

Lyon Township

CCCOA

2026 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	\$2,406	\$82,094	\$40,395	2.032	CC
007-940-030-0000	126 LAINGSBURG LEGION DRIVE	10/11/23	\$85,000	\$546	\$84,454	\$38,897	2.171	CC
007-940-086-0000	124 SAGINAW LEGION DRIVE	04/03/24	\$200,000	\$1,240	\$198,760	\$72,381	2.746	CC
007-940-104-0000	109 GRATIOT LEGION DRIVE	12/06/24	\$85,000	\$3,588	\$81,412	\$70,199	1.160	CC
007-940-281-0000	103 SAGINAW LEGION DRIVE	05/23/23	\$85,000	\$0	\$85,000	\$43,594	1.950	CC
007-940-330-0000	104 CHESANING LEGION DRIVE	05/24/23	\$103,900	\$0	\$103,900	\$58,210	1.785	CC
007-940-380-0000	146 SHORE TRAIL	09/11/24	\$180,000	\$587	\$179,413	\$72,578	2.472	CC
Totals:			\$823,400		\$815,033	\$396,254		
							E.C.F. =>	2.057
							Ave. E.C.F. =>	2.045

Lyon Township

Commercial

2026 ECF Analysis & Determination

Based on Appraisal Study	Equal True	Land +	Bldg	Cost	E.C.F.
P.I.N.	Cash Value	Yard	Value	Manual	
007-027-002-0021	\$124,338	\$23,139	\$101,199	\$156,240	0.65
007-234-014-1000	\$1,558,352	\$1,278,752	\$279,600	\$269,085	1.04
007-246-017-0000	\$378,007	\$134,573	\$243,434	\$298,391	0.82
007-320-008-0000	\$36,331	\$8,245	\$28,086	\$20,438	1.37
			\$652,319	\$744,154	0.88

ECF AS APPLIED: 0.880

Lyon Township

Lakefront

2026 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	\$436,248	\$542,752	\$302,062	1.797	LKF	
007-015-001-0050	8452 W HIGGINS LAKE DRIVE	06/30/23	\$845,940	\$640,044	\$205,896	\$119,209	1.727	LKF	
007-015-004-0141	8266 W HIGGINS LAKE DRIVE	10/25/23	\$530,000	\$348,500	\$181,500	\$89,182	2.035	LKF	
007-233-015-0000	329 CLARE BOULEVARD	07/15/24	\$1,443,000	\$819,507	\$623,493	\$329,477	1.892	LKF	007-233-014-0000
007-233-019-0000	335 CLARE BOULEVARD	09/01/23	\$884,500	\$638,501	\$245,999	\$114,433	2.150	LKF	
007-233-022-1000	100 BATTLE CREEK AVENUE	02/24/24	\$775,000	\$637,500	\$137,500	\$94,715	1.452	LKF	
007-361-002-0000	8877 HILLCREST ROAD	11/06/24	\$700,000	\$300,916	\$399,084	\$88,196	4.525	LKF	
007-450-005-0000	8930 W HIGGINS LAKE DRIVE	04/16/24	\$650,000	\$367,500	\$282,500	\$144,977	1.949	LKF	
007-450-017-1000	8880 W HIGGINS LAKE DRIVE	07/31/23	\$905,000	\$638,406	\$266,594	\$104,838	2.543	LKF	
007-450-023-1000	8860 W HIGGINS LAKE DRIVE	12/21/23	\$540,000	\$299,538	\$240,462	\$62,156	3.869	LKF	
007-451-005-0000	8830 W HIGGINS LAKE DRIVE	06/02/23	\$1,245,000	\$367,500	\$877,500	\$367,811	2.386	LKF	
007-662-033-0000	104 HAINES AVENUE	07/14/23	\$675,000	\$436,246	\$238,754	\$75,003	3.183	LKF	
Totals:			\$10,172,440		\$4,242,034	\$1,892,059			
							E.C.F. =>	2.242	
							Ave. E.C.F. =>	2.459	

Lyon Township

M&B (acreage)

2026 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	
007-022-008-0065	8603 AMVET DRIVE	02/29/24	\$210,000	\$32,417	\$177,583	\$209,173	0.849	M&B		
007-022-010-0035	8470 N DEADSTREAM ROAD	02/14/25	\$160,000	\$39,884	\$120,116	\$107,464	1.118	M&B		
007-022-016-0040	8167 N LOXLEY ROAD	06/21/23	\$240,000	\$55,020	\$184,980	\$154,634	1.196	M&B		
007-024-013-0109	8281 DEVINS TRAIL	10/18/24	\$299,900	\$17,804	\$282,096	\$153,204	1.841	M&B		
007-027-002-0100	8365 W BIRCH ROAD	05/13/24	\$130,000	\$15,840	\$114,160	\$91,648	1.246	M&B		
007-027-002-0305	8407 W BIRCH ROAD	11/16/23	\$130,000	\$22,776	\$107,224	\$75,472	1.421	M&B	007-027-002-0320	
Totals:			\$1,169,900		\$986,159	\$791,595				
							E.C.F. =>	1.246		
							Ave. E.C.F. =>	1.278		

Lyon Township

Off Lake Subs

2026 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
007-101-003-1000	8418 W AUSABLE ROAD	09/27/24	\$54,000	\$10,023	\$43,977	\$24,548	1.791	OLS	
007-237-019-0000	337 ALMA BOULEVARD	10/31/23	\$163,000	\$46,500	\$116,500	\$53,487	2.178	OLS	
007-242-005-0000	309 SMITHS BOULEVARD	08/19/24	\$121,000	\$35,284	\$85,716	\$67,485	1.270	OLS	
007-244-001-0000	403 SAGINAW AVENUE	12/29/23	\$124,500	\$38,277	\$86,223	\$39,375	2.190	OLS	
007-244-005-0000		11/22/23	\$157,500	\$43,554	\$113,946	\$75,567	1.508	OLS	007-244-004-0000
007-310-002-0000	8964 N LOXLEY ROAD	07/12/23	\$168,500	\$10,547	\$157,953	\$92,371	1.710	OLS	
007-310-002-0000	8964 N LOXLEY ROAD	08/09/24	\$202,000	\$10,547	\$191,453	\$92,371	2.073	OLS	
007-310-010-0000	8910 N LOXLEY ROAD	04/09/24	\$46,000	\$8,685	\$37,315	\$36,459	1.023	OLS	
007-310-029-0000	8780 N LOXLEY ROAD	06/28/24	\$165,000	\$18,279	\$146,721	\$195,716	0.750	OLS	007-310-032-0000, 007-310-036-0000
007-320-029-0000	207 RIDGEWOOD DRIVE	07/19/24	\$145,000	\$19,451	\$125,549	\$70,667	1.777	OLS	
007-320-046-0000	204 RIDGEWOOD DRIVE	06/14/24	\$198,000	\$20,639	\$177,361	\$114,368	1.551	OLS	
007-320-046-0000	204 RIDGEWOOD DRIVE	02/27/25	\$215,450	\$20,639	\$194,811	\$114,368	1.703	OLS	
007-330-061-0000	123 LAKESHORE DRIVE	07/08/23	\$284,900	\$54,532	\$230,368	\$95,053	2.424	OLS	
007-330-110-0000	207 WEST ROAD	03/28/24	\$285,000	\$46,611	\$238,389	\$101,899	2.339	OLS	
007-350-111-2000	312 PEACH ROAD	06/26/24	\$199,900	\$27,682	\$172,218	\$76,785	2.243	OLS	
007-350-301-1000	956 SUMMIT RD	03/08/24	\$344,900	\$59,116	\$285,784	\$129,175	2.212	OLS	
007-350-401-1000	809 MOONCREST DRIVE	09/19/24	\$326,000	\$34,849	\$291,151	\$146,507	1.987	OLS	
007-350-569-0000	729 GOLFVIEW DRIVE	08/27/24	\$232,000	\$16,857	\$215,143	\$90,938	2.366	OLS	
007-350-702-0000	111 CLEARVIEW DRIVE	01/31/24	\$60,000	\$10,582	\$49,418	\$59,432	0.832	OLS	
007-350-704-1000	107 CLEARVIEW DRIVE	05/24/24	\$185,000	\$20,339	\$164,661	\$65,238	2.524	OLS	
007-350-783-0000	225 SCOUT DRIVE	11/13/23	\$241,500	\$14,091	\$227,409	\$93,170	2.441	OLS	007-350-782-0000, 007-350-781-0000
007-350-841-0000	415 EASTERN DRIVE	09/25/24	\$110,000	\$23,611	\$86,389	\$26,599	3.248	OLS	007-220-019-0000
007-353-032-0000	203 WINTER JASMINE LANE	03/24/25	\$370,000	\$21,525	\$348,475	\$239,049	1.458	OLS	
007-367-026-1000	603 MARVIN ROAD	09/25/23	\$180,000	\$9,998	\$170,002	\$113,500	1.498	OLS	007-367-026-0000
007-367-027-0000	603 MARVIN ROAD	09/25/23	\$180,000	\$9,998	\$170,002	\$113,500	1.498	OLS	007-367-026-0000
007-367-064-0000	6121 W HIGGINS LAKE DRIVE	08/31/23	\$228,000	\$19,591	\$208,409	\$102,786	2.028	OLS	
007-539-020-1000	112 HARVEY AVENUE	05/31/24	\$134,800	\$48,011	\$86,789	\$67,007	1.295	OLS	
007-576-034-1000	224 GOEBEL AVENUE	03/03/25	\$150,000	\$21,108	\$128,892	\$76,089	1.694	OLS	
007-611-016-0000	110 WALNUT AVENUE	07/27/23	\$171,000	\$18,752	\$152,248	\$44,573	3.416	OLS	
007-613-045-0000	310 WALNUT AVENUE	04/08/24	\$162,900	\$10,000	\$152,900	\$60,511	2.527	OLS	
007-625-001-1000	10449 W HIGGINS LAKE DRIVE	06/30/23	\$129,000	\$21,514	\$107,486	\$57,645	1.865	OLS	
007-626-008-0000	10444 W HIGGINS LAKE DRIVE	08/14/24	\$415,000	\$23,636	\$391,364	\$200,800	1.949	OLS	007-626-006-0000
007-628-041-0000	206 ELM AVENUE	08/29/24	\$195,000	\$21,129	\$173,871	\$78,132	2.225	OLS	

007-629-001-0000	10334 W HIGGINS LAKE DRIVE	08/18/23	\$199,200	\$32,390	\$166,810	\$91,612	1.821	OLS
007-651-046-5000	2403 TREASURE BOULEVARD	08/28/23	\$126,250	\$11,888	\$114,362	\$36,800	3.108	OLS
007-661-033-0000	228 HAINES AVENUE	08/22/23	\$285,000	\$18,217	\$266,783	\$127,391	2.094	OLS
007-664-014-0000	215 HAINES AVENUE	05/19/23	\$165,000	\$11,329	\$153,671	\$66,758	2.302	OLS
007-677-004-0000	109 FUNSTON AVENUE	06/08/23	\$325,000	\$27,554	\$297,446	\$172,404	1.725	OLS
007-690-010-0000	107 WINDSOR COURT	06/13/23	\$65,000	\$22,419	\$42,581	\$52,382	0.813	OLS
007-690-020-0000	9217 HIGH ROAD	12/11/23	\$140,000	\$16,989	\$123,011	\$58,344	2.108	OLS 007-330-083-5000
007-701-013-0000	203 CINDY AVENUE	06/07/24	\$164,000	\$21,049	\$142,951	\$68,682	2.081	OLS
007-702-024-5000	204 CINDY AVENUE	07/07/23	\$164,000	\$11,570	\$152,430	\$105,612	1.443	OLS
007-705-006-0000	8675 N LOXLEY ROAD	11/22/24	\$375,000	\$27,087	\$347,913	\$248,920	1.398	OLS
007-714-021-0000	5571 W HIGGINS LAKE DRIVE	08/23/23	\$58,000	\$13,149	\$44,851	\$41,198	1.089	OLS
007-715-001-0000	8967 N TOWNLINE ROAD	04/19/24	\$243,000	\$30,860	\$212,140	\$166,168	1.277	OLS
007-718-014-1000	329 AKRON STREET	08/25/23	\$166,500	\$13,320	\$153,180	\$49,851	3.073	OLS
007-721-030-0000	340 CLEVELAND STREET	08/12/24	\$152,500	\$20,000	\$132,500	\$71,293	1.859	OLS
007-721-042-0000	316 CLEVELAND STREET	04/11/24	\$132,000	\$16,544	\$115,456	\$45,442	2.541	OLS
007-723-040-0000	112 CLEVELAND AVENUE	12/26/24	\$168,000	\$23,863	\$144,137	\$99,280	1.452	OLS
007-725-034-0000	222 FERN STREET	05/26/23	\$142,000	\$25,712	\$116,288	\$45,931	2.532	OLS 007-725-033-0000
007-727-035-0000	428 FERN STREET	07/29/23	\$25,000	\$10,509	\$14,491	\$24,365	0.595	OLS
007-728-046-0000	404 PINGREE STREET	08/08/24	\$60,000	\$22,428	\$37,572	\$67,838	0.554	OLS 007-728-048-0000
007-729-047-0000	300 PINGREE STREET	11/08/23	\$140,000	\$20,000	\$120,000	\$72,834	1.648	OLS
007-733-004-0000	219 PINGREE STREET	06/09/23	\$140,000	\$16,140	\$123,860	\$44,447	2.787	OLS
007-733-004-0000	219 PINGREE STREET	05/03/24	\$175,000	\$16,140	\$158,860	\$44,447	3.574	OLS
007-733-010-0000	223 PINGREE STREET	09/10/24	\$179,500	\$26,700	\$152,800	\$72,684	2.102	OLS 007-733-040-0000
007-734-001-0000	305 PINGREE STREET	06/23/23	\$205,000	\$28,179	\$176,821	\$97,965	1.805	OLS
007-735-001-1000	401 PINGREE STREET	10/28/23	\$162,000	\$10,000	\$152,000	\$65,171	2.332	OLS
007-735-017-0000	5891 W HIGGINS LAKE DRIVE	04/25/24	\$275,000	\$17,803	\$257,197	\$96,087	2.677	OLS
007-742-017-0000	338 CHICKASAW STREET	09/16/24	\$170,000	\$39,133	\$130,867	\$93,047	1.406	OLS
007-747-001-0000	8617 N TOWNLINE ROAD	07/31/24	\$324,900	\$35,545	\$289,355	\$188,336	1.536	OLS
007-753-013-0000	327 BOUCHER STREET	05/09/24	\$198,040	\$21,530	\$176,510	\$89,988	1.961	OLS
007-755-007-0000	118 DAYTON STREET	05/25/23	\$135,000	\$44,703	\$90,297	\$127,004	0.711	OLS
007-780-012-0000	6700 JOANN DRIVE	05/03/23	\$142,000	\$11,853	\$130,147	\$108,879	1.195	OLS
007-780-058-0000	6622 ELLEN DRIVE	01/26/24	\$265,000	\$14,304	\$250,696	\$194,178	1.291	OLS
007-780-058-0000	6622 ELLEN DRIVE	10/01/24	\$260,000	\$14,304	\$245,696	\$194,178	1.265	OLS
007-780-076-0000	6577 ELLEN DRIVE	06/08/23	\$142,000	\$11,045	\$130,955	\$111,205	1.178	OLS

Totals: \$12,413,740 \$10,893,527 \$6,255,890

E.C.F. => 1.741

Lyon Township

Private Lake Access

2026 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-351-092-0000	117 HEMLOCK ROAD	11/17/23	\$177,400	\$113,137	\$64,263	\$87,270	0.736	PLA 2
007-351-179-0000	214 CHESTNUT ROAD	07/18/23	\$125,000	\$51,804	\$73,196	\$45,862	1.596	PLA 2
007-680-021-0000	133 SHORT AVENUE	11/15/23	\$350,000	\$151,398	\$198,602	\$65,342	3.039	PLA
007-680-023-0000	9736 W HIGGINS LAKE DRIVE	10/11/24	\$380,000	\$263,636	\$116,364	\$68,410	1.701	PLA
Totals:			\$1,032,400		\$452,425	\$266,884	E.C.F. => 1.695	
							Ave. E.C.F. => 1.768	