

City of Orchard Lake

NBHD	2 Year Sale Count	Total Assessment of all Sales	Total Sale Price of all Sales	2 Year Sale Ratio of all Sales	Total Bldg. Residual of all Sales	Total Cost Manual \$ of all Sales	2022 Calculated Nbdh ECF	2022 Used ECF	2021 Actual ECF
DNR	0							N/A	N/A
LVC	0							N/A	N/A
R01a	3	\$1,250,860	\$2,620,000	47.74%	\$1,218,549	\$815,010	1.495	1.35	1.28
R01n	0							1.022	1.055
R02	2	\$824,140	\$1,650,000	49.95%	\$1,309,943	\$1,288,874	1.016	1.015	1.07
R02a	0							1.375	1.335
R02b	1	\$793,020	\$1,550,000	51.16%	\$1,161,352	\$1,064,352	1.091	1.125	1.125
R03	2	\$359,090	\$739,300	48.57%	\$473,809	\$439,931	1.077	1.029	1.13
R05a	0							1.495	1.55
R06b	0							1.35	1.22
R07a	0							1.365	1.238
R07c	0							1.2	1.16
R07n	1	\$444,850	\$875,000	50.84%	\$634,654	\$773,031	0.821	0.84	0.86
R10a	1	\$724,930	\$1,450,000	50.00%	\$666,041	\$566,721	1.175	1.175	1.065
R10b	0							1.165	1.105
R10g	3	\$614,370	\$1,232,500	49.85%	\$828,348	\$987,533	0.839	0.835	0.868
R10n	0							0.641	1
R11a	0							1.176	1.115
R12a	0							1.135	1.14
R13a	0							1.308	1.32
R13g	3	\$976,040	\$1,948,500	50.09%	\$1,445,322	\$1,192,529	1.212	1.215	1.345
R13WB	0							N/A	N/A
R14a	0							N/A	N/A
R14c	2	\$1,250,730	\$2,498,500	50.06%	\$1,277,695	\$1,287,086	0.993	0.995	1.145
R15d	0							1.25	1.275
R16d	1	\$192,010	\$437,000	43.94%	\$266,674	\$220,300	1.211	0.97	0.98
R20a	0							1.275	1.25
R21a	0							1.415	1.364
R22a	0							1.335	1.325
R23	0							1.58	1.64
R23a	0							1.565	1.525
R24a	0							1.195	1.15
R25a	1	\$2,290,900	\$4,500,000	50.91%	\$3,684,114	\$2,574,109	1.431	1.463	1.475
R27a	0							1.57	1.52
R28c	0							0.857	0.882
R28g	0							0.968	1
R30a	1	\$1,219,290	\$2,500,000	48.77%	\$1,397,749	\$866,054	1.614	1.543	1.43
R31b	0							1.335	1.225
R32n	0							0.807	0.832
R33a	1	\$1,416,000	\$2,500,000	56.64%	\$1,318,163	\$1,320,133	0.999	1.25	1.265
R34c	0							0.85	0.832
R35a	0							1.26	1.255
R36a	0							1.46	1.345
R36n	0							0.962	0.995
R37	0							1.347	1.32
R37a	1	\$527,260	\$1,200,000	43.94%	\$746,270	\$471,211	1.584	1.275	1.17
R37d	0							1.025	1.055
R38a	0							1.21	1.156
R38b	0							1.04	0.94
R38d	0							1.085	1.125
R38g	0							0.787	0.813
R38WB	0							N/A	N/A
R39	1	\$116,110	\$271,500	42.77%	\$195,388	\$154,102	1.268	1.013	1.055
R41	10	\$2,323,460	\$4,829,150	48.11%	\$4,062,426	\$5,442,057	0.746	0.713	0.73
R41a	0							1.062	1.047
R41g	1	\$400,970	\$949,000	42.25%	\$785,532	\$757,390	1.037	0.843	0.867
R42	7	\$1,997,030	\$4,010,500	49.80%	\$3,406,251	\$4,290,878	0.794	0.79	0.788
R42a	0							1.233	1.225
R43	11	\$1,974,760	\$3,970,400	49.74%	\$3,241,355	\$2,717,739	1.193	1.18	1.26
R43a	0							1.385	1.372
R43b	1	\$209,480	\$567,500	36.91%	\$454,310	\$185,310	2.452	1.65	1.655
R44	0							0.853	0.88
R44a	0							1.147	1.127
R45	5	\$1,932,500	\$4,002,500	48.28%	\$3,156,357	\$4,269,950	0.739	0.707	0.74
R46	1	\$250,910	\$475,000	52.82%	\$400,632	\$655,610	0.611	0.652	0.67
R70	3	\$4,551,730	\$8,535,000	53.33%	\$5,050,237	\$5,202,492	0.971	1.08	1.115
RVC	0							N/A	N/A
S11	0							0.86	0.82
S15c	0							0.82	0.944
S16	0							0.965	1.02
		\$26,640,440	\$53,311,350						
		2 Year Sale Ratio:	49.97%						

2 Year Sale Study

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
56-18-09-403-001	5465 POSSUM LN	4/25/2019	\$748,500	\$347,320	46.40	\$547,157	\$406,010	1.348	3,475	\$157.46	19.13	TriLevel/Quad
56-18-16-185-029	5521 IDEAL PL	4/26/2019	\$225,000	\$96,610	42.94	\$166,849	\$113,990	1.464	1,099	\$151.82	39.49	Ranch
56-18-16-132-100	3725 SUNSET BLVD	5/9/2019	\$350,000	\$161,170	46.05	\$260,004	\$196,077	1.326	2,007	\$129.55	23.03	Colonial/2Sty
56-18-16-152-001	5818 CARMEN CT E	6/7/2019	\$560,000	\$332,300	59.34	\$479,437	\$739,281	0.649	4,349	\$110.24	17.25	CapeCod
56-18-16-128-110	3700 ALCADIA DR	6/13/2019	\$289,900	\$125,020	43.13	\$228,689	\$159,350	1.435	2,021	\$113.16	74.08	TriLevel/Quad
56-18-16-127-017	5560 EVERGREEN AVE	6/17/2019	\$228,000	\$106,340	46.64	\$166,465	\$127,556	1.305	1,295	\$128.54	3.71	Bungalow
56-18-15-301-026	4645 TWIN FAWN LN	7/1/2019	\$3,775,000	\$1,855,320	49.15	\$2,531,612	\$2,284,501	1.108	7,072	\$357.98	31.37	SingleFamily
56-18-15-451-018	4201 WOODLANDS LN	7/12/2019	\$505,000	\$259,310	51.35	\$426,886	\$617,821	0.691	4,048	\$105.46	136.21	Colonial/2Sty
56-18-14-101-005	3868 VISTA LN	7/31/2019	\$2,160,000	\$1,219,360	56.45	\$1,775,567	\$1,902,108	0.933	8,341	\$212.87	2.89	Colonial/2Sty
56-18-02-326-025	3675 WARDS POINTE DR	8/5/2019	\$1,100,000	\$519,000	47.18	\$527,474	\$344,790	1.530	3,363	\$156.85	152.88	SingleFamily
56-18-14-152-010	4001 HARBOR VISTA DR	8/30/2019	\$437,000	\$192,010	43.94	\$266,674	\$220,300	1.211	1,653	\$161.33	30.59	Ranch
56-18-15-452-021	4340 HICKORY CT	9/18/2019	\$380,150	\$206,960	54.44	\$306,953	\$477,870	0.642	3,549	\$86.49	19.26	Colonial/2Sty
56-18-15-452-011	4315 CHERRY HILL DR	10/4/2019	\$485,000	\$253,870	52.34	\$405,177	\$600,164	0.675	3,403	\$119.06	137.80	Ranch
56-18-11-128-013	3400 COMMERCE RD	10/9/2019	\$291,000	\$140,690	48.35	\$164,945	\$150,955	1.093	1,656	\$99.60	8.83	Ranch
56-18-16-183-067	5570 BLUEBIRD AVE	10/10/2019	\$490,000	\$253,230	51.68	\$420,311	\$368,590	1.140	3,061	\$137.31	44.60	CapeCod
56-18-15-151-013	4811 OLD ORCHARD TRL	10/14/2019	\$2,500,000	\$1,416,000	56.64	\$1,318,163	\$1,320,133	0.999	5,214	\$252.81	95.37	Contemporary
56-18-11-128-011	3370 INDIANDALE DR	10/25/2019	\$448,300	\$218,400	48.72	\$308,864	\$288,976	1.069	2,288	\$134.99	61.60	CapeCod
56-18-11-126-003	3438 ERIE DR	10/30/2019	\$793,020	\$392,000	51.16	\$1,161,352	\$1,064,352	1.091	4,305	\$269.77	5.41	Colonial/2Sty
56-18-16-104-007	5869 PRADO CT	11/15/2019	\$560,000	\$265,100	47.34	\$472,116	\$559,903	0.843	2,837	\$166.41	33.20	Ranch
56-18-12-105-014	4873 E STONG CT	11/25/2019	\$475,000	\$250,910	52.82	\$400,632	\$655,610	0.611	4,142	\$96.72	0.93	SingleFamily
56-18-02-377-013	3131 ERIE DR	1/14/2020	\$1,050,000	\$520,330	49.56	\$894,944	\$872,509	1.026	6,361	\$140.69	102.57	Colonial/2Sty
56-18-15-451-021	4237 WOODLANDS LN	1/24/2020	\$470,000	\$209,620	44.60	\$385,877	\$470,008	0.821	3,498	\$110.31	60.08	CapeCod
56-18-16-476-041	4334 SOUTH BAY DR	2/13/2020	\$600,000	\$329,300	54.88	\$419,726	\$676,562	0.620	4,550	\$92.25	81.08	Colonial/2Sty
56-18-10-101-041	4880 DOW RIDGE RD	2/26/2020	\$875,000	\$444,850	50.84	\$634,654	\$773,031	0.821	4,726	\$134.29	82.10	SingleFamily
56-18-15-352-003	4430 SOUTH BAY DR	3/6/2020	\$1,300,000	\$518,850	39.91	\$1,138,857	\$1,239,816	0.919	5,033	\$226.28	65.32	Contemporary
56-18-16-128-108	3682 SUNSET BLVD	3/6/2020	\$300,000	\$159,730	53.24	\$238,789	\$217,934	1.096	1,861	\$128.31	7.96	Contemporary
56-18-15-402-006	4400 PONTIAC TRL	3/12/2020	\$4,500,000	\$2,290,900	50.91	\$3,684,114	\$2,574,109	1.431	6,846	\$538.14	52.66	Colonial/2Sty
56-18-16-131-037	3722 SUNSET BLVD	3/20/2020	\$435,000	\$214,400	49.29	\$376,457	\$312,458	1.205	2,843	\$132.42	36.99	Colonial/2Sty
56-18-15-451-037	4217 CHERRY HILL DR	4/24/2020	\$460,000	\$215,340	46.81	\$384,890	\$498,701	0.772	3,680	\$104.59	0.05	Colonial/2Sty
56-18-11-376-019	3791 INDIAN TRL	5/4/2020	\$1,823,500	\$966,680	53.01	\$1,070,267	\$1,186,053	0.902	6,386	\$167.60	14.91	Colonial/2Sty
56-18-10-152-001	2835 ORCHARD PL	5/12/2020	\$482,500	\$275,370	57.07	\$336,838	\$485,129	0.694	4,203	\$80.14	69.43	Colonial/2Sty
56-18-09-403-002	5443 POSSUM LN	5/15/2020	\$680,000	\$355,660	52.30	\$479,242	\$420,223	1.140	3,807	\$125.88	114.04	SingleFamily
56-18-16-127-016	5532 EVERGREEN AVE	6/19/2020	\$500,000	\$261,440	52.29	\$421,528	\$375,029	1.124	2,978	\$141.55	27.11	Colonial/2Sty
56-18-10-351-002	3421 WEST SHORE DR	7/2/2020	\$2,600,000	\$1,477,050	56.81	\$1,477,058	\$1,015,882	0.731	8,090	\$91.85	73.14	Other
56-18-02-401-031	3560 WARDS POINTE DR	7/9/2020	\$800,000	\$409,880	51.24	\$385,153	\$299,934	1.284	3,583	\$107.49	128.41	Contemporary
56-18-15-376-006	4471 ARLINE DR	7/17/2020	\$271,500	\$116,110	42.77	\$195,388	\$154,102	1.268	1,329	\$147.02	30.45	SingleFamily
56-18-15-351-012	4461 CRANBROOK TRL	7/23/2020	\$602,500	\$303,090	50.31	\$443,791	\$632,912	0.701	3,443	\$128.90	70.12	Colonial/2Sty

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56-18-16-101-009	5888 SEVILLE CIR	8/10/2020	\$560,000	\$305,670	54.58	\$477,113	\$668,935	0.713	3,334	\$143.11	65.05	Ranch	
56-18-11-127-001	3345 ERIE DR	8/14/2020	\$600,000	\$303,810	50.64	\$414,999	\$416,365	0.997	3,237	\$128.20	99.67	Ranch	
56-18-15-451-027	4250 PINE LN	8/14/2020	\$385,000	\$206,430	53.62	\$303,881	\$465,262	0.653	3,426	\$88.70	65.39	Colonial/2Sty	
56-18-10-153-001	2956 ORCHARD PL	8/24/2020	\$375,000	\$156,160	41.64	\$248,697	\$222,778	1.116	1,513	\$164.37	111.63	Ranch	
56-18-16-476-040	4358 SOUTH BAY DR	9/8/2020	\$1,025,000	\$539,630	52.65	\$837,692	\$1,261,605	0.664	6,552	\$127.85	20.36	Contemporary	
56-18-15-376-032	4312 HICKORY CT	9/14/2020	\$485,000	\$270,450	55.76	\$409,082	\$652,137	0.627	4,071	\$100.49	52.90	Colonial/2Sty	
56-18-10-152-006	2824 ORCHARD PL	9/15/2020	\$375,000	\$182,840	48.76	\$242,813	\$279,625	0.868	2,704	\$89.80	86.84	Colonial/2Sty	
56-18-16-276-041	5011 ELMGATE DR	9/15/2020	\$2,500,000	\$1,219,290	48.77	\$1,397,749	\$866,054	1.614	4,264	\$327.80	83.77	Ranch	
56-18-15-301-014	4551 OLD ORCHARD TRL	9/16/2020	\$949,000	\$400,970	42.25	\$785,532	\$757,390	1.037	4,345	\$180.79	103.72	Colonial/2Sty	
56-18-15-376-018	4528 CHERRY HILL DR	9/17/2020	\$535,000	\$226,250	42.29	\$462,895	\$533,520	0.868	3,541	\$130.72	86.76	Colonial/2Sty	
56-18-16-177-054	3878 SUNSET BLVD	9/28/2020	\$490,000	\$245,500	50.10	\$419,170	\$354,571	1.182	3,296	\$127.18	125.21	Colonial/2Sty	
56-18-15-376-030	4489 CHERRY HILL DR	10/20/2020	\$624,000	\$264,460	42.38	\$548,890	\$636,488	0.862	3,967	\$138.36	86.24	Colonial/2Sty	
56-18-09-401-005	3080 BAY SHORE DR	10/27/2020	\$520,000	\$273,060	52.51	\$418,923	\$366,296	1.144	1,998	\$209.67	114.37	Ranch	
56-18-16-103-001	5952 SEVILLE CIR	10/30/2020	\$560,000	\$287,880	51.41	\$447,760	\$586,722	0.763	3,986	\$112.33	92.16	Colonial/2Sty	
56-18-16-101-007	5872 SEVILLE CIR	11/18/2020	\$541,500	\$258,320	47.70	\$462,000	\$553,330	0.835	3,677	\$125.65	110.75	Tudor	
56-18-10-154-029	2968 ORCHARD PL	11/20/2020	\$1,450,000	\$724,930	50.00	\$666,041	\$566,721	1.175	3,690	\$180.50	117.53	Colonial/2Sty	
56-18-11-376-015	3805 INDIAN TRL	12/18/2020	\$675,000	\$284,050	42.08	\$207,428	\$101,033	2.053	1,488	\$139.40	205.31	Bungalow	
56-18-15-354-002	4471 HIDDEN VALLEY DR	12/21/2020	\$475,000	\$241,630	50.87	\$316,291	\$459,055	0.689	3,481	\$90.86	68.90	Colonial/2Sty	
56-18-16-128-117	3556 SHADY BEACH BLVD	12/30/2020	\$487,500	\$280,560	57.55	\$426,289	\$421,870	1.010	2,970	\$143.53	10.11	SingleFamily	
56-18-16-327-002	5540 SHORE DR	1/11/2021	\$567,500	\$209,480	36.91	\$454,310	\$185,310	2.452	1,885	\$241.01	107.25	Colonial/2Sty	
56-18-15-451-012	4382 CHERRY HILL DR	1/14/2021	\$500,000	\$210,770	42.15	\$427,895	\$490,086	0.873	3,517	\$121.66	87.31	Colonial/2Sty	
56-18-16-352-003	5865 CARMEN CT E	1/21/2021	\$600,000	\$233,020	38.84	\$518,325	\$486,530	1.065	3,532	\$146.75	88.69	Ranch	
56-18-16-352-008	5790 LAKEVIEW AVE	1/22/2021	\$1,200,000	\$527,260	43.94	\$746,270	\$471,211	1.584	2,594	\$287.69	15.94	Colonial/2Sty	
56-18-16-327-019	3551 SHADY BEACH BLVD	1/27/2021	\$175,000	\$70,760	40.43	\$116,804	\$70,314	1.661	1,000	\$116.80	8.88	Bungalow	
56-18-02-401-040	3402 WARDS POINTE DR	2/26/2021	\$720,000	\$321,980	44.72	\$305,922	\$170,286	1.797	2,638	\$115.97	179.65	SingleFamily	
56-18-16-104-002	3595 LAPLAYA LN	3/11/2021	\$629,000	\$314,740	50.04	\$549,500	\$696,177	0.789	3,592	\$152.98	33.20	Contemporary	
			\$53,311,350	\$26,640,440		\$37,181,171	\$37,542,404						
			Sale Ratio:	49.97%		ECF:	0.990		ECF Std. Deviation:	0.363		Coefficient of Var.:	62.59
			Std. Deviation:	5.130		Avg. ECF:	1.060		Avg. Variance:	66.38			