

CITY OF PLEASANT RIDGE

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 PLEASANT RIDGE

ECF FOR 2024: AUT

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
12					\$8,092,000	\$2,414,985	\$5,677,015	\$4,768,660	\$3,468,270	42.86%	1.190	
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
60	60-25-27-153-018	23733 WOODWARD AVE	AUT	11/08/22	\$1,000,000	\$244,502	\$755,498	\$149,875	\$195,930	19.59		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 PLEASANT RIDGE

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	
15					\$6,263,000	\$2,197,129	\$4,065,871	\$3,507,048	\$2,852,660	45.55%	1.159	
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	04-25-18-205-040	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
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	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 PLEASANT RIDGE

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	
17					\$10,392,804	\$3,272,914	\$7,119,890	\$7,264,260	\$4,706,970	45.29%	0.980	

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	04-25-18-205-028	2985 12 MILE RD	COF	05/26/22	\$500,000	\$79,779	\$420,221	\$423,236	\$249,650	49.93		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
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	16-25-04-129-023	625 W 14 MILE RD	COF	01/03/23	\$331,365	\$102,181	\$229,184	\$209,700	\$152,640	46.06	60-25-27-156-003	201
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
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
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
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
60	60-25-27-156-001	23880 WOODWARD AVE	COF	12/14/22	\$1,500,000	\$344,093	\$1,155,907	\$790,945	\$514,970	34.33		201
60	60-25-27-181-003	23634 WOODWARD AVE	COF	02/24/23	\$550,000	\$77,181	\$472,819	\$216,147	\$132,560	24.10		201
64	64-19-04-202-027	44688 WOODWARD AVE	COF	06/04/21	\$199,000	\$31,710	\$167,290	\$261,156	\$92,210	46.34		201
64	64-14-33-205-021	484 AUBURN AVE	COF	10/06/21	\$275,000	\$34,100	\$240,900	\$272,084	\$96,910	35.24		201

CITY OF PLEASANT RIDGE

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					\$3,781,750	\$884,687	\$2,897,063	\$2,586,437	\$1,644,600	43.49%	1.120	

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
60	60-25-27-155-002	23900 WOODWARD AVE	CRL	04/13/23	\$1,175,000	\$180,743	\$994,257	\$401,272	\$288,290	24.54		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	04-25-17-382-050	1904 11 MILE RD	CRL	02/23/22	\$130,000	\$67,551	\$62,449	\$74,888	\$71,880	55.29		201
4	04-25-18-377-032	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 PLEASANT RIDGE

ECF FOR 2024: MIS

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
11					\$6,194,600	\$2,011,805	\$4,182,795	\$6,147,570	\$3,499,860	56.50%	0.680	

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	04-25-18-205-028	2985 12 MILE RD	COF	05/26/22	\$500,000	\$79,779	\$420,221	\$423,236	\$249,650	49.93		201
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
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
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	40-24-24-151-007	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
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	44-25-23-278-017	26385 JOHN R RD	COF	11/03/21	\$174,600	\$49,119	\$125,481	\$213,880	\$90,290	51.71		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
64	64-14-31-256-002	675 ORCHARD LAKE RD	COF	03/15/22	\$135,000	\$18,919	\$116,081	\$199,334	\$69,470	51.46		201
64	64-19-04-202-027	44688 WOODWARD AVE	COF	06/04/21	\$199,000	\$31,710	\$167,290	\$261,156	\$92,210	46.34		201