

CITY OF BERKLEY

ECF FOR 2024: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$11,479,450	\$3,585,341	\$7,894,109	\$6,944,022	\$4,726,660	41.17%	1.137

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
8	08-20-30-456-020	2555 E MAPLE RD	APT	12/06/21	\$950,000	\$381,309	\$568,691	\$427,054	\$421,650	44.38%		201
8	08-19-36-456-018	355 E 14 MILE RD	APT	07/12/23	\$1,725,000	\$1,150,317	\$574,683	\$469,014	\$792,790	45.96%		201
4	04-25-17-305-009	2200 BERKLEY AVE	APT	10/02/20	\$3,525,000	\$666,340	\$2,858,660	\$2,919,227	\$1,316,700	37.35%		201
16	16-25-03-128-023	220 S ROCHESTER RD	APT	11/17/21	\$1,526,450	\$295,759	\$1,230,691	\$1,018,897	\$538,600	35.28%		201
24	24-25-26-184-007	2280 ANNABELLE ST	APP	04/22/21	\$400,000	\$112,419	\$287,581	\$152,678	\$145,630	36.41%	24-25-26-184-006	201
24	24-25-27-354-028	524 WITHINGTON ST	APP	02/28/22	\$600,000	\$65,510	\$534,490	\$292,167	\$260,920	43.49%		201
24	24-25-34-178-022	334 W MARSHALL ST	APP	05/11/22	\$425,000	\$175,164	\$249,836	\$155,451	\$176,120	41.44%		201
64	64-14-28-481-022	98 S EDITH	APP	05/21/21	\$310,000	\$19,687	\$290,313	\$317,961	\$118,570	38.25%		201
64	64-14-33-210-065	389 OSMUN ST	APS	08/05/22	\$138,000	\$10,108	\$127,892	\$108,034	\$46,690	33.83%		201
68	68-15-11-304-011	327 LYSANDER ST	APT	12/21/21	\$1,400,000	\$567,332	\$832,668	\$863,018	\$713,780	50.98%	68-15-11-304-026, 68-15-11-304-012, 68-15-11-304-013	201
LM	LM-16-10-428-006	234 CLINTON ST	APT	05/27/21	\$480,000	\$141,396	\$338,604	\$220,521	\$195,210	40.67%		201

CITY OF BERKLEY

ECF FOR 2024: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$6,461,000	\$2,247,915	\$4,213,085	\$4,409,897	\$3,061,330	47.38%	0.955

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
24	24-25-26-457-028	1915 E 9 MILE RD	BMS	04/27/21	\$190,000	\$175,840	\$14,160	\$99,166	\$128,790	67.78%		201
28	28-25-36-359-036	345 E 8 MILE RD	BMS	03/24/22	\$460,000	\$76,767	\$383,233	\$376,757	\$212,180	46.13%		201
36	36-18-01-303-030	2111 CASS LAKE RD	BMS	03/16/22	\$960,000	\$97,861	\$862,139	\$626,954	\$358,610	37.36%		201
44	44-25-12-227-018	30351 DEQUINDRE RD	BMS	12/10/21	\$1,100,000	\$570,009	\$529,991	\$855,650	\$645,330	58.67%		201
44	44-25-12-376-017	639 E 12 MILE RD	BMS	04/09/21	\$110,000	\$39,492	\$70,508	\$74,217	\$51,370	46.70%		201
64	64-14-19-431-002	311 W MONTCALM ST	BMS	07/15/21	\$335,000	\$17,579	\$317,421	\$292,223	\$112,660	33.63%		201
64	64-14-32-178-003	235 WESSEN ST	BMS	01/21/22	\$650,000	\$227,597	\$422,403	\$575,022	\$310,640	47.79%		201
68	68-15-11-301-001	1100 N MAIN ST	BMS	08/31/21	\$1,420,000	\$399,475	\$1,020,525	\$732,460	\$642,340	45.24%		201
U	U -07-10-226-001	10197 DIXIE HWY	BMS	04/27/23	\$215,000	\$155,889	\$59,111	\$125,347	\$161,250	75.00%		201
U	U -07-14-176-005	9700 DIXIE HWY	BMS	05/25/22	\$1,021,000	\$487,406	\$533,594	\$652,101	\$438,160	42.91%	U -07-14-176-004	201

CITY OF BERKLEY

ECF FOR 2024: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$7,092,000	\$2,170,483	\$4,921,517	\$4,618,785	\$3,272,340	46.14%	1.066

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
4	04-25-17-358-017	2114 11 MILE RD	CAS	02/28/22	\$595,000	\$155,567	\$439,433	\$215,596	\$184,420	30.99		201
16	16-20-33-101-001	1365 W MAPLE RD	CAS	04/27/21	\$1,245,000	\$489,790	\$755,210	\$839,259	\$615,880	49.47		201
24	24-25-34-155-002	940 LIVERNOIS ST	CAS	10/14/21	\$235,000	\$100,723	\$134,277	\$82,922	\$88,440	37.63		201
28	28-25-25-105-001	24524 JOHN R RD	CAS	09/02/21	\$800,000	\$111,395	\$688,605	\$423,852	\$269,610	33.70		201
28	28-25-25-301-052	23900 JOHN R RD	CAS	06/18/21	\$260,000	\$90,261	\$169,739	\$144,042	\$115,360	44.37		201
28	28-25-36-305-052	21412 JOHN R RD	CAS	06/28/22	\$169,500	\$46,957	\$122,543	\$70,391	\$58,650	34.60		201
44	44-25-02-377-005	31015 STEPHENSON HWY	CAS	10/06/21	\$605,000	\$339,102	\$265,898	\$213,778	\$297,280	49.14		201
44	44-25-24-106-008	26312 JOHN R RD	CAS	08/03/22	\$200,000	\$113,756	\$86,244	\$70,954	\$128,180	64.09		201
44	44-25-24-229-020	26655 DEQUINDRE RD	CAS	05/06/21	\$400,000	\$280,362	\$119,638	\$158,628	\$237,480	59.37		201
64	64-14-33-158-010	45895 WOODWARD AVE	CAS	12/29/22	\$295,000	\$67,314	\$227,686	\$151,308	\$84,710	28.72		201
64	64-14-09-352-003	263 E WALTON BLVD	CAS	03/23/22	\$2,287,500	\$375,256	\$1,912,244	\$2,248,055	\$1,192,330	52.12		301

CITY OF BERKLEY

ECF FOR 2024: COF

# OF SALES	TOTAL SALE PRICE		TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
15	\$8,562,365		\$2,716,962	\$5,845,403	\$5,668,799	\$3,871,140	45.21%	1.031

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
4	04-25-07-358-043	3900 12 MILE RD	COF	11/04/22	\$300,000	\$76,046	\$223,954	\$146,392	\$107,470	35.82		201
4	04-25-17-103-023	3260 COOLIDGE HWY	COF	06/13/22	\$420,000	\$136,791	\$283,209	\$403,419	\$243,560	57.99	04-25-17-103-024	201
4	04-25-17-155-001	2790 COOLIDGE HWY	COF	02/25/22	\$135,000	\$72,034	\$62,966	\$79,137	\$70,620	52.31		201
4	04-25-17-428-026	27897 WOODWARD AVE	COF	07/28/21	\$1,400,000	\$818,574	\$581,426	\$497,288	\$610,840	43.63		201
4	04-25-18-104-008	3811 12 MILE RD	COF	11/02/22	\$400,000	\$61,204	\$338,796	\$227,747	\$139,830	34.96		201
4	04-25-18-203-002	3179 12 MILE RD	COF	03/28/23	\$270,000	\$33,738	\$236,262	\$107,366	\$67,990	25.18		201
4	04-25-18-205-028	2985 12 MILE RD	COF	05/26/22	\$500,000	\$79,779	\$420,221	\$423,236	\$249,650	49.93		201
16	16-20-33-126-003	909 W MAPLE RD	COF	11/02/21	\$2,350,000	\$707,743	\$1,642,257	\$1,611,668	\$1,136,940	48.38		201
16	16-20-34-355-052	59 FLORENCE ST	COF	09/28/22	\$350,000	\$141,373	\$208,627	\$150,586	\$139,260	39.79		201
16	16-25-04-129-023	625 W 14 MILE RD	COF	01/03/23	\$331,365	\$102,181	\$229,184	\$209,700	\$152,640	46.06		201
20	20-23-26-351-001	22882 ORCHARD LAKE RD	COF	10/08/21	\$290,000	\$68,418	\$221,582	\$276,190	\$166,730	57.49		201
40	40-24-14-226-048	18411 W 12 MILE RD	COF	10/25/21	\$450,000	\$139,348	\$310,652	\$441,513	\$237,490	52.78		201
40	40-24-14-226-052	18451 W 12 MILE RD	COF	11/12/21	\$770,000	\$140,534	\$629,466	\$514,156	\$259,730	33.73		201
40	40-24-14-481-033	27435 SOUTHFIELD RD	COF	04/02/21	\$200,000	\$45,360	\$154,640	\$170,968	\$87,170	43.59		201
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	12/29/22	\$396,000	\$93,839	\$302,161	\$409,433	\$201,220	50.81		201

CITY OF BERKLEY

ECF FOR 2024: CRL

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
17					\$5,630,750	\$1,414,933	\$4,215,817	\$3,615,798	\$2,437,560	43.29%	1.166

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
4	04-25-07-477-025	2790 12 MILE RD	CRL	02/20/23	\$300,000	\$57,988	\$242,012	\$111,095	\$87,380	29.13		201
4	04-25-07-477-030	2734 12 MILE RD	CRL	10/26/22	\$118,000	\$47,503	\$70,497	\$41,308	\$43,760	37.08		201
4	04-25-16-354-046	27157 WOODWARD AVE	CRL	08/30/22	\$565,000	\$160,937	\$404,063	\$206,764	\$185,650	32.86		201
4	04-25-17-155-030	2688 COOLIDGE HWY	CRL	09/29/22	\$360,000	\$89,524	\$270,476	\$141,604	\$119,860	33.29		201
4	04-25-17-382-050	1904 11 MILE RD	CRL	02/23/22	\$130,000	\$67,551	\$62,449	\$74,888	\$71,880	55.29		201
4	04-25-18-203-003	3171 12 MILE RD	CRL	07/14/21	\$390,000	\$48,279	\$341,721	\$202,295	\$136,260	34.94		201
4	04-25-18-205-040	2959 12 MILE RD	CRL	12/05/22	\$484,000	\$85,997	\$398,003	\$270,829	\$188,780	39.00		201
4	04-25-18-227-003	2733 12 MILE RD	CRL	10/12/21	\$600,000	\$179,416	\$420,584	\$319,478	\$257,060	42.84		201
4	04-25-18-227-004	2725 12 MILE RD	CRL	06/09/22	\$325,000	\$88,848	\$236,152	\$178,568	\$106,260	32.70		201
4	04-25-18-377-032	3650 11 MILE RD	CRL	06/29/22	\$209,000	\$32,909	\$176,091	\$149,941	\$99,500	47.61		201
20	20-23-27-329-020	32617 GRAND RIVER AVE	CRL	03/28/22	\$500,000	\$109,412	\$390,588	\$422,244	\$253,340	50.67		201
20	20-23-27-403-135	31822 GRAND RIVER AVE	CRL	01/06/22	\$490,000	\$110,284	\$379,716	\$365,044	\$229,630	46.86		201
28	28-25-25-301-053	23830 JOHN R RD	CRL	06/18/21	\$115,000	\$51,715	\$63,285	\$117,492	\$72,350	62.91		201
28	28-25-25-354-021	407 E 9 MILE RD	CRL	08/05/21	\$275,000	\$97,486	\$177,514	\$388,566	\$211,870	77.04	28-25-25-354-022	201
28	28-25-26-432-022	23831 JOHN R RD	CRL	06/18/21	\$296,000	\$26,475	\$269,525	\$314,273	\$139,880	47.26		201
28	28-25-36-283-032	21721 DEQUINDRE RD	CRL	12/28/21	\$78,750	\$19,559	\$59,191	\$72,593	\$38,710	49.16		201
44	44-25-13-426-006	27771 DEQUINDRE RD	CRL	07/30/21	\$395,000	\$141,050	\$253,950	\$238,816	\$195,390	49.47		201

CITY OF BERKLEY

ECF FOR 2024: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
14	\$5,779,000	\$2,111,132	\$3,667,868	\$3,236,219	\$2,663,880	46.10%	1.133

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
4	04-25-18-129-001	3491 12 MILE RD	CRS	01/07/22	\$700,000	\$93,044	\$606,956	\$264,551	\$181,340	25.91		201
4	04-25-17-382-050	1904 11 MILE RD	CRL	02/23/22	\$130,000	\$67,551	\$62,449	\$74,888	\$71,880	55.29		201
4	04-25-18-227-003	2733 12 MILE RD	CRL	10/12/21	\$600,000	\$179,416	\$420,584	\$319,478	\$257,060	42.84		201
4	04-25-18-227-004	2725 12 MILE RD	CRL	06/09/22	\$325,000	\$88,848	\$236,152	\$178,568	\$106,260	32.70		201
4	04-25-18-377-032	3650 11 MILE RD	CRL	06/29/22	\$209,000	\$32,909	\$176,091	\$149,941	\$99,500	47.61		201
16	16-20-34-453-004	55 N ROCHESTER RD	CRS	09/27/22	\$160,000	\$125,920	\$34,080	\$64,205	\$99,980	62.49		201
20	20-23-28-128-035	34635 GRAND RIVER AVE	CRS	07/23/21	\$750,000	\$445,075	\$304,925	\$506,718	\$447,600	59.68		201
20	20-23-35-103-015	30746 GRAND RIVER AVE	CRS	03/21/22	\$120,000	\$33,290	\$86,710	\$97,078	\$61,340	51.12		201
44	44-25-01-301-002	31660 JOHN R RD	CRS	09/07/22	\$750,000	\$378,953	\$371,047	\$342,566	\$365,470	48.73		201
44	44-25-13-105-002	630 E 12 MILE RD	CRS	12/21/21	\$115,000	\$65,810	\$49,190	\$58,706	\$63,130	54.90		201
24	24-25-34-127-013	22726 WOODWARD AVE	BAR	05/02/22	\$350,000	\$117,234	\$232,766	\$192,368	\$173,870	49.68		201
64	64-14-16-253-002	1188 JOSLYN AVE	CRS	05/06/22	\$320,000	\$27,284	\$292,716	\$232,576	\$95,360	29.80		201
64	64-14-21-405-006	630 MARTIN LUTHER KING JR	CRS	09/01/22	\$250,000	\$50,205	\$199,795	\$184,084	\$89,210	35.68		201
68	68-15-15-232-026	327 S MAIN ST	CRS	11/16/22	\$1,000,000	\$405,593	\$594,407	\$570,492	\$551,880	55.19		201

CITY OF BERKLEY

ECF FOR 2024: IND

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
16					\$14,845,000	\$4,786,258	\$10,058,742	\$10,755,237	\$7,202,740	48.52%	0.935

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
16	16-20-34-403-017	639 N ROCHESTER RD	IND	06/03/21	\$565,000	\$144,878	\$420,122	\$428,131	\$262,710	46.50	16-20-34-403-022	201
20	20-23-34-355-014	32730 W 8 MILE RD	IND	12/06/21	\$495,000	\$191,178	\$303,822	\$249,993	\$212,250	42.88		201
24	24-25-27-436-015	2335 GOODRICH ST	INL	09/27/22	\$1,000,000	\$291,431	\$708,569	\$848,921	\$470,230	47.02		301
24	24-25-27-438-013	2440 GOODRICH ST	INL	06/23/21	\$250,000	\$80,767	\$169,233	\$174,464	\$106,400	42.56		201
24	24-25-33-435-045	455 LIVERNOIS ST	INL	05/09/22	\$555,000	\$244,408	\$310,592	\$332,317	\$244,210	44.00		301
24	24-25-35-105-007	1401 FARROW ST	INL	12/31/21	\$2,250,000	\$698,539	\$1,551,461	\$1,773,322	\$1,010,000	44.89		201
24	24-25-35-327-012	1250 WORDSWORTH ST	INL	01/13/22	\$497,500	\$209,684	\$287,816	\$424,968	\$262,040	52.67		301
28	28-25-25-131-004	938 E 10 MILE RD	IND	05/04/22	\$522,000	\$95,835	\$426,165	\$456,852	\$228,250	43.73	28-25-25-131-005	301
44	44-25-01-202-025	32401 INDUSTRIAL DR	IND	06/10/21	\$1,225,000	\$435,882	\$789,118	\$682,322	\$548,120	44.74		201
44	44-25-11-126-025	30105 STEPHENSON HWY	IND	09/08/21	\$900,000	\$410,611	\$489,389	\$564,012	\$475,990	52.89		201
44	44-25-11-281-004	375 W GIRARD AVE	IND	11/30/21	\$555,000	\$156,051	\$398,949	\$339,493	\$246,270	44.37		301
44	44-25-11-376-010	29215 STEPHENSON HWY	IND	05/06/21	\$1,225,000	\$369,731	\$855,269	\$785,436	\$571,130	46.62		201
44	44-25-11-376-024	29401 STEPHENSON HWY	IND	02/10/22	\$2,000,000	\$490,048	\$1,509,952	\$1,506,885	\$995,840	49.79		201
44	44-25-24-304-005	25600 JOHN R RD	IND	04/08/22	\$235,500	\$25,602	\$209,898	\$150,618	\$88,620	37.63		201
44	44-25-12-351-013	605 E 12 MILE RD	IND	04/27/21	\$1,570,000	\$686,873	\$883,127	\$1,418,293	\$1,050,490	66.91		201
44	44-25-24-251-019	26040 PINEHURST DR	IND	06/13/22	\$1,000,000	\$254,740	\$745,260	\$619,210	\$430,190	43.02		301