

Lyon Township

2025 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-940-002-0000	107 CARO LEGION DRIVE	05/12/23	\$84,500	\$2,386	\$82,114	\$38,387	2.139	CC
007-940-030-0000	126 LAINGSBURG LEGION DRIVE	10/11/23	\$85,000	\$540	\$84,460	\$36,873	2.291	CC
007-940-281-0000	103 SAGINAW LEGION DRIVE	05/23/23	\$85,000	\$0	\$85,000	\$42,155	2.016	CC
007-940-330-0000	104 CHESANING LEGION DRIVE	05/24/23	\$103,900	\$0	\$103,900	\$55,196	1.882	CC
Totals:						\$172,611		
						E.C.F. =>	2.059	
						Ave. E.C.F. =>	2.082	

Camp Curnalia

Lyon Township
 2025 ECF Analysis & Determination
 Based on Appraisal Study

Commercial

P.I.N.	Equal True Cash Value	Land + Yard	Bldg Value	Cost Manual	E.C.F.
007-022-016-0100	\$81,561	\$31,500		\$50,061	0.974
007-024-006-0020	\$100,722	\$18,690		\$82,032	0.845
007-027-002-0040	\$79,526	\$31,500		\$48,026	0.943
007-642-022-1000	\$106,033	\$22,650		\$83,383	0.596
007-651-025-0000	\$120,771	\$14,091		\$106,680	0.549
007-655-049-1000	\$133,180	\$25,226		\$107,954	0.996
				\$478,136	0.745

ECF AS APPLIED: 0.745

Lyon Township
2025 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
007-014-016-0062	6564 W HIGGINS LAKE DRIVE	07/19/23	\$979,000	\$419,903	\$559,097	\$288,085	1.941	LKF	
007-015-001-0050	8452 W HIGGINS LAKE DRIVE	06/30/23	\$845,940	\$615,646	\$230,294	\$113,245	2.034	LKF	
007-015-004-0141	8266 W HIGGINS LAKE DRIVE	10/25/23	\$530,000	\$335,175	\$194,825	\$85,178	2.287	LKF	
007-015-013-0070	8046 W HIGGINS LAKE DRIVE	06/15/22	\$1,205,000	\$593,325	\$611,675	\$229,812	2.662	LKF	007-015-013-0200
007-233-019-0000	335 CLARE BOULEVARD	09/01/23	\$884,500	\$614,117	\$270,383	\$109,519	2.469	LKF	
007-233-022-1000	100 BATTLE CREEK AVENUE	02/24/24	\$775,000	\$613,125	\$161,875	\$90,717	1.784	LKF	
007-330-016-0000	224 LAKESHORE DRIVE	11/08/22	\$950,000	\$709,295	\$240,705	\$118,024	2.039	LKF	007-330-070-0000
007-330-020-0000	208 LAKESHORE DRIVE	07/21/22	\$865,000	\$744,978	\$120,022	\$55,429	2.165	LKF	
007-422-009-1000	9494 W HIGGINS LAKE DRIVE	05/16/22	\$1,395,000	\$617,484	\$777,516	\$450,486	1.726	LKF	
007-430-055-0000	9380 PARK VIEW TRAIL	09/29/22	\$825,000	\$411,645	\$413,355	\$101,950	4.054	LKF	
007-450-017-1000	8880 W HIGGINS LAKE DRIVE	07/31/23	\$905,000	\$614,023	\$290,977	\$100,183	2.904	LKF	
007-450-023-1000	8860 W HIGGINS LAKE DRIVE	12/21/23	\$540,000	\$288,145	\$251,855	\$59,214	4.253	LKF	
007-451-005-0000	8830 W HIGGINS LAKE DRIVE	06/02/23	\$1,245,000	\$361,875	\$883,125	\$348,905	2.531	LKF	
007-662-033-0000	104 HAINES AVENUE	07/14/23	\$675,000	\$419,646	\$255,354	\$71,860	3.554	LKF	
007-712-010-0000	245 SAM O SET BOULEVARD	01/30/23	\$800,000	\$468,042	\$331,958	\$217,010	1.530	LKF	
007-713-015-0001	336 AKRON STREET	07/29/22	\$170,000	\$56,404	\$113,596	\$29,151	3.897	LKF	
007-773-028-0000	8530 W HIGGINS LAKE DRIVE	08/10/23	\$1,200,000	\$1,029,955	\$170,045	\$136,720	1.244	LKF	
Totals:					\$5,876,657	\$2,605,488	E.C.F. =>	2.255	
							Ave. E.C.F. =>	2.534	

Lakefront

Lyon Township		Metes & Bounds							
2025 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
007-008-014-0020	HOSE ROAD	05/02/22	\$72,000	\$36,225	\$35,775	\$43,155	0.829	M&B	
007-010-011-0040	8550 OTT AVENUE	05/20/22	\$302,755	\$50,100	\$252,655	\$142,054	1.779	M&B	
007-015-013-0300	8040 W HIGGINS LAKE DRIVE	07/26/22	\$364,000	\$27,241	\$336,759	\$409,271	0.823	M&B	
007-022-008-0065	8603 AMVET DRIVE	02/29/24	\$210,000	\$31,436	\$178,564	\$200,908	0.889	M&B	
007-022-013-0065	8460 N HARRISON ROAD	06/23/23	\$63,000	\$5,780	\$57,220	\$21,784	2.627	M&B	
007-022-016-0040	8167 N LOXLEY ROAD	06/21/23	\$240,000	\$48,887	\$191,113	\$148,426	1.288	M&B	
007-023-007-0120	8620 N LOXLEY ROAD	02/21/23	\$180,000	\$46,000	\$134,000	\$40,587	3.302	M&B	
007-024-013-2003	8410 DEVINS TRAIL	04/01/22	\$165,000	\$19,713	\$145,287	\$148,363	0.979	M&B	
007-025-005-0061	7845 HILLCREST ROAD	03/13/23	\$165,000	\$24,823	\$140,177	\$105,533	1.328	M&B	
007-025-005-0062	7847 HILLCREST ROAD	03/29/23	\$120,000	\$23,187	\$96,813	\$109,619	0.883	M&B	
007-025-005-0220	6569 W BIRCH ROAD	05/04/22	\$230,000	\$17,436	\$212,564	\$122,865	1.730	M&B	
007-027-002-0030	8351 W BIRCH ROAD	10/06/22	\$75,000	\$18,953	\$56,047	\$57,645	0.972	M&B	
007-027-002-0305	8407 W BIRCH ROAD	11/16/23	\$130,000	\$22,382	\$107,618	\$72,054	1.494	M&B	007-027-002-0320
		Totals:	\$2,316,755		\$1,944,592	\$1,622,264			
							E.C.F. =>	1.199	
							Ave. E.C.F. =>	1.456	

Lyon Township
2025 ECF Analysis & Determination

Off Lake Subs

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Blkg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
007-101-003-1000	8418 W AUSABLE ROAD	07/22/22	\$38,000	\$9,988	\$28,012	\$23,430	1.196	OLS	
007-237-019-0000	337 ALMA BOULEVARD	10/31/23	\$163,000	\$31,300	\$131,700	\$51,570	2.554	OLS	
007-242-028-0000	320 ALMA BOULEVARD	06/01/22	\$122,000	\$32,963	\$89,037	\$41,994	2.120	OLS	
007-244-001-0000	403 SAGINAW AVENUE	12/29/23	\$124,500	\$27,123	\$97,377	\$37,460	2.599	OLS	
007-244-005-0000		11/22/23	\$157,500	\$34,388	\$123,112	\$72,495	1.698	OLS	007-244-004-0000
007-310-002-0000	8964 N LOXLEY ROAD	07/12/23	\$168,500	\$6,856	\$161,644	\$89,121	1.814	OLS	
007-310-024-0000	8830 N LOXLEY ROAD	06/30/22	\$79,900	\$15,562	\$64,338	\$39,201	1.641	OLS	
007-320-045-0000	206 RIDGEWOOD DRIVE	08/16/22	\$220,000	\$5,519	\$214,481	\$128,689	1.667	OLS	
007-330-061-0000	123 LAKESHORE DRIVE	07/08/23	\$284,900	\$38,207	\$246,693	\$90,864	2.715	OLS	
007-330-110-0000	207 WEST ROAD	03/28/24	\$285,000	\$32,576	\$252,424	\$98,554	2.561	OLS	
007-350-147-0000	303 PEACH ROAD	10/31/22	\$35,000	\$12,229	\$22,771	\$43,271	0.526	OLS	
007-350-301-1000	956 SUMMIT RD	03/08/24	\$344,900	\$38,425	\$306,475	\$123,102	2.490	OLS	
007-350-471-2000	515 SCOUT DRIVE	10/07/22	\$197,200	\$18,522	\$178,678	\$113,414	1.575	OLS	
007-350-702-0000	111 CLEARVIEW DRIVE	01/31/24	\$60,000	\$7,077	\$52,923	\$51,615	1.025	OLS	
007-350-783-0000	225 SCOUT DRIVE	11/13/23	\$241,500	\$13,007	\$228,493	\$88,745	2.575	OLS	007-350-782-0000, 007-350-781-0000
007-350-889-1000	6245 W HIGGINS LAKE DRIVE	12/16/22	\$112,200	\$17,553	\$94,647	\$98,308	0.963	OLS	
007-350-904-0000	305 GOLFVIEW DRIVE	07/08/22	\$257,900	\$10,444	\$247,456	\$140,626	1.760	OLS	
007-350-910-2000	405 GOLFVIEW DRIVE	09/06/22	\$229,000	\$12,472	\$216,528	\$159,491	1.358	OLS	
007-353-022-0000	304 WINTER JASMINE LANE	08/10/22	\$176,000	\$30,866	\$145,134	\$136,239	1.065	OLS	
007-353-032-0000	203 WINTER JASMINE LANE	06/23/22	\$330,500	\$19,420	\$311,080	\$227,351	1.368	OLS	
007-353-034-0000	104 LAUSANNE STREET	05/13/22	\$290,000	\$21,139	\$268,861	\$215,674	1.247	OLS	
007-353-039-0000	101 LAUSANNE STREET	07/28/22	\$291,700	\$31,188	\$260,512	\$197,414	1.320	OLS	
007-353-040-0000	107 CARINTHIA STREET	10/14/22	\$210,000	\$19,039	\$190,961	\$173,006	1.104	OLS	
007-353-044-0000	105 LAUSANNE STREET	05/16/22	\$240,000	\$18,431	\$221,569	\$174,616	1.269	OLS	
007-361-005-0000	8859 HILLCREST ROAD	10/07/22	\$167,000	\$10,402	\$156,598	\$56,394	2.777	OLS	
007-365-016-1000	109 RAY STREET	10/22/22	\$202,500	\$54,143	\$148,357	\$89,947	1.649	OLS	
007-367-027-0000	603 MARVIN ROAD	09/25/23	\$180,000	\$9,335	\$170,665	\$109,219	1.563	OLS	007-367-026-0000
007-367-064-0000	6121 W HIGGINS LAKE DRIVE	08/31/23	\$228,000	\$14,421	\$213,579	\$93,897	2.275	OLS	
007-573-043-0000	212 SWANSON AVENUE	08/09/22	\$74,500	\$10,170	\$64,330	\$38,534	1.669	OLS	
007-574-025-0000	114 SWANSON AVENUE	06/03/22	\$85,000	\$10,186	\$74,814	\$77,072	0.971	OLS	
007-575-007-0000	115 SWANSON AVENUE	07/29/22	\$130,000	\$11,002	\$118,998	\$53,809	2.211	OLS	
007-625-001-1000	10449 W HIGGINS LAKE DRIVE	06/30/23	\$129,000	\$19,359	\$109,641	\$55,985	1.958	OLS	
007-625-011-0000	223 WALNUT AVENUE	11/21/22	\$125,000	\$16,704	\$108,296	\$40,797	2.655	OLS	
007-625-043-1000	10425 W HIGGINS LAKE DRIVE	07/01/22	\$250,000	\$34,807	\$215,193	\$164,908	1.305	OLS	
007-629-001-0000	10334 W HIGGINS LAKE DRIVE	08/18/23	\$199,200	\$29,066	\$170,134	\$88,195	1.929	OLS	
007-661-033-0000	228 HAINES AVENUE	08/22/23	\$285,000	\$16,539	\$268,461	\$121,388	2.212	OLS	
007-664-014-0000	215 HAINES AVENUE	05/19/23	\$165,000	\$10,217	\$154,783	\$63,446	2.440	OLS	
007-677-004-0000	109 FUNSTON AVENUE	06/08/23	\$325,000	\$25,285	\$299,715	\$165,717	1.809	OLS	
007-681-017-0000	129 KENMORE AVENUE	12/09/22	\$155,900	\$10,279	\$145,621	\$59,637	2.442	OLS	
007-690-010-0000	107 WINDSOR COURT	06/13/23	\$65,000	\$21,009	\$43,991	\$50,016	0.880	OLS	007-330-083-5000
007-690-020-0000	9217 HIGH ROAD	12/11/23	\$140,000	\$13,586	\$126,414	\$55,370	2.283	OLS	
007-702-024-5000	204 CINDY AVENUE	07/07/23	\$164,000	\$7,776	\$156,224	\$101,389	1.541	OLS	
007-706-030-0000	114 EVA LANE	08/27/22	\$195,000	\$20,449	\$174,551	\$129,524	1.348	OLS	
007-714-021-0000	5571 W HIGGINS LAKE DRIVE	08/23/23	\$58,000	\$11,889	\$46,111	\$39,285	1.174	OLS	
007-725-034-0000	222 FERN STREET	05/26/23	\$142,000	\$22,181	\$119,819	\$43,802	2.735	OLS	007-725-033-0000

007-727-035-0000	007-729-012-0000												
007-729-009-0000		428 FERN STREET	07/29/23	\$25,000	\$9,404	\$15,596	\$23,393	0.667	OLS				
007-729-043-0000		313 FERN STREET	05/27/22	\$200,000	\$24,636	\$175,364	\$64,201	2.731	OLS				
007-729-047-0000		312 PINGREE STREET	04/19/22	\$155,000	\$19,632	\$135,368	\$47,393	2.856	OLS				
007-734-001-0000		300 PINGREE STREET	11/08/23	\$140,000	\$17,800	\$122,200	\$68,186	1.792	OLS				
007-741-031-2000		305 PINGREE STREET	06/23/23	\$205,000	\$25,398	\$179,602	\$93,960	1.911	OLS				
007-749-016-0000		226 CHICKASAW STREET	08/12/22	\$269,900	\$51,002	\$218,898	\$190,808	1.147	OLS				
007-755-007-0000		231 CANTON STREET	07/18/22	\$102,000	\$8,900	\$93,100	\$37,936	2.454	OLS				
007-755-016-1000		118 DAYTON STREET	05/25/23	\$135,000	\$40,016	\$94,984	\$121,633	0.781	OLS				
007-780-012-0000		140 DAYTON STREET	10/14/22	\$211,000	\$66,685	\$144,315	\$116,498	1.239	OLS				
007-780-041-0000		6700 JOANN DRIVE	05/03/23	\$142,000	\$8,674	\$133,326	\$103,750	1.285	OLS				
007-780-048-0000		6679 BARBARA DRIVE	10/26/22	\$253,000	\$16,857	\$236,143	\$130,251	1.813	OLS				
007-780-058-0000		6571 BARBARA DRIVE	12/09/22	\$197,500	\$7,143	\$190,357	\$95,623	1.991	OLS				
007-780-061-0000		6622 ELLEN DRIVE	01/26/24	\$265,000	\$10,936	\$254,064	\$185,905	1.367	OLS				
007-780-076-0000		6686 ELLEN DRIVE	06/06/22	\$260,000	\$26,380	\$233,620	\$177,653	1.315	OLS				
		6577 ELLEN DRIVE	06/08/23	\$142,000	\$7,876	\$134,124	\$105,618	1.270	OLS				
		Totals:		\$10,826,700		\$9,602,262	\$5,877,389						
								E.C.F. =>	1.634				
								Ave. E.C.F. =>	1.744				

Lyon Township
2025 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	\$237,275	\$357,725	\$217,618	1.644	PLA	
007-130-009-0000	104 JAYS DRIVE	08/31/22	\$820,000	\$261,238	\$558,762	\$271,022	2.062	PLA	
007-351-033-0000	120 NORWAY ROAD	07/17/23	\$199,900	\$31,509	\$168,391	\$49,658	3.391	PLA 2	
007-351-064-0000	1404 GOLFVIEW DRIVE	09/30/22	\$240,000	\$64,567	\$175,433	\$92,985	1.887	PLA 2	
007-351-067-1000	212 HEMLOCK ROAD	03/17/23	\$190,000	\$101,172	\$88,828	\$110,762	0.806	PLA 2	007-351-063-0000
007-351-072-0000	208 LAKEVIEW DRIVE	06/01/22	\$240,000	\$66,191	\$173,809	\$151,492	1.147	PLA 2	
007-351-092-0000	117 HEMLOCK ROAD	11/17/23	\$177,400	\$92,096	\$85,304	\$79,526	1.073	PLA 2	
007-351-179-0000	214 CHESTNUT ROAD	07/18/23	\$125,000	\$40,136	\$84,864	\$43,650	1.944	PLA 2	
007-351-181-0000	206 CHESTNUT ROAD	08/19/22	\$180,000	\$48,842	\$131,158	\$67,913	1.931	PLA 2	
007-351-222-1000	203 ACORN ROAD	11/03/22	\$250,000	\$43,487	\$206,513	\$168,506	1.226	PLA 2	
007-680-034-0000	126 KENMORE AVENUE	04/20/22	\$280,000	\$180,456	\$99,544	\$71,933	1.384	PLA	
Totals:					\$2,130,331	\$1,324,565			
					E.C.F. =>		1.608		
					Ave. E.C.F. =>		1.681		

Private Lake Access