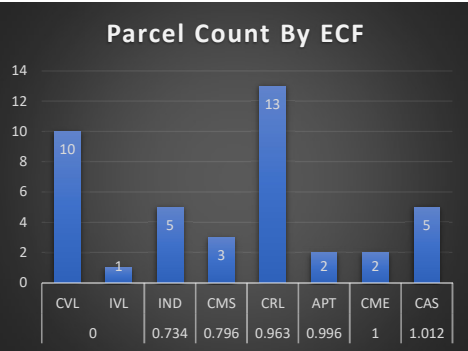


**TOWNSHIP OF ROYAL OAK**  
**LAND FOR 2024: COM LAND**

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	59
ECF Nbhd	CMS, IND, APT, CRL, CAS, CVL, CME, IVL	Sales Ratio	49.12%
Min ECF	0.734	(Land Resid.-Est. Land Value)/Est. LV	10.30%
Max ECF	1.012	% Change	0.00%
Land Table LtoB	16.43%	Projected Land Table LtoB	16.43%
CVT LtoB	16.51%	Sale Sample Size	143.90%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$3.03	\$3.34	\$3.03
MEDIAN	\$2.60	\$2.87	\$2.60
MINIMUM	\$0.68	\$0.75	\$0.68
MAXIMUM	\$8.40	\$9.27	\$8.40

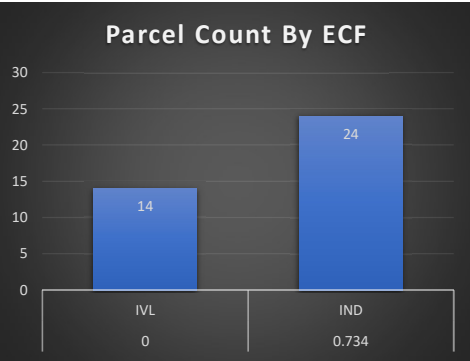
CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
24	24-25-26-354-002	1930 HILTON RD	12/13/2021	\$742,050	\$494,246	\$355,540	\$103,279	0.206	\$1,725,922	\$39.62		IND	20.90%
24	24-25-26-384-025	1603 E 9 MILE RD	9/7/2021	\$750,000	\$866,096	\$291,367	\$399,844	0.423	\$688,811	\$15.81		COM	46.17%
24	24-25-26-457-028	1915 E 9 MILE RD	4/27/2021	\$190,000	\$257,580	\$93,288	\$152,880	0.176	\$530,045	\$12.17		COM	59.35%
24	24-25-27-228-036	3321 HILTON RD	6/29/2020	\$85,000	\$105,176	\$6,632	\$26,808	0.041	\$161,756	\$3.71		COM	25.49%
24	24-25-27-228-047	3251 HILTON RD	6/14/2021	\$220,000	\$182,576	\$106,814	\$68,096	0.117	\$912,940	\$20.96		COM	37.30%
24	24-25-27-228-052	3161 HILTON RD	2/12/2021	\$875,000	\$1,196,343	\$79,621	\$394,739	0.908	\$87,688	\$2.01	24-25-27-228-053, 24-25-27-228-054	COM	33.00%
24	24-25-27-302-043	23421 WOODWARD AVE	10/23/2020	\$600,000	\$599,051	\$253,730	\$249,766	0.191	\$1,328,429	\$30.50		COM	41.69%
24	24-25-27-303-047	23365 WOODWARD AVE	6/3/2021	\$710,000	\$664,343	\$415,959	\$364,833	0.279	\$1,490,892	\$34.23	24-25-27-303-048	COM	54.92%
24	24-25-27-327-005	23426 WOODWARD AVE	4/25/2022	\$205,000	\$171,698	\$111,914	\$78,612	0.057	\$1,963,404	\$45.07		COM	45.79%
24	24-25-27-328-003	23344 WOODWARD AVE	2/1/2022	\$120,000	\$168,651	\$37,955	\$85,514	0.062	\$612,177	\$14.05		COM	50.70%
24	24-25-27-377-033	22917 WOODWARD AVE	5/27/2021	\$403,800	\$262,555	\$206,902	\$65,268	0.045	\$4,597,822	\$105.55		COM	24.86%
24	24-25-27-378-028	344 W 9 MILE RD	1/11/2022	\$1,700,000	\$1,202,765	\$678,363	\$178,529	0.164	\$4,136,360	\$94.96		COM	14.84%
24	24-25-27-381-004	22940 WOODWARD AVE	12/2/2021	\$565,000	\$467,251	\$260,521	\$160,847	0.123	\$2,118,057	\$48.62		COM	34.42%
24	24-25-27-382-003	22840 WOODWARD AVE	12/5/2022	\$3,250,000	\$2,344,326	\$1,583,546	\$650,444	0.852	\$1,858,622	\$42.67	24-25-27-381-028	COM	27.75%
24	24-25-27-382-012	150 VESTER ST	6/15/2020	\$750,000	\$932,157	-\$63,877	\$116,766	0.161	-\$396,752	-\$9.11		COM	12.53%
24	24-25-27-437-007	2525 HILTON RD	9/3/2021	\$665,000	\$684,630	\$152,368	\$153,306	0.422	\$361,062	\$8.29		COM	22.39%
24	24-25-28-454-025	1200 W 9 MILE RD	6/28/2022	\$836,000	\$675,274	\$509,271	\$334,575	0.661	\$770,455	\$17.69		COM	49.55%
24	24-25-28-479-004	1040 W 9 MILE RD	8/27/2020	\$605,000	\$510,226	\$430,672	\$325,720	0.375	\$1,148,459	\$26.36		COM	63.84%
24	24-25-33-201-031	1111 W 9 MILE RD	5/25/2022	\$325,000	\$459,133	\$128,178	\$262,311	0.302	\$424,430	\$9.74		COM	57.13%
24	24-25-33-229-005	733 W 9 MILE RD	6/22/2020	\$300,000	\$458,061	-\$72,754	\$81,654	0.094	-\$773,979	-\$17.77		COM	17.83%
24	24-25-33-229-040	747 W 9 MILE RD	10/2/2020	\$363,000	\$448,825	\$94,821	\$174,595	0.201	\$471,746	\$10.83		COM	38.90%
24	24-25-33-435-036	561 LIVERNOIS ST	2/28/2020	\$390,000	\$364,699	\$142,000	\$116,272	0.399	\$355,890	\$8.17		COM	31.88%

**TOWNSHIP OF ROYAL OAK**  
**LAND FOR 2024: COM LAND**

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
24	24-25-34-126-003	251 W 9 MILE RD	1/30/2020	\$400,000	\$459,665	\$59,218	\$116,960	0.115	\$514,939	\$11.82		COM	25.44%
24	24-25-34-126-005	231 W 9 MILE RD	1/26/2021	\$1,095,659	\$1,367,956	-\$36,903	\$233,944	0.23	-\$160,448	-\$3.68		COM	17.10%
24	24-25-34-127-004	22736 WOODWARD AVE	3/14/2022	\$830,000	\$644,157	\$309,147	\$123,304	0.081	\$3,816,630	\$87.62		COM	19.14%
24	24-25-34-127-005	22730 WOODWARD AVE	6/4/2021	\$210,000	\$141,491	\$107,670	\$39,161	0.027	\$3,987,778	\$91.55		COM	27.68%
24	24-25-34-127-013	22726 WOODWARD AVE	5/2/2022	\$350,000	\$347,734	\$108,829	\$106,563	0.07	\$1,554,700	\$35.69		COM	30.64%
24	24-25-34-131-052	22451 WOODWARD AVE	9/16/2021	\$700,000	\$1,116,458	\$248,882	\$658,220	0.544	\$457,504	\$10.50	24-25-34-131-055	COM	58.96%
24	24-25-34-155-002	940 LIVERNOIS ST	10/14/2021	\$235,000	\$176,873	\$150,586	\$85,010	0.234	\$643,530	\$14.77		COM	48.06%
24	24-25-34-254-045	22132 WOODWARD AVE	2/10/2021	\$519,194	\$701,794	\$143,956	\$311,686	0.391	\$368,174	\$8.45		COM	44.41%
24	24-25-34-255-006	22020 WOODWARD AVE	7/22/2021	\$170,000	\$160,149	\$70,490	\$58,612	0.062	\$1,136,935	\$26.10		COM	36.60%
24	24-25-34-255-007	22016 WOODWARD AVE	8/1/2021	\$250,000	\$182,270	\$127,340	\$58,612	0.062	\$2,053,871	\$47.15		COM	32.16%
24	24-25-34-301-010	800 LIVERNOIS ST	12/30/2021	\$600,000	\$483,859	\$255,838	\$135,867	0.374	\$684,059	\$15.70		COM	28.08%
24	24-25-34-351-039	150 LIVERNOIS ST	8/17/2020	\$170,000	\$185,081	\$84,684	\$96,167	0.33	\$256,618	\$5.89	24-25-34-351-038	COM	51.96%
24	24-25-35-105-001	1100 E SARATOGA AVE	12/12/2022	\$3,073,765	\$2,895,193	\$1,353,527	\$1,109,529	4.989	\$271,302	\$6.23	24-25-35-105-002, 24-25-35-105-008, 24-25-35-105-009	IND	38.32%
28	28-25-25-105-001	24524 JOHN R RD	9/2/2021	\$800,000	\$539,212	\$369,026	\$79,779	0.434	\$850,290	\$19.52		CMN	14.80%
28	28-25-25-105-002	24500 JOHN R RD	4/24/2020	\$175,000	\$173,986	\$18,262	\$17,248	0.067	\$272,567	\$6.26		CMN	9.91%
28	28-25-25-152-001	24362 JOHN R RD	11/23/2021	\$176,000	\$109,128	\$88,864	\$20,228	0.069	\$1,287,884	\$29.57		CMN	18.54%
28	28-25-25-301-052	23900 JOHN R RD	6/18/2021	\$260,000	\$230,720	\$116,653	\$68,015	0.37	\$315,278	\$7.24		CMN	29.48%
28	28-25-25-301-053	23830 JOHN R RD	6/18/2021	\$115,000	\$144,696	\$20,139	\$41,190	0.16	\$125,869	\$2.89		CMN	28.47%
28	28-25-25-379-034	1003 E 9 MILE RD	7/20/2020	\$135,000	\$131,703	\$39,635	\$32,117	0.146	\$271,473	\$6.23		CMN	24.39%
28	28-25-26-229-026	24520 N CHRYSLER DR	12/23/2022	\$1,000,000	\$1,512,926	-\$61,365	\$451,561	5.89	-\$10,419	-\$0.24	28-25-26-230-020	CMN	29.85%
28	28-25-26-432-022	23831 JOHN R RD	6/18/2021	\$296,000	\$279,755	\$41,559	\$23,684	0.092	\$451,728	\$10.37		CMN	8.47%
28	28-25-26-458-030	638 W NINE MILE	1/10/2020	\$395,000	\$409,786	\$101,797	\$90,359	0.422	\$241,225	\$5.54	28-25-26-458-031, 28-25-26-458-032	CMN	22.05%
28	28-25-26-460-033	410 W 9 MILE RD	1/7/2022	\$170,000	\$188,646	\$9,731	\$28,377	0.166	\$58,620	\$1.35		CMN	15.04%
28	28-25-26-477-022	23053 S CHRYSLER DR	9/24/2020	\$255,000	\$192,923	\$132,446	\$62,453	0.224	\$591,277	\$13.57	28-25-26-477-023, 28-25-26-477-025	CMN	32.37%
28	28-25-35-230-033	22655 S CHRYSLER DR	8/2/2022	\$231,439	\$182,692	\$86,101	\$35,623	0.235	\$366,387	\$8.41		CMS	19.50%
28	28-25-35-426-032	21611 JOHN R RD	4/1/2021	\$300,000	\$379,620	-\$33,644	\$35,623	0.235	-\$143,166	-\$3.29		CMS	9.38%
28	28-25-35-427-042	21505 JOHN R RD	10/15/2021	\$130,000	\$140,111	\$16,708	\$26,819	0.148	\$112,892	\$2.59		CMS	19.14%
28	28-25-35-428-050	21403 JOHN R RD	6/4/2021	\$400,000	\$501,030	-\$14,577	\$74,885	0.988	-\$14,754	-\$0.34		CMS	14.95%
28	28-25-35-480-020	222 W 8 MILE RD	4/15/2021	\$375,000	\$409,146	\$39,362	\$66,749	0.425	\$92,616	\$2.13	28-25-35-480-003	CMS	16.31%
28	28-25-36-126-009	704 E NINE MILE	8/3/2021	\$250,000	\$238,857	\$48,916	\$31,379	0.207	\$236,309	\$5.42		CMS	13.14%
28	28-25-36-127-005	940 E 9 MILE RD	12/20/2021	\$132,000	\$85,753	\$73,796	\$21,805	0.103	\$716,466	\$16.45		CMS	25.43%
28	28-25-36-151-038	22018 JOHN R RD	4/30/2020	\$465,000	\$485,308	\$39,373	\$53,363	0.279	\$141,122	\$3.24	28-25-36-151-003	CMS	11.00%
28	28-25-36-201-003	1212 E 9 MILE RD	3/26/2021	\$200,000	\$308,629	-\$67,035	\$39,110	0.258	-\$259,826	-\$5.96		CMS	12.67%
28	28-25-36-226-038	1440 E 9 MILE RD	12/22/2021	\$200,000	\$294,588	-\$25,117	\$58,665	0.387	-\$64,902	-\$1.49		CMS	19.91%
28	28-25-36-283-032	21721 DEQUINDRE RD	12/28/2021	\$78,750	\$77,419	\$20,141	\$16,169	0.067	\$300,612	\$6.90		CMS	20.89%
28	28-25-36-305-052	21412 JOHN R RD	6/28/2022	\$169,500	\$117,297	\$97,737	\$34,865	0.23	\$424,943	\$9.76		CMS	29.72%
28	28-25-36-480-031	21039 DEQUINDRE RD	1/4/2022	\$210,000	\$128,303	\$100,538	\$18,841	0.089	\$1,129,640	\$25.93		CMS	14.68%

**TOWNSHIP OF ROYAL OAK**  
**LAND FOR 2024: IND LAND**

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	24
ECF Nbhd	IND, IVL	Sales Ratio	47.57%
Min ECF	0.734	(Land Resid.-Est. Land Value)/Est. LV	35.75%
Max ECF	0.734	% Change	0.00%
Land Table LtoB	16.63%	Projected Land Table LtoB	16.63%
CVT LtoB	16.51%	Sale Sample Size	63.16%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.94	\$2.63	\$1.94
MEDIAN	\$2.10	\$2.85	\$2.10
MINIMUM	\$1.24	\$1.68	\$1.24
MAXIMUM	\$2.75	\$3.73	\$2.75

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
24	24-25-26-382-032	1489 E 9 MILE RD	3/18/2020	\$235,000	\$232,774	\$107,380	\$103,188	0.18	\$596,556	\$13.70		IND	44.33%
24	24-25-27-436-015	2335 GOODRICH ST	9/27/2022	\$1,000,000	\$940,468	\$338,368	\$258,776	1.205	\$280,803	\$6.45		IND	27.52%
24	24-25-27-438-013	2440 GOODRICH ST	6/23/2021	\$250,000	\$212,801	\$114,359	\$73,946	0.172	\$664,878	\$15.26		IND	34.75%
24	24-25-33-435-045	455 LIVERNOIS ST	5/9/2022	\$555,000	\$488,411	\$300,435	\$219,137	0.612	\$490,907	\$11.27		IND	44.87%
24	24-25-35-176-005	1341 WANDA AVE	12/3/2020	\$1,400,000	\$1,339,182	\$404,871	\$322,984	1.504	\$269,196	\$6.18		IND	24.12%
24	24-25-35-327-012	1250 WORDSWORTH ST	1/13/2022	\$497,500	\$524,081	\$174,139	\$186,306	0.65	\$267,906	\$6.15		IND	35.55%
24	24-25-35-459-008	1561 E 8 MILE RD	7/22/2021	\$345,000	\$318,645	\$114,722	\$86,655	0.242	\$474,058	\$10.88		IND	27.19%
24	24-25-35-461-001	1267 E 8 MILE RD	8/30/2022	\$100,750	\$133,042	\$12,049	\$44,341	0.102	\$118,127	\$2.71		COM	33.33%
28	28-25-25-101-038	86 E 10 MILE RD	12/13/2021	\$150,000	\$117,549	\$61,851	\$27,448	0.178	\$347,478	\$7.98		IND	23.35%
28	28-25-25-126-040	630 E 10 MILE RD	10/21/2020	\$350,000	\$364,547	\$109,774	\$105,676	0.95	\$115,552	\$2.65	28-25-25-126-041, 28-25-25-126-042, 28-25-25-127-045	IND	28.99%
28	28-25-25-131-002	914 E TEN MILE	8/7/2020	\$258,500	\$232,759	\$67,040	\$36,251	0.285	\$235,228	\$5.40		IND	15.57%
28	28-25-25-131-003	926 E TEN MILE	7/9/2020	\$245,000	\$277,812	\$7,349	\$36,251	0.285	\$25,786	\$0.59		IND	13.05%
28	28-25-25-131-004	938 E 10 MILE RD	5/4/2022	\$522,000	\$456,505	\$158,144	\$72,502	0.57	\$277,446	\$6.37	28-25-25-131-005	IND	15.88%
28	28-25-25-354-022	411 E 9 MILE RD	8/5/2021	\$275,000	\$423,721	-\$54,307	\$72,550	0.442	-\$122,867	-\$2.82	28-25-25-354-021	IND	17.12%
28	28-25-25-430-023	23881 DEQUINDRE RD	9/11/2020	\$138,000	\$161,403	\$3,737	\$27,140	0.228	\$16,390	\$0.38		IND	16.82%
28	28-25-25-435-033	23305 DEQUINDRE RD	9/8/2021	\$99,500	\$151,578	-\$24,401	\$25,443	0.165	-\$147,885	-\$3.39		IND	16.79%
28	28-25-25-479-022	23043 DEQUINDRE RD	12/17/2020	\$90,000	\$89,285	\$21,313	\$17,145	0.096	\$222,010	\$5.10		IND	19.20%
28	28-25-35-202-006	505 W 9 MILE RD	9/11/2020	\$620,000	\$642,966	\$117	\$23,083	0.144	\$813	\$0.02	28-25-35-202-007	IND	3.59%
28	28-25-35-429-059	21341 JOHN R RD	9/28/2021	\$307,500	\$346,864	\$3,461	\$38,006	0.287	\$12,059	\$0.28	28-25-35-429-049	IND	10.96%
28	28-25-36-480-032	21029 DEQUINDRE RD	10/7/2020	\$200,000	\$151,059	\$68,944	\$20,003	0.112	\$615,571	\$14.13		IND	13.24%
S	S -25-32-253-006	10638 NORTHEND AVE	9/1/2020	\$2,000,000	\$2,186,739	\$216,378	\$339,010	3.706	\$58,386	\$1.34		IND	15.50%
S	S -25-32-276-062	10800 GALAXIE AVE	12/15/2020	\$1,150,000	\$785,643	\$575,623	\$185,971	2.033	\$283,140	\$6.50		IND	23.67%

**TOWNSHIP OF ROYAL OAK****LAND FOR 2024: IND LAND**

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
S	S-25-32-401-001	10811 NORTHEND AVE	11/13/2020	\$1,550,000	\$1,122,959	\$698,761	\$212,133	2.319	\$301,320	\$6.92		IND	18.89%
S	S-25-32-429-018	10011 NORTHEND AVE	10/13/2022	\$62,500	\$98,746	-\$13,023	\$20,006	0.189	-\$68,905	-\$1.58		IND	20.26%

# TOWNSHIP OF ROYAL OAK

## LAND FOR 2024: AREA LAND SALES

### COLOR CODING KEY

VACANT LAND SALE

DEMO AFTER SALE OR

VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
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