

CITY OF BIRMINGHAM

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	\$21,432,950	\$4,690,034	\$16,742,916	\$13,948,896	\$8,727,910	40.72%	1.200

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	04-25-17-305-009	2200 BERKLEY AVE	APT	10/02/20	\$3,525,000	\$666,340	\$2,858,660	\$2,919,227	\$1,316,700	37.35%		201
8	08-19-36-403-011	1193 FLOYD ST	APT	04/15/22	\$2,708,500	\$531,420	\$2,177,080	\$815,128	\$698,420	25.79%		201
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
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
16	16-25-03-176-036	342 S ROCHESTER RD	APT	07/22/21	\$1,300,000	\$195,436	\$1,104,564	\$732,291	\$369,820	28.45%		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
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
22	22-23-02-476-013	29681 MIDDLEBELT	APT	07/01/22	\$7,450,000	\$759,907	\$6,690,093	\$6,125,594	\$3,565,260	47.86%		

CITY OF BIRMINGHAM

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
11	\$9,021,500	\$5,123,240	\$3,898,260	\$3,285,214	\$4,139,580	45.89%	1.187

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	08-19-25-378-012	138 W MAPLE RD	CRL	09/29/22	\$750,000	\$239,861	\$510,139	\$117,626	\$173,820	23.18		201
8	08-19-36-203-023	259 E FRANK ST	CRL	11/30/21	\$750,000	\$518,861	\$231,139	\$223,064	\$358,280	47.77		201
8	08-19-36-253-025	750 S OLD WOODWARD AVE	CRL	06/24/21	\$1,000,000	\$911,419	\$88,581	\$182,053	\$512,230	51.22		201
8	08-20-30-379-043	151 N ETON ST	CRL	05/28/21	\$2,200,000	\$1,257,273	\$942,727	\$720,112	\$960,530	43.66		201
8	08-20-31-304-001	33788 WOODWARD AVE	CRL	03/30/23	\$372,500	\$336,865	\$35,635	\$104,624	\$210,540	56.52		201
8	08-20-31-306-002	33668 WOODWARD AVE	CRL	03/24/22	\$450,000	\$287,491	\$162,509	\$139,423	\$207,280	46.06		201
8	08-20-31-354-008	33366 WOODWARD AVE	CRL	04/18/22	\$595,000	\$467,828	\$127,172	\$182,341	\$312,770	52.57		201
8	08-20-31-354-009	33344 WOODWARD AVE	CRL	12/17/21	\$395,000	\$356,929	\$38,071	\$105,763	\$219,120	55.47		201
8	08-20-31-357-055	33263 WOODWARD AVE	CRL	01/13/22	\$349,000	\$344,790	\$4,210	\$55,726	\$186,690	53.49		201
68	68-15-14-103-008	308 S MAIN ST	CRL	09/30/22	\$1,200,000	\$304,062	\$895,938	\$827,528	\$639,710	53.31		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

CITY OF BIRMINGHAM

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	
21					\$9,995,565	\$2,653,779	\$7,341,786	\$7,156,121	\$4,691,100	46.93%	1.026	

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	16-20-33-101-001	1365 W MAPLE RD	CAS	04/27/21	\$1,245,000	\$489,790	\$755,210	\$839,259	\$615,880	49.47		201
20	20-23-28-476-007	33500 W 9 MILE RD	CAS	12/02/21	\$700,000	\$286,780	\$413,220	\$490,483	\$382,570	54.65		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
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	64-14-08-354-017	196 W WALTON BLVD	CAS	12/02/22	\$375,000	\$25,941	\$349,059	\$208,342	\$103,960	27.72		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
64	64-14-17-404-002	1076 BALDWIN AVE	CAS	04/01/21	\$169,000	\$70,160	\$98,840	\$96,742	\$77,760	46.01	64-14-17-404-001	201
64	64-14-19-129-034	CESAR CHAVEZ	CAS	11/12/21	\$153,000	\$31,841	\$121,159	\$153,441	\$82,540	53.95		201
64	64-14-19-251-014	870 CESAR E CHAVEZ AVE	CAS	07/15/21	\$950,000	\$60,807	\$889,193	\$793,971	\$377,930	39.78		201
64	64-14-20-305-029	550 CESAR E CHAVEZ AVE	CAS	09/14/21	\$150,000	\$39,259	\$110,741	\$205,148	\$109,150	72.77	64-14-20-305-008	201
64	64-14-21-357-004	440 N PADDOCK ST	CAS	01/04/22	\$179,000	\$38,947	\$140,053	\$181,443	\$98,490	55.02		201
64	64-14-29-101-012	335 N CASS AVE	CAS	05/13/21	\$95,000	\$13,812	\$81,188	\$86,715	\$44,810	47.17		201
64	64-14-29-126-025	307 CESAR E CHAVEZ AVE	CAS	12/02/22	\$167,065	\$29,750	\$137,315	\$72,929	\$46,860	28.05		201
64	64-14-29-153-016	304 N JOHNSON AVE	CAS	09/10/21	\$145,000	\$12,582	\$132,418	\$72,518	\$38,000	26.21		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	64-14-34-103-001	684 AUBURN AVE	CAS	05/03/22	\$60,000	\$27,064	\$32,936	\$70,726	\$44,250	73.75		201
64	64-14-30-452-013	688 W HURON ST	CMM	01/21/22	\$525,000	\$48,877	\$476,123	\$390,865	\$255,510	48.67		201

CITY OF BIRMINGHAM

ECF FOR 2024: CMD

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
20					\$27,757,000	\$8,669,126	\$19,087,874	\$16,497,779	\$11,677,810	42.07%	1.157	

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	04-25-17-103-023	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	04-25-18-205-028	2985 12 MILE RD	COF	05/26/22	\$500,000	\$79,779	\$420,221	\$423,236	\$249,650	49.93		201
8	08-19-25-101-013	36801 WOODWARD AVE	COF	03/23/23	\$2,900,000	\$1,084,313	\$1,815,687	\$804,755	\$933,080	32.18		201
8	08-20-31-153-066	801 S ADAMS RD	COF	07/15/22	\$2,000,000	\$780,321	\$1,219,679	\$680,411	\$726,970	36.35		201
8	08-20-31-356-002	33200 WOODWARD AVE	COF	11/01/21	\$1,350,000	\$649,955	\$700,045	\$188,968	\$398,930	29.55		201
8	08-20-31-454-008	2075 E 14 MILE RD	COF	09/30/22	\$1,006,000	\$540,933	\$465,067	\$294,236	\$400,180	39.78		201
12	12-19-10-426-070	40800 WOODWARD AVE	COF	04/29/22	\$1,450,000	\$574,317	\$875,683	\$646,454	\$469,690	32.39		201
12	12-19-14-155-012	180 HIGH OAK RD	COF	08/10/21	\$2,225,000	\$1,228,084	\$996,916	\$1,170,226	\$1,112,750	50.01		201
20	20-23-27-232-001	24001 ORCHARD LAKE RD	COF	10/07/21	\$300,000	\$53,576	\$246,424	\$280,560	\$161,410	53.80		201
20	20-23-28-428-052	33750 FREEDOM RD	COF	07/26/21	\$975,000	\$270,222	\$704,778	\$791,197	\$513,890	52.71	20-23-28-428-053	201
20	20-23-29-226-075	24125 DRAKE RD	COF	10/08/21	\$1,195,000	\$302,804	\$892,196	\$893,091	\$570,040	47.70		201
20	20-23-29-226-075	24125 DRAKE RD	COF	10/08/21	\$1,195,000	\$302,804	\$892,196	\$893,091	\$570,040	47.70		201
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	07/01/22	\$460,000	\$108,574	\$351,426	\$484,522	\$236,920	51.50		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	40-24-14-481-033	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
68	68-15-10-377-004	805 OAKWOOD DR	COF	01/26/22	\$2,100,000	\$1,007,108	\$1,092,892	\$1,590,968	\$1,227,290	58.44	68-15-10-377-010	201
TB	TB-24-05-226-017	32500 TELEGRAPH RD	COF	08/30/21	\$6,000,000	\$893,829	\$5,106,171	\$4,095,329	\$2,298,820	38.31		201
TB	TB-24-05-226-039	32600 TELEGRAPH RD	COF	06/01/22	\$2,500,000	\$305,135	\$2,194,865	\$1,756,265	\$968,090	38.72		201

CITY OF BIRMINGHAM

ECF FOR 2024: CMU

# OF SALES		TOTAL SALE PRICE				TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
21		\$72,570,000				\$22,972,367	\$49,597,633	\$37,988,876	\$34,065,850	46.94%	1.306	

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
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
68	68-15-14-106-012	600 E UNIVERSITY DR	BMS	07/01/22	\$15,300,000	\$4,024,414	\$11,275,586	\$13,233,430	\$10,274,800	67.16	68-15-14-107-019	201
8	08-19-36-208-017	401 S OLD WOODWARD AVE	CMU	08/31/22	\$37,000,000	\$9,276,659	\$27,723,341	\$15,546,960	\$14,138,970	38.21		201
8	08-20-31-153-066	801 S ADAMS RD	COF	07/15/22	\$2,000,000	\$780,321	\$1,219,679	\$680,411	\$726,970	36.35		201
8	08-20-31-454-008	2075 E 14 MILE RD	COF	09/30/22	\$1,006,000	\$540,933	\$465,067	\$294,236	\$400,180	39.78		201
68	68-15-10-377-004	805 OAKWOOD DR	COF	01/26/22	\$2,100,000	\$1,007,108	\$1,092,892	\$1,590,968	\$1,227,290	58.44	68-15-10-377-010	201
68	68-15-15-276-065	71 WALNUT BLVD	COF	10/05/21	\$212,500	\$65,940	\$146,560	\$108,555	\$81,990	38.58		201
68	68-15-15-276-069	71 WALNUT BLVD	COF	09/09/22	\$220,000	\$60,654	\$159,346	\$102,196	\$76,530	34.79		201
8	08-20-30-379-043	151 N ETON ST	CRL	05/28/21	\$2,200,000	\$1,257,273	\$942,727	\$720,112	\$960,530	43.66		201
8	08-20-31-306-002	33668 WOODWARD AVE	CRL	03/24/22	\$450,000	\$287,491	\$162,509	\$139,423	\$207,280	46.06		201
8	08-19-36-203-023	259 E FRANK ST	CRL	11/30/21	\$750,000	\$518,861	\$231,139	\$223,064	\$358,280	47.77		201
8	08-20-31-354-008	33366 WOODWARD AVE	CRL	04/18/22	\$595,000	\$467,828	\$127,172	\$182,341	\$312,770	52.57		201
8	08-19-36-253-025	750 S OLD WOODWARD AVE	CRL	06/24/21	\$1,000,000	\$911,419	\$88,581	\$182,053	\$512,230	51.22		201
8	08-20-31-354-009	33344 WOODWARD AVE	CRL	12/17/21	\$395,000	\$356,929	\$38,071	\$105,763	\$219,120	55.47		201
8	08-20-31-304-001	33788 WOODWARD AVE	CRL	03/30/23	\$372,500	\$336,865	\$35,635	\$104,624	\$210,540	56.52		201
8	08-20-31-357-055	33263 WOODWARD AVE	CRL	01/13/22	\$349,000	\$344,790	\$4,210	\$55,726	\$186,690	53.49		201
68	68-15-10-477-021	511 N MAIN ST	CRL	12/10/21	\$1,050,000	\$521,681	\$528,319	\$363,643	\$458,990	43.71	68-15-10-477-022	201
68	68-15-14-101-006	412 S MAIN ST	CRL	04/28/21	\$2,500,000	\$628,789	\$1,871,211	\$1,418,832	\$1,145,340	45.81		201
68	68-15-14-103-008	308 S MAIN ST	CRL	09/30/22	\$1,200,000	\$304,062	\$895,938	\$827,528	\$639,710	53.31		201
68	68-15-15-228-020	401 S MAIN ST	CRS	12/08/21	\$1,450,000	\$475,282	\$974,718	\$806,059	\$733,420	50.58		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 BIRMINGHAM

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	
18					\$23,807,000	\$7,789,674	\$16,017,326	\$14,095,060	\$10,240,030	43.01%	1.136	

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	08-19-25-101-013	36801 WOODWARD AVE	COF	03/23/23	\$2,900,000	\$1,084,313	\$1,815,687	\$804,755	\$933,080	32.18		201
8	08-20-31-153-066	801 S ADAMS RD	COF	07/15/22	\$2,000,000	\$780,321	\$1,219,679	\$680,411	\$726,970	36.35		201
8	08-20-31-356-002	33200 WOODWARD AVE	COF	11/01/21	\$1,350,000	\$649,955	\$700,045	\$188,968	\$398,930	29.55		201
8	08-20-31-454-008	2075 E 14 MILE RD	COF	09/30/22	\$1,006,000	\$540,933	\$465,067	\$294,236	\$400,180	39.78		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	04-25-18-205-028	2985 12 MILE RD	COF	05/26/22	\$500,000	\$79,779	\$420,221	\$423,236	\$249,650	49.93		201
12	12-19-14-155-012	180 HIGH OAK RD	COF	08/10/21	\$2,225,000	\$1,228,084	\$996,916	\$1,170,226	\$1,112,750	50.01		201
20	20-23-29-226-075	24125 DRAKE RD	COF	10/08/21	\$1,195,000	\$302,804	\$892,196	\$893,091	\$570,040	47.70		201
20	20-23-27-232-001	24001 ORCHARD LAKE RD	COF	10/07/21	\$300,000	\$53,576	\$246,424	\$280,560	\$161,410	53.80		201
20	20-23-28-428-052	33750 FREEDOM RD	COF	07/26/21	\$975,000	\$270,222	\$704,778	\$791,197	\$513,890	52.71	20-23-28-428-053	201
20	20-23-29-226-075	24125 DRAKE RD	COF	10/08/21	\$1,195,000	\$302,804	\$892,196	\$893,091	\$570,040	47.70		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	40-24-13-153-002	28200 SOUTHFIELD RD	COF	07/01/22	\$460,000	\$108,574	\$351,426	\$484,522	\$236,920	51.50		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
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
68	68-15-10-377-004	805 OAKWOOD DR	COF	01/26/22	\$2,100,000	\$1,007,108	\$1,092,892	\$1,590,968	\$1,227,290	58.44	68-15-10-377-010	201
TB	TB-24-05-226-017	32500 TELEGRAPH RD	COF	08/30/21	\$6,000,000	\$893,829	\$5,106,171	\$4,095,329	\$2,298,820	38.31		201

CITY OF BIRMINGHAM

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	
16		\$12,426,000				\$6,464,243	\$5,961,757	\$5,274,821	\$5,835,520	46.96%	1.130	

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	08-19-25-378-014	233 N OLD WOODWARD AVE	CRL	08/12/22	\$2,125,000	\$730,141	\$1,394,859	\$562,236	\$641,610	30.19		201
8	08-20-30-379-043	151 N ETON ST	CRL	05/28/21	\$2,200,000	\$1,257,273	\$942,727	\$720,112	\$960,530	43.66		201
8	08-20-31-306-002	33668 WOODWARD AVE	CRL	03/24/22	\$450,000	\$287,491	\$162,509	\$139,423	\$207,280	46.06		201
8	08-19-36-203-023	259 E FRANK ST	CRL	11/30/21	\$750,000	\$518,861	\$231,139	\$223,064	\$358,280	47.77		201
8	08-20-31-354-008	33366 WOODWARD AVE	CRL	04/18/22	\$595,000	\$467,828	\$127,172	\$182,341	\$312,770	52.57		201
8	08-19-36-253-025	750 S OLD WOODWARD AVE	CRL	06/24/21	\$1,000,000	\$911,419	\$88,581	\$182,053	\$512,230	51.22		201
8	08-20-31-354-009	33344 WOODWARD AVE	CRL	12/17/21	\$395,000	\$356,929	\$38,071	\$105,763	\$219,120	55.47		201
8	08-20-31-304-001	33788 WOODWARD AVE	CRL	03/30/23	\$372,500	\$336,865	\$35,635	\$104,624	\$210,540	56.52		201
8	08-20-31-357-055	33263 WOODWARD AVE	CRL	01/13/22	\$349,000	\$344,790	\$4,210	\$55,726	\$186,690	53.49		201
8	08-19-25-328-008	768 N OLD WOODWARD AVE	CRL	06/06/22	\$399,500	\$394,195	\$5,305	\$148,588	\$260,730	65.26		201
4	04-25-07-454-043	3052 12 MILE RD	CRL	07/22/21	\$1,250,000	\$212,316	\$1,037,684	\$1,039,516	\$682,980	54.64		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
20	20-23-27-153-012	33304 GRAND RIVER AVE	CRL	11/04/22	\$220,000	\$54,826	\$165,174	\$121,671	\$88,200	40.09		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
68	68-15-14-103-008	308 S MAIN ST	CRL	09/30/22	\$1,200,000	\$304,062	\$895,938	\$827,528	\$639,710	53.31		201

CITY OF BIRMINGHAM

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
10	\$5,090,000	\$1,961,227	\$3,128,773	\$2,783,978	\$2,560,260	50.30%	1.124

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	16-20-34-453-004	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
24	24-25-27-437-007	2525 HILTON RD	CRS	09/03/21	\$665,000	\$186,932	\$478,068	\$374,775	\$342,320	51.48		201
24	24-25-34-127-004	22736 WOODWARD AVE	CRS	03/14/22	\$830,000	\$135,652	\$694,348	\$378,496	\$322,080	38.80		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
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	44-25-12-102-001	30600 JOHN R RD	CRS	04/15/22	\$350,000	\$66,768	\$283,232	\$198,574	\$132,590	37.88		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
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 BIRMINGHAM

ECF FOR 2024: IMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$12,217,000	\$6,755,028	\$5,461,972	\$4,972,782	\$5,965,280	48.83%	1.098

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	08-20-31-454-008	2075 E 14 MILE RD	COF	09/30/22	\$1,006,000	\$540,933	\$465,067	\$294,236	\$400,180	39.78		201
8	08-20-30-379-043	151 N ETON ST	CRL	05/28/21	\$2,200,000	\$1,257,273	\$942,727	\$720,112	\$960,530	43.66		201
8	08-20-31-306-002	33668 WOODWARD AVE	CRL	03/24/22	\$450,000	\$287,491	\$162,509	\$139,423	\$207,280	46.06		201
8	08-19-36-203-023	259 E FRANK ST	CRL	11/30/21	\$750,000	\$518,861	\$231,139	\$223,064	\$358,280	47.77		201
8	08-20-31-354-008	33366 WOODWARD AVE	CRL	04/18/22	\$595,000	\$467,828	\$127,172	\$182,341	\$312,770	52.57		201
8	08-19-36-253-025	750 S OLD WOODWARD AVE	CRL	06/24/21	\$1,000,000	\$911,419	\$88,581	\$182,053	\$512,230	51.22		201
8	08-20-31-354-009	33344 WOODWARD AVE	CRL	12/17/21	\$395,000	\$356,929	\$38,071	\$105,763	\$219,120	55.47		201
8	08-20-31-304-001	33788 WOODWARD AVE	CRL	03/30/23	\$372,500	\$336,865	\$35,635	\$104,624	\$210,540	56.52		201
8	08-20-31-357-055	33263 WOODWARD AVE	CRL	01/13/22	\$349,000	\$344,790	\$4,210	\$55,726	\$186,690	53.49		201
8	08-19-25-328-008	768 N OLD WOODWARD AVE	CRL	06/06/22	\$399,500	\$394,195	\$5,305	\$148,588	\$260,730	65.26		201
68	68-15-14-103-008	308 S MAIN ST	CRL	09/30/22	\$1,200,000	\$304,062	\$895,938	\$827,528	\$639,710	53.31		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
68	68-15-14-101-006	412 S MAIN ST	CRL	04/28/21	\$2,500,000	\$628,789	\$1,871,211	\$1,418,832	\$1,145,340	45.81		201

CITY OF BIRMINGHAM

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	
13					\$10,398,000	\$3,579,705	\$6,818,295	\$9,934,175	\$5,623,780	54.09%	0.686	

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	24-25-27-436-015	2335 GOODRICH ST	INL	09/27/22	\$1,000,000	\$291,431	\$708,569	\$848,921	\$470,230	47.02		301
24	24-25-35-459-008	1561 E 8 MILE RD	INL	07/22/21	\$345,000	\$92,644	\$252,356	\$302,668	\$159,320	46.18		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	24-25-27-438-013	2440 GOODRICH ST	INL	06/23/21	\$250,000	\$80,767	\$169,233	\$174,464	\$106,400	42.56		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	44-25-24-301-001	25914 JOHN R RD	IND	07/06/21	\$650,000	\$142,109	\$507,891	\$594,763	\$369,430	56.84		201
44	44-25-11-377-011	29800 STEPHENSON HWY	IND	12/20/21	\$1,000,000	\$752,257	\$247,743	\$640,011	\$669,480	66.95		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	44-25-24-301-001	25914 JOHN R RD	IND	07/06/21	\$650,000	\$142,109	\$507,891	\$594,763	\$369,430	56.84		201
64	64-14-27-400-028	70 E SILVERDOME INDUSTRI	INL	01/05/22	\$800,000	\$67,174	\$732,826	\$1,545,882	\$457,150	57.14		201
64	64-14-28-377-025	28 MARIVA ST	INL	03/30/22	\$113,000	\$18,478	\$94,522	\$196,761	\$63,180	55.91	64-14-28-377-024	201
64	64-14-29-402-005	49730 WOODWARD AVE	INL	07/30/21	\$450,000	\$131,503	\$318,497	\$871,111	\$277,870	61.75	64-14-29-401-009	301
64	64-14-27-126-003	938 FEATHERSTONE ST	INL	08/25/21	\$420,000	\$65,210	\$354,790	\$409,204	\$144,810	34.48		301