

TOWNSHIP OF ROYAL OAK

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
10	\$9,754,450	\$2,435,024	\$7,319,426	\$6,475,008	\$3,933,870	40.33%	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
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	08-20-30-456-020	2555 E MAPLE RD	APT	12/06/21	\$950,000	\$381,309	\$568,691	\$427,054	\$421,650	44.38		201
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

TOWNSHIP OF ROYAL OAK

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
11	\$5,476,000	\$1,523,032	\$3,952,968	\$3,759,441	\$2,557,940	46.71%	1.051

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
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	44-25-24-229-020	26655 DEQUINDRE RD	CAS	05/06/21	\$400,000	\$280,362	\$119,638	\$158,628	\$237,480	59.37		201
64	64-14-17-404-002	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	64-14-21-357-004	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

TOWNSHIP OF ROYAL OAK

ECF FOR 2024: CMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$5,240,000	\$2,178,575	\$3,061,425	\$3,671,739	\$2,563,990	48.93%	0.834

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	24-25-26-457-028	1915 E 9 MILE RD	BMS	04/27/21	\$190,000	\$175,840	\$14,160	\$99,166	\$128,790	67.78		201
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
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
44	44-25-12-376-017	639 E 12 MILE RD	BMS	04/09/21	\$110,000	\$39,492	\$70,508	\$74,217	\$51,370	46.70		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
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
O	O -09-29-126-039	3111 S BALDWIN RD	CMS	01/18/22	\$999,000	\$378,909	\$620,091	\$561,744	\$456,720	45.72		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

TOWNSHIP OF ROYAL OAK

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
13	\$4,997,000	\$1,451,211	\$3,545,789	\$3,634,007	\$2,336,700	46.76%	0.976

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	04-25-17-382-050	1904 11 MILE RD	CRL	02/23/22	\$130,000	\$67,551	\$62,449	\$74,888	\$71,880	55.29		201
16	16-20-33-454-018	288 W 14 MILE RD	CRL	08/11/21	\$268,000	\$114,117	\$153,883	\$146,764	\$129,740	48.41		201
20	20-23-27-329-020	32617 GRAND RIVER AV	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 AV	CRL	01/06/22	\$490,000	\$110,284	\$379,716	\$365,044	\$229,630	46.86		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
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	28-25-36-303-053	21502 JOHN R RD	NSC	02/16/23	\$503,000	\$91,051	\$411,949	\$456,552	\$244,310	48.57		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
44	44-25-14-127-053	1035 W 12 MILE RD	NSC	02/28/22	\$600,000	\$349,797	\$250,203	\$309,598	\$314,330	52.39		201
64	64-14-17-382-027	1007 BALDWIN AVE	CRL	03/04/22	\$250,000	\$31,883	\$218,117	\$198,986	\$79,170	31.67		201
64	64-14-28-231-004	340 MARTIN LUTHER KING	CRL	02/03/23	\$325,000	\$76,033	\$248,967	\$262,015	\$120,990	37.23		201
80	80-21-29-101-005	116 E LAKE ST	CRL	08/19/22	\$245,000	\$35,785	\$209,215	\$208,857	\$119,460	48.76		201
92	92-17-34-409-003	209 E WALLED LAKE DR	CRL	05/21/21	\$430,000	\$118,977	\$311,023	\$289,223	\$204,950	47.66		201

TOWNSHIP OF ROYAL OAK

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
11	\$7,593,000	\$2,263,429	\$5,329,571	\$7,098,629	\$3,705,730	48.80%	0.751

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	24-25-33-435-045	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
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
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
64	64-14-27-400-028	70 E SILVERDOME INDUSTR	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
S	S -25-32-429-018	10011 NORTHEMEND AVE	IND	10/13/22	\$62,500	\$23,141	\$39,359	\$105,811	\$49,370	78.99		201