

City of Pleasant Ridge

_2024 ECF Study

NBHD	Count	Sale Price	Assessment	Ratio	Used ECF
K-1	2	\$750,000	\$373,250	49.77%	1.260
R-3	4	\$1,687,000	\$778,530	46.15%	1.310
R-6	52	\$21,357,300	\$10,548,770	49.39%	1.665
R-7	3	\$875,000	\$436,430	49.88%	1.390
R-8	4	\$3,022,500	\$1,486,840	49.19%	1.400
R-9	11	\$6,225,000	\$3,062,150	49.19%	1.165
RF3	1	\$820,000	\$472,540	57.63%	1.300
RF4	3	\$2,170,000	\$1,121,570	51.69%	1.220
RX3	11	\$3,159,500	\$1,550,190	49.06%	1.560
RX4	5	\$2,323,000	\$1,075,520	46.30%	1.345
RX5	2	\$888,000	\$435,680	49.06%	1.300
RX6	4	\$1,358,900	\$676,520	49.78%	1.290
		\$44,636,200	\$22,017,990		
2 Year Sale Ratio:			49.33%		

*Sale Study Period: 4/01/2021-03/31/2023

2 Year

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
60-25-27-155-030	23970 WOODWARD AVE	6/8/2021	407	03-ARM'S LENGTH	K-1	\$380,000	\$185,850	48.91	\$176.35	1,804	Other
60-25-27-155-032	23962 WOODWARD AVE	10/14/2022	407	03-ARM'S LENGTH	K-1	\$370,000	\$187,400	50.65	\$175.08	1,760	Other
60-25-28-180-079	102 MAPLEFIELD RD	6/9/2022	401	03-ARM'S LENGTH	R-3	\$447,000	\$204,970	45.85	\$147.49	2,020	Colonial/2Sty
60-25-28-180-081	108 MAPLEFIELD RD	4/15/2022	401	03-ARM'S LENGTH	R-3	\$435,000	\$164,300	37.77	\$183.25	1,569	Colonial/2Sty
60-25-28-180-086	126 MAPLEFIELD RD	6/11/2021	401	03-ARM'S LENGTH	R-3	\$440,000	\$220,650	50.15	\$147.12	1,875	Colonial/2Sty
60-25-28-180-094	158 MAPLEFIELD RD	6/11/2021	401	03-ARM'S LENGTH	R-3	\$365,000	\$188,610	51.67	\$145.64	1,379	Colonial/2Sty
60-25-27-102-039	13 DEVONSHIRE RD	4/9/2021	401	03-ARM'S LENGTH	R-6	\$505,000	\$226,940	44.94	\$154.27	1,879	Bungalow
60-25-27-102-040	15 DEVONSHIRE RD	6/30/2022	401	03-ARM'S LENGTH	R-6	\$510,000	\$235,580	46.19	\$136.60	2,166	Colonial/2Sty
60-25-27-102-054	7 DEVONSHIRE RD	12/22/2022	401	03-ARM'S LENGTH	R-6	\$500,000	\$279,870	55.97	\$173.10	1,807	Colonial/2Sty
60-25-27-102-055	7 DEVONSHIRE RD	8/12/2021	401	03-ARM'S LENGTH	R-6	\$300,000	\$171,540	57.18	\$110.25	1,040	Ranch
60-25-27-102-057	11 DEVONSHIRE RD	3/29/2022	401	03-ARM'S LENGTH	R-6	\$785,000	\$426,650	54.35	\$223.49	2,688	SingleFamily
60-25-27-103-031	25 WELLESLEY DR	9/23/2021	401	03-ARM'S LENGTH	R-6	\$365,000	\$158,430	43.41	\$127.73	1,913	Bungalow
60-25-27-104-017	32 WELLESLEY DR	9/10/2021	401	03-ARM'S LENGTH	R-6	\$373,500	\$165,540	44.32	\$163.59	1,471	Colonial/2Sty
60-25-27-104-020	38 WELLESLEY DR	7/19/2022	401	03-ARM'S LENGTH	R-6	\$399,900	\$162,140	40.55	\$214.96	1,239	Colonial/2Sty
60-25-27-104-033	21 AMHERST RD	6/16/2022	401	03-ARM'S LENGTH	R-6	\$565,000	\$193,640	34.27	\$222.51	1,940	Tudor
60-25-27-104-034	23 AMHERST RD	7/8/2021	401	03-ARM'S LENGTH	R-6	\$427,000	\$176,370	41.3	\$184.76	1,592	Colonial/2Sty
60-25-27-105-005	8 AMHERST RD	8/6/2021	401	03-ARM'S LENGTH	R-6	\$300,000	\$151,780	50.59	\$137.43	1,305	Colonial/2Sty
60-25-27-105-007	12 AMHERST RD	10/18/2021	401	03-ARM'S LENGTH	R-6	\$550,000	\$230,570	41.92	\$199.00	1,829	Colonial/2Sty
60-25-27-105-009	16 AMHERST RD	9/10/2021	401	03-ARM'S LENGTH	R-6	\$387,000	\$193,940	50.11	\$133.81	1,512	CapeCod
60-25-27-128-033	65 DEVONSHIRE RD	6/18/2021	401	03-ARM'S LENGTH	R-6	\$240,000	\$164,890	68.7	\$53.76	1,037	Bungalow
60-25-27-128-034	67 DEVONSHIRE RD	1/6/2022	401	03-ARM'S LENGTH	R-6	\$487,500	\$257,530	52.83	\$118.97	2,549	Bungalow
60-25-27-129-004	44 DEVONSHIRE RD	4/12/2021	401	03-ARM'S LENGTH	R-6	\$325,000	\$163,610	50.34	\$125.91	1,115	Bungalow
60-25-27-129-009	56 DEVONSHIRE RD	9/29/2022	401	03-ARM'S LENGTH	R-6	\$307,500	\$179,870	58.49	\$92.88	1,327	Colonial/2Sty
60-25-27-129-010	58 DEVONSHIRE RD	9/29/2021	401	03-ARM'S LENGTH	R-6	\$355,000	\$248,390	69.97	\$100.91	1,692	Colonial/2Sty
60-25-27-130-002	46 WELLESLEY DR	4/12/2021	401	03-ARM'S LENGTH	R-6	\$450,000	\$257,100	57.13	\$180.19	1,750	Bungalow
60-25-27-130-007	56 WELLESLEY DR	10/3/2022	401	03-ARM'S LENGTH	R-6	\$400,000	\$170,050	42.51	\$199.22	1,339	Colonial/2Sty
60-25-27-130-029	47 AMHERST RD	8/20/2021	401	03-ARM'S LENGTH	R-6	\$335,000	\$174,040	51.95	\$139.31	1,451	Colonial/2Sty
60-25-27-130-042	73 AMHERST RD	4/30/2021	401	03-ARM'S LENGTH	R-6	\$315,000	\$144,270	45.8	\$172.48	1,056	Bungalow
60-25-27-130-044	77 AMHERST RD	11/9/2021	401	03-ARM'S LENGTH	R-6	\$386,000	\$155,290	40.23	\$188.07	1,342	Colonial/2Sty
60-25-27-130-048	85 AMHERST RD	4/19/2022	401	03-ARM'S LENGTH	R-6	\$385,000	\$234,150	60.82	\$60.71	1,697	Colonial/2Sty
60-25-27-132-022	90 AMHERST RD	12/10/2021	401	03-ARM'S LENGTH	R-6	\$420,000	\$205,860	49.01	\$155.30	1,518	Bungalow
60-25-27-132-031	39 MAYWOOD AVE	4/8/2021	401	03-ARM'S LENGTH	R-6	\$250,000	\$140,440	56.18	\$102.46	853	Ranch
60-25-27-155-015	7 SYLVAN AVE	10/29/2021	401	03-ARM'S LENGTH	R-6	\$400,000	\$209,580	52.4	\$130.18	1,636	Colonial/2Sty

City of Pleasant Ridge

2024 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
60-25-27-155-016	9 SYLVAN AVE	9/7/2021	401	03-ARM'S LENGTH	R-6	\$434,900	\$213,370	49.06	\$135.90	1,814	Colonial/2Sty
60-25-27-155-017	11 SYLVAN AVE	10/19/2021	401	03-ARM'S LENGTH	R-6	\$568,000	\$257,660	45.36	\$217.19	1,751	Colonial/2Sty
60-25-27-156-010	18 SYLVAN AVE	11/15/2022	401	03-ARM'S LENGTH	R-6	\$590,000	\$310,020	52.55	\$189.82	2,135	Colonial/2Sty
60-25-27-156-012	3 FAIRWOOD BLVD	10/27/2022	401	03-ARM'S LENGTH	R-6	\$440,000	\$203,400	46.23	\$145.88	1,740	Colonial/2Sty
60-25-27-156-014	7 FAIRWOOD BLVD	11/12/2021	401	03-ARM'S LENGTH	R-6	\$539,000	\$318,790	59.14	\$137.60	2,574	Colonial/2Sty
60-25-27-156-015	9 FAIRWOOD BLVD	3/13/2023	401	03-ARM'S LENGTH	R-6	\$440,000	\$209,410	47.59	\$142.48	1,795	Colonial/2Sty
60-25-27-156-017	13 FAIRWOOD BLVD	3/28/2022	401	03-ARM'S LENGTH	R-6	\$606,000	\$245,630	40.53	\$212.44	1,974	Colonial/2Sty
60-25-27-176-003	28 MAYWOOD AVE	7/16/2021	401	03-ARM'S LENGTH	R-6	\$450,000	\$165,900	36.87	\$263.64	1,124	Bungalow
60-25-27-176-004	30 MAYWOOD AVE	12/28/2021	401	03-ARM'S LENGTH	R-6	\$400,000	\$182,880	45.72	\$183.53	1,343	Bungalow
60-25-27-176-010	42 MAYWOOD AVE	4/12/2021	401	03-ARM'S LENGTH	R-6	\$285,000	\$174,850	61.35	\$114.78	1,048	Bungalow
60-25-27-176-011	44 MAYWOOD AVE	4/2/2021	401	03-ARM'S LENGTH	R-6	\$215,000	\$126,650	58.91	\$66.92	783	Ranch
60-25-27-176-015	52 MAYWOOD AVE	9/19/2022	401	03-ARM'S LENGTH	R-6	\$230,000	\$130,810	56.87	\$83.38	778	Ranch
60-25-27-176-022	66 MAYWOOD AVE	4/8/2022	401	03-ARM'S LENGTH	R-6	\$311,000	\$166,090	53.41	\$108.95	1,362	Bungalow
60-25-27-176-029	25 SYLVAN AVE	8/6/2021	401	03-ARM'S LENGTH	R-6	\$376,000	\$159,770	42.49	\$197.59	1,126	Bungalow
60-25-27-176-039	45 SYLVAN AVE	3/3/2022	401	03-ARM'S LENGTH	R-6	\$360,000	\$163,950	45.54	\$154.46	1,278	Bungalow
60-25-27-176-048	65 SYLVAN AVE	7/29/2021	401	03-ARM'S LENGTH	R-6	\$740,000	\$362,430	48.98	\$232.36	2,470	Colonial/2Sty
60-25-27-177-013	44 SYLVAN AVE	3/17/2023	401	03-ARM'S LENGTH	R-6	\$403,000	\$177,480	44.04	\$170.98	1,406	Bungalow
60-25-27-177-022	27 FAIRWOOD BLVD	10/4/2021	401	03-ARM'S LENGTH	R-6	\$450,000	\$193,350	42.97	\$186.79	1,534	Colonial/2Sty
60-25-27-177-023	29 FAIRWOOD BLVD	9/27/2022	401	03-ARM'S LENGTH	R-6	\$360,000	\$226,820	63.01	\$105.00	1,880	Colonial/2Sty
60-25-27-178-004	58 SYLVAN AVE	9/3/2021	401	03-ARM'S LENGTH	R-6	\$351,000	\$150,740	42.95	\$168.47	1,116	Bungalow
60-25-27-178-005	60 SYLVAN AVE	3/16/2022	401	03-ARM'S LENGTH	R-6	\$280,000	\$133,680	47.74	\$160.82	730	Bungalow
60-25-27-178-015	47 FAIRWOOD BLVD	6/14/2021	401	03-ARM'S LENGTH	R-6	\$320,000	\$201,750	63.05	\$89.18	1,765	Colonial/2Sty
60-25-27-179-003	20 FAIRWOOD BLVD	2/4/2022	401	03-ARM'S LENGTH	R-6	\$470,000	\$229,410	48.81	\$141.67	2,234	Colonial/2Sty
60-25-27-179-014	42 FAIRWOOD BLVD	7/6/2022	401	03-ARM'S LENGTH	R-6	\$420,000	\$198,460	47.25	\$169.79	1,516	Bungalow
60-25-27-180-009	62 FAIRWOOD BLVD	11/10/2021	401	03-ARM'S LENGTH	R-6	\$295,000	\$167,410	56.75	\$128.29	1,032	Ranch
60-25-27-180-026	79 WOODWARD HEIGHTS BLVD	7/26/2021	401	03-ARM'S LENGTH	R-7	\$325,000	\$147,420	45.36	\$145.69	1,394	Bungalow
60-25-27-181-009	12 WOODWARD HEIGHTS BLVD	11/5/2021	401	03-ARM'S LENGTH	R-7	\$250,000	\$137,460	54.98	\$112.07	1,121	Bungalow
60-25-27-181-042	80 WOODWARD HEIGHTS BLVD	9/24/2021	401	03-ARM'S LENGTH	R-7	\$300,000	\$151,550	50.52	\$150.16	1,186	Bungalow
60-25-27-152-006	14 OXFORD BLVD	2/21/2022	401	03-ARM'S LENGTH	R-8	\$900,000	\$432,190	48.02	\$185.02	3,256	Colonial/2Sty
60-25-27-153-013	10 CAMBRIDGE BLVD	10/20/2022	401	03-ARM'S LENGTH	R-8	\$750,000	\$338,850	45.18	\$195.49	2,308	Colonial/2Sty
60-25-27-154-006	11 CAMBRIDGE BLVD	3/28/2022	401	03-ARM'S LENGTH	R-8	\$867,500	\$411,670	47.45	\$202.80	2,939	Colonial/2Sty
60-25-28-279-011	41 CAMBRIDGE BLVD	7/14/2022	401	03-ARM'S LENGTH	R-8	\$505,000	\$304,130	60.22	\$113.43	2,090	Colonial/2Sty
60-25-28-203-022	128 ELM PARK AVE	9/13/2022	401	03-ARM'S LENGTH	R-9	\$650,000	\$269,740	41.5	\$186.27	2,316	Tudor
60-25-28-203-038	23 KENBERTON DR	6/2/2021	401	03-ARM'S LENGTH	R-9	\$580,000	\$398,670	68.74	\$90.94	3,006	Colonial/2Sty
60-25-28-251-010	125 ELM PARK AVE	6/24/2021	401	03-ARM'S LENGTH	R-9	\$400,000	\$244,750	61.19	\$72.51	2,103	Colonial/2Sty
60-25-28-251-015	111 ELM PARK AVE	7/13/2021	401	03-ARM'S LENGTH	R-9	\$700,000	\$330,120	47.16	\$142.78	2,742	Colonial/2Sty
60-25-28-251-017	105 ELM PARK AVE	8/18/2021	401	03-ARM'S LENGTH	R-9	\$709,000	\$311,570	43.94	\$184.15	2,354	Colonial/2Sty
60-25-28-252-017	13 NORWICH RD	4/20/2021	401	03-ARM'S LENGTH	R-9	\$600,000	\$259,510	43.25	\$140.17	2,424	Colonial/2Sty
60-25-28-253-007	93 OAKDALE BLVD	3/17/2023	401	03-ARM'S LENGTH	R-9	\$403,000	\$267,220	66.31	\$53.67	1,966	Bungalow
60-25-28-253-025	5 HANOVER RD	11/5/2021	401	03-ARM'S LENGTH	R-9	\$495,000	\$219,000	44.24	\$123.85	1,747	CapeCod
60-25-28-253-031	128 CAMBRIDGE BLVD	8/26/2021	401	03-ARM'S LENGTH	R-9	\$626,000	\$318,470	50.87	\$140.57	2,602	Colonial/2Sty
60-25-28-253-033	124 CAMBRIDGE BLVD	6/28/2022	401	03-ARM'S LENGTH	R-9	\$531,000	\$216,410	40.76	\$158.18	1,689	Colonial/2Sty
60-25-28-253-038	114 CAMBRIDGE BLVD	6/30/2022	401	03-ARM'S LENGTH	R-9	\$531,000	\$226,690	42.69	\$167.52	1,608	Colonial/2Sty
60-25-28-253-047	46 RIDGE RD	3/17/2023	401	03-ARM'S LENGTH	RF3	\$820,000	\$472,540	57.63	\$147.95	3,783	Colonial/2Sty
60-25-28-229-027	3 POPLAR PARK BLVD	5/12/2021	401	03-ARM'S LENGTH	RF4	\$950,000	\$498,340	52.46	\$175.63	3,722	Colonial/2Sty
60-25-28-276-013	7 ELM PARK BLVD	5/17/2022	401	03-ARM'S LENGTH	RF4	\$660,000	\$331,920	50.29	\$124.26	2,853	Colonial/2Sty
60-25-28-276-017	30 OAKLAND PARK BLVD	8/30/2022	401	03-ARM'S LENGTH	RF4	\$560,000	\$291,310	52.02	\$119.78	2,026	Ranch
60-25-27-101-032	1 KENSINGTON BLVD	3/8/2023	401	03-ARM'S LENGTH	RX3	\$360,000	\$145,840	40.51	\$161.68	1,306	Bungalow
60-25-27-101-039	15 KENSINGTON BLVD	3/17/2023	401	03-ARM'S LENGTH	RX3	\$342,000	\$175,520	51.32	\$141.57	1,400	Colonial/2Sty
60-25-27-102-007	4 KENSINGTON BLVD	2/9/2022	401	03-ARM'S LENGTH	RX3	\$335,000	\$180,400	53.85	\$128.34	1,318	Bungalow
60-25-27-102-008	6 KENSINGTON BLVD	4/16/2021	401	03-ARM'S LENGTH	RX3	\$240,000	\$140,780	58.66	\$74.96	994	Bungalow
60-25-27-102-014	18 KENSINGTON BLVD	6/17/2022	401	03-ARM'S LENGTH	RX3	\$425,000	\$198,170	46.63	\$145.68	1,776	Bungalow

City of Pleasant Ridge

_2024 ECF Study

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
60-25-27-102-021	32 KENSINGTON BLVD	4/20/2021	401	03-ARM'S LENGTH	RX3	\$225,000	\$112,560	50.03	\$137.61	675	Ranch
60-25-27-102-031	52 KENSINGTON BLVD	1/9/2023	401	03-ARM'S LENGTH	RX3	\$255,000	\$137,020	53.73	\$147.17	835	Ranch
60-25-27-126-025	67 KENSINGTON BLVD	4/9/2021	401	03-ARM'S LENGTH	RX3	\$252,500	\$129,600	51.33	\$155.88	1,020	Bungalow
60-25-27-126-036	95 KENSINGTON BLVD	12/22/2021	401	03-ARM'S LENGTH	RX3	\$270,000	\$124,330	46.05	\$134.73	1,310	Bungalow
60-25-27-128-001	56 KENSINGTON BLVD	7/6/2021	401	03-ARM'S LENGTH	RX3	\$270,000	\$116,480	43.14	\$151.58	1,004	Bungalow
60-25-27-128-018	102 KENSINGTON BLVD	6/18/2021	401	03-ARM'S LENGTH	RX3	\$185,000	\$89,490	48.37	\$131.08	698	Ranch
60-25-28-201-051	14 WOODSIDE PARK BLVD	7/27/2022	401	03-ARM'S LENGTH	RX4	\$625,000	\$276,750	44.28	\$159.04	2,502	Tudor
60-25-28-201-055	6 WOODSIDE PARK BLVD	10/26/2022	401	03-ARM'S LENGTH	RX4	\$540,000	\$240,050	44.45	\$158.18	2,125	Colonial/2Sty
60-25-28-201-057	2 WOODSIDE PARK BLVD	7/15/2022	401	03-ARM'S LENGTH	RX4	\$350,000	\$197,170	56.33	\$82.52	1,932	Colonial/2Sty
60-25-28-202-012	23 WOODSIDE PARK BLVD	8/8/2022	401	03-ARM'S LENGTH	RX4	\$414,000	\$177,160	42.79	\$149.98	1,546	Colonial/2Sty
60-25-28-202-013	21 WOODSIDE PARK BLVD	6/29/2021	401	03-ARM'S LENGTH	RX4	\$394,000	\$184,390	46.8	\$123.89	1,642	Colonial/2Sty
60-25-28-226-014	12 MILLINGTON RD	4/18/2022	401	03-ARM'S LENGTH	RX5	\$399,000	\$210,050	52.64	\$130.38	1,757	Colonial/2Sty
60-25-28-227-008	9 MILLINGTON RD	5/17/2021	401	03-ARM'S LENGTH	RX5	\$489,000	\$225,630	46.14	\$144.29	2,314	CapeCod
60-25-28-129-008	19 MAPLEFIELD RD	11/15/2021	401	03-ARM'S LENGTH	RX6	\$299,900	\$180,840	60.3	\$90.80	1,471	Colonial/2Sty
60-25-28-129-009	23 MAPLEFIELD RD	6/14/2022	401	03-ARM'S LENGTH	RX6	\$420,000	\$176,750	42.08	\$182.10	1,393	Colonial/2Sty
60-25-28-180-059	24 MAPLEFIELD RD	5/20/2022	401	03-ARM'S LENGTH	RX6	\$289,000	\$140,670	48.67	\$128.58	954	Ranch
60-25-28-180-060	28 MAPLEFIELD RD	5/11/2022	401	03-ARM'S LENGTH	RX6	\$350,000	\$178,260	50.93	\$103.29	1,533	Ranch