

Lyon Township

Camp Curnalia

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-940-142-0000	158 RED ARROW TRAIL	07/03/20	\$135,000	\$2,418	\$132,582	\$40,985	3.235	CC
007-940-294-0000	10855 MILITARY ROAD	10/10/20	\$89,000	\$2,989	\$86,011	\$81,207	1.059	CC
007-940-304-0000	114 JAY LEGION DRIVE	04/10/21	\$116,000	\$0	\$116,000	\$94,245	1.231	CC
007-940-320-0000	119 OWOSSO LEGION DRIVE	11/17/20	\$70,000	\$549	\$69,451	\$44,482	1.561	CC
Totals:			\$410,000		\$404,044	\$260,920		
							E.C.F. =>	1.549
							Ave. E.C.F. =>	1.772

USE 1.55

Lyon Township

Commercial

2023 ECF Analysis & Determination

Based on Appraisal Study P.I.N.	Equal True Cash Value	Land + Yard	Bldg Value	Cost Manual	E.C.F.
007-022-015-0050	\$328,701	\$52,462	\$276,239	\$506,037	0.5459
007-027-002-0021	\$99,618	\$13,196	\$86,422	\$147,175	0.5872
007-320-008-0000	\$25,746	\$3,100	\$22,646	\$20,283	1.1165
0074-660-049-1000	\$90,517	\$21,919	\$68,598	\$135,688	0.5056
			\$453,905	\$809,183	0.5609

ECF AS APPLIED: 0.56

LyonTownship

Lakefront

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
007-014-016-0190	6684 W HIGGINS LAKE DRIVE	07/30/21	\$1,250,000	\$596,427	\$653,573	\$183,154	3.568	LKF	007-014-016-0250
007-015-001-0060	8436 W HIGGINS LAKE DRIVE	12/01/21	\$940,000	\$628,268	\$311,732	\$333,527	0.935	LKF	
007-200-005-0000	8388 W HIGGINS LAKE DRIVE	07/17/20	\$148,000	\$63,541	\$84,459	\$92,755	0.911	LKF	
007-200-007-0000	8388 W HIGGINS LAKE DRIVE	11/23/20	\$185,000	\$62,906	\$122,094	\$82,010	1.489	LKF	
007-330-013-0000	236 LAKESHORE DRIVE	05/29/20	\$1,110,000	\$486,155	\$623,845	\$463,534	1.346	LKF	007-330-073-5000
007-330-032-0000	6984 W HIGGINS LAKE DRIVE	06/11/21	\$1,500,000	\$576,600	\$923,400	\$317,340	2.910	LKF	
007-330-036-0000	6928 W HIGGINS LAKE DRIVE	09/24/21	\$1,100,000	\$618,883	\$481,117	\$203,569	2.363	LKF	
007-363-001-0000	701 SAM-O-SET BOULEVARD	10/29/20	\$320,000	\$241,008	\$78,992	\$46,534	1.698	LKF	
007-364-001-0000	801 SAM O SET BOULEVARD	08/02/21	\$900,000	\$484,795	\$415,205	\$414,393	1.002	LKF	
007-366-001-0000	104 RAY STREET	07/10/20	\$335,000	\$236,094	\$98,906	\$50,115	1.974	LKF	
007-422-012-0000	9478 W HIGGINS LAKE DRIVE	05/21/21	\$885,000	\$310,000	\$575,000	\$261,371	2.200	LKF	
007-450-014-1000	8900 W HIGGINS LAKE DRIVE	10/30/20	\$562,500	\$466,093	\$96,407	\$91,495	1.054	LKF	
007-450-022-1000	8866 W HIGGINS LAKE DRIVE	06/19/20	\$365,000	\$249,169	\$115,831	\$84,179	1.376	LKF	
007-640-001-0000	112 ALBEMARLE BOULEVARD	11/19/20	\$655,000	\$401,017	\$253,983	\$175,510	1.447	LKF	007-940-500-0000
007-670-018-1000	103 COOKE AVENUE	09/14/20	\$730,000	\$334,849	\$395,151	\$420,362	0.940	LKF	
007-670-020-1000	102 EVENS AVENUE	10/08/21	\$640,000	\$310,226	\$329,774	\$75,415	4.373	LKF	
007-681-002-0000	101 KENMORE AVENUE	10/30/20	\$496,125	\$236,286	\$259,839	\$84,602	3.071	LKF	
007-758-003-0000	105 SAM O SET BOULEVARD	07/31/20	\$405,000	\$233,072	\$171,928	\$67,606	2.543	LKF	
Totals:			\$12,526,625		\$5,991,236	\$3,447,470			
							E.C.F. =>	1.738	
							Ave. E.C.F. =>	1.955	

USE 1.73

Lyon Township

Metes & Bounds-Acreage

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-015-013-0290	209 TIE STREET	06/25/20	\$285,000	\$22,087	\$262,913	\$250,316	1.050	M&B
007-022-008-0065	8603 AMVET DRIVE	06/01/21	\$177,900	\$20,358	\$157,542	\$189,180	0.833	M&B
007-023-007-0040	8670 N LOXLEY ROAD	07/17/20	\$163,000	\$23,404	\$139,596	\$129,301	1.080	M&B
007-024-013-0084	221 DAYTON STREET	07/01/21	\$189,900	\$18,662	\$171,238	\$113,054	1.515	M&B
007-024-014-0122	8462 HILLCREST ROAD	10/01/20	\$45,000	\$17,650	\$27,350	\$98,647	0.277	M&B
007-024-015-0141	8050 HILLCREST ROAD	04/16/21	\$240,000	\$33,096	\$206,904	\$159,461	1.298	M&B
007-025-005-0021	7967 HILLCREST ROAD	11/23/21	\$160,000	\$13,000	\$147,000	\$173,875	0.845	M&B
007-025-005-0460	6623 W BIRCH ROAD	02/26/21	\$83,000	\$17,724	\$65,276	\$36,846	1.772	M&B
007-025-011-0030	6750 W PINE DRIVE	02/16/22	\$329,000	\$26,607	\$302,393	\$230,213	1.314	M&B
007-025-011-0140	6775 W PINE DRIVE	01/31/22	\$400,000	\$29,463	\$370,537	\$251,551	1.473	M&B
007-025-014-0215	7340 HILLCREST ROAD	05/04/21	\$285,000	\$40,356	\$244,644	\$105,646	2.316	M&B
Totals:			\$2,357,800		\$2,095,393	\$1,738,089		
							E.C.F. =>	1.206
							Ave. E.C.F. =>	1.252

USE 1.21

Lyon Township

Mobile-Manufactured

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
007-006-009-0220	11794 MOORESTOWN ROAD	12/30/20	\$162,500	\$15,000	\$147,500	\$148,515	0.993	
007-025-008-0101	7579 HILLCREST ROAD	10/22/20	\$149,000	\$27,370	\$121,630	\$196,662	0.618	
007-242-028-0000	320 ALMA BOULEVARD	03/16/22	\$122,000	\$28,569	\$93,431	\$40,258	2.321	
007-780-043-1000	6659 BARBARA DRIVE	12/23/21	\$185,000	\$10,760	\$174,240	\$150,161	1.160	
Totals:			\$618,500		\$536,801	\$535,595		
							E.C.F. =>	1.002
							Ave. E.C.F. =>	1.273

USE 1.00

Lyon Township

Off Lake Subs

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
007-241-001-0000	202 ALMA BOULEVARD	08/09/21	\$195,000	\$19,092	\$175,908	\$42,345	4.154	OLS	
007-242-001-0000	309 BAY CITY AVENUE	03/22/21	\$40,000	\$28,058	\$11,942	\$36,471	0.327	OLS	
007-243-042-0000	401 MASON AVENUE	12/17/21	\$223,000	\$22,510	\$200,490	\$75,257	2.664	OLS	
007-244-001-0000	403 SAGINAW AVENUE	07/24/20	\$79,900	\$23,299	\$56,601	\$35,335	1.602	OLS	
007-310-023-0000	8856 N LOXLEY ROAD	08/28/20	\$124,000	\$12,086	\$111,914	\$96,398	1.161	OLS	
007-320-007-0000	5951 W HIGGINS LAKE DRIVE	06/26/20	\$50,000	\$4,507	\$45,493	\$61,777	0.736	OLS	
007-320-027-0000	513 CHICKASAW STREET	02/05/21	\$154,000	\$4,110	\$149,890	\$137,248	1.092	OLS	
007-320-037-0000	505 BOUCHER STREET	05/04/21	\$173,000	\$14,202	\$158,798	\$128,004	1.241	OLS	
007-330-062-0000	125 LAKESHORE DRIVE	06/19/20	\$410,000	\$43,304	\$366,696	\$253,372	1.447	OLS	
007-330-097-0000	9028 HIGH ROAD	01/04/21	\$82,500	\$9,723	\$72,777	\$38,059	1.912	OLS	
007-330-113-0000	219 WEST ROAD	10/29/20	\$184,000	\$33,166	\$150,834	\$92,426	1.632	OLS	
007-350-103-1000	404 SUMMIT ROAD	08/31/20	\$173,000	\$9,662	\$163,338	\$224,303	0.728	OLS	
007-350-401-1000	809 MOONCREST DRIVE	03/04/22	\$250,000	\$19,535	\$230,465	\$133,369	1.728	OLS	
007-350-569-0000	729 GOLFVIEW DRIVE	10/15/21	\$177,500	\$10,326	\$167,174	\$82,219	2.033	OLS	
007-350-585-0000	201 WILLOW DRIVE	07/24/20	\$82,000	\$18,454	\$63,546	\$63,802	0.996	OLS	007-350-635-0000
007-350-608-6000	206 EASTERN DRIVE	01/21/21	\$210,000	\$15,460	\$194,540	\$205,687	0.946	OLS	
007-350-819-1000	416 EASTERN DRIVE	07/19/21	\$285,000	\$16,369	\$268,631	\$176,807	1.519	OLS	
007-350-945-1000	102 WILLOW DRIVE	08/07/20	\$22,000	\$3,863	\$18,137	\$34,798	0.521	OLS	
007-353-039-0000	101 LAUSANNE STREET	07/31/20	\$186,000	\$22,871	\$163,129	\$186,205	0.876	OLS	
007-362-016-0000	113 MINNEHAHA STREET	05/26/21	\$70,000	\$11,500	\$58,500	\$37,407	1.564	OLS	
007-363-004-0000	110 MINNEHAHA STREET	09/16/21	\$210,000	\$21,978	\$188,022	\$151,308	1.243	OLS	
007-366-011-0000	119 CHARLES STREET	09/03/20	\$153,000	\$19,325	\$133,675	\$154,189	0.867	OLS	
007-367-064-0000	6121 W HIGGINS LAKE DRIVE	08/31/20	\$147,800	\$18,782	\$129,018	\$88,613	1.456	OLS	
007-367-066-0000	104 MARVIN ROAD	07/23/20	\$85,500	\$12,430	\$73,070	\$95,196	0.768	OLS	
007-538-001-1000	104 GEORGE AVENUE	05/18/20	\$123,000	\$55,457	\$67,543	\$112,312	0.601	OLS	
007-573-043-0000	212 SWANSON AVENUE	10/21/20	\$60,000	\$6,948	\$53,052	\$36,347	1.460	OLS	
007-576-034-1000	224 GOEBEL AVENUE	08/13/21	\$125,000	\$12,534	\$112,466	\$69,513	1.618	OLS	
007-612-023-0000	236 WALNUT AVENUE	08/26/20	\$111,800	\$9,954	\$101,846	\$73,557	1.385	OLS	
007-625-017-0000	231 WALNUT AVENUE	05/20/21	\$129,000	\$16,842	\$112,158	\$90,581	1.238	OLS	
007-625-034-0000	10405 W HIGGINS LAKE DRIVE	03/09/21	\$142,500	\$10,300	\$132,200	\$85,664	1.543	OLS	
007-627-009-0000	102 ELM AVENUE	12/15/21	\$145,000	\$6,828	\$138,172	\$106,991	1.291	OLS	

007-643-025-1000	345 IRONWOOD ROAD	04/02/20	\$92,500	\$9,682	\$82,818	\$66,924	1.237	OLS
007-651-043-0000	208 THORPE AVENUE	11/25/20	\$219,000	\$21,369	\$197,631	\$107,920	1.831	OLS 007-651-040-0000
007-653-026-0000	114 TAYLOR AVENUE	04/17/21	\$139,900	\$18,097	\$121,803	\$145,684	0.836	OLS
007-654-025-0000	9982 W HIGGINS LAKE DRIVE	03/12/21	\$63,500	\$20,408	\$43,092	\$103,261	0.417	OLS
007-661-016-0000	237 TAYLOR AVENUE	06/26/20	\$85,000	\$20,125	\$64,875	\$75,378	0.861	OLS
007-661-036-0000	212 HAINES AVENUE	10/29/21	\$175,000	\$16,059	\$158,941	\$115,817	1.372	OLS
007-662-020-0000	110 HAINES AVENUE	08/14/20	\$238,000	\$16,860	\$221,140	\$81,196	2.724	OLS
007-669-019-0000	239 COOKE AVENUE	04/30/21	\$117,000	\$16,184	\$100,816	\$57,641	1.749	OLS
007-669-035-0000	206 EVENS AVENUE	03/05/21	\$195,000	\$50,302	\$144,698	\$196,943	0.735	OLS
007-676-001-0000	9823 W HIGGINS LAKE DRIVE	07/24/21	\$68,900	\$18,002	\$50,898	\$44,882	1.134	OLS
007-679-009-0000	117 DEWEY AVENUE	04/30/20	\$137,500	\$15,407	\$122,093	\$68,018	1.795	OLS
007-681-017-0000	129 KENMORE AVENUE	12/06/21	\$110,000	\$7,052	\$102,948	\$56,255	1.830	OLS
007-683-029-0000	130 JONES AVENUE	07/10/20	\$132,500	\$15,948	\$116,552	\$80,424	1.449	OLS
007-683-038-0000	106 JONES AVENUE	09/01/20	\$339,000	\$9,992	\$329,008	\$182,206	1.806	OLS
007-690-022-0000	9227 HIGH ROAD	04/01/21	\$175,000	\$14,705	\$160,295	\$101,324	1.582	OLS
007-701-013-0000	203 CINDY AVENUE	07/24/20	\$91,500	\$11,507	\$79,993	\$62,838	1.273	OLS
007-702-025-0000	103 BRIAN DRIVE	11/13/20	\$114,000	\$9,283	\$104,717	\$70,809	1.479	OLS
007-705-002-0000	8585 N LOXLEY ROAD	02/17/22	\$260,000	\$18,081	\$241,919	\$211,689	1.143	OLS
007-705-006-0000	8675 N LOXLEY ROAD	11/23/20	\$198,500	\$17,060	\$181,440	\$222,854	0.814	OLS
007-705-008-0000	8715 N LOXLEY ROAD	07/24/20	\$145,000	\$15,179	\$129,821	\$129,352	1.004	OLS
007-706-039-0000	121 EVA LANE	03/31/22	\$329,900	\$46,496	\$283,404	\$166,120	1.706	OLS 007-706-038-0000, 007-706-040-0000
007-710-017-0000	424 PINE ACRES DRIVE	10/22/21	\$379,900	\$31,554	\$348,346	\$193,712	1.798	OLS
007-714-001-0000	5503 W HIGGINS LAKE DRIVE	07/07/20	\$219,000	\$17,136	\$201,864	\$155,196	1.301	OLS
007-715-040-0000	104 AKRON STREET	07/16/21	\$100,000	\$15,357	\$84,643	\$85,071	0.995	OLS
007-716-010-1000	123 AKRON STREET	04/13/21	\$30,000	\$19,273	\$10,727	\$35,728	0.300	OLS 007-716-037-0000
007-729-004-0000	307 FERN STREET	01/26/22	\$121,000	\$7,869	\$113,131	\$57,732	1.960	OLS
007-729-015-0000	321 FERN STREET	07/01/20	\$67,500	\$18,710	\$48,790	\$53,618	0.910	OLS
007-734-001-0000	305 PINGREE STREET	06/30/21	\$52,000	\$17,345	\$34,655	\$88,624	0.391	OLS
007-735-001-1000	401 PINGREE STREET	09/29/21	\$125,000	\$5,750	\$119,250	\$33,655	3.543	OLS
007-735-017-0000	5891 W HIGGINS LAKE DRIVE	01/15/21	\$208,000	\$13,039	\$194,961	\$89,940	2.168	OLS
007-736-008-0000	417 COLUMBIA STREET	10/07/21	\$115,000	\$9,141	\$105,859	\$42,988	2.463	OLS
007-737-001-1000	303 COLUMBIA STREET	09/22/20	\$99,900	\$25,198	\$74,702	\$112,738	0.663	OLS
007-739-013-2000	124 FINDLEY STREET	12/22/20	\$109,300	\$26,106	\$83,194	\$146,365	0.568	OLS
007-740-031-0000	124 CHICKASAW STREET	10/15/20	\$89,900	\$9,556	\$80,344	\$37,943	2.117	OLS

007-744-048-0000	1004 MCKINLEY AVENUE	04/22/20	\$94,000	\$15,000	\$79,000	\$70,563	1.120	OLS 007-744-046-0000
007-746-009-0000	213 CHICKASAW STREET	07/08/21	\$145,000	\$29,274	\$115,726	\$94,779	1.221	OLS 007-746-037-0000
007-749-025-1000	244 BOUCHER STREET	05/21/20	\$122,000	\$6,721	\$115,279	\$142,944	0.806	OLS
007-751-031-0000	438 BOUCHER STREET	06/25/20	\$45,022	\$8,625	\$36,397	\$32,970	1.104	OLS
007-752-021-0000	445 BOUCHER STREET	07/17/20	\$181,400	\$15,568	\$165,832	\$144,430	1.148	OLS
007-753-001-0000	301 BOUCHER STREET	07/30/21	\$135,500	\$13,116	\$122,384	\$88,849	1.377	OLS
007-753-043-0000	312 DAYTON STREET	12/29/21	\$110,000	\$8,625	\$101,375	\$77,152	1.314	OLS
007-780-019-0000	7430 CAROL COURT	10/01/21	\$137,700	\$12,207	\$125,493	\$117,899	1.064	OLS
007-780-039-0000	6680 BARBARA DRIVE	06/11/21	\$150,000	\$8,772	\$141,228	\$92,740	1.523	OLS
007-780-053-0000	7307 HILLCREST ROAD	08/10/21	\$133,000	\$7,022	\$125,978	\$115,321	1.092	OLS
Totals:			\$11,000,322		\$9,738,085	\$7,664,050		
							E.C.F. =>	1.271
							Ave. E.C.F. =>	1.361

USE 1.27

Lyon Township

Private Lake Access

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
007-150-006-0000	6314 W HIGGINS LAKE DRIVE	12/02/21	\$557,000	\$317,952	\$239,048	\$187,213	1.277	PLA	
007-341-010-0000	101 VILLAGE DRIVE	07/02/21	\$315,000	\$160,656	\$154,344	\$145,517	1.061	PLA	
007-351-033-0000	120 NORWAY ROAD	03/29/21	\$126,500	\$25,617	\$100,883	\$46,177	2.185	PLA 2	
007-351-034-1000	118 NORWAY ROAD	03/30/21	\$270,000	\$58,609	\$211,391	\$244,898	0.863	PLA 2	
007-351-084-0000	100 HEMLOCK ROAD	07/30/21	\$221,000	\$55,486	\$165,514	\$79,464	2.083	PLA 2	
007-351-086-0000	105 HEMLOCK ROAD	10/16/20	\$159,000	\$50,638	\$108,362	\$51,199	2.116	PLA 2	
007-351-086-5000	103 HEMLOCK ROAD	09/04/20	\$105,000	\$69,916	\$35,084	\$44,666	0.785	PLA 2	007-351-124-0000
007-351-178-0000	216 CHESTNUT ROAD	09/25/20	\$86,900	\$30,664	\$56,236	\$52,285	1.076	PLA 2	
007-351-179-0000	214 CHESTNUT ROAD	07/06/20	\$73,500	\$32,813	\$40,687	\$41,177	0.988	PLA 2	
007-351-201-0000	215 CHESTNUT ROAD	06/25/21	\$250,000	\$54,591	\$195,409	\$176,451	1.107	PLA 2	
007-351-205-0000	214 ACORN ROAD	10/19/20	\$125,000	\$68,500	\$56,500	\$58,215	0.971	PLA 2	
007-351-222-1000	203 ACORN ROAD	09/14/20	\$169,000	\$35,355	\$133,645	\$158,941	0.841	PLA 2	
007-680-001-0000	1607 TREASURE BOULEVARD	04/22/21	\$430,000	\$230,815	\$199,185	\$146,680	1.358	PLA	
007-680-005-0000	105 SHORT AVENUE	09/14/21	\$300,000	\$143,750	\$156,250	\$65,967	2.369	PLA	
007-680-013-0000	121 SHORT AVENUE	07/17/20	\$229,900	\$145,094	\$84,806	\$64,549	1.314	PLA	
Totals:			\$3,417,800		\$1,937,344	\$1,563,401			
							E.C.F. =>	1.239	
							Ave. E.C.F. =>	1.360	

USE 1.24