

TOWNSHIP OF SPRINGFIELD

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	\$12,049,450	\$3,522,749	\$8,526,701	\$7,328,381	\$4,697,410	38.98%	1.164

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
U	U -07-03-177-006	10660 E HOLLY RD	APT	07/15/22	\$1,450,000	\$191,223	\$1,258,777	\$757,558	\$311,590	21.49%		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
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	24-25-27-354-028	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

TOWNSHIP OF SPRINGFIELD

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	\$4,360,000		\$2,040,182	\$2,319,818	\$3,659,934	\$2,431,260	55.76%	0.634

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
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
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
U	U -07-03-176-003	10740 DIXIE HWY	CRL	04/01/22	\$200,000	\$137,464	\$62,536	\$126,242	\$102,050	51.03%		201
U	U -07-17-180-002	661 BROADWAY RD	CRL	12/10/21	\$90,000	\$9,387	\$80,613	\$134,237	\$42,930	47.70%		201
G	G -02-33-476-001	16745 DIXIE HWY	CRL	06/14/22	\$345,000	\$91,179	\$253,821	\$553,656	\$279,280	80.95%		201
U	U -07-03-126-013	10816 DIXIE HWY	CRS	10/28/22	\$450,000	\$236,453	\$213,547	\$353,633	\$225,410	50.09%		201
IH	IH-01-34-105-004	502 N SAGINAW ST	CAS	08/03/22	\$550,000	\$221,516	\$328,484	\$490,164	\$353,970	64.36%	IH-01-34-105-005	201
IH	IH-01-34-304-004	205 S SAGINAW ST	CRL	12/09/21	\$102,000	\$19,082	\$82,918	\$99,672	\$45,610	44.72%		201
IH	IH-01-34-106-006	255 ELM ST	INL	12/01/21	\$185,000	\$92,715	\$92,285	\$169,560	\$91,660	49.55%		301
IH	IH-01-34-304-004	205 S SAGINAW ST	CRL	12/09/21	\$102,000	\$19,082	\$82,918	\$99,672	\$45,610	44.72%		201

TOWNSHIP OF SPRINGFIELD

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
10	\$3,726,000	\$1,787,580	\$1,938,420	\$3,039,111	\$2,125,150	57.04%	0.638

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
IH	IH-01-33-426-011	101 CIVIC DR	CAS	06/14/22	\$230,000	\$187,476	\$42,524	\$39,079	\$110,350	47.98%		201
IH	IH-01-34-105-004	502 N SAGINAW ST	CAS	08/03/22	\$550,000	\$221,516	\$328,484	\$490,164	\$353,970	64.36%	IH-01-34-105-005	201
IH	IH-01-34-451-004	722 E SHERMAN ST	CAS	04/15/21	\$75,000	\$39,294	\$35,706	\$74,488	\$57,780	77.04%		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
U	U -07-03-176-003	10740 DIXIE HWY	CRL	04/01/22	\$200,000	\$137,464	\$62,536	\$126,242	\$102,050	51.03%		201
U	U -07-17-180-002	661 BROADWAY RD	CRL	12/10/21	\$90,000	\$9,387	\$80,613	\$134,237	\$42,930	47.70%		201
G	G -02-33-476-001	16745 DIXIE HWY	CRL	06/14/22	\$345,000	\$91,179	\$253,821	\$553,656	\$279,280	80.95%		201
U	U -07-03-126-013	10816 DIXIE HWY	CRS	10/28/22	\$450,000	\$236,453	\$213,547	\$353,633	\$225,410	50.09%		201
IH	IH-01-34-105-004	502 N SAGINAW ST	CAS	08/03/22	\$550,000	\$221,516	\$328,484	\$490,164	\$353,970	64.36%	IH-01-34-105-005	201

TOWNSHIP OF SPRINGFIELD

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
11	\$6,199,575	\$1,965,685	\$4,233,890	\$6,633,958	\$3,746,580	60.43%	0.638

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
U	U-07-14-478-032	7558 M E CAD BLVD	COF	10/01/21	\$480,000	\$125,649	\$354,351	\$846,875	\$323,000	67.29%		201
U	U-07-17-303-005	7550 VILLAGE CT	COF	09/24/21	\$580,000	\$91,860	\$488,140	\$470,343	\$189,790	32.72%		201
L	L-16-03-205-001	1550 N MILFORD RD	COF	12/15/21	\$149,575	\$70,450	\$79,125	\$157,852	\$106,050	70.90%		201
PO	PO-04-22-457-009	62 N WASHINGTON ST	COF	04/13/21	\$135,000	\$40,075	\$94,925	\$142,035	\$97,400	72.15%		201
E	E-17-11-177-015	9640 COMMERCE RD	COF	02/22/22	\$120,000	\$6,333	\$113,667	\$186,162	\$91,230	76.03%		201
96	96-22-05-352-014	29600 S WIXOM RD	COF	05/27/21	\$1,200,000	\$515,227	\$684,773	\$1,140,009	\$800,460	66.71%		201
92	92-17-34-277-016	1044 E WEST MAPLE	COF	05/13/22	\$235,000	\$102,802	\$132,198	\$243,942	\$155,140	66.02%	92-17-34-277-014, 92-17-34-277-015	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
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	28-25-35-427-042	21505 JOHN R RD	COF	10/15/21	\$130,000	\$28,173	\$101,827	\$155,129	\$70,060	53.89%		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

TOWNSHIP OF SPRINGFIELD

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
10	\$2,989,295	\$1,224,528	\$1,764,767	\$2,876,042	\$1,878,000	62.82%	0.614

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
U	U-07-03-176-003	10740 DIXIE HWY	CRL	04/01/22	\$200,000	\$137,464	\$62,536	\$126,242	\$102,050	51.03%		201
U	U-07-17-180-002	661 BROADWAY RD	CRL	12/10/21	\$90,000	\$9,387	\$80,613	\$134,237	\$42,930	47.70%		201
E	E-17-33-226-011	1050 BENSTEIN RD	CRL	07/14/21	\$600,000	\$291,573	\$308,427	\$555,548	\$429,090	71.52%		201
G	G-02-33-476-001	16745 DIXIE HWY	CRL	06/14/22	\$345,000	\$91,179	\$253,821	\$553,656	\$279,280	80.95%		201
P	P-04-35-127-021	1125 S LAPEER RD	CRL	01/10/22	\$360,000	\$153,258	\$206,742	\$278,400	\$225,080	62.52%		201
E	E-17-12-229-026	2569 UNION LAKE RD	CRL	04/29/21	\$600,000	\$348,259	\$251,741	\$369,798	\$358,490	59.75%		201
64	64-14-33-303-031	45477 WOODWARD AVI	CRL	06/24/21	\$204,545	\$28,127	\$176,418	\$291,440	\$104,580	51.13%	64-14-33-303-029, 64-14-33-303-030	201
28	28-25-36-283-032	21721 DEQUINDRE RD	CRL	12/28/21	\$78,750	\$19,559	\$59,191	\$72,593	\$38,710	49.16%		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
24	24-25-34-255-037	22010 WOODWARD AVI	CRL	08/03/21	\$215,000	\$119,247	\$95,753	\$179,855	\$157,910	73.45%		201

TOWNSHIP OF SPRINGFIELD

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	\$4,400,000	\$2,327,299	\$2,072,701	\$2,885,722	\$2,495,350	56.71%	0.718

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
U	U -07-03-126-013	10816 DIXIE HWY	CRS	10/28/22	\$450,000	\$236,453	\$213,547	\$353,633	\$225,410	50.09%		201
U	U -07-03-176-003	10740 DIXIE HWY	CRL	04/01/22	\$200,000	\$137,464	\$62,536	\$126,242	\$102,050	51.03%		201
IH	IH-01-27-359-009	806 N SAGINAW ST	BAR	02/10/22	\$680,000	\$77,860	\$602,140	\$494,631	\$281,730	41.43%		201
E	E -17-36-200-032	500 LOOP RD	CRS	02/15/23	\$1,275,000	\$994,681	\$280,319	\$539,957	\$784,450	61.53%		201
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	20-23-28-128-035	34635 GRAND RIVER AVE	CRS	07/23/21	\$750,000	\$445,075	\$304,925	\$506,718	\$447,600	59.68%		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
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
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
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

TOWNSHIP OF SPRINGFIELD

ECF FOR 2024: INL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$6,695,000	\$3,016,743	\$3,678,257	\$5,839,185	\$4,011,190	59.91%	0.630

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
U	U -07-03-326-003	10525 ENTERPRISE DR	INL	05/20/22	\$530,000	\$227,808	\$302,192	\$744,713	\$331,530	62.55%		201
U	U -07-03-326-008	10421 ENTERPRISE DR	INL	09/03/21	\$700,000	\$292,511	\$407,489	\$472,481	\$281,120	40.16%		301
IH	IH-01-34-106-006	255 ELM ST	INL	12/01/21	\$185,000	\$92,715	\$92,285	\$169,560	\$91,660	49.55%		301
44	44-25-12-351-013	605 E 12 MILE RD	IND	04/27/21	\$1,570,000	\$686,873	\$883,127	\$1,418,293	\$1,050,490	66.91%		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
28	28-25-25-435-033	23305 DEQUINDRE RD	IND	09/08/21	\$99,500	\$28,913	\$70,587	\$139,635	\$75,790	76.17%		301
44	44-25-11-377-011	29800 STEPHENSON HWY	IND	12/20/21	\$1,000,000	\$752,257	\$247,743	\$640,011	\$669,480	66.95%		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
O	O -09-35-402-008	78 NORTHPOINTE DR	INL	12/27/21	\$1,400,000	\$557,870	\$842,130	\$1,148,355	\$875,230	62.52%		201
PO	PO-04-26-376-017	925 S GLASPIE ST	IND	10/11/22	\$600,000	\$149,634	\$450,366	\$484,408	\$310,670	51.78%		301

TOWNSHIP OF SPRINGFIELD

ECF FOR 2024: NSC

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$5,133,000	\$1,859,941	\$3,273,059	\$5,122,003	\$3,086,000	60.12%	0.639

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	28-25-35-426-032	21611 JOHN R RD	NSC	04/01/21	\$300,000	\$47,429	\$252,571	\$384,199	\$189,810	63.27%		201
28	28-25-35-428-050	21403 JOHN R RD	NSC	06/04/21	\$400,000	\$89,789	\$310,211	\$474,887	\$250,520	62.63%		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	44-25-14-127-053	1035 W 12 MILE RD	NSC	02/28/22	\$600,000	\$349,797	\$250,203	\$309,598	\$314,330	52.39%		201
64	64-14-07-483-012	325 W WALTON BLVD	NSC	09/01/21	\$825,000	\$340,466	\$484,534	\$1,048,799	\$489,270	59.31%		201
O	O -09-23-402-025	2643 S LAPEER RD	NSC	06/07/22	\$1,270,000	\$411,806	\$858,194	\$1,078,285	\$744,410	58.61%		201
U	U -07-03-176-003	10740 DIXIE HWY	CRL	04/01/22	\$200,000	\$137,464	\$62,536	\$126,242	\$102,050	51.03%		201
U	U -07-17-180-002	661 BROADWAY RD	CRL	12/10/21	\$90,000	\$9,387	\$80,613	\$134,237	\$42,930	47.70%		201
E	E -17-33-226-011	1050 BENSTEIN RD	CRL	07/14/21	\$600,000	\$291,573	\$308,427	\$555,548	\$429,090	71.52%		201
G	G -02-33-476-001	16745 DIXIE HWY	CRL	06/14/22	\$345,000	\$91,179	\$253,821	\$553,656	\$279,280	80.95%		201