

# City of Orchard Lake

## 2026 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
DNR	0				1.000
LVC	0				1.000
R01a	2	\$4,270,000	\$2,147,020	50.28%	1.655
R01n	0				1.100
R02	1	\$770,000	\$384,270	49.91%	1.045
R02a	1	\$2,700,000	\$1,326,510	49.13%	1.550
R02b	0				1.300
R03	1	\$622,000	\$268,780	43.21%	1.200
R05a	0				1.270
R06b	0				1.600
R07a	0				1.410
R07c	0				1.100
R07n	1	\$1,700,000	\$834,190	49.07%	1.005
R10a	0				1.180
R10b	0				1.350
R10g	0				0.880
R11a	0				1.220
R12a	1	\$4,400,000	\$2,212,900	50.29%	1.020
R13a	0				0.990
R13g	1	\$675,000	\$331,550	49.12%	1.300
R14c	0				1.330
R15d	0				1.260
R16d	0				0.925
R20a	0				1.235
R21a	0				1.450
R22a	0				1.285
R23	0				1.000
R23a	0				1.790
R24a	0				1.080
R25a	0				1.270
R27a	0				1.800
R28g	0				0.910
R30a	1	\$1,650,000	\$845,440	51.24%	1.770
R31b	1	\$2,000,000	\$1,011,780	50.59%	1.000
R32n	0				0.760
R33a	0				1.102
R34c	0				0.885
R35a	1	\$3,650,000	\$1,731,390	47.44%	1.325
R36a	0				1.350
R37	0				1.470
R37a	0				1.200
R37d	0				0.925
R38d	0				1.100

R39	0				1.050
R41	2	\$1,230,000	\$588,360	47.83%	0.890
R41a	1	\$2,750,000	\$1,356,400	49.32%	1.170
R42	0				0.875
R42a	0				1.250
R43	4	\$2,117,000	\$1,052,080	49.70%	1.205
R43a	0				1.415
R43b	0				1.500
R44	1	\$1,065,000	\$513,040	48.17%	0.890
R44a	0				1.120
R45	2	\$1,956,000	\$970,180	49.60%	0.870
R46	0				0.650
R70	0				1.050
RVC	0				1.000
S11	0				0.950
S15c	0				0.650
		<b>\$31,555,000</b>	<b>\$15,573,890</b>		

**2 Year Sale Ratio: 49.35%**

\*Sale Study Period: 4/01/2023-03/31/2025

**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
56-18-02-326-029	3625 WARDS POINTE DR	10/9/2024	401	03-ARM'S LENGTH	R01a	\$3,220,000	\$1,653,410	51.35	\$586.20	4,372	Colonial/2Sty
56-18-02-326-035	3549 WARDS POINTE DR	7/25/2024	401	03-ARM'S LENGTH	R01a	\$1,050,000	\$493,610	47.01	\$177.50	1,948	Ranch
56-18-11-126-030	3585 ERIE DR	6/16/2023	401	03-ARM'S LENGTH	R02	\$770,000	\$384,270	49.91	\$143.72	4,417	SingleFamily
56-18-11-126-009	3540 ERIE DR	3/4/2025	401	03-ARM'S LENGTH	R02a	\$2,700,000	\$1,326,510	49.13	\$384.48	4,276	Contemporary
56-18-11-128-011	3370 INDIANDALE DR	2/27/2025	401	03-ARM'S LENGTH	R03	\$622,000	\$268,780	43.21	\$210.91	2,288	CapeCod
56-18-10-101-043	4798 DOW RIDGE RD	9/8/2023	401	03-ARM'S LENGTH	R07n	\$1,700,000	\$834,190	49.07	\$269.49	5,624	Colonial/2Sty
56-18-09-276-025	5261 NORTH BAY DR	4/29/2024	401	03-ARM'S LENGTH	R12a	\$4,400,000	\$2,212,900	50.29	\$407.31	6,828	Colonial/2Sty
56-18-09-403-009	5405 POSSUM LN	9/24/2024	401	03-ARM'S LENGTH	R13g	\$675,000	\$331,550	49.12	\$199.71	2,304	Colonial/2Sty
56-18-16-276-023	2 WALNUT LN	3/29/2024	401	03-ARM'S LENGTH	R30a	\$1,650,000	\$845,440	51.24	\$179.25	2,542	Colonial/2Sty
56-18-16-201-008	5325 ELMGATE BAY DR	5/24/2024	401	03-ARM'S LENGTH	R31b	\$2,000,000	\$1,011,780	50.59	\$164.51	4,938	Other
56-18-16-351-004	5930 PONTIAC TRL	6/10/2024	401	03-ARM'S LENGTH	R35a	\$3,650,000	\$1,731,390	47.44	\$423.80	5,728	Contemporary
56-18-15-451-021	4237 WOODLANDS LN	6/13/2024	401	03-ARM'S LENGTH	R41	\$620,000	\$285,930	46.12	\$151.99	3,498	CapeCod
56-18-15-452-007	4342 MEADOW LN	2/12/2024	401	03-ARM'S LENGTH	R41	\$610,000	\$302,430	49.58	\$235.08	2,246	Ranch
56-18-15-302-003	4524 ORCHARD TRAIL CT	6/9/2023	401	03-ARM'S LENGTH	R41a	\$2,750,000	\$1,356,400	49.32	\$306.18	5,288	Contemporary
56-18-16-127-016	5532 EVERGREEN AVE	10/11/2023	401	03-ARM'S LENGTH	R43	\$647,000	\$327,180	50.57	\$169.63	3,102	Colonial/2Sty
56-18-16-130-042	3555 SHADY BEACH BLVD	2/27/2024	401	03-ARM'S LENGTH	R43	\$691,500	\$349,810	50.59	\$217.63	2,863	Colonial/2Sty
56-18-16-132-101	3740 SHADY BEACH BLVD	10/31/2024	401	19-MULTI PARCEL ARM'S LENGTH	R43	\$326,000	\$175,800	53.93	\$113.06	1,224	Ranch
56-18-16-186-024	3895 LAKEVIEW BLVD	12/11/2023	401	03-ARM'S LENGTH	R43	\$452,500	\$199,290	44.04	\$194.24	1,860	Colonial/2Sty
56-18-16-478-003	5215 DEER RUN CIR	1/24/2025	401	03-ARM'S LENGTH	R44	\$1,065,000	\$513,040	48.17	\$173.77	4,731	Colonial/2Sty
56-18-15-354-011	5003 HICKORY POINTE DR	8/16/2024	401	03-ARM'S LENGTH	R45	\$1,126,000	\$518,060	46.01	\$190.97	4,609	Colonial/2Sty
56-18-15-401-004	4501 ORCHARD TRAIL CT	9/14/2023	401	03-ARM'S LENGTH	R45	\$830,000	\$452,120	54.47	\$150.49	4,222	Colonial/2Sty