

CITY OF FERNDALE

ECF FOR 2024: APP

| # OF SALES |  | TOTAL SALE PRICE |  |  | TOTAL LAND + YARD | TOTAL BLDG RESID | TOTAL BLDG (RCNLD) | TOTAL AV    | TOTAL SALES RATIO | 2024 ECF |  |  |
|------------|--|------------------|--|--|-------------------|------------------|--------------------|-------------|-------------------|----------|--|--|
| 16         |  | \$17,017,250     |  |  | \$4,409,931       | \$12,607,319     | \$9,260,438        | \$6,382,350 | 37.51%            | 1.361    |  |  |

| 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            |
| 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   | 24-25-27-181-057 | 271 E OAKRIDGE ST  | APP      | 10/04/21  | \$3,589,000 | \$353,460   | \$3,235,540    | \$1,565,805  | \$942,560   | 26.26         | 24-25-27-455-005, 24-25-27-457-010                   | 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   | 24-25-34-154-045 | 1021 ALLEN ST      | APP      | 06/09/21  | \$523,800   | \$118,037   | \$405,763      | \$150,315    | \$130,460   | 24.91         |                                                      | 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            |

CITY OF FERNDALE

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 |  |
|------------|--|------------------|--|--|--|-------------------|------------------|--------------------|-------------|-------------------|----------|--|
| 15         |  | \$16,889,450     |  |  |  | \$4,222,538       | \$12,666,912     | \$9,389,416        | \$6,480,780 | 38.37%            | 1.349    |  |

| 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    | \$857,510   | 49.71%        |                                                      | 201            |
| 4    | 04-25-17-405-009 | 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            |
| 24   | 24-25-26-184-008 | 2251 WOODWARD HTS  | APT      | 06/24/21  | \$1,890,000 | \$263,392   | \$1,626,608    | \$689,181    | \$618,020   | 32.70         |                                                      | 201            |
| 24   | 24-25-27-377-026 | 226 WITHINGTON ST  | APT      | 05/03/21  | \$1,120,000 | \$75,432    | \$1,044,568    | \$384,011    | \$329,410   | 29.41         |                                                      | 201            |
| 24   | 24-25-33-126-001 | 1637 W 9 MILE RD   | APT      | 12/30/21  | \$1,350,000 | \$152,960   | \$1,197,040    | \$824,503    | \$365,280   | 27.06         |                                                      | 201            |
| 24   | 24-25-33-126-014 | 1491 W 9 MILE RD   | APT      | 12/27/22  | \$1,050,000 | \$145,413   | \$904,587      | \$547,699    | \$376,690   | 35.88         |                                                      | 201            |

CITY OF FERNDALE

ECF FOR 2024: BAR

| # OF SALES |  | TOTAL SALE PRICE |  |  |  | TOTAL LAND + YARD | TOTAL BLDG RESID | TOTAL BLDG (RCNLD) | TOTAL AV    | TOTAL SALES RATIO | 2024 ECF |  |  |
|------------|--|------------------|--|--|--|-------------------|------------------|--------------------|-------------|-------------------|----------|--|--|
| 16         |  | \$10,037,500     |  |  |  | \$2,992,088       | \$7,045,412      | \$5,718,062        | \$4,516,820 | 45.00%            | 1.232    |  |  |

| 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   | 24-25-27-378-028 | 344 W 9 MILE RD               | BAR      | 01/11/22  | \$1,700,000 | \$198,918   | \$1,501,082    | \$815,833    | \$601,380 | 35.38         |                       | 201            |
| 24   | 24-25-27-381-024 | 161 VESTER ST                 | BAR      | 07/30/21  | \$800,000   | \$117,026   | \$682,974      | \$459,444    | \$156,430 | 19.55         |                       | 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            |
| 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            |
| 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            |
| 28   | 28-25-35-427-041 | 21509 JOHN R RD               | CRS      | 11/05/21  | \$300,000   | \$93,512    | \$206,488      | \$452,184    | \$255,790 | 85.26         | 28-25-35-427-052      | 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            |
| 20   | 20-23-35-126-010 | 30732 GRAND RIVER AVE         | CRS      | 07/29/22  | \$247,500   | \$101,924   | \$145,576      | \$80,982     | \$86,310  | 34.87         |                       | 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            |
| 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 BLV | CRS      | 09/01/22  | \$250,000   | \$50,205    | \$199,795      | \$184,084    | \$89,210  | 35.68         |                       | 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 FERNDALE

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         |  |  |  |  | \$6,561,000      | \$2,216,688       | \$4,344,312      | \$4,318,777        | \$3,000,190 | 45.73%            | 1.006    |  |

| 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 |
|------|------------------|--------------------|----------|-----------|-------------|-------------|----------------|--------------|-----------|---------------|-----------------------|----------------|
| 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            |
| 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            |
| 96   | 96-22-08-227-022 | 29362 LORIE LN     | BMS      | 02/07/23  | \$240,000   | \$135,018   | \$104,982      | \$22,751     | \$72,130  | 30.05         |                       | 301            |
| IH   | IH-01-34-352-002 | 503 S BROAD ST     | BMS      | 07/13/22  | \$160,000   | \$49,087    | \$110,913      | \$59,512     | \$46,890  | 29.31         |                       | 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 FERNDALE

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              |                |
|------------|------------------|----------------------|----------|-----------|------------------|-------------------|------------------|--------------------|-------------|-------------------|-----------------------|----------------|
| 10         |                  |                      |          |           | \$3,721,000      | \$1,131,898       | \$2,589,102      | \$2,264,283        | \$1,712,370 | 46.02%            | 1.143                 |                |
| 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 |
| 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            |
| 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         | 64-14-21-357-004 | 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         | 64-14-30-452-013 | 688 W HURON ST       | CMM      | 01/21/22  | \$525,000        | \$48,877          | \$476,123        | \$390,865          | \$255,510   | 48.67             |                       | 201            |

CITY OF FERNDALE

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 |  |
|------------|--|--|--|--|------------------|-------------------|------------------|--------------------|-------------|-------------------|----------|--|
| 15         |  |  |  |  | \$14,022,039     | \$4,453,955       | \$9,568,084      | \$9,563,558        | \$6,167,240 | 43.98%            | 1.000    |  |

| 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   | 24-25-26-384-025 | 1603 E 9 MILE RD    | COF      | 09/07/21  | \$750,000   | \$447,248   | \$302,752      | \$436,687    | \$433,050   | 57.74         |                       | 201            |
| 24   | 24-25-27-381-028 | 141 VESTER ST       | COF      | 12/05/22  | \$3,250,000 | \$742,365   | \$2,507,635    | \$1,558,879  | \$1,172,160 | 36.07         | 24-25-27-382-003      | 201            |
| 24   | 24-25-28-454-025 | 1200 W 9 MILE RD    | CMD      | 06/28/22  | \$836,000   | \$381,577   | \$454,423      | \$361,585    | \$337,640   | 40.39         |                       | 201            |
| 28   | 28-25-35-230-033 | 22655 S CHRYSLER DR | COF      | 08/02/22  | \$231,439   | \$39,041    | \$192,398      | \$204,005    | \$91,350    | 39.47         |                       | 201            |
| 28   | 28-25-35-427-042 | 21505 JOHN R RD     | COF      | 10/15/21  | \$130,000   | \$28,173    | \$101,827      | \$155,129    | \$70,060    | 53.89         |                       | 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    | 04-25-18-205-028 | 2985 12 MILE RD     | COF      | 05/26/22  | \$500,000   | \$79,779    | \$420,221      | \$423,236    | \$249,650   | 49.93         |                       | 201            |
| 44   | 44-25-11-201-032 | 876 HORACE BROWN DR | COF      | 04/01/22  | \$2,540,000 | \$846,760   | \$1,693,240    | \$2,582,153  | \$1,582,210 | 62.29         |                       | 201            |
| 44   | 44-25-11-228-001 | 255 W 13 MILE RD    | CMD      | 06/06/22  | \$1,275,000 | \$228,439   | \$1,046,561    | \$668,234    | \$350,320   | 27.48         | 44-25-11-228-028      | 201            |
| 44   | 44-25-13-104-008 | 520 E 12 MILE RD    | COF      | 11/01/21  | \$600,000   | \$220,544   | \$379,456      | \$732,850    | \$337,670   | 56.28         |                       | 201            |
| 44   | 44-25-13-226-048 | 28755 DEQUINDRE RD  | CMD      | 10/29/21  | \$130,000   | \$60,982    | \$69,018       | \$157,130    | \$85,150    | 65.50         |                       | 201            |
| 44   | 44-25-13-229-052 | 28303 DEQUINDRE RD  | CMD      | 06/25/21  | \$1,380,000 | \$231,866   | \$1,148,134    | \$709,514    | \$316,110   | 22.91         |                       | 201            |
| 44   | 44-25-13-277-018 | 28277 DEQUINDRE RD  | COF      | 04/12/21  | \$425,000   | \$218,284   | \$206,716      | \$635,241    | \$300,910   | 70.80         |                       | 201            |
| 44   | 44-25-23-278-017 | 26385 JOHN R RD     | COF      | 11/03/21  | \$174,600   | \$49,119    | \$125,481      | \$213,880    | \$90,290    | 51.71         |                       | 201            |

CITY OF FERNDALE

ECF FOR 2024: CMM

| # OF SALES |                  |                     |          |           | TOTAL SALE PRICE | TOTAL LAND + YARD | TOTAL BLDG RESID | TOTAL BLDG (RCNLD) | TOTAL AV    | TOTAL SALES RATIO | 2024 ECF              |                |
|------------|------------------|---------------------|----------|-----------|------------------|-------------------|------------------|--------------------|-------------|-------------------|-----------------------|----------------|
| 12         |                  |                     |          |           | \$8,741,500      | \$2,202,681       | \$6,538,819      | \$5,263,532        | \$3,790,790 | 43.37%            | 1.242                 |                |
| 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 |
| 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            |
| 24         | 24-25-35-355-013 | 561 E 8 MILE RD     | CMM      | 03/17/22  | \$2,300,000      | \$295,748         | \$2,004,252      | \$799,169          | \$630,910   | 27.43             |                       | 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         | 28-25-25-301-052 | 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 HW | 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         | 64-14-09-352-003 | 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         | 64-14-30-452-013 | 688 W HURON ST      | CMM      | 01/21/22  | \$525,000        | \$48,877          | \$476,123        | \$390,865          | \$255,510   | 48.67             |                       | 201            |

CITY OF FERNDALE

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 |  |
|------------|--|--|--|--|------------------|-------------------|------------------|--------------------|-------------|-------------------|----------|--|
| 22         |  |  |  |  | \$13,222,039     | \$3,940,115       | \$9,281,924      | \$8,170,898        | \$5,291,720 | 40.02%            | 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 |
|------|------------------|---------------------|----------|-----------|-------------|-------------|----------------|--------------|-------------|---------------|-----------------------|----------------|
| 24   | 24-25-26-384-025 | 1603 E 9 MILE RD    | COF      | 09/07/21  | \$750,000   | \$447,248   | \$302,752      | \$436,687    | \$433,050   | 57.74         |                       | 201            |
| 24   | 24-25-27-381-028 | 141 VESTER ST       | COF      | 12/05/22  | \$3,250,000 | \$742,365   | \$2,507,635    | \$1,558,879  | \$1,172,160 | 36.07         | 24-25-27-382-003      | 201            |
| 24   | 24-25-28-454-025 | 1200 W 9 MILE RD    | CMD      | 06/28/22  | \$836,000   | \$381,577   | \$454,423      | \$361,585    | \$337,640   | 40.39         |                       | 201            |
| 24   | 24-25-33-427-013 | 901 LIVERNOIS ST    | COF      | 08/11/21  | \$635,000   | \$98,272    | \$536,728      | \$169,434    | \$136,510   | 21.50         |                       | 201            |
| 28   | 28-25-25-306-006 | 23528 JOHN R RD     | COF      | 04/05/23  | \$510,000   | \$54,204    | \$455,796      | \$281,133    | \$126,150   | 24.74         | 28-25-25-306-007      | 201            |
| 28   | 28-25-26-431-025 | 23941 JOHN R RD     | CMD      | 10/19/22  | \$325,000   | \$21,313    | \$303,687      | \$169,550    | \$90,960    | 27.99         |                       | 201            |
| 28   | 28-25-26-460-033 | 410 W 9 MILE RD     | COF      | 01/07/22  | \$170,000   | \$29,782    | \$140,218      | \$224,936    | \$94,320    | 55.48         |                       | 201            |
| 28   | 28-25-35-230-033 | 22655 S CHRYSLER DR | COF      | 08/02/22  | \$231,439   | \$39,041    | \$192,398      | \$204,005    | \$91,350    | 39.47         |                       | 201            |
| 28   | 28-25-35-427-042 | 21505 JOHN R RD     | COF      | 10/15/21  | \$130,000   | \$28,173    | \$101,827      | \$155,129    | \$70,060    | 53.89         |                       | 201            |
| 28   | 28-25-36-126-009 | 704 E NINE MILE     | COF      | 08/03/21  | \$250,000   | \$39,179    | \$210,821      | \$276,360    | \$119,430   | 47.77         |                       | 201            |
| 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            |
| 44   | 44-25-13-104-008 | 520 E 12 MILE RD    | COF      | 11/01/21  | \$600,000   | \$220,544   | \$379,456      | \$732,850    | \$337,670   | 56.28         |                       | 201            |
| 44   | 44-25-13-226-048 | 28755 DEQUINDRE RD  | CMD      | 10/29/21  | \$130,000   | \$60,982    | \$69,018       | \$157,130    | \$85,150    | 65.50         |                       | 201            |
| 44   | 44-25-13-229-052 | 28303 DEQUINDRE RD  | CMD      | 06/25/21  | \$1,380,000 | \$231,866   | \$1,148,134    | \$709,514    | \$316,110   | 22.91         |                       | 201            |
| 44   | 44-25-13-277-018 | 28277 DEQUINDRE RD  | COF      | 04/12/21  | \$425,000   | \$218,284   | \$206,716      | \$635,241    | \$300,910   | 70.80         |                       | 201            |
| 44   | 44-25-23-278-017 | 26385 JOHN R RD     | COF      | 11/03/21  | \$174,600   | \$49,119    | \$125,481      | \$213,880    | \$90,290    | 51.71         |                       | 201            |



CITY OF FERNDALE

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 |  |
|------------|--|--|--|--|------------------|-------------------|------------------|--------------------|-------------|-------------------|----------|--|
| 11         |  |  |  |  | \$5,094,459      | \$1,620,227       | \$3,474,232      | \$2,893,143        | \$2,174,530 | 42.68%            | 1.201    |  |

| 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   | 24-25-27-228-047 | 3251 HILTON RD     | CRL      | 06/14/21  | \$220,000   | \$76,166    | \$143,834      | \$100,253    | \$91,290  | 41.50         |                       | 201            |
| 24   | 24-25-27-303-047 | 23365 WOODWARD AVE | CRL      | 06/03/21  | \$710,000   | \$406,628   | \$303,372      | \$254,645    | \$332,170 | 46.78         | 24-25-27-303-048      | 201            |
| 24   | 24-25-27-327-005 | 23426 WOODWARD AVE | CRL      | 04/25/22  | \$205,000   | \$86,483    | \$118,517      | \$82,450     | \$85,850  | 41.88         |                       | 201            |
| 24   | 24-25-27-377-033 | 22917 WOODWARD AVE | CRL      | 05/27/21  | \$403,800   | \$72,174    | \$331,626      | \$170,847    | \$131,280 | 32.51         |                       | 201            |
| 24   | 24-25-27-381-004 | 22940 WOODWARD AVE | CRL      | 12/02/21  | \$565,000   | \$178,796   | \$386,204      | \$346,747    | \$233,630 | 41.35         |                       | 201            |
| 24   | 24-25-34-126-005 | 231 W 9 MILE RD    | CRL      | 08/31/21  | \$1,095,659 | \$258,799   | \$836,860      | \$982,319    | \$683,980 | 62.43         |                       | 201            |
| 24   | 24-25-34-127-005 | 22730 WOODWARD AVE | CRL      | 06/04/21  | \$210,000   | \$43,077    | \$166,923      | \$88,791     | \$70,750  | 33.69         |                       | 201            |
| 24   | 24-25-34-255-006 | 22020 WOODWARD AVE | CRL      | 07/22/21  | \$170,000   | \$66,447    | \$103,553      | \$88,143     | \$80,070  | 47.10         |                       | 201            |
| 24   | 24-25-34-255-007 | 22016 WOODWARD AVE | CRL      | 08/01/21  | \$250,000   | \$65,760    | \$184,240      | \$101,687    | \$91,140  | 36.46         |                       | 201            |
| 24   | 24-25-34-255-037 | 22010 WOODWARD AVE | CRL      | 08/03/21  | \$215,000   | \$119,247   | \$95,753       | \$179,855    | \$157,910 | 73.45         |                       | 201            |
| 24   | 24-25-34-279-047 | 927 HILTON RD      | CRL      | 06/29/22  | \$1,050,000 | \$246,650   | \$803,350      | \$497,406    | \$216,460 | 20.62         | 24-25-34-426-037      | 201            |

CITY OF FERNDALE

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         |  |  |  |  | \$7,012,500      | \$1,520,532       | \$5,491,968      | \$3,991,291        | \$2,899,550 | 41.35%            | 1.376    |  |

| 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   | 24-25-27-378-028 | 344 W 9 MILE RD       | BAR      | 01/11/22  | \$1,700,000 | \$198,918   | \$1,501,082    | \$815,833    | \$601,380 | 35.38         |                       | 201            |
| 24   | 24-25-27-381-024 | 161 VESTER ST         | BAR      | 07/30/21  | \$800,000   | \$117,026   | \$682,974      | \$459,444    | \$156,430 | 19.55         |                       | 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            |
| 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            |
| 28   | 28-25-35-427-041 | 21509 JOHN R RD       | CRS      | 11/05/21  | \$300,000   | \$93,512    | \$206,488      | \$452,184    | \$255,790 | 85.26         | 28-25-35-427-052      | 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            |
| 20   | 20-23-35-126-010 | 30732 GRAND RIVER AVE | CRS      | 07/29/22  | \$247,500   | \$101,924   | \$145,576      | \$80,982     | \$86,310  | 34.87         |                       | 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            |
| 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            |

CITY OF FERNDALE

ECF FOR 2024: INL

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND + YARD | TOTAL BLDG RESID | TOTAL BLDG (RCNLD) | TOTAL AV    | TOTAL SALES RATIO | 2024 ECF |
|------------|------------------|-------------------|------------------|--------------------|-------------|-------------------|----------|
| 13         | \$9,835,000      | \$3,670,846       | \$6,164,154      | \$7,355,411        | \$4,825,350 | 49.06%            | 0.838    |

| 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   | 24-25-27-429-006 | 2421 WOLCOTT ST      | INL      | 06/17/22  | \$575,000   | \$135,799   | \$439,201      | \$253,340    | \$161,370   | 28.06         |                       | 301            |
| 24   | 24-25-27-430-002 | 2355 WOLCOTT ST      | INL      | 09/09/21  | \$425,000   | \$80,697    | \$344,303      | \$210,910    | \$120,550   | 28.36         |                       | 201            |
| 24   | 24-25-27-430-006 | 2345 WOLCOTT ST      | INL      | 12/28/21  | \$750,000   | \$121,319   | \$628,681      | \$334,397    | \$188,330   | 25.11         |                       | 201            |
| 24   | 24-25-27-434-013 | 2300 BURDETTE ST     | INL      | 12/02/21  | \$418,000   | \$137,976   | \$280,024      | \$187,453    | \$136,520   | 32.66         |                       | 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   | 24-25-27-480-033 | 900 ORCHARD ST       | INL      | 01/26/23  | \$350,000   | \$190,306   | \$159,694      | \$489,176    | \$277,020   | 79.15         |                       | 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            |
| 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            |
| 28   | 28-25-25-435-033 | 23305 DEQUINDRE RD   | IND      | 09/08/21  | \$99,500    | \$28,913    | \$70,587       | \$139,635    | \$75,790    | 76.17         |                       | 301            |
| 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   | 44-25-11-377-011 | 29800 STEPHENSON HWY | IND      | 12/20/21  | \$1,000,000 | \$752,257   | \$247,743      | \$640,011    | \$669,480   | 66.95         |                       | 201            |