

## Township of Royal Oak

2024 ECF Study

NBHD	Count	Sale Price	Assessment	Ratio	Used ECF
SSA	8	\$1,040,250	\$517,310	49.73%	0.770
SSB	0				0.710
SSC	6	\$491,000	\$238,080	48.49%	0.710
SSD	0				0.850
		<b>\$1,531,250</b>	<b>\$755,390</b>		
		<b>2 Year Sale Ratio:</b>		<b>49.33%</b>	

\*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
S -25-32-401-019	10732 N OAK DR	8/9/2022	401	03-ARM'S LENGTH	SSA	\$115,000	\$74,960	65.18	\$57.99	1,679	Ranch
S -25-32-402-007	10629 N OAK DR	4/11/2022	401	03-ARM'S LENGTH	SSA	\$140,000	\$52,750	37.68	\$130.31	947	Ranch
S -25-32-402-014	10515 N OAK DR	3/29/2023	401	03-ARM'S LENGTH	SSA	\$120,000	\$61,310	51.09	\$61.18	1,641	Colonial/2Sty
S -25-32-402-017	10449 N OAK DR	10/22/2021	401	03-ARM'S LENGTH	SSA	\$130,250	\$49,350	37.89	\$119.31	953	Ranch
S -25-32-402-029	10606 CLOVERDALE AVE	4/22/2021	401	03-ARM'S LENGTH	SSA	\$131,000	\$56,660	43.25	\$104.80	1,072	Ranch
S -25-32-426-032	21347 MAJESTIC AVE	10/27/2022	401	03-ARM'S LENGTH	SSA	\$129,000	\$83,940	65.07	\$55.34	1,907	SingleFamily
S -25-32-428-003	21360 MAJESTIC AVE	12/22/2022	401	03-ARM'S LENGTH	SSA	\$140,000	\$74,140	52.96	\$76.98	1,551	Ranch
S -25-32-428-017	21317 ITHACA AVE	2/22/2022	401	03-ARM'S LENGTH	SSA	\$135,000	\$64,200	47.56	\$80.47	1,457	Ranch
S -25-33-304-039	21368 GARDEN LN	3/21/2022	401	03-ARM'S LENGTH	SSC	\$111,000	\$54,430	49.04	\$84.54	1,116	Ranch
S -25-33-358-023	20843 GARDEN LN	8/5/2021	401	03-ARM'S LENGTH	SSC	\$75,000	\$36,170	48.23	\$73.09	882	Ranch
S -25-33-358-031	20771 GARDEN LN	5/14/2021	401	03-ARM'S LENGTH	SSC	\$55,000	\$28,330	51.51	\$44.11	1,008	Bungalow
S -25-33-376-010	21036 WESTVIEW AVE	3/29/2023	401	03-ARM'S LENGTH	SSC	\$90,000	\$41,750	46.39	\$62.23	1,276	Bungalow
S -25-33-377-003	8247 GROVEVIEW AVE	12/9/2022	401	03-ARM'S LENGTH	SSC	\$75,000	\$37,310	49.75	\$74.64	856	Ranch
S -25-33-380-031	20797 REIMANVILLE AVE	2/10/2022	401	03-ARM'S LENGTH	SSC	\$85,000	\$40,090	47.16	\$83.20	895	Ranch