion

_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
O -09-12-327-023	1007 RIDGEVIEW CIR	7/19/2023	401	03-ARM'S LENGTH	PCR	\$460,000	\$235,770	51.25	\$164.24	2,339	Colonial/2Sty
O -09-12-328-016	1018 RIDGEVIEW CT	3/13/2023	401	03-ARM'S LENGTH	PCR	\$408,000	\$201,860	49.48	\$176.07	1,884	Ranch
O -09-12-403-013	953 RIVER VALLEY DR	7/17/2023	401	03-ARM'S LENGTH	PCR	\$430,000	\$210,520	48.96	\$179.14	1,977	Colonial/2Sty
O -09-12-404-004	898 MOUNTAINSIDE DR	10/24/2022	401	03-ARM'S LENGTH	PCR	\$520,000	\$254,640	48.97	\$182.56	2,433	Colonial/2Sty
O -09-12-405-004	954 RIVER VALLEY DR	3/21/2024	401	03-ARM'S LENGTH	PCR	\$570,000	\$258,870	45.42	\$180.62	2,736	Colonial/2Sty
O -09-12-429-004	1143 WHEATFIELD DR	3/13/2024	401	03-ARM'S LENGTH	PCR	\$500,000	\$235,150	47.03	\$178.52	2,376	SingleFamily
O -09-12-430-007	1335 RIDGEVIEW CIR	6/5/2023	401	03-ARM'S LENGTH	PCR	\$466,000	\$231,970	49.78	\$154.31	2,490	Colonial/2Sty
O -09-12-452-015	907 RIDGEVIEW CIR	10/19/2023	401	03-ARM'S LENGTH	PCR	\$498,000	\$272,300	54.68	\$161.11	2,578	Colonial/2Sty
O -09-12-452-021	1420 RIDGEVIEW CIR	8/29/2022	401	03-ARM'S LENGTH	PCR	\$445,000	\$238,410	53.58	\$145.18	2,533	Colonial/2Sty
O -09-12-452-029	1395 RIDGEVIEW CIR	4/22/2022	401	03-ARM'S LENGTH	PCR	\$525,000	\$288,120	54.88	\$160.80	2,706	Colonial/2Sty
O -09-12-453-007	924 RIDGEVIEW CIR	6/16/2022	401	03-ARM'S LENGTH	PCR	\$627,000	\$287,710	45.89	\$197.31	2,686	Colonial/2Sty
O -09-19-251-010	2604 AUBREY DR	4/23/2022	401	03-ARM'S LENGTH	PSV	\$475,000	\$257,110	54.13	\$151.28	2,624	Colonial/2Sty
O -09-19-251-020	3760 SENEY DR	7/27/2022	401	03-ARM'S LENGTH	PSV	\$450,000	\$232,780	51.73	\$143.32	2,599	Colonial/2Sty
O -09-19-254-002	2641 AUBREY DR	4/26/2022	401	03-ARM'S LENGTH	PSV	\$485,000	\$221,320	45.63	\$169.73	2,400	Colonial/2Sty
O -09-19-254-005	3785 SENEY DR	8/5/2022	401	03-ARM'S LENGTH	PSV	\$442,000	\$225,220	50.95	\$174.59	2,104	Colonial/2Sty
O -09-19-254-013	3628 ACADIA DR	7/28/2022	401	03-ARM'S LENGTH	PSV	\$495,000	\$248,520	50.21	\$153.15	2,726	Colonial/2Sty
O -09-19-326-006	2676 BRENTWOOD DR	7/25/2022	401	03-ARM'S LENGTH	PSV	\$435,000	\$230,390	52.96	\$167.21	2,138	Colonial/2Sty
O -09-19-326-010	2660 BRENTWOOD DR	6/1/2022	401	03-ARM'S LENGTH	PSV	\$480,000	\$226,890	47.27	\$170.82	2,343	Colonial/2Sty
O -09-19-326-028	2656 AUBREY DR	3/17/2023	401	03-ARM'S LENGTH	PSV	\$420,000	\$219,420	52.24	\$149.17	2,315	Ranch
O -09-19-327-010	3916 ACADIA DR	7/25/2023	401	03-ARM'S LENGTH	PSV	\$425,000	\$227,350	53.49	\$161.52	2,169	Colonial/2Sty
O -09-19-327-017	3843 SEQUOIA DR	6/3/2022	401	03-ARM'S LENGTH	PSV	\$520,000	\$235,190	45.23	\$170.27	2,607	Colonial/2Sty
O -09-19-327-024	2692 AUBREY DR	7/6/2023	401	03-ARM'S LENGTH	PSV	\$477,300	\$236,000	49.44	\$170.72	2,370	Colonial/2Sty
O -09-19-328-013	3829 ACADIA DR	10/24/2022	401	03-ARM'S LENGTH	PSV	\$480,000	\$223,270	46.51	\$167.49	2,420	Colonial/2Sty
O -09-19-401-004	3758 MOUNT VERNON DR	9/30/2022	401	03-ARM'S LENGTH	PSV	\$425,000	\$216,200	50.87	\$146.09	2,398	SingleFamily
O -09-19-404-016	3809 ACADIA DR	10/25/2023	401	03-ARM'S LENGTH	PSV	\$475,000	\$227,750	47.95	\$163.73	2,445	Colonial/2Sty
O -09-19-426-003	3659 ACADIA DR	6/21/2023	401	03-ARM'S LENGTH	PSV	\$490,000	\$248,190	50.65	\$149.88	2,771	Colonial/2Sty
O -09-02-204-017	850 LAKEWOOD DR	7/15/2022	401	03-ARM'S LENGTH	R-1	\$500,000	\$229,470	45.89	\$169.35	2,517	Colonial/2Sty
O -09-02-253-008	58 FRANKLIN WRIGHT BLVD	12/19/2022	401	03-ARM'S LENGTH	R-1	\$474,900	\$259,410	54.62	\$158.66	2,578	Colonial/2Sty
O -09-02-281-005	518 BEECHWOOD WAY	8/10/2023	401	03-ARM'S LENGTH	R-1	\$470,000	\$228,770	48.67	\$171.91	2,343	Colonial/2Sty
O -09-07-452-015	990 S BALDWIN RD	8/11/2023	401	03-ARM'S LENGTH	R-2	\$370,000	\$185,650	50.18	\$141.69	2,172	Colonial/2Sty
O -09-08-226-008	477 CREDITON ST	4/21/2023	401	03-ARM'S LENGTH	R-2	\$210,000	\$101,990	48.57	\$125.56	1,100	Ranch
O -09-08-251-003	476 CREDITON ST	8/24/2023	401	03-ARM'S LENGTH	R-2	\$262,500	\$102,310	38.98	\$137.20	1,520	Ranch
O -09-08-376-011	3090 W CLARKSTON RD	3/22/2023	401	03-ARM'S LENGTH	R-2	\$235,000	\$124,630	53.03	\$107.10	1,242	Bungalow
O -09-08-426-024	2688 BUCKNER RD	3/10/2023	401	03-ARM'S LENGTH	R-2	\$159,000	\$88,040	55.37	\$82.47	1,032	Ranch
O -09-08-451-014	2930 W CLARKSTON RD	7/13/2022	401	03-ARM'S LENGTH	R-2	\$225,500	\$116,750	51.77	\$129.92	1,326	Ranch
O -09-08-451-032	953 HIDDEN CREEK DR	2/1/2024	401	03-ARM'S LENGTH	R-2	\$350,000	\$162,280	46.37	\$176.02	1,601	Colonial/2Sty
O -09-08-451-033	981 HIDDEN CREEK DR	1/5/2023	401	03-ARM'S LENGTH	R-2	\$300,000	\$178,410	59.47	\$141.97	1,625	Colonial/2Sty
O -09-08-452-010	855 LAIRD AVE	3/25/2024	401	03-ARM'S LENGTH	R-2	\$272,000	\$116,070	42.67	\$130.02	1,525	Ranch
O -09-08-476-009	2681 BUCKNER RD	1/9/2023	401	03-ARM'S LENGTH	R-2	\$190,000	\$101,390	53.36	\$112.48	1,200	Ranch
O -09-08-476-019	683 BEARDON	8/10/2023	401	03-ARM'S LENGTH	R-2	\$320,000	\$142,750	44.61	\$215.21	1,224	Ranch
O -09-08-477-005	919 BEARDON	5/19/2023	401	03-ARM'S LENGTH	R-2	\$249,900	\$114,420	45.79	\$174.23	1,120	Ranch
O -09-09-176-020	465 S NEWMAN RD	10/20/2022	401	03-ARM'S LENGTH	R-2	\$410,000	\$205,780	50.19	\$171.01	1,941	Contemporary
O -09-09-177-002	581 S NEWMAN RD	5/4/2022	401	03-ARM'S LENGTH	R-2	\$270,000	\$116,200	43.04	\$129.03	1,667	Ranch
O -09-09-302-007	2334 COLE RD	5/20/2022	401	03-ARM'S LENGTH	R-2	\$260,000	\$102,540	39.44	\$180.55	1,092	Ranch
O -09-09-326-010	630 S NEWMAN RD	9/22/2023	401	03-ARM'S LENGTH	R-2	\$265,000	\$118,720	44.80	\$120.12	1,649	BiLevel
O -09-09-327-004	525 JAMES LN	5/19/2022	401	03-ARM'S LENGTH	R-2	\$400,000	\$213,060	53.27	\$161.37	1,986	Colonial/2Sty
O -09-09-328-001	2286 COLE RD	8/19/2022	401	03-ARM'S LENGTH	R-2	\$348,000	\$149,050	42.83	\$151.51	1,857	Colonial/2Sty
O -09-09-328-014	2100 COLE RD	6/10/2022	401	03-ARM'S LENGTH	R-2	\$325,000	\$147,270	45.31	\$202.75	1,293	Colonial/2Sty
O -09-09-328-019	2176 COLE RD	3/30/2023	401	03-ARM'S LENGTH	R-2	\$253,000	\$146,780	58.02	\$111.48	1,658	Ranch
O -09-09-351-009	2420 W CLARKSTON RD	1/27/2023	401	19-MULTI PARCEL ARM'S LENGTH	R-2	\$202,000	\$135,580	67.12	\$68.34	2,100	Bungalow
O -09-09-429-002	1654 BAYVIEW ST	12/9/2022	401	03-ARM'S LENGTH	R-2	\$212,500	\$95,770	45.07	\$111.64	1,248	Ranch
O -09-10-351-015	1400 WILDFLOWER CT	10/4/2023	407	03-ARM'S LENGTH	R-2	\$700,000	\$365,080	52.15	\$159.98	3,427	Colonial/2Sty
O -09-05-200-018	109 CREEKWOOD DR	9/15/2022	401	03-ARM'S LENGTH	R-3	\$450,000	\$243,830	54.18	\$136.65	2,792	Ranch
O -09-05-200-024	732 PINERY BLVD	11/21/2022	401	03-ARM'S LENGTH	R-3	\$725,000	\$352,020	48.55	\$178.58	3,534	SingleFamily

Orion Township/Village of Lake Orion

_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
O -09-05-200-025	748 PINERY BLVD	8/8/2022	401	03-ARM'S LENGTH	R-3	\$985,000	\$461,240	46.83	\$275.58	3,066	Ranch
O -09-05-226-009	796 PINERY BLVD	10/25/2023	407	03-ARM'S LENGTH	R-3	\$680,000	\$349,170	51.35	\$143.65	4,102	Colonial/2Sty
O -09-09-176-042	647 KENTWOOD CT	7/7/2022	407	03-ARM'S LENGTH	R-4	\$395,000	\$227,630	57.63	\$141.06	2,307	Colonial/2Sty
O -09-09-176-043	625 KENTWOOD CT	8/18/2023	407	03-ARM'S LENGTH	R-4	\$370,000	\$211,590	57.19	\$141.11	2,097	Colonial/2Sty
O -09-09-202-008	578 ORCHARD RIDGE DR	7/13/2022	401	03-ARM'S LENGTH	R-4	\$388,000	\$197,740	50.96	\$159.17	1,884	Ranch
O -09-09-202-012	1980 OLD POST CT	9/22/2022	401	03-ARM'S LENGTH	R-4	\$435,000	\$233,610	53.70	\$149.98	2,300	Colonial/2Sty
O -09-09-226-009	504 JOSLYN RD	8/12/2022	401	03-ARM'S LENGTH	R-4	\$238,500	\$110,830	46.47	\$162.40	1,036	Ranch
O -09-09-252-004	635 JOSLYN RD	11/27/2023	401	03-ARM'S LENGTH	R-4	\$250,000	\$97,650	39.06	\$138.63	1,280	Ranch
O -09-11-410-016	620 BLOCKI CT	11/21/2022	401	03-ARM'S LENGTH	R-4	\$340,000	\$162,110	47.68	\$156.60	1,764	Bungalow
O -09-11-410-021	660 BLOCKI CT	6/24/2022	401	03-ARM'S LENGTH	R-4	\$406,000	\$165,140	40.67	\$188.50	1,848	Bungalow
O -09-12-128-017	836 CORNERS CT	11/21/2023	407	03-ARM'S LENGTH	R-5	\$217,500	\$84,180	38.70	\$125.07	1,313	Colonial/2Sty
O -09-12-128-018	838 CORNERS CT	10/17/2023	407	03-ARM'S LENGTH	R-5	\$185,000	\$71,250	38.51	\$111.34	1,183	TwHse/Duplex
O -09-12-128-026	810 CORNERS CT	6/10/2022	407	03-ARM'S LENGTH	R-5	\$151,000	\$73,320	48.56	\$101.05	967	Ranch
O -09-12-201-017	400 S CONKLIN DR	6/21/2023	401	03-ARM'S LENGTH	R-5	\$365,000	\$123,690	33.89	\$148.85	1,948	Ranch
O -09-12-201-023	430 S CONKLIN DR	12/6/2023	401	03-ARM'S LENGTH	R-5	\$489,900	\$170,180	34.74	\$174.73	2,363	Colonial/2Sty
O -09-14-100-024	302 CASEMER RD	7/11/2023	401	03-ARM'S LENGTH	R-5	\$272,000	\$88,770	32.64	\$157.26	1,416	Ranch
O -09-14-300-067	1907 AVON GLEN LN	5/24/2022	401	03-ARM'S LENGTH	R-5	\$560,000	\$303,750	54.24	\$150.43	3,193	Colonial/2Sty
O -09-15-226-030	720 CASEMER RD	12/2/2022	401	03-ARM'S LENGTH	R-5	\$225,000	\$84,450	37.53	\$125.07	1,365	TriLevel/Quad
O -09-15-226-046	763 W CLARKSTON RD	12/14/2022	401	03-ARM'S LENGTH	R-5	\$350,000	\$173,720	49.63	\$115.81	2,630	SingleFamily
O -09-15-401-008	1700 COVINGTON WOODS LN	10/7/2022	401	03-ARM'S LENGTH	R-5	\$560,000	\$316,610	56.54	\$152.35	3,205	Colonial/2Sty
O -09-15-401-019	1458 COVINGTON WOODS LN	9/9/2022	401	03-ARM'S LENGTH	R-5	\$565,000	\$318,100	56.30	\$152.81	3,185	Colonial/2Sty
O -09-15-401-021	1481 COVINGTON WOODS LN	8/17/2023	401	03-ARM'S LENGTH	R-5	\$565,000	\$306,460	54.24	\$152.73	3,206	Colonial/2Sty
O -09-15-476-005	1910 AMSBURY LN	5/15/2023	401	03-ARM'S LENGTH	R-5	\$595,000	\$314,880	52.92	\$175.23	2,937	Colonial/2Sty
O -09-15-477-009	520 BERRIDGE CIR	8/11/2022	401	03-ARM'S LENGTH	R-5	\$480,000	\$263,250	54.84	\$153.47	2,638	Colonial/2Sty
O -09-15-477-010	508 BERRIDGE CIR	8/15/2022	401	03-ARM'S LENGTH	R-5	\$561,000	\$289,460	51.60	\$162.98	3,002	Colonial/2Sty
O -09-15-477-017	424 HAMPTON WOODS LN	1/12/2023	401	03-ARM'S LENGTH	R-5	\$585,000	\$368,890	63.06	\$141.79	3,564	Colonial/2Sty
O -09-15-478-005	451 HAMPTON WOODS LN	9/25/2023	401	03-ARM'S LENGTH	R-5	\$525,000	\$275,300	52.44	\$158.45	2,846	Colonial/2Sty
O -09-15-478-013	449 AMSBURY CT	11/16/2023	401	03-ARM'S LENGTH	R-5	\$549,900	\$292,670	53.22	\$160.09	2,987	Colonial/2Sty
O -09-17-102-007	3316 GLACIER DR	11/3/2022	401	03-ARM'S LENGTH	R-5	\$435,000	\$209,320	48.12	\$148.39	2,531	Colonial/2Sty
O -09-17-103-018	3337 GLACIER DR	3/11/2024	401	03-ARM'S LENGTH	R-5	\$468,000	\$211,220	45.13	\$164.04	2,499	Colonial/2Sty
O -09-17-103-020	3381 GLACIER DR	6/3/2022	401	03-ARM'S LENGTH	R-5	\$430,000	\$214,130	49.80	\$146.84	2,533	Colonial/2Sty
O -09-17-103-021	3403 GLACIER DR	6/3/2022	401	03-ARM'S LENGTH	R-5	\$429,900	\$219,910	51.15	\$140.79	2,619	Colonial/2Sty
O -09-17-104-003	2881 YOSEMITE DR	7/13/2023	401	03-ARM'S LENGTH	R-5	\$411,000	\$231,010	56.21	\$141.74	2,194	Colonial/2Sty
O -09-17-104-007	2961 YOSEMITE DR	11/21/2022	401	03-ARM'S LENGTH	R-5	\$430,000	\$209,340	48.68	\$145.05	2,533	Colonial/2Sty
O -09-17-104-008	2981 YOSEMITE DR	5/20/2022	401	03-ARM'S LENGTH	R-5	\$475,000	\$216,900	45.66	\$164.34	2,499	Colonial/2Sty
O -09-17-104-020	3221 YOSEMITE DR	8/16/2023	401	03-ARM'S LENGTH	R-5	\$475,800	\$219,970	46.23	\$164.92	2,533	Colonial/2Sty
O -09-10-101-026	1358 LAKE SHORE BLVD	6/24/2022	401	03-ARM'S LENGTH	R-6	\$565,000	\$251,600	44.53	\$169.69	2,724	Colonial/2Sty
O -09-10-102-020	1475 MARINA POINTE BLVD	9/30/2022	401	03-ARM'S LENGTH	R-6	\$485,000	\$245,480	50.61	\$156.42	2,481	Colonial/2Sty
O -09-10-128-001	340 TORREY PINE CT	8/4/2023	401	03-ARM'S LENGTH	R-6	\$555,000	\$275,050	49.56	\$142.84	3,132	Colonial/2Sty
O -09-10-128-014	1214 LAKE SHORE BLVD	11/30/2022	401	03-ARM'S LENGTH	R-6	\$545,000	\$298,050	54.69	\$146.07	3,058	Colonial/2Sty
O -09-13-103-013	1206 COTTONWOOD ST	6/29/2022	401	03-ARM'S LENGTH	R-7	\$405,000	\$257,510	63.58	\$140.38	2,349	Contemporary
O -09-13-104-014	1149 AMERICAN ELM ST	4/25/2022	401	03-ARM'S LENGTH	R-7	\$451,500	\$230,810	51.12	\$178.51	2,094	Ranch
O -09-13-105-002	1020 COTTONWOOD ST	10/2/2023	401	03-ARM'S LENGTH	R-7	\$600,000	\$324,420	54.07	\$149.50	3,515	Colonial/2Sty
O -09-13-106-016	1078 AMERICAN ELM ST	4/28/2023	401	03-ARM'S LENGTH	R-7	\$465,000	\$233,830	50.29	\$140.62	2,756	Colonial/2Sty
O -09-14-101-004	1080 WALLOON WAY	3/8/2024	407	03-ARM'S LENGTH	R-7	\$407,000	\$153,410	37.69	\$169.99	1,957	Colonial/2Sty
O -09-14-101-026	1200 WALLOON WAY	10/19/2022	407	03-ARM'S LENGTH	R-7	\$380,000	\$163,970	43.15	\$132.27	2,311	Colonial/2Sty
O -09-14-102-003	1026 KEY WEST CT	11/7/2022	407	03-ARM'S LENGTH	R-7	\$420,000	\$202,250	48.15	\$153.66	2,274	Colonial/2Sty
O -09-14-102-007	1074 KEY WEST CT	5/6/2022	407	03-ARM'S LENGTH	R-7	\$470,000	\$219,090	46.61	\$169.61	2,369	Colonial/2Sty
O -09-14-103-003	498 GREEN HILL LN	3/1/2024	407	03-ARM'S LENGTH	R-7	\$550,000	\$256,050	46.55	\$209.43	2,309	Colonial/2Sty
O -09-14-103-009	426 GREEN HILL LN	10/14/2022	407	03-ARM'S LENGTH	R-7	\$450,000	\$249,530	55.45	\$151.14	2,544	SingleFamily
O -09-14-151-003	1298 WALLOON WAY	7/20/2022	407	03-ARM'S LENGTH	R-7	\$462,000	\$242,770	52.55	\$153.61	2,510	SingleFamily
O -09-14-176-007	1160 KEY WEST DR	8/18/2023	407	03-ARM'S LENGTH	R-7	\$485,000	\$221,920	45.76	\$193.28	2,168	Colonial/2Sty
O -09-18-200-018	1200 S BALDWIN RD	3/3/2023	401	03-ARM'S LENGTH	R-8	\$335,000	\$163,330	48.76	\$176.38	1,486	Ranch
O -09-18-200-025	1030 S BALDWIN RD	11/6/2023	401	03-ARM'S LENGTH	R-8	\$649,990	\$369,490	56.85	\$176.72	3,212	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
O -09-18-426-011	1420 S BALDWIN RD	4/1/2022	401	19-MULTI PARCEL ARM'S LENGTH	R-8	\$441,000	\$281,260	63.78	\$72.56	1,360	Bungalow
O -09-19-201-001	4089 MILL LAKE RD	1/3/2024	401	03-ARM'S LENGTH	R-8	\$232,000	\$131,090	56.50	\$87.19	1,646	Colonial/2Sty
O -09-19-201-006	3971 MILL LAKE RD	11/17/2022	401	03-ARM'S LENGTH	R-8	\$243,000	\$102,000	41.98	\$143.37	1,062	Ranch
O -09-19-202-001	4090 MILL LAKE RD	7/28/2022	401	03-ARM'S LENGTH	R-8	\$290,000	\$130,930	45.15	\$139.83	1,500	Colonial/2Sty
O -09-19-202-002	4072 MILL LAKE RD	8/8/2022	401	03-ARM'S LENGTH	R-8	\$310,000	\$159,930	51.59	\$162.07	1,400	Ranch
O -09-19-202-003	4032 MILL LAKE RD	5/5/2022	401	03-ARM'S LENGTH	R-8	\$230,000	\$108,390	47.13	\$157.52	953	Ranch
O -09-19-400-013	3676 WALDON RD	10/13/2023	401	03-ARM'S LENGTH	R-8	\$449,900	\$169,530	37.68	\$181.08	1,814	Colonial/2Sty
O -09-19-400-019	3748 WALDON RD	6/16/2023	401	03-ARM'S LENGTH	R-8	\$350,000	\$163,520	46.72	\$167.55	1,570	Ranch
O -09-26-151-026	393 WALDON RD	12/20/2023	401	03-ARM'S LENGTH	R-8	\$275,000	\$130,760	47.55	\$89.13	1,511	Ranch
O -09-30-200-015	3755 WALDON RD	2/26/2024	401	03-ARM'S LENGTH	R-8	\$253,500	\$110,240	43.49	\$160.73	1,040	Ranch
O -09-16-276-007	1424 BEACH DR	5/31/2023	401	19-MULTI PARCEL ARM'S LENGTH	R-9	\$205,000	\$86,610	42.25	\$127.56	1,062	Colonial/2Sty
O -09-16-276-011	1410 BEACH DR	9/23/2022	401	19-MULTI PARCEL ARM'S LENGTH	R-9	\$175,000	\$116,100	66.34	\$90.82	1,104	Ranch
O -09-29-301-049	3375 MAYBEE RD	3/5/2024	401	03-ARM'S LENGTH	R-9	\$325,000	\$147,820	45.48	\$157.28	1,636	SingleFamily
O -09-30-301-049	3560 ROHR RD	8/30/2022	401	03-ARM'S LENGTH	R-9	\$325,000	\$168,350	51.80	\$150.37	1,599	SingleFamily
O -09-30-400-020	3536 GREGORY RD	5/31/2023	401	03-ARM'S LENGTH	R-9	\$365,000	\$148,480	40.68	\$144.00	2,019	Colonial/2Sty
O -09-30-400-029	3916 GREGORY RD	9/29/2023	401	03-ARM'S LENGTH	R-9	\$350,000	\$141,190	40.34	\$183.83	1,472	Bungalow
O -09-31-101-019	4390 ROHR RD	10/11/2022	401	03-ARM'S LENGTH	R-9	\$360,000	\$180,030	50.01	\$118.19	2,376	TriLevel/Quad
O -09-31-126-036	4161 GREGORY RD	5/2/2023	401	03-ARM'S LENGTH	R-9	\$890,000	\$512,490	57.58	\$201.15	3,633	Colonial/2Sty
O -09-31-401-006	3916 MORGAN RD	6/20/2023	401	03-ARM'S LENGTH	R-9	\$503,000	\$240,810	47.87	\$170.17	2,346	BiLevel
O -09-31-426-003	4495 HOMESITE DR	2/17/2023	401	03-ARM'S LENGTH	R-9	\$275,000	\$155,760	56.64	\$113.34	1,697	Ranch
O -09-31-426-006	4601 HOMESITE DR	6/8/2022	401	03-ARM'S LENGTH	R-9	\$310,000	\$149,190	48.13	\$178.48	1,292	Ranch
O -09-31-426-055	3640 MORGAN RD	6/23/2023	401	03-ARM'S LENGTH	R-9	\$355,000	\$191,800	54.03	\$195.99	1,432	Ranch
O -09-31-426-062	4405 ALAN LN	9/6/2023	401	03-ARM'S LENGTH	R-9	\$320,000	\$160,840	50.26	\$134.31	1,832	TriLevel/Quad
O -09-31-451-019	3889 MORGAN RD	6/7/2022	401	03-ARM'S LENGTH	R-9	\$315,000	\$157,820	50.10	\$146.22	1,558	Ranch
O -09-32-101-005	3463 GREGORY RD	7/31/2023	401	03-ARM'S LENGTH	R-9	\$334,900	\$144,870	43.26	\$177.85	1,488	Ranch
O -09-32-102-012	3494 PASADENA DR	4/8/2022	401	03-ARM'S LENGTH	R-9	\$297,500	\$128,170	43.08	\$159.26	1,443	Ranch
O -09-32-102-023	3366 PASADENA DR	2/27/2024	401	03-ARM'S LENGTH	R-9	\$246,600	\$110,900	44.97	\$135.48	1,359	Bungalow
O -09-32-151-023	3349 PASADENA DR	10/19/2022	401	03-ARM'S LENGTH	R-9	\$340,000	\$178,530	52.51	\$152.28	1,766	Ranch
O -09-19-351-009	3047 MONTCLAIR DR	3/19/2024	407	03-ARM'S LENGTH	R10	\$517,000	\$224,300	43.38	\$212.12	2,111	Colonial/2Sty
O -09-20-106-026	3370 MAHOPAC RD	6/2/2023	401	03-ARM'S LENGTH	R10	\$285,000	\$142,460	49.99	\$120.68	1,649	Ranch
O -09-20-106-030	3360 MAHOPAC RD	5/19/2023	401	03-ARM'S LENGTH	R10	\$360,000	\$158,910	44.14	\$197.12	1,514	Colonial/2Sty
O -09-26-201-004	3090 TALON CIR	10/12/2023	407	03-ARM'S LENGTH	R11	\$360,000	\$142,890	39.69	\$142.61	2,053	BiLevel
O -09-26-201-005	3086 TALON CIR	9/15/2023	407	03-ARM'S LENGTH	R11	\$360,000	\$167,020	46.39	\$161.82	1,772	Colonial/2Sty
O -09-26-202-029	39 EAGLE RIDGE RD	8/17/2022	407	03-ARM'S LENGTH	R11	\$290,000	\$147,020	50.70	\$152.38	1,482	Ranch
O -09-26-203-006	30 EAGLE RIDGE RD	7/25/2023	407	03-ARM'S LENGTH	R11	\$360,000	\$176,320	48.98	\$162.94	1,772	Colonial/2Sty
O -09-26-203-012	54 EAGLE RIDGE RD	9/28/2022	407	03-ARM'S LENGTH	R11	\$333,000	\$159,070	47.77	\$149.08	1,778	SingleFamily
O -09-26-203-015	66 EAGLE RIDGE RD	8/31/2022	407	03-ARM'S LENGTH	R11	\$345,000	\$163,730	47.46	\$152.31	1,778	Colonial/2Sty
O -09-26-203-017	74 EAGLE RIDGE RD	10/14/2022	407	03-ARM'S LENGTH	R11	\$340,000	\$154,940	45.57	\$176.55	1,482	Ranch
O -09-26-226-007	107 EAGLE RIDGE RD	9/22/2022	407	03-ARM'S LENGTH	R11	\$305,000	\$164,480	53.93	\$155.39	1,482	Ranch
O -09-26-226-008	111 EAGLE RIDGE RD	7/5/2023	407	03-ARM'S LENGTH	R11	\$371,000	\$167,610	45.18	\$169.11	1,772	Colonial/2Sty
O -09-26-226-009	117 EAGLE RIDGE RD	9/1/2023	407	03-ARM'S LENGTH	R11	\$350,000	\$171,080	48.88	\$157.30	1,772	SingleFamily
O -09-27-276-051	3179 WALDON RIDGE DR	10/21/2022	401	03-ARM'S LENGTH	R11	\$434,900	\$245,170	56.37	\$154.64	2,658	Colonial/2Sty
O -09-27-276-055	3211 WALDON RIDGE DR	4/6/2022	401	03-ARM'S LENGTH	R11	\$480,000	\$272,420	56.75	\$157.34	2,885	Colonial/2Sty
O -09-27-276-060	3180 WALDON RIDGE DR	2/3/2023	401	03-ARM'S LENGTH	R11	\$415,000	\$230,990	55.66	\$170.25	2,293	Colonial/2Sty
O -09-29-301-066	3701 HIDDEN FOREST DR	11/30/2023	401	03-ARM'S LENGTH	R12	\$419,000	\$188,700	45.04	\$177.74	1,970	Colonial/2Sty
O -09-29-302-001	3680 HIDDEN FOREST DR	6/13/2022	401	03-ARM'S LENGTH	R12	\$465,000	\$209,670	45.09	\$201.58	1,962	Ranch
O -09-29-302-007	3510 HIDDEN FOREST CT	5/23/2022	401	03-ARM'S LENGTH	R12	\$480,000	\$233,790	48.71	\$196.56	2,103	Ranch
O -09-29-303-006	3716 HIDDEN FOREST DR	9/16/2022	401	03-ARM'S LENGTH	R12	\$390,000	\$198,470	50.89	\$153.72	2,122	Colonial/2Sty
O -09-30-326-020	3524 TALL OAKS RD	7/15/2022	401	03-ARM'S LENGTH	R12	\$455,000	\$226,750	49.84	\$175.59	2,164	Colonial/2Sty
O -09-30-376-026	3949 SPRING HOLLOW CT	5/2/2023	401	03-ARM'S LENGTH	R12	\$400,000	\$197,770	49.44	\$155.96	2,122	Colonial/2Sty
O -09-30-402-012	3896 LONG MEADOW LN	11/30/2022	401	03-ARM'S LENGTH	R12	\$420,000	\$229,590	54.66	\$136.54	2,588	Colonial/2Sty
O -09-30-402-034	3510 E POND LN	6/1/2023	401	03-ARM'S LENGTH	R12	\$470,000	\$235,430	50.09	\$178.31	2,278	Colonial/2Sty
O -09-30-404-002	3517 E POND LN	7/5/2022	401	03-ARM'S LENGTH	R12	\$410,000	\$232,770	56.77	\$130.94	2,595	Colonial/2Sty
O -09-30-405-002	3911 LONG MEADOW LN	2/4/2024	401	03-ARM'S LENGTH	R12	\$483,500	\$213,050	44.06	\$161.19	2,563	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
O -09-30-405-012	3863 LONG MEADOW LN	9/19/2022	401	03-ARM'S LENGTH	R12	\$352,000	\$192,810	54.78	\$132.34	2,138	Ranch
O -09-30-426-003	3811 LONG MEADOW LN	5/16/2022	401	03-ARM'S LENGTH	R12	\$475,000	\$229,870	48.39	\$164.67	2,497	SingleFamily
O -09-30-427-008	3774 ROLLING HILLS RD	10/16/2023	401	03-ARM'S LENGTH	R12	\$500,000	\$225,810	45.16	\$165.42	2,585	SingleFamily
O -09-30-427-013	3764 ROLLING HILLS RD	9/28/2022	401	03-ARM'S LENGTH	R12	\$435,000	\$224,280	51.56	\$150.72	2,425	Colonial/2Sty
O -09-30-427-030	3644 GREEN MEADOW LN	4/15/2022	401	03-ARM'S LENGTH	R12	\$370,000	\$193,820	52.38	\$151.15	2,007	Colonial/2Sty
O -09-30-428-004	3665 GREEN MEADOW LN	5/3/2023	401	03-ARM'S LENGTH	R12	\$430,000	\$226,830	52.75	\$137.93	2,585	Colonial/2Sty
O -09-30-428-011	3647 GREEN MEADOW LN	12/23/2022	401	03-ARM'S LENGTH	R12	\$400,000	\$204,190	51.05	\$154.81	2,120	Colonial/2Sty
O -09-30-428-014	3635 GREEN MEADOW LN	10/6/2023	401	03-ARM'S LENGTH	R12	\$475,000	\$220,410	46.40	\$162.95	2,506	SingleFamily
O -09-30-428-028	3581 HIDDEN FOREST CT	8/22/2022	401	03-ARM'S LENGTH	R12	\$435,000	\$221,690	50.96	\$152.46	2,374	Colonial/2Sty
O -09-33-401-015	4720 JAMM RD	2/21/2023	401	03-ARM'S LENGTH	R13	\$261,000	\$131,300	50.31	\$125.70	1,630	Ranch
O -09-33-426-008	4625 JAMM RD	12/11/2023	401	03-ARM'S LENGTH	R13	\$238,500	\$106,560	44.68	\$166.04	1,172	Ranch
O -09-33-426-019	4769 JAMM RD	9/7/2023	401	03-ARM'S LENGTH	R13	\$215,000	\$76,080	35.39	\$183.88	988	Ranch
O -09-29-101-035	3461 RICHARDS WAY	8/29/2022	401	03-ARM'S LENGTH	R14	\$385,000	\$195,360	50.74	\$161.65	1,906	Colonial/2Sty
O -09-29-102-003	3028 HOLBEN CT	5/1/2023	401	03-ARM'S LENGTH	R14	\$410,000	\$223,920	54.61	\$160.61	2,074	Colonial/2Sty
O -09-29-102-004	3036 HOLBEN CT	8/29/2023	401	03-ARM'S LENGTH	R14	\$495,000	\$276,460	55.85	\$161.91	2,545	Colonial/2Sty
O -09-30-376-003	3799 ROHR RD	6/16/2023	401	03-ARM'S LENGTH	R14	\$285,000	\$136,800	48.00	\$150.70	1,381	TriLevel/Quad
O -09-30-376-005	3823 ROHR RD	11/3/2023	401	03-ARM'S LENGTH	R14	\$345,000	\$143,170	41.50	\$145.20	1,819	BiLevel
O -09-30-377-014	4350 GREGORY RD	5/18/2023	401	03-ARM'S LENGTH	R14	\$425,000	\$190,750	44.88	\$211.03	1,554	TriLevel/Quad
O -09-28-326-034	3627 JOSLYN RD	3/8/2023	401	03-ARM'S LENGTH	R15	\$265,000	\$114,250	43.11	\$160.66	1,281	Ranch
O -09-28-377-010	3958 JOSLYN RD	8/23/2023	401	03-ARM'S LENGTH	R15	\$257,000	\$118,240	46.01	\$166.55	1,176	Ranch
O -09-29-477-021	2754 CANDLEWICK DR	8/10/2023	401	03-ARM'S LENGTH	R15	\$225,000	\$109,590	48.71	\$135.93	1,189	Ranch
O -09-32-378-058	4941 GEORGIA DR	8/17/2023	401	03-ARM'S LENGTH	R15	\$275,000	\$138,780	50.47	\$126.38	1,712	BiLevel
O -09-32-378-063	4921 GEORGIA DR	6/8/2023	401	03-ARM'S LENGTH	R15	\$275,000	\$99,590	36.21	\$184.08	1,154	Ranch
O -09-32-126-021	3200 JUDAH RD	6/27/2022	401	03-ARM'S LENGTH	R16	\$185,000	\$96,050	51.92	\$124.93	1,136	Ranch
O -09-32-126-034	4141 S BALDWIN RD	12/15/2023	401	03-ARM'S LENGTH	R16	\$342,000	\$139,500	40.79	\$142.31	2,040	Colonial/2Sty
O -09-32-326-013	4615 S BALDWIN RD	3/7/2023	401	03-ARM'S LENGTH	R16	\$185,000	\$76,980	41.61	\$140.19	780	Bungalow
O -09-32-400-008	2869 JUDAH RD	6/27/2023	401	03-ARM'S LENGTH	R16	\$430,000	\$185,940	43.24	\$140.52	2,136	TriLevel/Quad
O -09-36-100-010	870 E SILVERBELL RD	9/28/2022	401	03-ARM'S LENGTH	R36	\$327,250	\$142,340	43.50	\$119.22	2,277	Ranch
O -09-36-100-011	900 E SILVERBELL RD	9/27/2022	401	03-ARM'S LENGTH	R36	\$354,900	\$126,800	35.73	\$153.97	1,821	Ranch
O -09-36-101-020	4201 BALD MOUNTAIN RD	2/10/2023	401	03-ARM'S LENGTH	R36	\$465,000	\$157,680	33.91	\$155.68	2,506	Ranch
O -09-36-102-004	4093 BANDURY DR	4/25/2022	401	03-ARM'S LENGTH	R36	\$433,000	\$213,480	49.30	\$161.22	2,318	Colonial/2Sty
O -09-36-151-006	4191 GOTWICK DR	11/9/2023	401	03-ARM'S LENGTH	R36	\$420,000	\$188,790	44.95	\$172.54	2,096	Colonial/2Sty
O -09-36-151-018	4208 BANDURY DR	12/14/2022	401	03-ARM'S LENGTH	R36	\$406,500	\$189,000	46.49	\$150.13	2,319	Colonial/2Sty
O -09-36-151-020	4238 BANDURY DR	11/30/2022	401	03-ARM'S LENGTH	R36	\$430,000	\$228,530	53.15	\$152.45	2,400	Colonial/2Sty
O -09-36-152-002	4133 BANDURY DR	6/22/2022	401	03-ARM'S LENGTH	R36	\$505,000	\$229,750	45.50	\$162.85	2,725	Colonial/2Sty
O -09-36-153-003	532 ROXBURY DR	8/31/2022	401	03-ARM'S LENGTH	R36	\$460,000	\$246,380	53.56	\$158.13	2,506	Colonial/2Sty
O -09-36-177-015	737 WOODSIDE CT	10/3/2023	401	03-ARM'S LENGTH	R36	\$675,000	\$329,770	48.85	\$188.29	3,181	Colonial/2Sty
O -09-36-177-030	729 ROXBURY CT	7/28/2022	401	03-ARM'S LENGTH	R36	\$518,500	\$285,230	55.01	\$153.88	2,913	Colonial/2Sty
O -09-36-201-019	990 E SILVERBELL RD	11/14/2022	401	03-ARM'S LENGTH	R36	\$370,000	\$155,740	42.09	\$145.70	2,148	Ranch
O -09-23-277-001	2401 HOLLAND ST	11/22/2023	401	03-ARM'S LENGTH	RBP	\$383,000	\$187,910	49.06	\$153.11	2,045	Ranch
O -09-23-277-011	2439 FREEMAN DR	10/24/2022	401	03-ARM'S LENGTH	RBP	\$420,000	\$220,370	52.47	\$153.68	2,253	Colonial/2Sty
O -09-23-401-009	195 HIRAM ST	2/1/2024	401	03-ARM'S LENGTH	RBP	\$285,000	\$148,930	52.26	\$156.71	1,386	Ranch
O -09-23-402-018	2680 GORLAD ST	11/16/2022	401	03-ARM'S LENGTH	RBP	\$265,000	\$122,520	46.23	\$167.13	1,144	Ranch
O -09-23-403-007	2621 GORLAD ST	10/28/2022	401	03-ARM'S LENGTH	RBP	\$210,000	\$105,820	50.39	\$155.92	912	Ranch
O -09-23-427-003	309 HIRAM ST	1/3/2024	401	03-ARM'S LENGTH	RBP	\$263,000	\$151,940	57.77	\$121.15	1,594	Ranch
O -09-23-427-007	2448 FREEMAN DR	9/16/2022	401	03-ARM'S LENGTH	RBP	\$400,000	\$196,380	49.10	\$148.49	2,199	Colonial/2Sty
O -09-23-429-015	2546 HOLLAND ST	5/15/2023	401	03-ARM'S LENGTH	RBP	\$230,000	\$109,040	47.41	\$164.63	1,008	Ranch
O -09-23-430-012	2504 FREEMAN DR	5/23/2022	401	03-ARM'S LENGTH	RBP	\$355,000	\$209,690	59.07	\$144.44	1,905	Colonial/2Sty
O -09-23-430-015	2564 FREEMAN DR	8/22/2023	401	03-ARM'S LENGTH	RBP	\$291,500	\$116,180	39.86	\$203.02	1,115	Ranch
O -09-23-431-003	2545 FREEMAN DR	11/14/2022	401	03-ARM'S LENGTH	RBP	\$290,000	\$133,080	45.89	\$164.72	1,344	Ranch
O -09-23-431-005	2585 FREEMAN DR	6/3/2022	401	03-ARM'S LENGTH	RBP	\$302,000	\$123,580	40.92	\$198.81	1,193	Ranch
O -09-23-202-011	2070 WEST VIEW CT	8/1/2023	401	03-ARM'S LENGTH	RRT	\$462,000	\$232,300	50.28	\$181.96	2,129	Colonial/2Sty
O -09-23-202-014	2087 CHESTNUT CIR	5/22/2023	401	03-ARM'S LENGTH	RRT	\$505,000	\$238,390	47.21	\$176.43	2,461	Colonial/2Sty
O -09-23-203-011	2232 CHESTNUT CIR	4/29/2022	401	03-ARM'S LENGTH	RRT	\$435,000	\$225,190	51.77	\$148.05	2,460	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
O -09-23-203-017	2075 MARIE DR	4/21/2023	401	03-ARM'S LENGTH	RRT	\$450,000	\$255,100	56.69	\$148.69	2,573	Colonial/2Sty
O -09-23-203-020	2033 MARIE DR	8/31/2022	401	03-ARM'S LENGTH	RRT	\$437,000	\$232,660	53.24	\$145.29	2,531	Colonial/2Sty
O -09-23-225-002	2520 HUNTINGTON DR	7/28/2022	401	03-ARM'S LENGTH	RRT	\$420,000	\$236,390	56.28	\$135.52	2,551	SingleFamily
O -09-23-226-010	2130 HUNTINGTON DR	3/6/2024	401	03-ARM'S LENGTH	RRT	\$461,000	\$212,840	46.17	\$201.45	1,937	Ranch
O -09-23-226-014	2047 WEST VIEW CT	6/21/2022	401	03-ARM'S LENGTH	RRT	\$430,000	\$202,280	47.04	\$178.59	1,975	Colonial/2Sty
O -09-23-227-004	2033 HUNTINGTON DR	10/21/2022	401	03-ARM'S LENGTH	RRT	\$380,000	\$222,310	58.50	\$117.25	2,637	Colonial/2Sty
O -09-23-227-013	359 WOODRIDGE CT	8/22/2022	401	03-ARM'S LENGTH	RRT	\$452,000	\$217,910	48.21	\$151.21	2,521	Colonial/2Sty
O -09-23-251-016	2280 CHESTNUT CIR	2/17/2023	401	03-ARM'S LENGTH	RRT	\$530,000	\$261,560	49.35	\$187.83	2,425	Colonial/2Sty
O -09-23-251-017	2296 CHESTNUT CIR	4/21/2022	401	03-ARM'S LENGTH	RRT	\$525,000	\$232,580	44.30	\$184.22	2,444	Colonial/2Sty
O -09-23-251-024	115 ROUND TREE DR	2/13/2023	401	03-ARM'S LENGTH	RRT	\$400,000	\$213,970	53.49	\$157.66	2,088	Colonial/2Sty
O -09-23-252-004	140 ROUND TREE DR	9/7/2023	401	03-ARM'S LENGTH	RRT	\$475,000	\$217,110	45.71	\$160.91	2,512	Colonial/2Sty
O -09-23-252-005	2434 HUNTINGTON DR	3/28/2023	401	03-ARM'S LENGTH	RRT	\$415,000	\$208,030	50.13	\$178.43	1,929	SingleFamily
O -09-23-252-011	258 ROUND TREE DR	11/30/2023	401	03-ARM'S LENGTH	RRT	\$390,000	\$185,780	47.64	\$181.29	1,738	Ranch
O -09-23-254-002	2225 HUNTINGTON DR	11/9/2023	401	03-ARM'S LENGTH	RRT	\$450,000	\$192,680	42.82	\$182.66	2,076	Colonial/2Sty
O -09-03-102-008	1240 NAKOMIS TRL	1/12/2024	401	03-ARM'S LENGTH	RT1	\$400,000	\$174,730	43.68	\$176.70	1,772	Ranch
O -09-03-179-007	1040 INDIANWOOD RD	9/11/2023	401	03-ARM'S LENGTH	RT1	\$670,000	\$277,370	41.40	\$186.80	3,098	Tudor
O -09-03-229-011	421 KNOLLWOOD DR	4/13/2023	401	03-ARM'S LENGTH	RT1	\$325,000	\$180,910	55.66	\$134.87	1,853	Ranch
O -09-04-126-016	2260 ENTARA CT	6/1/2022	401	03-ARM'S LENGTH	RT1	\$385,000	\$197,190	51.22	\$167.34	1,745	Ranch
O -09-04-176-014	101 JACKSON OAKS ST	7/13/2022	401	03-ARM'S LENGTH	RT1	\$452,000	\$163,510	36.17	\$194.34	1,876	Ranch
O -09-04-176-021	210 N NEWMAN RD	9/22/2023	401	03-ARM'S LENGTH	RT1	\$395,000	\$212,870	53.89	\$131.40	2,282	Colonial/2Sty
O -09-04-176-023	120 JACKSON OAKS ST	4/13/2023	401	03-ARM'S LENGTH	RT1	\$545,000	\$252,060	46.25	\$217.79	1,987	Bungalow
O -09-04-201-012	275 INDIAN TRL	4/7/2022	401	03-ARM'S LENGTH	RT1	\$549,000	\$339,760	61.89	\$144.45	2,909	Colonial/2Sty
O -09-04-202-005	446 INDIAN TRL	5/31/2023	401	03-ARM'S LENGTH	RT1	\$555,000	\$346,400	62.41	\$152.43	2,885	Colonial/2Sty
O -09-04-202-007	272 INDIAN TRL	5/20/2022	401	03-ARM'S LENGTH	RT1	\$619,000	\$359,870	58.14	\$168.70	2,959	Colonial/2Sty
O -09-04-202-009	244 INDIAN TRL	9/22/2023	401	03-ARM'S LENGTH	RT1	\$564,000	\$311,050	55.15	\$159.93	2,806	SingleFamily
O -09-04-226-014	576 INDIAN TRL	11/1/2022	401	03-ARM'S LENGTH	RT1	\$520,000	\$321,700	61.87	\$147.52	2,723	SingleFamily
O -09-04-277-005	128 MENASHA TRL	2/13/2023	401	03-ARM'S LENGTH	RT1	\$419,000	\$148,430	35.42	\$171.78	1,927	Colonial/2Sty
O -09-04-278-018	1760 ONEIDA TRL	8/17/2023	401	03-ARM'S LENGTH	RT1	\$346,000	\$145,650	42.10	\$196.06	1,326	Ranch
O -09-05-301-005	3256 INDIANWOOD RD	8/31/2022	401	03-ARM'S LENGTH	RT1	\$470,000	\$230,340	49.01	\$190.73	1,886	Ranch
O -09-06-100-009	4365 ROSE CT	9/27/2022	401	03-ARM'S LENGTH	RT1	\$312,250	\$145,100	46.47	\$147.86	1,490	TriLevel/Quad
O -09-06-100-024	4470 CRYSTAL CREEK DR	7/20/2023	401	03-ARM'S LENGTH	RT1	\$460,000	\$222,260	48.32	\$207.07	1,895	Ranch
O -09-06-100-025	4448 CRYSTAL CREEK DR	12/15/2023	401	03-ARM'S LENGTH	RT1	\$437,500	\$215,850	49.34	\$145.44	2,338	Colonial/2Sty
O -09-06-100-034	4300 CRYSTAL CREEK DR	10/16/2023	401	03-ARM'S LENGTH	RT1	\$640,000	\$320,750	50.12	\$204.63	2,632	Ranch
O -09-06-100-045	4180 DABISH DR	6/3/2022	401	03-ARM'S LENGTH	RT1	\$539,000	\$206,620	38.33	\$189.15	2,304	Colonial/2Sty
O -09-06-226-030	505 COATS RD	5/11/2023	401	03-ARM'S LENGTH	RT1	\$270,000	\$169,680	62.84	\$92.46	1,886	Ranch
O -09-06-251-009	300 SCHROEDER OAKS LN	1/30/2023	401	03-ARM'S LENGTH	RT1	\$694,000	\$354,850	51.13	\$226.17	2,405	Colonial/2Sty
O -09-06-276-013	310 COATS RD	4/28/2023	401	03-ARM'S LENGTH	RT1	\$285,000	\$140,940	49.45	\$102.59	1,540	Ranch
O -09-06-426-007	3612 INDIANWOOD RD	6/9/2023	401	03-ARM'S LENGTH	RT1	\$270,000	\$114,920	42.56	\$167.38	1,092	Ranch
O -09-06-451-027	196 S BALDWIN RD	3/22/2024	401	03-ARM'S LENGTH	RT1	\$280,000	\$122,590	43.78	\$104.74	1,765	Ranch
O -09-21-176-021	1939 COUNTRY LN	9/26/2022	407	03-ARM'S LENGTH	SCP	\$285,000	\$139,570	48.97	\$217.19	1,059	Ranch
O -09-21-176-025	1959 COUNTRY LN	8/31/2023	407	03-ARM'S LENGTH	SCP	\$287,000	\$130,350	45.42	\$216.78	1,068	Ranch
O -09-21-176-033	1824 HUNTERS LN	2/9/2024	407	03-ARM'S LENGTH	SCP	\$275,000	\$141,100	51.31	\$207.29	1,059	Ranch
O -09-21-176-040	1864 HUNTERS LN	5/26/2023	407	03-ARM'S LENGTH	SCP	\$300,059	\$137,400	45.79	\$223.19	1,098	Ranch
O -09-21-176-076	1983 HUNTERS LN	9/23/2022	407	03-ARM'S LENGTH	SCP	\$265,000	\$146,270	55.20	\$190.82	1,098	Ranch
O -09-21-176-096	1990 VALLEY LN	10/11/2022	407	03-ARM'S LENGTH	SCP	\$240,000	\$124,360	51.82	\$174.24	1,059	Ranch
O -09-36-476-051	4649 CATALINA DR	8/24/2022	407	03-ARM'S LENGTH	SGR	\$520,000	\$293,140	56.37	\$129.84	3,305	Colonial/2Sty
O -09-36-476-069	1250 ARDMORE CT	5/4/2023	407	03-ARM'S LENGTH	SGR	\$620,000	\$310,590	50.10	\$161.11	3,301	Colonial/2Sty
O -09-36-476-092	4874 CATALINA DR	8/8/2022	407	03-ARM'S LENGTH	SGR	\$610,000	\$295,980	48.52	\$157.37	3,316	Colonial/2Sty
O -09-36-476-093	4886 CATALINA DR	3/10/2023	407	03-ARM'S LENGTH	SGR	\$553,000	\$275,410	49.80	\$165.33	2,796	Colonial/2Sty
O -09-36-476-096	4922 CATALINA DR	7/15/2022	407	03-ARM'S LENGTH	SGR	\$500,000	\$266,540	53.31	\$143.24	2,837	Colonial/2Sty
O -09-36-476-103	4958 CATALINA DR	2/14/2024	407	03-ARM'S LENGTH	SGR	\$531,500	\$273,140	51.39	\$151.83	2,920	Colonial/2Sty
O -09-36-476-118	4841 CATALINA DR	3/17/2023	407	03-ARM'S LENGTH	SGR	\$545,000	\$254,200	46.64	\$179.34	2,530	Colonial/2Sty
O -09-36-476-129	4702 MIDDLEBURY DR	2/21/2024	407	03-ARM'S LENGTH	SGR	\$650,000	\$303,730	46.73	\$167.28	3,308	Colonial/2Sty
O -09-36-476-180	1238 LAGUNA CT	4/19/2022	407	03-ARM'S LENGTH	SGR	\$600,000	\$283,050	47.18	\$162.86	3,131	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
O -09-36-476-183	1274 LAGUNA CT	4/15/2022	407	03-ARM'S LENGTH	SGR	\$572,000	\$286,860	50.15	\$163.89	2,907	Colonial/2Sty
O -09-36-476-184	1286 LAGUNA CT	4/5/2022	407	03-ARM'S LENGTH	SGR	\$602,500	\$278,770	46.27	\$165.42	3,101	Colonial/2Sty
O -09-36-476-185	4940 VENTURA DR	9/30/2022	407	03-ARM'S LENGTH	SGR	\$499,000	\$253,620	50.83	\$162.97	2,521	Colonial/2Sty
O -09-23-101-015	354 FINDLEY CIR	2/10/2023	407	03-ARM'S LENGTH	SGW	\$587,500	\$289,940	49.35	\$146.75	3,401	Colonial/2Sty
O -09-23-101-030	2162 FINDLEY CIR	8/30/2023	407	03-ARM'S LENGTH	SGW	\$620,000	\$301,280	48.59	\$150.95	3,440	Colonial/2Sty
O -09-23-101-043	2096 GUNNISON ST	6/25/2022	407	03-ARM'S LENGTH	SGW	\$565,000	\$277,350	49.09	\$148.88	3,152	Colonial/2Sty
O -09-23-101-054	2422 FINDLEY CIR	1/9/2023	407	03-ARM'S LENGTH	SGW	\$615,000	\$317,230	51.58	\$157.76	3,319	Colonial/2Sty
O -09-23-101-055	2416 FINDLEY CIR	3/16/2023	407	03-ARM'S LENGTH	SGW	\$509,000	\$269,390	52.93	\$149.31	2,817	Colonial/2Sty
O -09-23-101-062	2372 FINDLEY CIR	10/17/2023	407	03-ARM'S LENGTH	SGW	\$642,000	\$307,510	47.90	\$167.30	3,309	Colonial/2Sty
O -09-23-101-074	2210 FINDLEY CIR	3/26/2024	407	03-ARM'S LENGTH	SGW	\$620,000	\$302,070	48.72	\$160.31	3,316	Colonial/2Sty
O -09-23-101-080	363 PIKE ST	4/25/2022	407	03-ARM'S LENGTH	SGW	\$620,000	\$305,160	49.22	\$160.89	3,221	Colonial/2Sty
O -09-26-102-014	3065 WALDON MEADOWS DR	7/15/2022	407	03-ARM'S LENGTH	SGW	\$614,274	\$296,730	48.31	\$168.55	3,020	Colonial/2Sty
O -09-31-201-001	4132 WALCOTT DR	9/9/2022	407	03-ARM'S LENGTH	SGW	\$697,990	\$294,230	42.15	\$201.05	3,032	Colonial/2Sty
O -09-31-201-002	4136 WALCOTT DR	9/29/2022	407	03-ARM'S LENGTH	SGW	\$679,940	\$313,910	46.17	\$176.63	3,349	Colonial/2Sty
O -09-31-201-018	4200 NEWGARD DR	6/28/2022	407	03-ARM'S LENGTH	SGW	\$708,845	\$337,140	47.56	\$183.46	3,382	Colonial/2Sty
O -09-31-201-019	4204 NEWGARD DR	7/22/2022	407	03-ARM'S LENGTH	SGW	\$623,170	\$316,030	50.71	\$155.64	3,436	Colonial/2Sty
O -09-31-201-020	4208 NEWGARD DR	4/29/2022	407	03-ARM'S LENGTH	SGW	\$660,710	\$329,790	49.91	\$154.89	3,695	Colonial/2Sty
O -09-31-201-021	4212 NEWGARD DR	6/23/2022	407	03-ARM'S LENGTH	SGW	\$583,390	\$298,090	51.10	\$156.59	3,161	Colonial/2Sty
O -09-31-201-022	4216 NEWGARD DR	7/14/2022	407	03-ARM'S LENGTH	SGW	\$542,000	\$280,310	51.72	\$157.34	2,883	Colonial/2Sty
O -09-31-201-023	4220 NEWGARD DR	4/21/2022	407	03-ARM'S LENGTH	SGW	\$609,930	\$318,940	52.29	\$155.13	3,362	Colonial/2Sty
O -09-31-201-024	4224 NEWGARD DR	5/25/2022	407	03-ARM'S LENGTH	SGW	\$542,205	\$276,030	50.91	\$160.47	2,828	Colonial/2Sty
O -09-31-201-025	4226 WINNEMAE DR	8/9/2022	407	03-ARM'S LENGTH	SGW	\$569,055	\$284,850	50.06	\$167.78	2,817	Colonial/2Sty
O -09-31-201-026	4232 WINNEMAE DR	9/29/2022	407	03-ARM'S LENGTH	SGW	\$617,850	\$301,260	48.76	\$168.94	3,134	Colonial/2Sty
O -09-31-201-027	4236 WINNEMAE DR	9/28/2022	407	03-ARM'S LENGTH	SGW	\$642,665	\$286,860	44.64	\$198.87	2,766	Colonial/2Sty
O -09-31-201-028	4240 WINNEMAE DR	9/12/2022	407	03-ARM'S LENGTH	SGW	\$644,205	\$321,640	49.93	\$156.21	3,558	Colonial/2Sty
O -09-31-201-029	4239 WINNEMAE DR	9/12/2022	407	03-ARM'S LENGTH	SGW	\$716,265	\$339,900	47.45	\$184.15	3,385	Colonial/2Sty
O -09-31-201-030	4235 WINNEMAE DR	9/14/2022	407	03-ARM'S LENGTH	SGW	\$624,970	\$315,840	50.54	\$159.27	3,369	Colonial/2Sty
O -09-31-201-031	4231 WINNEMAE DR	8/22/2022	407	03-ARM'S LENGTH	SGW	\$600,665	\$310,810	51.74	\$152.51	3,359	Colonial/2Sty
O -09-31-201-032	4227 WINNEMAE DR	8/17/2022	407	03-ARM'S LENGTH	SGW	\$579,590	\$309,560	53.41	\$146.23	3,359	Colonial/2Sty
O -09-31-201-033	4223 WINNEMAE DR	8/11/2022	407	03-ARM'S LENGTH	SGW	\$554,850	\$275,410	49.64	\$162.36	2,873	Colonial/2Sty
O -09-31-201-034	4219 BECKWITH CT	8/11/2022	407	03-ARM'S LENGTH	SGW	\$646,395	\$320,260	49.55	\$165.43	3,373	Colonial/2Sty
O -09-31-201-035	4215 BECKWITH CT	6/21/2022	407	03-ARM'S LENGTH	SGW	\$662,810	\$328,860	49.62	\$164.44	3,405	Colonial/2Sty
O -09-31-201-036	4211 BECKWITH CT	7/29/2022	407	03-ARM'S LENGTH	SGW	\$584,600	\$280,070	47.91	\$171.09	2,880	Colonial/2Sty
O -09-31-201-037	4207 WINNEMAE DR	7/22/2022	407	03-ARM'S LENGTH	SGW	\$569,465	\$279,130	49.02	\$166.88	2,862	Colonial/2Sty
O -09-31-201-038	4203 WINNEMAE DR	7/26/2022	407	03-ARM'S LENGTH	SGW	\$612,435	\$279,490	45.64	\$180.73	2,881	Colonial/2Sty
O -09-31-201-039	4199 WINNEMAE DR	1/3/2023	407	03-ARM'S LENGTH	SGW	\$619,999	\$304,370	49.09	\$158.83	3,347	Colonial/2Sty
O -09-31-201-040	4195 WINNEMAE DR	5/18/2022	407	03-ARM'S LENGTH	SGW	\$637,500	\$308,830	48.44	\$168.73	3,236	Colonial/2Sty
O -09-31-201-041	4191 WINNEMAE DR	4/25/2022	407	03-ARM'S LENGTH	SGW	\$636,760	\$317,370	49.84	\$163.01	3,345	Colonial/2Sty
O -09-31-201-042	4187 WINNEMAE DR	5/24/2022	407	03-ARM'S LENGTH	SGW	\$614,275	\$306,680	49.93	\$156.65	3,336	Colonial/2Sty
O -09-31-201-043	4183 WINNEMAE DR	6/23/2022	407	03-ARM'S LENGTH	SGW	\$520,600	\$271,680	52.19	\$152.29	2,822	Colonial/2Sty
O -09-31-201-052	4210 FARWELL CT	5/9/2022	407	03-ARM'S LENGTH	SGW	\$641,325	\$326,960	50.98	\$160.40	3,397	Colonial/2Sty
O -09-31-201-056	4221 NEWGARD DR	4/22/2022	407	03-ARM'S LENGTH	SGW	\$597,860	\$311,230	52.06	\$150.95	3,375	Colonial/2Sty
O -09-31-201-057	4217 NEWGARD DR	4/28/2022	407	03-ARM'S LENGTH	SGW	\$575,915	\$319,680	55.51	\$146.18	3,335	Colonial/2Sty
O -09-31-201-058	4213 NEWGARD DR	4/8/2022	407	03-ARM'S LENGTH	SGW	\$591,420	\$302,500	51.15	\$151.01	3,331	Colonial/2Sty
O -09-31-201-081	4128 NEWGARD DR	3/1/2024	407	03-ARM'S LENGTH	SGW	\$670,000	\$322,300	48.10	\$167.93	3,355	Colonial/2Sty
O -09-36-202-019	1182 CLOVERDALE DR	12/29/2022	407	03-ARM'S LENGTH	SGW	\$590,000	\$322,620	54.68	\$152.54	3,312	Colonial/2Sty
O -09-36-202-022	4533 CLOVERDALE CT	7/15/2022	407	03-ARM'S LENGTH	SGW	\$505,000	\$246,180	48.75	\$165.36	2,533	Colonial/2Sty
O -09-36-202-031	4528 CLOVERDALE CT	6/27/2022	407	03-ARM'S LENGTH	SGW	\$611,000	\$294,690	48.23	\$162.59	3,204	Colonial/2Sty
O -09-36-202-060	4585 OTTAWA DR	6/10/2022	407	03-ARM'S LENGTH	SGW	\$650,000	\$292,840	45.05	\$166.31	3,403	Colonial/2Sty
O -09-36-202-066	4623 OTTAWA DR	5/24/2023	407	03-ARM'S LENGTH	SGW	\$615,000	\$291,670	47.43	\$160.75	3,326	Colonial/2Sty
O -09-36-202-067	4629 OTTAWA DR	6/15/2023	407	03-ARM'S LENGTH	SGW	\$538,000	\$258,120	47.98	\$170.66	2,668	Colonial/2Sty
O -09-36-202-068	4635 OTTAWA DR	8/31/2022	407	03-ARM'S LENGTH	SGW	\$495,000	\$268,180	54.18	\$136.22	3,044	Colonial/2Sty
O -09-36-202-070	4647 OTTAWA DR	7/22/2022	407	03-ARM'S LENGTH	SGW	\$524,900	\$261,720	49.86	\$164.83	2,697	Colonial/2Sty
O -09-36-202-079	4658 OTTAWA DR	5/15/2023	407	03-ARM'S LENGTH	SGW	\$610,000	\$286,780	47.01	\$157.93	3,340	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
O-09-36-202-104	4586 OTTAWA DR	7/10/2023	407	03-ARM'S LENGTH	SGW	\$562,000	\$258,690	46.03	\$177.86	2,708	Colonial/2Sty
O-09-36-202-124	1156 ATLANTA DR	5/19/2023	407	03-ARM'S LENGTH	SGW	\$654,800	\$291,900	44.58	\$169.02	3,344	Colonial/2Sty
O-09-36-202-126	1163 ATLANTA DR	4/11/2023	407	03-ARM'S LENGTH	SGW	\$553,000	\$268,660	48.58	\$151.70	3,061	Colonial/2Sty
O-09-36-202-127	1155 ATLANTA DR	11/18/2022	407	03-ARM'S LENGTH	SGW	\$570,000	\$303,390	53.23	\$144.39	3,391	Colonial/2Sty
O-09-36-202-130	1139 ATLANTA DR	6/13/2023	407	03-ARM'S LENGTH	SGW	\$549,900	\$278,090	50.57	\$145.32	3,231	Colonial/2Sty
O-09-36-202-135	4732 TANGLEWOOD LN	3/20/2024	407	03-ARM'S LENGTH	SGW	\$670,000	\$294,170	43.91	\$174.24	3,384	Colonial/2Sty
O-09-36-403-017	1114 WALES DR	11/21/2022	407	03-ARM'S LENGTH	SGW	\$520,000	\$308,620	59.35	\$140.25	3,072	Colonial/2Sty
O-09-36-403-039	4984 W STONEGATE CIR	8/19/2022	407	03-ARM'S LENGTH	SGW	\$461,000	\$255,890	55.51	\$141.03	2,699	Colonial/2Sty
O-09-36-403-068	4697 N STONEGATE CIR	6/1/2022	407	03-ARM'S LENGTH	SGW	\$520,000	\$264,660	50.90	\$176.35	2,493	Colonial/2Sty
O-09-36-403-069	4705 N STONEGATE CIR	8/15/2023	407	03-ARM'S LENGTH	SGW	\$590,000	\$300,130	50.87	\$159.71	3,191	Colonial/2Sty
O-09-36-403-080	4793 W STONEGATE CIR	2/15/2024	407	03-ARM'S LENGTH	SGW	\$623,000	\$297,190	47.70	\$171.78	3,159	Colonial/2Sty
O-09-36-403-096	4696 N STONEGATE CIR	10/19/2022	407	03-ARM'S LENGTH	SGW	\$515,000	\$264,900	51.44	\$158.05	2,750	Colonial/2Sty
O-09-36-403-101	1136 DECKER DR	6/28/2022	407	03-ARM'S LENGTH	SGW	\$535,000	\$263,610	49.27	\$163.07	2,788	Colonial/2Sty
O-09-27-301-009	1460 W SILVERBELL RD	8/29/2022	401	03-ARM'S LENGTH	SLB	\$260,000	\$136,250	52.40	\$97.17	1,950	Colonial/2Sty
O-09-28-478-002	1485 W SILVERBELL RD	7/25/2022	401	03-ARM'S LENGTH	SLB	\$277,500	\$109,250	39.37	\$171.51	1,275	Ranch
O-09-28-478-004	1461 W SILVERBELL RD	10/21/2022	401	19-MULTI PARCEL ARM'S LENGTH	SLB	\$246,000	\$145,860	59.29	\$85.34	1,504	Ranch
O-09-33-227-015	4096 SILVER VALLEY DR	5/11/2022	401	03-ARM'S LENGTH	SLB	\$345,000	\$192,870	55.90	\$171.62	1,704	Colonial/2Sty
O-09-33-228-010	1528 NANCY G LN	12/8/2023	401	03-ARM'S LENGTH	SLB	\$330,000	\$140,300	42.52	\$177.81	1,504	Ranch
O-09-33-277-003	1681 HOPEFIELD DR	5/9/2023	401	03-ARM'S LENGTH	SLB	\$396,000	\$193,030	48.74	\$159.62	1,942	Ranch
O-09-33-277-004	1665 HOPEFIELD DR	10/6/2022	401	03-ARM'S LENGTH	SLB	\$340,000	\$170,940	50.28	\$193.35	1,344	Ranch
O-09-06-226-019	321 COATS RD	2/24/2023	401	19-MULTI PARCEL ARM'S LENGTH	SML	\$247,500	\$110,340	44.58	\$127.20	1,382	Bungalow
O-09-06-226-020	327 COATS RD	12/22/2023	401	03-ARM'S LENGTH	SML	\$327,500	\$148,330	45.29	\$160.00	1,771	Ranch
O-09-06-251-002	319 WILLOW LN	12/12/2023	401	03-ARM'S LENGTH	SML	\$592,550	\$304,250	51.35	\$106.70	4,498	SingleFamily
O-09-06-251-017	4040 DABISH DR	9/9/2022	401	03-ARM'S LENGTH	SML	\$675,000	\$323,600	47.94	\$208.29	2,766	SingleFamily
O-09-10-380-016	988 WALNUT AVE	12/29/2023	401	03-ARM'S LENGTH	SML	\$175,000	\$76,770	43.87		0	SingleFamily
O-09-11-456-012	170 ONTARIO CT	4/21/2023	401	03-ARM'S LENGTH	SML	\$420,000	\$185,670	44.21	\$228.89	1,512	TriLevel/Quad
O-09-11-456-020	190 ONTARIO CT	6/2/2022	401	03-ARM'S LENGTH	SML	\$400,000	\$187,050	46.76	\$172.62	1,835	Colonial/2Sty
O-09-15-105-016	1359 SIGNAL LN	9/9/2022	401	03-ARM'S LENGTH	SML	\$912,000	\$504,980	55.37	\$246.21	3,280	Colonial/2Sty
O-09-16-229-011	1099 BEACH DR	6/28/2022	401	03-ARM'S LENGTH	SML	\$308,500	\$161,610	52.39	\$103.41	1,650	Ranch
O-09-20-151-002	3495 MAHOPAC RD	11/15/2022	401	03-ARM'S LENGTH	SML	\$550,000	\$322,050	58.55	\$128.67	2,697	Colonial/2Sty
O-09-20-151-012	3419 MAHOPAC RD	7/29/2022	401	03-ARM'S LENGTH	SML	\$325,000	\$131,320	40.41	\$197.23	1,277	SingleFamily
O-09-20-151-048	3443 MAHOPAC RD	4/11/2023	401	03-ARM'S LENGTH	SML	\$440,000	\$220,180	50.04	\$184.61	1,596	Ranch
O-09-29-479-002	2761 CANDLEWICK DR	1/5/2023	401	03-ARM'S LENGTH	SML	\$340,000	\$191,670	56.37	\$131.34	1,844	Ranch
O-09-32-200-027	2562 JUDAH RD	2/16/2024	401	03-ARM'S LENGTH	SML	\$505,000	\$246,320	48.78	\$196.38	1,928	Bungalow
O-09-33-102-006	2481 CANDLEWICK DR	6/2/2023	401	03-ARM'S LENGTH	SML	\$335,000	\$140,690	42.00	\$163.29	1,574	TriLevel/Quad
O-09-33-102-012	2405 CANDLEWICK DR	7/11/2022	401	03-ARM'S LENGTH	SML	\$475,000	\$220,900	46.51	\$190.93	2,078	Ranch
O-09-33-151-005	2370 JUDAH RD	9/14/2023	401	03-ARM'S LENGTH	SML	\$490,000	\$265,090	54.10	\$265.78	1,707	Ranch
O-09-09-276-008	626 LAWSON DR	4/1/2022	401	03-ARM'S LENGTH	SQL	\$348,500	\$194,890	55.92	\$149.12	1,352	Ranch
O-09-09-276-011	656 LAWSON DR	7/12/2022	401	03-ARM'S LENGTH	SQL	\$310,000	\$145,880	47.06	\$90.54	1,783	Ranch
O-09-09-276-013	668 LAWSON DR	8/15/2022	401	03-ARM'S LENGTH	SQL	\$297,800	\$115,790	38.88	\$170.75	1,095	Ranch
O-09-09-426-022	1648 S NEWMAN RD	10/31/2023	401	03-ARM'S LENGTH	SQL	\$390,000	\$196,280	50.33	\$160.48	1,164	Ranch
O-09-10-151-009	1493 HEIGHTS RD	11/3/2023	401	03-ARM'S LENGTH	SQL	\$400,000	\$239,310	59.83	\$65.80	2,952	Colonial/2Sty
O-09-10-151-016	1421 HEIGHTS RD	12/6/2022	401	03-ARM'S LENGTH	SQL	\$460,000	\$206,530	44.90	\$201.06	1,637	Ranch
O-09-03-254-031	548 FERNHURST CT	5/11/2023	401	03-ARM'S LENGTH	TLO	\$565,000	\$240,600	42.58	\$239.15	1,210	Bungalow
O-09-03-278-016	475 INDIANWOOD RD	8/21/2023	401	03-ARM'S LENGTH	TLO	\$735,000	\$388,660	52.88	\$128.65	2,604	BiLevel
O-09-03-405-032	110 SHOREWOOD CT	9/21/2022	401	03-ARM'S LENGTH	TLO	\$442,000	\$218,630	49.46	\$185.66	1,234	Ranch
O-09-03-405-058	778 CENTRAL DR	4/5/2022	401	03-ARM'S LENGTH	TLO	\$528,000	\$292,180	55.34	\$114.18	1,982	Colonial/2Sty
O-09-10-203-003	259 PINE TREE RD	7/11/2023	401	03-ARM'S LENGTH	TLO	\$969,000	\$535,030	55.21	\$209.17	2,637	Ranch
O-09-10-204-016	824 DOLLAR BAY DR	4/13/2023	401	03-ARM'S LENGTH	TLO	\$1,100,000	\$519,140	47.19	\$318.19	2,600	Contemporary
O-09-10-254-006	405 SHADY OAKS ST	6/15/2022	401	03-ARM'S LENGTH	TLO	\$745,000	\$330,240	44.33	\$232.49	2,241	Colonial/2Sty
O-09-10-254-017	459 SHADY OAKS ST	7/13/2022	401	03-ARM'S LENGTH	TLO	\$390,000	\$158,920	40.75	\$187.38	1,360	Colonial/2Sty
O-09-10-278-015	748 KING CIR	6/8/2022	401	03-ARM'S LENGTH	TLO	\$705,000	\$340,290	48.27	\$247.53	2,069	Colonial/2Sty
O-09-10-278-017	740 KING CIR	6/24/2022	401	03-ARM'S LENGTH	TLO	\$500,000	\$236,670	47.33	\$170.71	1,746	Colonial/2Sty
O-09-10-278-046	710 KING CIR	5/10/2022	401	03-ARM'S LENGTH	TLO	\$679,000	\$361,040	53.17	\$180.15	1,981	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
O -09-11-303-004	515 BELLEVUE AVE	5/16/2022	401	03-ARM'S LENGTH	TLO	\$862,000	\$479,350	55.61	\$218.57	2,414	Colonial/2Sty
O -09-11-303-007	533 BELLEVUE AVE	5/12/2023	401	03-ARM'S LENGTH	TLO	\$514,000	\$217,670	42.35	\$199.18	1,656	Ranch
O -09-02-152-046	275 INDIANWOOD RD	8/1/2023	401	03-ARM'S LENGTH	TVC	\$575,000	\$289,790	50.40	\$246.96	1,492	Ranch
O -09-03-254-007	650 FERNHURST CT	7/31/2023	401	03-ARM'S LENGTH	TVC	\$725,000	\$328,770	45.35	\$270.25	1,953	Colonial/2Sty
O -09-03-451-001	183 CHAMBERLAIN ST	7/31/2023	401	03-ARM'S LENGTH	TVC	\$1,550,000	\$612,150	39.49	\$293.94	4,109	Colonial/2Sty
O -09-10-102-007	1422 HEIGHTS RD	10/4/2023	401	03-ARM'S LENGTH	TVC	\$852,500	\$422,600	49.57	\$248.74	2,514	Bungalow
O -09-10-102-028	1387 MARINA POINTE BLVD	3/8/2024	401	03-ARM'S LENGTH	TVC	\$950,000	\$484,080	50.96	\$250.14	3,002	Colonial/2Sty
O -09-10-103-004	1342 MARINA POINTE BLVD	9/16/2022	401	03-ARM'S LENGTH	TVC	\$939,000	\$537,590	57.25	\$227.24	3,092	Colonial/2Sty
O -09-10-103-007	1384 MARINA POINTE BLVD	9/28/2022	401	03-ARM'S LENGTH	TVC	\$775,000	\$446,110	57.56	\$184.94	3,055	Colonial/2Sty
O -09-10-127-009	1103 ARBROAK WAY	9/22/2023	401	03-ARM'S LENGTH	TVC	\$515,000	\$284,320	55.21	\$117.12	1,880	TriLevel/Quad
O -09-10-127-015	1035 ARBROAK WAY	8/31/2023	401	03-ARM'S LENGTH	TVC	\$535,000	\$316,890	59.23	\$93.77	2,181	TriLevel/Quad
O -09-10-127-031	385 BAY POINTE RD	8/1/2023	401	03-ARM'S LENGTH	TVC	\$860,000	\$376,350	43.76	\$278.99	1,941	Ranch
O -09-10-177-008	1111 LEIDICH ST	7/19/2022	401	03-ARM'S LENGTH	TVC	\$700,000	\$364,340	52.05	\$212.96	1,749	Ranch
OL-09-02-326-018	360 N NORTH SHORE DR	7/17/2023	401	03-ARM'S LENGTH	TVC	\$447,100	\$208,040	46.53	\$206.96	1,682	Colonial/2Sty
OL-09-01-301-001	488 N WASHINGTON ST	6/27/2022	401	03-ARM'S LENGTH	VGR	\$415,000	\$184,000	44.34	\$191.15	1,732	Ranch
OL-09-01-301-006	406 N WASHINGTON ST	6/3/2022	401	03-ARM'S LENGTH	VGR	\$207,000	\$92,930	44.89	\$106.73	1,171	Ranch
OL-09-01-301-010	316 N WASHINGTON ST	4/24/2023	401	03-ARM'S LENGTH	VGR	\$410,000	\$194,200	47.37	\$233.76	1,474	Ranch
OL-09-01-301-034	306 N WASHINGTON ST	5/23/2023	401	03-ARM'S LENGTH	VGR	\$280,000	\$149,580	53.42	\$103.04	1,924	Ranch
OL-09-01-351-005	325 E SHADBOLT ST	8/29/2022	401	03-ARM'S LENGTH	VGR	\$235,000	\$109,730	46.69	\$132.78	1,277	Colonial/2Sty
OL-09-01-352-003	438 E JACKSON ST	9/9/2022	401	03-ARM'S LENGTH	VGR	\$224,500	\$119,840	53.38	\$115.85	1,326	SingleFamily
OL-09-01-353-001	40 N WASHINGTON ST	10/25/2022	401	03-ARM'S LENGTH	VGR	\$382,000	\$175,740	46.01	\$107.12	2,884	Colonial/2Sty
OL-09-01-354-002	424 E SHADBOLT ST	10/17/2022	401	03-ARM'S LENGTH	VGR	\$250,000	\$134,060	53.62	\$96.29	1,812	Colonial/2Sty
OL-09-01-354-007	437 E FLINT ST	5/20/2022	401	03-ARM'S LENGTH	VGR	\$212,000	\$106,460	50.22	\$108.82	1,293	Colonial/2Sty
OL-09-01-355-031	91 WASHINGTON ST	8/31/2022	401	03-ARM'S LENGTH	VGR	\$385,000	\$237,970	61.81	\$164.09	1,865	Colonial/2Sty
OL-09-01-356-005	588 E FLINT ST	12/2/2022	401	03-ARM'S LENGTH	VGR	\$210,000	\$129,940	61.88	\$101.57	1,230	Ranch
OL-09-02-333-008	138 N NORTH SHORE DR	5/30/2023	401	03-ARM'S LENGTH	VGR	\$355,000	\$179,340	50.52	\$209.87	1,302	Ranch
OL-09-02-334-002	161 N AXFORD ST	7/20/2022	401	03-ARM'S LENGTH	VGR	\$239,900	\$129,990	54.19	\$104.27	1,548	Ranch
OL-09-02-334-008	69 N AXFORD ST	4/7/2023	401	03-ARM'S LENGTH	VGR	\$245,000	\$109,340	44.63	\$138.56	1,211	Ranch
OL-09-02-377-013	340 LAKE ST	9/9/2022	401	03-ARM'S LENGTH	VGR	\$245,000	\$99,250	40.51	\$227.86	788	Colonial/2Sty
OL-09-02-404-011	109 N ANDREWS ST	6/1/2022	401	03-ARM'S LENGTH	VGR	\$200,000	\$82,390	41.20	\$172.72	768	Ranch
OL-09-02-404-018	20 N AXFORD ST	6/7/2023	401	03-ARM'S LENGTH	VGR	\$300,000	\$146,810	48.94	\$122.25	1,870	Ranch
OL-09-02-406-004	95 W CHURCH ST	7/26/2023	401	03-ARM'S LENGTH	VGR	\$245,000	\$124,380	50.77	\$110.62	1,574	Bungalow
OL-09-02-426-001	144 W ELIZABETH ST	7/6/2023	401	03-ARM'S LENGTH	VGR	\$190,000	\$94,060	49.51	\$157.90	720	Ranch
OL-09-02-426-012	90 W ELIZABETH ST	5/27/2022	401	03-ARM'S LENGTH	VGR	\$216,500	\$98,540	45.52	\$130.95	1,029	Bungalow
OL-09-02-427-016	489 N WASHINGTON ST	7/7/2022	401	03-ARM'S LENGTH	VGR	\$440,000	\$255,980	58.18	\$155.75	2,335	Colonial/2Sty
OL-09-02-435-003	105 E CHURCH ST	9/13/2023	401	03-ARM'S LENGTH	VGR	\$212,500	\$105,790	49.78	\$100.79	1,459	SingleFamily
OL-09-02-437-005	207 N BROADWAY ST	9/15/2022	401	03-ARM'S LENGTH	VGR	\$350,000	\$149,440	42.70	\$131.56	2,116	Colonial/2Sty
OL-09-02-444-001	144 N SLATER ST	12/6/2023	401	03-ARM'S LENGTH	VGR	\$215,000	\$82,750	38.49	\$148.37	1,008	Bungalow
OL-09-02-444-009	159 N WASHINGTON ST	9/12/2023	401	03-ARM'S LENGTH	VGR	\$300,000	\$150,410	50.14	\$156.01	1,399	Bungalow
OL-09-02-451-001	40 N ANDREWS ST	9/29/2022	401	03-ARM'S LENGTH	VGR	\$275,000	\$123,000	44.73	\$154.95	1,339	Colonial/2Sty
OL-09-02-451-005	246 W FLINT ST	11/9/2023	401	03-ARM'S LENGTH	VGR	\$287,000	\$118,020	41.12	\$152.64	1,448	Colonial/2Sty
OL-09-02-451-009	206 W FLINT ST	5/5/2022	401	03-ARM'S LENGTH	VGR	\$350,000	\$167,950	47.99	\$137.62	2,052	Colonial/2Sty
OL-09-02-455-006	274 LAKE ST	7/18/2022	401	03-ARM'S LENGTH	VGR	\$249,500	\$118,320	47.42	\$181.12	1,013	Ranch
OL-09-02-457-002	229 W FLINT ST	7/27/2022	401	03-ARM'S LENGTH	VGR	\$275,000	\$122,490	44.54	\$155.00	1,352	Bungalow
OL-09-11-183-011	258 HEIGHTS RD	4/21/2023	401	03-ARM'S LENGTH	VGR	\$220,000	\$123,370	56.08	\$134.15	1,014	Ranch
OL-09-11-276-009	46 SMITH CT	2/23/2024	401	03-ARM'S LENGTH	VGR	\$300,000	\$144,910	48.30	\$134.54	1,684	Ranch
OL-09-12-103-010	544 BAGLEY DR	6/30/2022	401	03-ARM'S LENGTH	VGR	\$183,000	\$83,550	45.66	\$126.00	933	Ranch
OL-09-12-103-023	283 PERRY ST	7/29/2022	401	03-ARM'S LENGTH	VGR	\$309,900	\$137,840	44.48	\$189.37	1,200	Ranch
OL-09-12-151-071	432 NEWTON DR	2/8/2023	401	03-ARM'S LENGTH	VGR	\$236,900	\$136,190	57.49	\$124.29	1,292	SingleFamily
OL-09-12-153-037	406 ATWATER ST	1/31/2024	401	03-ARM'S LENGTH	VGR	\$219,900	\$90,960	41.36	\$142.74	1,044	Ranch
OL-09-12-154-030	565 GRAMPIAN AVE	12/12/2023	401	03-ARM'S LENGTH	VGR	\$370,000	\$202,350	54.69	\$132.21	2,246	Ranch
OL-09-12-154-031	435 NEWTON DR	2/9/2024	401	03-ARM'S LENGTH	VGR	\$375,000	\$198,470	52.93	\$199.92	1,456	Ranch
OL-09-12-154-033	413 NEWTON DR	5/13/2022	401	03-ARM'S LENGTH	VGR	\$400,000	\$225,760	56.44	\$188.31	1,690	Colonial/2Sty
OL-09-12-154-034	427 NEWTON DR	5/16/2022	401	03-ARM'S LENGTH	VGR	\$395,000	\$223,350	56.54	\$184.48	1,698	Colonial/2Sty

Orion Township/Village of Lake Orion

_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
OL-09-02-485-033	94 WASHINGTON ST	3/15/2023	407	03-ARM'S LENGTH	VK1	\$295,000	\$138,830	47.06	\$154.29	1,604	Colonial/2Sty
OL-09-12-151-047	372 NEWTON CT	7/20/2022	407	03-ARM'S LENGTH	VK1	\$364,500	\$188,070	51.60	\$176.18	1,756	Ranch
OL-09-02-303-004	362 OAK LN	8/1/2022	401	03-ARM'S LENGTH	VLO	\$427,900	\$212,080	49.56	\$211.29	1,058	Bungalow
OL-09-02-304-002	529 CENTRAL DR	8/14/2023	401	03-ARM'S LENGTH	VLO	\$1,450,000	\$837,960	57.79	\$299.52	3,789	Bungalow
OL-09-02-304-008	523 CENTRAL DR	9/27/2022	401	03-ARM'S LENGTH	VLO	\$732,400	\$366,530	50.05	\$229.68	2,370	Colonial/2Sty
OL-09-02-351-015	584 LONGPOINTE DR	8/1/2022	401	03-ARM'S LENGTH	VLO	\$875,000	\$346,240	39.57	\$280.85	2,391	Colonial/2Sty
OL-09-02-351-026	616 LONGPOINTE DR	5/4/2023	401	03-ARM'S LENGTH	VLO	\$575,000	\$419,280	72.92	\$138.88	2,591	Colonial/2Sty
OL-09-02-351-030	610 LONGPOINTE DR	6/13/2023	401	03-ARM'S LENGTH	VLO	\$1,200,000	\$608,200	50.68	\$370.39	2,701	Colonial/2Sty
OL-09-02-352-001	662 DETROIT AVE	3/18/2024	401	03-ARM'S LENGTH	VLO	\$970,000	\$491,400	50.66	\$283.67	2,581	Colonial/2Sty
OL-09-02-354-011	620 BUENA VISTA AVE	8/31/2022	401	03-ARM'S LENGTH	VLO	\$570,000	\$311,680	54.68	\$197.78	1,986	Colonial/2Sty
OL-09-02-355-010	85 CRESCENT AVE	5/30/2023	401	03-ARM'S LENGTH	VLO	\$842,000	\$355,100	42.17	\$335.03	1,934	Colonial/2Sty
OL-09-02-355-015	75 CRESCENT AVE	10/27/2023	401	03-ARM'S LENGTH	VLO	\$925,000	\$419,810	45.38	\$247.60	2,020	Ranch
OL-09-03-429-014	754 CENTRAL DR	7/13/2022	401	03-ARM'S LENGTH	VLO	\$544,900	\$214,760	39.41	\$453.37	810	Ranch
OL-09-03-431-003	355 PARK AVE	6/30/2023	401	03-ARM'S LENGTH	VLO	\$685,000	\$340,040	49.64	\$229.49	2,047	Colonial/2Sty
OL-09-03-431-016	329 PARK AVE	1/24/2024	401	03-ARM'S LENGTH	VLO	\$905,000	\$436,190	48.20	\$350.93	1,595	Ranch
OL-09-03-435-005	653 CENTRAL DR	3/1/2024	401	19-MULTI PARCEL ARM'S LENGTH	VLO	\$496,500	\$309,170	62.27	\$146.99	1,272	Colonial/2Sty
OL-09-03-435-018	565 CENTRAL DR	6/5/2023	401	03-ARM'S LENGTH	VLO	\$880,000	\$389,290	44.24	\$365.72	1,872	Colonial/2Sty
OL-09-03-480-004	658 VICTORIA IS	9/14/2023	401	19-MULTI PARCEL ARM'S LENGTH	VLO	\$306,000	\$194,990	63.72	\$172.15	915	Colonial/2Sty
OL-09-11-101-016	114 BELLEVUE AVE	6/1/2022	401	03-ARM'S LENGTH	VLO	\$760,000	\$332,230	43.71	\$364.94	1,804	Bungalow
OL-09-11-102-015	130 HIGHLAND AVE	7/21/2023	401	03-ARM'S LENGTH	VLO	\$940,000	\$441,640	46.98	\$225.50	2,789	Colonial/2Sty
OL-09-11-104-001	212 BELLEVUE AVE	6/14/2022	401	03-ARM'S LENGTH	VLO	\$699,900	\$301,650	43.10	\$257.58	1,857	Colonial/2Sty
OL-09-11-107-003	225 BELLEVUE AVE	4/5/2022	401	03-ARM'S LENGTH	VLO	\$700,000	\$429,940	61.42	\$340.36	1,579	Colonial/2Sty
OL-09-11-179-002	228 LOOKOUT LN	2/3/2023	401	03-ARM'S LENGTH	VLO	\$580,000	\$276,580	47.69	\$355.40	1,192	Ranch
OL-09-11-182-012	304 LAKEVIEW DR	10/11/2022	401	03-ARM'S LENGTH	VLO	\$715,000	\$318,630	44.56	\$214.99	2,219	Colonial/2Sty
OL-09-11-251-008	260 PARK ISLAND RD	11/1/2023	401	03-ARM'S LENGTH	VLO	\$836,000	\$403,880	48.31	\$248.55	2,003	Ranch
OL-09-11-252-002	74 PARK ISLAND RD	1/30/2024	401	03-ARM'S LENGTH	VLO	\$670,000	\$281,900	42.07	\$312.75	1,466	Colonial/2Sty
OL-09-11-257-034	222 HEIGHTS RD	1/20/2023	401	03-ARM'S LENGTH	VLO	\$385,000	\$237,410	61.66	\$116.29	1,350	Ranch