

Lyon Township

Camp Curnalia

2024 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-940-185-0000	106 BRECKENRIDGE CIR LGN DR	01/26/23	\$70,000	\$665	\$69,335	\$37,854	1.832	CC
007-940-304-0000	114 JAY LEGION DRIVE	04/10/21	\$116,000	\$0	\$116,000	\$101,326	1.145	CC
007-940-372-0000	3704 MICHIGAN CENT PARK BLVD	03/07/23	\$100,000	\$1,658	\$98,342	\$89,230	1.102	CC
Totals:			\$286,000		\$283,677	\$228,411		
							E.C.F. =>	1.242
							Ave. E.C.F. =>	1.360

Lyon Township

Commercial

2024 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Property Class
003-011-013-0018	529 E HOUGHTON LK DR	05/27/22	\$259,000	\$50,814	\$208,186	\$301,963	0.689		201
003-016-003-0060	2018 W HOUGHTON LK DR	12/16/21	\$394,900	\$274,893	\$120,007	\$262,720	0.457		201
003-017-010-0185	WHISPERING OAKS	12/17/21	\$440,000	\$47,866	\$392,134	\$258,263	1.518		201
003-017-014-0180	3185 W HOUGHTON LK DR	05/27/22	\$625,000	\$0	\$625,000	\$962,923	0.649		201
003-111-114-0000	3901 W HOUGHTON LK DR	01/31/22	\$325,000	\$125,800	\$199,200	\$382,091	0.521	003-110-041-1000, 003-110-041-2000	201
003-201-009-0000	3588 W HOUGHTON LK DR	10/04/21	\$105,000	\$60,206	\$44,794	\$96,902	0.462		201
003-249-020-2000	2161 W HOUGHTON LK DR	05/18/21	\$490,000	\$143,070	\$346,930	\$405,817	0.855	003-249-021-2000	201
003-249-035-0000	2451 W HOUGHTON LK DR	09/30/22	\$105,000	\$0	\$105,000	\$162,726	0.645		201
003-249-043-0000	2645 W HOUGHTON LK DR	03/30/23	\$250,000	\$72,074	\$177,926	\$276,925	0.643		201
003-316-011-0000	1300 W HOUGHTON LK DR	04/06/22	\$180,000	\$0	\$180,000	\$177,629	1.013		201
003-321-707-0000	3000 W HOUGHTON LK DR	08/30/21	\$1,300,000	\$263,140	\$1,036,860	\$610,155	1.699	003-321-364-1000, 003-016-007-0080	201
003-331-013-0000	1620 W HOUGHTON LK DR	05/28/21	\$125,000	\$51,629	\$73,371	\$180,288	0.407		201
003-440-001-0000	3942 W HOUGHTON LK DR	07/11/22	\$325,000	\$133,408	\$191,592	\$457,454	0.419		201
003-541-101-0000	122 MIDLAND ST	08/01/22	\$105,000	\$30,780	\$74,220	\$92,615	0.801		201
003-541-217-0000	632 W HOUGHTON LK DR	04/30/21	\$650,000	\$49,847	\$600,153	\$959,558	0.625		201
003-541-217-0000	632 W HOUGHTON LK DR	08/15/22	\$950,000	\$49,847	\$900,153	\$959,558	0.938		201
003-762-013-0000	3386 W HOUGHTON LK DR	03/27/23	\$193,500	\$87,021	\$106,479	\$193,977	0.549		201
004-001-021-0115	155 W FEDERAL HWY	07/22/21	\$105,000	\$44,544	\$60,456	\$52,509	1.151		201
004-001-022-0020	333 W FEDERAL HWY	10/24/22	\$349,222	\$37,936	\$311,286	\$371,315	0.838		201
004-018-015-0040	4556 W HIGGINS LAKE DRIVE	06/15/22	\$90,000	\$22,545	\$67,455	\$115,357	0.585	004-018-015-0050, 004-468-048-0000	201
004-018-015-0040	4556 W HIGGINS LAKE DRIVE	12/30/22	\$96,500	\$22,545	\$73,955	\$115,357	0.641	004-018-015-0050, 004-468-048-0000	201
004-018-015-0125	4521 W HIGGINS LAKE DRIVE	01/05/23	\$225,000	\$47,629	\$177,371	\$284,512	0.623		201
004-018-015-0180	4541 W HIGGINS LAKE DRIVE	05/21/21	\$460,000	\$37,587	\$422,413	\$536,636	0.787		201
005-106-003-0620	435 N FIFTH ST	11/05/21	\$147,000	\$13,360	\$133,640	\$172,768	0.774	055-500-001-0000	201
005-106-005-0210	295 E FEDERAL HWY	12/03/21	\$150,000	\$26,774	\$123,226	\$203,037	0.607		201
005-106-005-0220	315 E FEDERAL HWY	12/02/21	\$70,000	\$37,115	\$32,885	\$78,211	0.420		201
006-010-010-0100	13691 WEST SHORE DR & RIVER RD	08/23/21	\$178,000	\$54,250	\$123,750	\$232,632	0.532		201
006-033-012-0040	9580 M55	04/27/22	\$1,750,000	\$234,622	\$1,515,378	\$2,071,318	0.732		201
006-033-016-0605	9172 W LAKE CITY RD	12/09/22	\$175,000	\$93,198	\$81,802	\$133,811	0.611	006-033-016-0580, 006-033-016-0430	201
007-022-015-0050	8097 N HARRISON ROAD	09/08/21	\$350,000	\$31,490	\$318,510	\$467,276	0.682		201
007-660-049-1000	9963 W HIGGINS LAKE DRIVE	06/10/21	\$80,000	\$25,349	\$54,651	\$119,698	0.457		201

008-004-005-0055	153 W HIGGINS LAKE	02/13/23	\$69,000	\$46,907	\$22,093	\$40,843	0.541		201
008-004-006-0140	303 W HIGGINS LAKE	06/08/21	\$100,000	\$17,815	\$82,185	\$119,471	0.688		201
008-004-006-0140	303 W HIGGINS LAKE	06/08/21	\$100,000	\$17,815	\$82,185	\$119,471	0.688		201
008-004-006-0185	449 W HIGGINS LAKE	09/01/22	\$661,690	\$29,252	\$632,438	\$741,156	0.853		201
008-004-006-0185	449 W HIGGINS LAKE	08/19/21	\$750,000	\$29,252	\$720,748	\$741,156	0.972		201
008-005-002-0062	4079 W MARL LAKE	06/22/22	\$100,000	\$32,019	\$67,981	\$120,323	0.565		201
008-017-009-0070	3343 N FLINT	09/30/22	\$160,000	\$36,000	\$124,000	\$204,315	0.607	008-017-009-0050	201
008-034-015-0380	2974 E HOUGHTON LAKE	08/09/21	\$84,900	\$14,530	\$70,370	\$98,478	0.715		201
010-207-011-0060	6045 E WEST BRANCH RD	07/28/21	\$425,000	\$139,125	\$285,875	\$1,093,838	0.261		201
010-210-012-0085	9421 E WEST BRANCH RD	05/25/22	\$250,000	\$65,576	\$184,424	\$224,108	0.823		201
010-323-011-0090	2100 N ST HELEN RD	11/18/21	\$145,000	\$28,423	\$116,577	\$324,005	0.360		201
010-323-011-0150	2040 N ST HELEN RD	09/01/22	\$72,000	\$30,166	\$41,834	\$119,012	0.352		201
010-323-011-0170	2010 N ST HELEN RD	01/01/23	\$1,200,000	\$105,776	\$1,094,224	\$790,686	1.384		201
010-326-006-0247	1866 N ST HELEN RD	04/25/22	\$75,000	\$34,524	\$40,476	\$132,071	0.306		201
010-327-001-0040	1891 N ST HELEN RD	02/15/22	\$89,200	\$8,952	\$80,248	\$133,954	0.599	010-327-001-0050	201
010-327-001-0085	1819 N ST HELEN RD	04/21/21	\$170,000	\$27,983	\$142,017	\$248,235	0.572		201
010-327-016-0510	1025 N ST HELEN RD	01/17/23	\$1,139,801	\$55,432	\$1,084,369	\$1,308,778	0.829		201
010-335-006-0181	900 N ST HELEN RD	12/03/21	\$40,000	\$33,448	\$6,552	\$13,708	0.478		201
010-335-006-0255	860 N ST. HELEN RD	11/30/21	\$125,000	\$22,975	\$102,025	\$169,263	0.603		201
010-335-006-0340	778 N ST HELEN RD	05/16/22	\$45,000	\$15,851	\$29,149	\$16,489	1.768		201
010-335-010-0145	430 N ST HELEN RD	08/09/22	\$80,000	\$27,886	\$52,114	\$125,374	0.416		201
010-464-001-0000	9400 MONROE ST	10/07/22	\$300,000	\$249,850	\$50,150	\$89,938	0.558	010-482-016-0200	201
011-202-011-0270	1255 HEIGHTSVIEW	02/06/23	\$45,000	\$15,523	\$29,477	\$58,534	0.504		201
011-202-011-1233	7122 W HOUGHTON LAKE DR	04/15/21	\$200,000	\$143,322	\$56,678	\$257,897	0.220		201
011-204-001-0130	216 S HARRISON	04/08/21	\$135,000	\$28,748	\$106,252	\$269,105	0.395		201
011-204-002-0067	9435 W LAKE CITY RD	07/27/21	\$300,000	\$52,367	\$247,633	\$463,572	0.534		201
011-211-003-0065	STONESCHOOL RD	06/03/22	\$130,000	\$37,649	\$92,351	\$264,386	0.349		201
011-211-013-0245	704 CRAWFORD	07/29/21	\$250,000	\$29,523	\$220,477	\$220,898	0.998		201
011-213-006-0420	5729 W HOUGHTON LAKE DR	12/29/21	\$145,000	\$27,988	\$117,012	\$105,449	1.110	011-213-006-0440	201
011-213-006-0520	2195 TOWERHILL RD	02/18/22	\$92,300	\$46,109	\$46,191	\$95,451	0.484		201
011-214-006-0100	997 FEDERAL	04/13/21	\$640,000	\$85,739	\$554,261	\$439,508	1.261		201
011-330-001-1000	5131 W HOUGHTON LAKE DR	10/31/22	\$340,000	\$217,295	\$122,705	\$190,977	0.643		201
011-330-005-0000	5155 W HOUGHTON LAKE DR	06/08/22	\$175,000	\$86,208	\$88,792	\$286,600	0.310	011-330-010-0000, 011-330-011-0000	201
011-500-027-0000	6123 W HOUGHTON LAKE DR	02/24/22	\$165,000	\$54,739	\$110,261	\$386,788	0.285		201

011-500-176-1000	216 SPRUCE ST	09/22/22	\$45,000	\$8,597	\$36,403	\$31,275	1.164		201
055-105-007-0262	1290 E MICHIGAN HWY	10/25/22	\$2,524,540	\$124,321	\$2,400,219	\$4,067,877	0.590	055-105-007-0270	201
055-106-014-0040	406 N FIFTH ST	06/16/21	\$150,000	\$19,585	\$130,415	\$231,238	0.564	055-611-014-0000	201
055-107-002-0046	LAKE ST	07/29/21	\$199,500	\$0	\$199,500	\$288,609	0.691		201
055-500-004-5000	420 N FOURTH ST	04/13/22	\$75,000	\$7,943	\$67,057	\$74,903	0.895		201
055-606-010-0000	800 LAKE ST	03/01/23	\$168,000	\$24,584	\$143,416	\$201,452	0.712	055-606-011-0000	201
055-708-001-1000	407 LAKE ST	02/03/23	\$79,000	\$12,305	\$66,695	\$110,598	0.603		201
055-721-004-0000	307 N FIFTH ST	03/02/23	\$129,000	\$27,614	\$101,386	\$151,112	0.671		201
055-722-003-0000	205 N FIFTH ST	03/09/22	\$159,900	\$30,387	\$129,513	\$127,581	1.015	055-722-002-0000, 055-722-004-0000	201
055-723-001-0000	709 LAKE ST	12/15/22	\$120,000	\$19,909	\$100,091	\$305,437	0.328		201
055-724-008-0000	710 LAKE ST	05/13/21	\$70,000	\$3,282	\$66,718	\$135,040	0.494		201
Totals:			\$23,566,953		\$19,224,320	\$27,434,965			
							E.C.F. =>	0.701	
							Ave. E.C.F. =>	0.685	

Due to a lack of commercial sales, county wide sales were used in this determination-

Lyon Township

Lakefront

2024 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	\$647,385	\$602,615	\$196,057	3.074	LKF	007-014-016-0250
007-015-013-0070	8046 W HIGGINS LAKE DRIVE	06/15/22	\$1,205,000	\$488,980	\$716,020	\$233,067	3.072	LKF	007-015-013-0200
007-330-016-0000	224 LAKESHORE DRIVE	11/08/22	\$950,000	\$594,048	\$355,952	\$119,445	2.980	LKF	007-330-070-0000
007-330-020-0000	208 LAKESHORE DRIVE	07/21/22	\$865,000	\$683,568	\$181,432	\$56,220	3.227	LKF	
007-330-032-0000	6984 W HIGGINS LAKE DRIVE	06/11/21	\$1,500,000	\$697,500	\$802,500	\$347,533	2.309	LKF	
007-330-036-0000	6928 W HIGGINS LAKE DRIVE	09/24/21	\$1,100,000	\$747,133	\$352,867	\$218,868	1.612	LKF	
007-364-001-0000	801 SAM O SET BOULEVARD	08/02/21	\$900,000	\$445,905	\$454,095	\$445,563	1.019	LKF	
007-422-009-1000	9494 W HIGGINS LAKE DRIVE	05/16/22	\$1,395,000	\$566,917	\$828,083	\$456,918	1.812	LKF	
007-422-012-0000	9478 W HIGGINS LAKE DRIVE	05/21/21	\$885,000	\$375,000	\$510,000	\$281,010	1.815	LKF	
007-670-020-1000	102 EVENS AVENUE	10/08/21	\$640,000	\$375,243	\$264,757	\$84,196	3.145	LKF	
007-712-010-0000	245 SAM O SET BOULEVARD	01/30/23	\$800,000	\$408,043	\$391,957	\$220,079	1.781	LKF	
007-713-015-0001	336 AKRON STREET	07/29/22	\$170,000	\$49,104	\$120,896	\$29,565	4.089	LKF	
Totals:			\$11,660,000		\$5,581,174	\$2,688,520			
							E.C.F. =>	2.076	
							Ave. E.C.F. =>	2.495	

Lyon Township

M&B

2024 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-008-014-0020	HOSE ROAD	05/02/22	\$72,000	\$31,500	\$40,500	\$43,155	0.938	M&B
007-010-011-0040	8550 OTT AVENUE	05/20/22	\$302,755	\$43,826	\$258,929	\$143,676	1.802	M&B
007-015-013-0300	8040 W HIGGINS LAKE DRIVE	07/26/22	\$364,000	\$24,362	\$339,638	\$415,036	0.818	M&B
007-022-008-0065	8603 AMVET DRIVE	06/01/21	\$177,900	\$27,441	\$150,459	\$203,566	0.739	M&B
007-024-013-0084	221 DAYTON STREET	07/01/21	\$189,900	\$22,523	\$167,377	\$121,546	1.377	M&B
007-024-013-2003	8410 DEVINS TRAIL	04/01/22	\$165,000	\$17,250	\$147,750	\$150,468	0.982	M&B
007-024-015-0141	8050 HILLCREST ROAD	04/16/21	\$240,000	\$40,262	\$199,738	\$171,439	1.165	M&B
007-025-005-0021	7967 HILLCREST ROAD	11/23/21	\$160,000	\$15,000	\$145,000	\$186,929	0.776	M&B
007-025-005-0061	7845 HILLCREST ROAD	03/13/23	\$165,000	\$22,452	\$142,548	\$107,034	1.332	M&B
007-025-005-0062	7847 HILLCREST ROAD	03/29/23	\$120,000	\$20,796	\$99,204	\$111,174	0.892	M&B
007-025-005-0220	6569 W BIRCH ROAD	05/04/22	\$230,000	\$15,441	\$214,559	\$122,865	1.746	M&B
007-025-011-0030	6750 W PINE DRIVE	02/16/22	\$329,000	\$32,603	\$296,397	\$247,520	1.197	M&B
007-025-011-0140	6775 W PINE DRIVE	01/31/22	\$400,000	\$35,457	\$364,543	\$291,697	1.250	M&B
007-027-002-0030	8351 W BIRCH ROAD	10/06/22	\$75,000	\$16,620	\$58,380	\$58,465	0.999	M&B
Totals:			\$2,990,555		\$2,625,022	\$2,374,570		
							E.C.F. =>	1.105
							Ave. E.C.F. =>	1.144

Lyon Township

Mobile/Modular/Manufactured Homes

2024 ECF Analysis & Determination

(Residential)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-101-003-1000	8418 W AUSABLE ROAD	07/22/22	\$38,000	\$11,859	\$26,141	\$23,763	1.100	OLS
007-780-043-1000	6659 BARBARA DRIVE	12/23/21	\$185,000	\$12,754	\$172,246	\$161,465	1.067	OLS
Totals:			\$223,000		\$198,387	\$185,228		
							E.C.F. =>	1.071
							Ave. E.C.F. =>	1.083

Lyon Township

OLS

2024 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
007-237-017-0000	332 CLARE BOULEVARD	02/16/23	\$289,000	\$20,748	\$268,252	\$83,506	3.212	OLS	
007-241-001-0000	202 ALMA BOULEVARD	08/09/21	\$195,000	\$16,971	\$178,029	\$45,532	3.910	OLS	
007-243-042-0000	401 MASON AVENUE	12/17/21	\$223,000	\$20,547	\$202,453	\$80,913	2.502	OLS	
007-310-024-0000	8830 N LOXLEY ROAD	06/30/22	\$79,900	\$14,449	\$65,451	\$39,761	1.646	OLS	
007-320-037-0000	505 BOUCHER STREET	05/04/21	\$173,000	\$16,625	\$156,375	\$137,633	1.136	OLS	
007-320-045-0000	206 RIDGEWOOD DRIVE	08/16/22	\$220,000	\$5,094	\$214,906	\$130,512	1.647	OLS	
007-350-147-0000	303 PEACH ROAD	10/31/22	\$35,000	\$11,484	\$23,516	\$43,886	0.536	OLS	
007-350-401-1000	809 MOONCREST DRIVE	03/04/22	\$250,000	\$22,875	\$227,125	\$143,402	1.584	OLS	
007-350-471-2000	515 SCOUT DRIVE	10/07/22	\$197,200	\$17,602	\$179,598	\$115,021	1.561	OLS	
007-350-569-0000	729 GOLFOVIEW DRIVE	10/15/21	\$177,500	\$11,883	\$165,617	\$88,405	1.873	OLS	
007-350-819-1000	416 EASTERN DRIVE	07/19/21	\$285,000	\$19,305	\$265,695	\$190,096	1.398	OLS	
007-350-889-1000	6245 W HIGGINS LAKE DRIVE	12/16/22	\$112,200	\$16,898	\$95,302	\$99,673	0.956	OLS	
007-350-904-0000	305 GOLFOVIEW DRIVE	07/08/22	\$257,900	\$10,147	\$247,753	\$142,621	1.737	OLS	
007-350-910-2000	405 GOLFOVIEW DRIVE	09/06/22	\$229,000	\$11,760	\$217,240	\$137,239	1.583	OLS	
007-353-022-0000	304 WINTER JASMINE LANE	08/10/22	\$176,000	\$26,586	\$149,414	\$138,171	1.081	OLS	
007-353-032-0000	203 WINTER JASMINE LANE	06/23/22	\$330,500	\$16,816	\$313,684	\$230,566	1.360	OLS	
007-353-034-0000	104 LAUSANNE STREET	05/13/22	\$290,000	\$18,247	\$271,753	\$218,721	1.242	OLS	
007-353-039-0000	101 LAUSANNE STREET	07/28/22	\$291,700	\$27,860	\$263,840	\$200,203	1.318	OLS	
007-353-040-0000	107 CARINTHIA STREET	10/14/22	\$210,000	\$16,407	\$193,593	\$175,454	1.103	OLS	
007-353-044-0000	105 LAUSANNE STREET	05/16/22	\$240,000	\$15,531	\$224,469	\$177,085	1.268	OLS	
007-361-005-0000	8859 HILLCREST ROAD	10/07/22	\$167,000	\$9,025	\$157,975	\$57,193	2.762	OLS	
007-362-016-0000	113 MINNEHAHA STREET	05/26/21	\$70,000	\$15,000	\$55,000	\$40,220	1.367	OLS	
007-363-004-0000	110 MINNEHAHA STREET	09/16/21	\$210,000	\$27,586	\$182,414	\$162,685	1.121	OLS	
007-365-016-1000	109 RAY STREET	10/22/22	\$202,500	\$46,864	\$155,636	\$89,947	1.730	OLS	
007-573-043-0000	212 SWANSON AVENUE	08/09/22	\$74,500	\$8,788	\$65,712	\$39,082	1.681	OLS	
007-574-025-0000	114 SWANSON AVENUE	06/03/22	\$85,000	\$8,957	\$76,043	\$63,867	1.191	OLS	
007-575-007-0000	115 SWANSON AVENUE	07/29/22	\$130,000	\$9,632	\$120,368	\$54,571	2.206	OLS	
007-576-034-1000	224 GOEBEL AVENUE	08/13/21	\$125,000	\$16,113	\$108,887	\$74,735	1.457	OLS	
007-625-011-0000	223 WALNUT AVENUE	11/21/22	\$125,000	\$14,651	\$110,349	\$41,382	2.667	OLS	
007-625-017-0000	231 WALNUT AVENUE	05/20/21	\$129,000	\$21,403	\$107,597	\$97,388	1.105	OLS	
007-625-043-1000	10425 W HIGGINS LAKE DRIVE	07/01/22	\$250,000	\$30,730	\$219,270	\$167,253	1.311	OLS	

007-627-009-0000	102 ELM AVENUE	12/15/21	\$145,000	\$8,906	\$136,094	\$115,030	1.183	OLS
007-661-036-0000	212 HAINES AVENUE	10/29/21	\$175,000	\$19,898	\$155,102	\$124,524	1.246	OLS
007-669-019-0000	239 COOKE AVENUE	04/30/21	\$117,000	\$20,010	\$96,990	\$61,975	1.565	OLS
007-676-001-0000	9823 W HIGGINS LAKE DRIVE	07/24/21	\$68,900	\$23,308	\$45,592	\$48,258	0.945	OLS
007-681-017-0000	129 KENMORE AVENUE	12/06/21	\$110,000	\$8,899	\$101,101	\$60,486	1.671	OLS
007-681-017-0000	129 KENMORE AVENUE	12/09/22	\$155,900	\$8,899	\$147,001	\$60,486	2.430	OLS
007-690-022-0000	9227 HIGH ROAD	04/01/21	\$175,000	\$18,636	\$156,364	\$109,090	1.433	OLS
007-705-002-0000	8585 N LOXLEY ROAD	02/17/22	\$260,000	\$22,293	\$237,707	\$227,599	1.044	OLS
007-706-030-0000	114 EVA LANE	08/27/22	\$195,000	\$17,617	\$177,383	\$131,359	1.350	OLS
007-706-039-0000	121 EVA LANE	03/31/22	\$329,900	\$45,536	\$284,364	\$178,611	1.592	OLS 007-706-038-0000, 007-706-040-0000
007-710-017-0000	424 PINE ACRES DRIVE	10/22/21	\$379,900	\$37,080	\$342,820	\$208,402	1.645	OLS
007-715-040-0000	104 AKRON STREET	07/16/21	\$100,000	\$19,807	\$80,193	\$91,474	0.877	OLS
007-729-004-0000	307 FERN STREET	01/26/22	\$121,000	\$9,778	\$111,222	\$57,931	1.920	OLS
007-729-009-0000	313 FERN STREET	05/27/22	\$200,000	\$19,416	\$180,584	\$65,107	2.774	OLS 007-729-012-0000
007-729-043-0000	312 PINGREE STREET	04/19/22	\$155,000	\$16,859	\$138,141	\$48,066	2.874	OLS
007-735-001-1000	401 PINGREE STREET	09/29/21	\$125,000	\$7,500	\$117,500	\$36,189	3.247	OLS
007-736-008-0000	417 COLUMBIA STREET	10/07/21	\$115,000	\$16,693	\$98,307	\$46,226	2.127	OLS
007-736-021-0000	441 COLUMBIA STREET	09/20/22	\$189,000	\$20,454	\$168,546	\$56,887	2.963	OLS
007-741-031-2000	226 CHICKASAW STREET	08/12/22	\$269,900	\$44,868	\$225,032	\$192,492	1.169	OLS
007-746-009-0000	213 CHICKASAW STREET	07/08/21	\$145,000	\$28,664	\$116,336	\$101,906	1.142	OLS 007-746-037-0000
007-749-016-0000	231 CANTON STREET	07/18/22	\$102,000	\$7,500	\$94,500	\$38,475	2.456	OLS
007-753-001-0000	301 BOUCHER STREET	07/30/21	\$135,500	\$16,738	\$118,762	\$95,529	1.243	OLS
007-753-043-0000	312 DAYTON STREET	12/29/21	\$110,000	\$11,250	\$98,750	\$82,951	1.190	OLS
007-755-016-1000	140 DAYTON STREET	10/14/22	\$211,000	\$57,916	\$153,084	\$118,154	1.296	OLS
007-780-019-0000	7430 CAROL COURT	10/01/21	\$137,700	\$13,739	\$123,961	\$126,755	0.978	OLS
007-780-039-0000	6680 BARBARA DRIVE	06/11/21	\$150,000	\$10,021	\$139,979	\$99,713	1.404	OLS
007-780-041-0000	6679 BARBARA DRIVE	10/26/22	\$253,000	\$15,936	\$237,064	\$132,094	1.795	OLS
007-780-048-0000	6571 BARBARA DRIVE	12/09/22	\$197,500	\$6,681	\$190,819	\$96,972	1.968	OLS
007-780-053-0000	7307 HILLCREST ROAD	08/10/21	\$133,000	\$8,125	\$124,875	\$123,974	1.007	OLS
007-780-061-0000	6686 ELLEN DRIVE	06/06/22	\$260,000	\$25,605	\$234,395	\$179,844	1.303	OLS

Totals: \$11,051,100 \$9,915,884 \$6,623,284

E.C.F. => 1.497

Ave. E.C.F. => 1.657

Lyon Township

PLA

2024 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
007-130-005-0000	6230 W HIGGINS LAKE DRIVE	08/22/22	\$595,000	\$198,611	\$396,389	\$220,709	1.796	PLA	
007-130-009-0000	104 JAYS DRIVE	08/31/22	\$820,000	\$218,711	\$601,289	\$274,863	2.188	PLA	
007-150-006-0000	6314 W HIGGINS LAKE DRIVE	12/02/21	\$557,000	\$305,120	\$251,880	\$201,273	1.251	PLA	
007-341-010-0000	101 VILLAGE DRIVE	07/02/21	\$315,000	\$153,983	\$161,017	\$156,452	1.029	PLA	
007-351-064-0000	1404 GOLFVIEW DRIVE	09/30/22	\$240,000	\$59,965	\$180,035	\$94,307	1.909	PLA 2	007-351-063-0000
007-351-067-1000	212 HEMLOCK ROAD	03/17/23	\$190,000	\$90,013	\$99,987	\$111,833	0.894	PLA 2	
007-351-072-0000	208 LAKEVIEW DRIVE	06/01/22	\$240,000	\$59,253	\$180,747	\$153,629	1.177	PLA 2	
007-351-084-0000	100 HEMLOCK ROAD	07/30/21	\$221,000	\$60,422	\$160,578	\$85,439	1.879	PLA 2	
007-351-181-0000	206 CHESTNUT ROAD	08/19/22	\$180,000	\$43,632	\$136,368	\$68,872	1.980	PLA 2	
007-351-201-0000	215 CHESTNUT ROAD	06/25/21	\$250,000	\$59,438	\$190,562	\$189,718	1.004	PLA 2	
007-351-222-1000	203 ACORN ROAD	11/03/22	\$250,000	\$38,537	\$211,463	\$170,891	1.237	PLA 2	
007-680-001-0000	1607 TREASURE BOULEVARD	04/22/21	\$430,000	\$220,875	\$209,125	\$157,707	1.326	PLA	
007-680-005-0000	105 SHORT AVENUE	09/14/21	\$300,000	\$137,500	\$162,500	\$70,928	2.291	PLA	
007-680-034-0000	126 KENMORE AVENUE	04/20/22	\$280,000	\$150,107	\$129,893	\$72,957	1.780	PLA	
Totals:			\$4,868,000		\$3,071,833	\$2,029,577			
							E.C.F. =>	1.514	
							Ave. E.C.F. =>	1.553	