

TOWNSHIP OF SOUTHFIELD
VLG OF BEVERLY HILLS/BINGHAM/FRANKLIN
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

TOWNSHIP OF SOUTHFIELD
VLG OF BEVERLY HILLS/BINGHAM/FRANKLIN

ECF FOR 2024: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$7,430,000	\$2,500,071	\$4,929,929	\$4,931,987	\$3,436,150	46.25%	1.000

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
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
36	36-18-01-303-030	2111 CASS LAKE RD	BMS	03/16/22	\$960,000	\$97,861	\$862,139	\$626,954	\$358,610	37.36		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
68	68-15-11-301-001	1100 N MAIN ST	BMS	08/31/21	\$1,420,000	\$399,475	\$1,020,525	\$732,460	\$642,340	45.24		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 SOUTHFIELD
VLG OF BEVERLY HILLS/BINGHAM/FRANKLIN
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
14	\$9,107,768	\$2,955,380	\$6,152,388	\$4,924,995	\$3,936,410	43.22%	1.249

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
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
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
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	64-14-21-357-004	440 N PADDOCK ST	CAS	01/04/22	\$179,000	\$38,947	\$140,053	\$181,443	\$98,490	55.02		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
O	O -09-33-351-029	831 BROWN RD	CMS	07/28/22	\$2,200,000	\$386,410	\$1,813,590	\$1,256,631	\$818,690	37.21		201
TH	TH-24-01-477-026	31005 GREENFIELD RD	CAS	05/20/21	\$602,268	\$205,303	\$396,965	\$144,753	\$190,540	31.64		201

TOWNSHIP OF SOUTHFIELD
VLG OF BEVERLY HILLS/BINGHAM/FRANKLIN
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
31	\$27,124,904	\$7,322,892	\$19,802,012	\$21,062,581	\$12,827,620	47.29%	0.940

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	04-25-17-155-001	2790 COOLIDGE HWY	COF	02/25/22	\$135,000	\$72,034	\$62,966	\$79,137	\$70,620	52.31		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
12	12-19-14-155-012	180 HIGH OAK RD	COF	08/10/21	\$2,225,000	\$1,228,084	\$996,916	\$1,170,226	\$1,112,750	50.01		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		201
20	20-23-26-351-025	22730 ORCHARD LAKE RD	COF	09/28/22	\$390,000	\$127,569	\$262,431	\$281,027	\$196,470	50.38		201
20	20-23-27-232-001	24001 ORCHARD LAKE RD	COF	10/07/21	\$300,000	\$53,576	\$246,424	\$280,560	\$161,410	53.80		201
20	20-23-27-428-026	23011 ORCHARD LAKE RD	COF	10/31/22	\$190,000	\$71,026	\$118,974	\$148,583	\$103,950	54.71		201
20	20-23-28-278-004	33425 GRAND RIVER AVE	COF	05/13/21	\$875,000	\$235,087	\$639,913	\$700,899	\$441,450	50.45	20-23-28-278-005	201
20	20-23-28-428-052	33750 FREEDOM RD	COF	07/26/21	\$975,000	\$270,222	\$704,778	\$791,197	\$513,890	52.71	20-23-28-428-053	201
20	20-23-29-226-075	24125 DRAKE RD	COF	10/08/21	\$1,195,000	\$302,804	\$892,196	\$893,091	\$570,040	47.70		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	28-25-26-460-033	410 W 9 MILE RD	COF	01/07/22	\$170,000	\$29,782	\$140,218	\$224,936	\$94,320	55.48		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
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	28-25-36-126-009	704 E NINE MILE	COF	08/03/21	\$250,000	\$39,179	\$210,821	\$276,360	\$119,430	47.77		201
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	07/01/22	\$460,000	\$108,574	\$351,426	\$484,522	\$236,920	51.50		201
40	40-24-14-226-048	18411 W 12 MILE RD	COF	10/25/21	\$450,000	\$139,348	\$310,652	\$441,513	\$237,490	52.78		201
40	40-24-14-226-048	18411 W 12 MILE RD	COF	10/25/21	\$450,000	\$139,348	\$310,652	\$441,513	\$237,490	52.78		201
40	40-24-14-481-033	27435 SOUTHFIELD RD	COF	04/02/21	\$200,000	\$45,360	\$154,640	\$170,968	\$87,170	43.59		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
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
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	44-25-13-277-018	28277 DEQUINDRE RD	COF	04/12/21	\$425,000	\$218,284	\$206,716	\$635,241	\$300,910	70.80		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
TB	TB-24-05-226-017	32500 TELEGRAPH RD	COF	08/30/21	\$6,000,000	\$893,829	\$5,106,171	\$4,095,329	\$2,298,820	38.31		201
TB	TB-24-05-226-039	32600 TELEGRAPH RD	COF	06/01/22	\$2,500,000	\$305,135	\$2,194,865	\$1,756,265	\$968,090	38.72		201
TF	TF-24-06-276-003	32406 FRANKLIN RD	COF	10/17/22	\$436,500	\$112,303	\$324,197	\$185,814	\$138,570	31.75		201
TH	TH-24-01-477-014	15590 W 13 MILE RD	COF	05/20/22	\$825,000	\$140,951	\$684,049	\$346,880	\$229,760	27.85		201

TOWNSHIP OF SOUTHFIELD
VLG OF BEVERLY HILLS/BINGHAM/FRANKLIN
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
15	\$8,465,700	\$2,969,080	\$5,496,620	\$4,733,605	\$3,874,720	45.77%	1.161

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	04-25-07-454-043	3052 12 MILE RD	CRL	07/22/21	\$1,250,000	\$212,316	\$1,037,684	\$1,039,516	\$682,980	54.64		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
8	08-19-36-203-023	259 E FRANK ST	CRL	11/30/21	\$750,000	\$518,861	\$231,139	\$223,064	\$358,280	47.77		201
8	08-20-31-306-002	33668 WOODWARD AVE	CRL	03/24/22	\$450,000	\$287,491	\$162,509	\$139,423	\$207,280	46.06		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
16	16-20-34-452-004	159 N ROCHESTER RD	CRL	04/08/21	\$429,900	\$203,976	\$225,924	\$181,225	\$186,530	43.39	16-20-34-452-005	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
24	24-25-27-303-047	23365 WOODWARD AVE	CRL	06/03/21	\$710,000	\$406,628	\$303,372	\$254,645	\$332,170	46.78	24-25-27-303-048	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
24	24-25-34-255-006	22020 WOODWARD AVE	CRL	07/22/21	\$170,000	\$66,447	\$103,553	\$88,143	\$80,070	47.10		201
40	40-24-23-280-059	26041 SOUTHFIELD RD	CRL	06/03/21	\$478,800	\$124,347	\$354,453	\$358,212	\$240,230	50.17		201
44	44-25-13-301-025	27822 JOHN R RD	NSC	08/31/21	\$950,000	\$319,125	\$630,875	\$563,515	\$428,180	45.07		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
TF	TF-24-06-226-039	32800 FRANKLIN RD	CRL	02/02/22	\$600,000	\$154,790	\$445,210	\$340,821	\$260,260	43.38		201
TH	TH-24-02-427-007	31645 SOUTHFIELD RD	CRL	06/20/21	\$750,000	\$97,943	\$652,057	\$297,729	\$210,850	28.11		201

TOWNSHIP OF SOUTHFIELD
VLG OF BEVERLY HILLS/BINGHAM/FRANKLIN
ECF FOR 2024: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$5,960,000	\$1,745,541	\$4,214,459	\$3,206,956	\$2,516,120	42.22%	1.314

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	16-20-34-453-004	55 N ROCHESTER RD	CRS	09/27/22	\$160,000	\$125,920	\$34,080	\$64,205	\$99,980	62.49		201
20	20-23-35-103-015	30746 GRAND RIVER AVE	CRS	03/21/22	\$120,000	\$33,290	\$86,710	\$97,078	\$61,340	51.12		201
24	24-25-27-381-024	161 VESTER ST	BAR	07/30/21	\$800,000	\$117,026	\$682,974	\$459,444	\$156,430	19.55		201
24	24-25-27-437-007	2525 HILTON RD	CRS	09/03/21	\$665,000	\$186,932	\$478,068	\$374,775	\$342,320	51.48		201
24	24-25-34-127-004	22736 WOODWARD AVE	CRS	03/14/22	\$830,000	\$135,652	\$694,348	\$378,496	\$322,080	38.80		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
28	28-25-35-427-041	21509 JOHN R RD	CRS	11/05/21	\$300,000	\$93,512	\$206,488	\$452,184	\$255,790	85.26	28-25-35-427-052	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	44-25-12-102-045	30460 JOHN R RD	CRS	02/03/23	\$1,870,000	\$491,212	\$1,378,788	\$787,134	\$675,710	36.13		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

TOWNSHIP OF SOUTHFIELD
VLG OF BEVERLY HILLS/BINGHAM/FRANKLIN
 ECF FOR 2024: UTL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
12	\$9,432,000	\$2,824,575	\$6,607,425	\$6,349,029	\$4,384,240	46.48%	1.041

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	16-20-34-403-017	639 N ROCHESTER RD	IND	06/03/21	\$565,000	\$144,878	\$420,122	\$428,131	\$262,710	46.50	16-20-34-403-022	201
20	20-23-34-355-014	32730 W 8 MILE RD	IND	12/06/21	\$495,000	\$191,178	\$303,822	\$249,993	\$212,250	42.88		201
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	24-25-35-459-008	1561 E 8 MILE RD	INL	07/22/21	\$345,000	\$92,644	\$252,356	\$302,668	\$159,320	46.18		301
28	28-25-25-101-038	86 E 10 MILE RD	IND	12/13/21	\$150,000	\$30,745	\$119,255	\$101,774	\$58,770	39.18		201
28	28-25-25-131-004	938 E 10 MILE RD	IND	05/04/22	\$522,000	\$95,835	\$426,165	\$456,852	\$228,250	43.73	28-25-25-131-005	301
44	44-25-01-202-025	32401 INDUSTRIAL DR	IND	06/10/21	\$1,225,000	\$435,882	\$789,118	\$682,322	\$548,120	44.74		201
44	44-25-01-427-020	31791 SHERMAN AVE	IND	08/31/21	\$895,000	\$162,564	\$732,436	\$599,146	\$381,380	42.61		201
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	44-25-11-281-004	375 W GIRARD AVE	IND	11/30/21	\$555,000	\$156,051	\$398,949	\$339,493	\$246,270	44.37		301
44	44-25-11-376-010	29215 STEPHENSON HWY	IND	05/06/21	\$1,225,000	\$369,731	\$855,269	\$785,436	\$571,130	46.62		201
44	44-25-11-376-024	29401 STEPHENSON HWY	IND	02/10/22	\$2,000,000	\$490,048	\$1,509,952	\$1,506,885	\$995,840	49.79		201