

Township of Novi

2024 ECF Study

NBHD	Count	SALE PRICE	ASSESSMENT	RATIO	Used ECF
S1A	3	\$2,096,000	\$1,090,290	52.02%	1.189
		\$2,096,000	\$1,090,290		
2 Year Sale Ratio:			52.02%		

*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
M -22-27-401-010	44125 COTTISFORD RD	8/16/2021	401	03-ARM'S LENGTH	S1A	\$997,000	\$602,320	60.41	\$212.87	4,194	Contemporary
M -22-27-403-003	44154 COTTISFORD RD	11/3/2021	401	03-ARM'S LENGTH	S1A	\$459,000	\$199,420	43.45	\$165.26	2,279	Ranch
M -22-27-451-005	44119 BROOKWOOD DR	7/20/2022	401	03-ARM'S LENGTH	S1A	\$640,000	\$288,550	45.09	\$159.09	3,135	Colonial/2Sty

*Township of Novi is set by a sample study