

CITY OF BERKLEY
ECF FOR 2025: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$6,806,500	\$2,710,907	\$4,095,593	\$3,336,938	1.227

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
08	08-19-36-456-018	355 E 14 MILE RD	APT	201	7/12/2023	\$1,725,000	\$1,264,792	\$460,208	\$469,014					
16	16-20-33-477-045	102 N WASHINGTON AVE	APT	201	10/25/2022	\$688,500	\$151,257	\$537,243	\$261,691					
24	24-25-33-126-014	1491 W 9 MILE RD APT 1	APT	201	12/27/2022	\$1,050,000	\$145,212	\$904,788	\$535,528					
24	24-25-34-178-021	362 W MARSHALL ST	APP	201	5/10/2023	\$650,000	\$58,795	\$591,205	\$286,348					
24	24-25-34-178-022	334 W MARSHALL ST	APP	201	5/11/2022	\$425,000	\$175,072	\$249,928	\$155,451					
28	28-25-25-278-036	1741 E WOODWARD HEIGHTS	APT	201	10/6/2023	\$610,000	\$74,734	\$535,266	\$241,007					
64	64-14-29-381-019	18 LORRAINE CT	APP	201	2/2/2024	\$160,000	\$9,605	\$150,395	\$276,171					
64	64-14-30-452-021	21 MONROE ST	APP	201	1/12/2024	\$220,000	\$16,171	\$203,829	\$352,654	64-14-20-452-022				
64	64-14-33-210-065	389 OSMUN ST	APS	201	8/5/2022	\$138,000	\$11,360	\$126,640	\$108,033					
80	80-21-19-201-012		APT	201	12/20/2022	\$480,000	\$250,622	\$229,378	\$476,204					
K	K -21-04-251-001	57951 GRAND RIVER AVE	APT	201	3/1/2024	\$660,000	\$553,287	\$106,713	\$174,835	K -21-04-151-005				

CITY OF BERKLEY
ECF FOR 2025: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
12	\$4,999,000	\$1,176,504	\$3,822,496	\$3,790,187	1.009

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
04	04-25-07-358-043	3900 12 MILE RD	COF	201	11/4/2022	\$300,000	\$83,402	\$216,598	\$143,277					
04	04-25-17-101-011	2301 12 MILE RD	COF	201	2/1/2023	\$210,000	\$71,797	\$138,203	\$130,086					
04	04-25-17-103-023	3260 COOLIDGE HWY	COF	201	6/13/2022	\$420,000	\$136,791	\$283,209	\$403,419	04-25-17-103-024				
04	04-25-17-155-029	2730 COOLIDGE HWY	CRL	201	4/3/2023	\$561,000	\$159,628	\$401,372	\$266,838					
04	04-25-17-257-027	28471 WOODWARD AVE	COF	201	8/28/2023	\$210,000	\$78,299	\$131,701	\$157,149					
04	04-25-18-104-008	3811 12 MILE RD	COF	201	11/2/2022	\$400,000	\$67,163	\$332,837	\$227,747					
04	04-25-18-205-028	2985 12 MILE RD	COF	201	5/26/2022	\$500,000	\$87,773	\$412,227	\$413,617					
04	04-25-18-205-040	2959 12 MILE RD	CRL	201	12/5/2022	\$484,000	\$94,314	\$389,686	\$326,955					
04	04-25-18-377-032	3650 11 MILE RD	CRL	201	6/29/2022	\$209,000	\$32,821	\$176,179	\$146,609					
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	7/1/2022	\$460,000	\$108,321	\$351,679	\$473,254					
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	201	1/16/2024	\$500,000	\$93,673	\$406,327	\$399,911					
40	40-24-24-154-001	26060 SOUTHFIELD RD	COF	201	2/21/2023	\$745,000	\$162,522	\$582,478	\$701,323					

CITY OF BERKLEY
ECF FOR 2025: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
13	\$7,878,965	\$2,205,893	\$5,673,072	\$5,155,656	1.100

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
04	04-25-18-201-030	3391 12 MILE RD	CAS	201	3/8/2024	\$900,000	\$223,719	\$676,281	\$254,351					
20	20-23-28-477-005	22145 FARMINGTON RD	CAS	201	8/2/2023	\$1,200,000	\$305,047	\$894,953	\$1,055,976					
28	28-25-36-305-052	21412 JOHN R RD	CAS	201	6/28/2022	\$169,500	\$48,479	\$121,021	\$68,674					
40	40-24-23-229-029	26727 SOUTHFIELD RD	CAS	201	9/29/2023	\$890,000	\$89,563	\$800,437	\$532,549	24-25-35-105-002	24-25-35-105-008	24-25-35-105-009		
44	44-25-24-106-008	26312 JOHN R RD	CAS	201	8/3/2022	\$200,000	\$113,531	\$86,469	\$70,955					
64	64-14-09-352-003	263 E WALTON BLVD	CAS	301	4/6/2022	\$2,287,500	\$409,531	\$1,877,969	\$2,248,055					
64	64-14-16-201-029	618 E WALTON BLVD	CAS	201	6/22/2022	\$810,000	\$713,872	\$96,128	\$177,446					
64	64-14-19-253-019	820 CESAR E CHAVEZ AVE	CAS	201	7/20/2023	\$265,000	\$74,433	\$190,567	\$145,312					
64	64-14-19-282-018	756 CESAR E CHAVEZ AVE	CAS	201	1/30/2024	\$249,900	\$38,352	\$211,548	\$123,730	64-14-19-282-008	64-14-19-282-009			
64	64-14-20-176-011	62 W MONTCALM ST	CAS	201	4/7/2023	\$575,000	\$96,610	\$478,390	\$227,515					
64	64-14-20-301-002	250 W MONTCALM ST	CAS	201	12/18/2023	\$100,000	\$32,027	\$67,973	\$107,439					
64	64-14-29-126-025	307 CESAR E CHAVEZ AVE	CAS	201	12/2/2022	\$167,065	\$31,498	\$135,567	\$72,928					
64	64-14-34-103-001	684 AUBURN AVE	CAS	201	12/29/2023	\$65,000	\$29,231	\$35,769	\$70,726					

CITY OF BERKLEY
ECF FOR 2025: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
20	\$8,865,535	\$2,556,257	\$6,309,278	\$6,095,187	1.035

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
04	04-25-07-358-043	3900 12 MILE RD	COF	201	11/4/2022	\$300,000	\$83,402	\$216,598	\$143,277					
04	04-25-17-101-011	2301 12 MILE RD	COF	201	2/1/2023	\$210,000	\$71,797	\$138,203	\$130,086					
04	04-25-17-103-023	3260 COOLIDGE HWY	COF	201	6/13/2022	\$420,000	\$136,791	\$283,209	\$403,419	04-25-17-103-024				
04	04-25-17-257-027	28471 WOODWARD AVE	COF	201	8/28/2023	\$210,000	\$78,299	\$131,701	\$157,149					
04	04-25-17-257-028	28401 WOODWARD AVE	COF	201	9/15/2023	\$217,500	\$86,129	\$131,371	\$55,317					
04	04-25-18-104-008	3811 12 MILE RD	COF	201	11/2/2022	\$400,000	\$67,163	\$332,837	\$227,747					
04	04-25-18-203-002	3179 12 MILE RD	COF	201	3/28/2023	\$270,000	\$37,116	\$232,884	\$107,366					
04	04-25-18-205-028	2985 12 MILE RD	COF	201	5/26/2022	\$500,000	\$87,773	\$412,227	\$413,617					
04	04-25-18-353-029	3950 11 MILE RD	COF	201	1/23/2023	\$532,500	\$73,000	\$459,500	\$225,807					
16	16-20-34-355-052	59 FLORENCE ST	COF	201	9/28/2022	\$350,000	\$148,058	\$201,942	\$150,586					
16	16-25-03-153-060	701 S MAIN ST	COF	201	7/26/2023	\$595,000	\$215,079	\$379,921	\$365,628					
16	16-25-04-129-023	625 W 14 MILE RD	COF	201	1/3/2023	\$331,365	\$106,908	\$224,457	\$205,955					
16	16-25-04-129-024	655 W 14 MILE RD # 200 A	COF	201	5/18/2023	\$551,670	\$155,193	\$396,477	\$394,623	16-25-04-129-025				
16	16-25-04-129-026	635 W 14 MILE RD	COF	201	1/3/2023	\$617,500	\$168,624	\$448,876	\$420,767					
40	40-24-13-102-017	17401 W 12 MILE RD	COF	201	11/1/2023	\$375,000	\$87,857	\$287,143	\$212,574					
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	7/1/2022	\$460,000	\$108,321	\$351,679	\$473,254					
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	201	1/16/2024	\$500,000	\$93,673	\$406,327	\$399,911					
40	40-24-24-154-001	26060 SOUTHFIELD RD	COF	201	2/21/2023	\$745,000	\$162,522	\$582,478	\$701,323					
44	44-25-13-104-008	520 E 12 MILE RD	COF	201	8/15/2023	\$705,000	\$220,231	\$484,769	\$723,857					
44	44-25-23-433-026	25713 JOHN R RD	COF	201	6/2/2022	\$575,000	\$368,321	\$206,679	\$182,922	44-25-24-304-037				

CITY OF BERKLEY
ECF FOR 2025: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
14	\$8,757,000	\$2,765,291	\$5,991,709	\$4,916,072	1.219

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
04	04-25-07-477-025	2790 12 MILE RD	CRL	201	2/20/2023	\$300,000	\$63,574	\$236,426	\$111,095					
04	04-25-07-477-030	2734 12 MILE RD	CRL	201	10/26/2022	\$118,000	\$52,184	\$65,816	\$41,309					
04	04-25-16-354-046	27157 WOODWARD AVE	CRL	201	8/30/2022	\$565,000	\$176,669	\$388,331	\$206,763					
04	04-25-17-105-001	3180 COOLIDGE HWY	CRL	201	7/21/2023	\$514,000	\$156,905	\$357,095	\$205,879	04-25-17-105-002				
04	04-25-17-155-029	2730 COOLIDGE HWY	CRL	201	4/3/2023	\$561,000	\$159,628	\$401,372	\$266,838					
04	04-25-17-431-032	27723 WOODWARD AVE	CRL	201	5/10/2023	\$750,000	\$120,128	\$629,872	\$250,615					
04	04-25-18-205-040	2959 12 MILE RD	CRL	201	12/5/2022	\$484,000	\$94,314	\$389,686	\$326,955					
04	04-25-18-227-004	2725 12 MILE RD	CRL	201	6/9/2022	\$325,000	\$97,543	\$227,457	\$172,073					
16	16-20-33-453-046	560 W 14 MILE RD	CRL	201	10/4/2023	\$1,525,000	\$610,895	\$914,105	\$1,080,819					
16	16-25-04-127-022	809 W 14 MILE RD	CRL	201	10/4/2023	\$1,575,000	\$666,106	\$908,894	\$801,061					
40	40-24-13-353-001	27300 SOUTHFIELD RD	CRL	201	5/2/2023	\$800,000	\$154,911	\$645,089	\$508,804					
44	44-25-24-251-006	26201 DEQUINDRE RD	CRL	201	10/5/2023	\$310,000	\$110,122	\$199,878	\$170,974					
44	44-25-24-326-039	1052 E LINCOLN AVE	CRL	201	5/31/2023	\$530,000	\$140,943	\$389,057	\$349,031					
60	60-25-27-181-004	23622 WOODWARD AVE	CRL	201	12/5/2022	\$400,000	\$161,369	\$238,631	\$423,855	60-25-27-181-005				

CITY OF BERKLEY
ECF FOR 2025: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
27	\$17,074,500	\$5,680,639	\$11,393,861	\$9,512,452	1.198

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
04	04-25-07-477-025	2790 12 MILE RD	CRL	201	2/20/2023	\$300,000	\$63,574	\$236,426	\$111,095					
04	04-25-07-477-030	2734 12 MILE RD	CRL	201	10/26/2022	\$118,000	\$52,184	\$65,816	\$41,309					
04	04-25-16-354-046	27157 WOODWARD AVE	CRL	201	8/30/2022	\$565,000	\$176,669	\$388,331	\$206,763					
04	04-25-17-105-001	3180 COOLIDGE HWY	CRL	201	7/21/2023	\$514,000	\$156,905	\$357,095	\$205,879	04-25-17-105-002				
04	04-25-17-155-029	2730 COOLIDGE HWY	CRL	201	4/3/2023	\$561,000	\$159,628	\$401,372	\$266,838					
04	04-25-17-431-032	27723 WOODWARD AVE	CRL	201	5/10/2023	\$750,000	\$120,128	\$629,872	\$250,615					
04	04-25-18-204-003	3055 12 MILE RD	CRL	201	1/9/2023	\$600,000	\$65,122	\$534,878	\$209,532					
04	04-25-18-205-040	2959 12 MILE RD	CRL	201	12/5/2022	\$484,000	\$94,314	\$389,686	\$326,955					
04	04-25-18-227-004	2725 12 MILE RD	CRL	201	6/9/2022	\$325,000	\$97,543	\$227,457	\$172,073					
14	14-08-20-451-018	18 S MAIN ST	CRS	201	6/16/2022	\$1,600,000	\$488,736	\$1,111,264	\$940,305					
16	16-20-33-453-046	560 W 14 MILE RD	CRL	201	10/4/2023	\$1,525,000	\$610,895	\$914,105	\$1,080,819					
16	16-20-34-453-004	55 N ROCHESTER RD	CRS	201	9/27/2022	\$160,000	\$131,739	\$28,261	\$64,205					
16	16-25-04-127-022	809 W 14 MILE RD	CRL	201	10/4/2023	\$1,575,000	\$666,106	\$908,894	\$801,061					
20	20-23-27-326-016	32704 GRAND RIVER AVE	CRS	201	2/9/2023	\$900,000	\$185,298	\$714,702	\$428,915					
20	20-23-27-352-007	22420 FARMINGTON RD	CRS	201	5/12/2024	\$650,000	\$590,011	\$59,989	\$584,880					
20	20-23-35-126-010	30732 GRAND RIVER AVE	CRS	201	7/29/2022	\$247,500	\$106,213	\$141,287	\$80,982	60-25-27-181-005				
28	28-25-25-452-040	1221 E 9 MILE RD	CRS	201	8/18/2023	\$500,000	\$97,333	\$402,667	\$335,118	14-08-20-451-017				
28	28-25-26-412-027	23715 S CHRYSLER DE	CRS	201	10/27/2023	\$135,000	\$76,609	\$58,391	\$204,147					
40	40-24-13-353-001	27300 SOUTHFIELD RD	CRL	201	5/2/2023	\$800,000	\$154,911	\$645,089	\$508,804					
44	44-25-01-301-002	31660 JOHN R RD	CRS	201	9/7/2022	\$750,000	\$378,953	\$371,047	\$342,566					
44	44-25-12-102-001	30600 JOHN R RD	CRS	201	4/15/2022	\$350,000	\$66,501	\$283,499	\$193,956					
44	44-25-12-102-045	30460 JOHN R RD	CRS	201	2/3/2023	\$1,870,000	\$490,400	\$1,379,600	\$774,835					
44	44-25-12-478-194	1611 E 12 MILE RD	CRS	201	8/18/2023	\$500,000	\$221,239	\$278,761	\$345,403					
44	44-25-24-251-006	26201 DEQUINDRE RD	CRL	201	10/5/2023	\$310,000	\$110,122	\$199,878	\$170,974					
44	44-25-24-304-004	25612 JOHN R RD	CRL	201	7/8/2022	\$55,000	\$17,194	\$37,806	\$91,536					
44	44-25-24-326-039	1052 E LINCOLN AVE	CRL	201	5/31/2023	\$530,000	\$140,943	\$389,057	\$349,031					
60	60-25-27-181-004	23622 WOODWARD AVE	CRL	201	12/5/2022	\$400,000	\$161,369	\$238,631	\$423,855					

CITY OF BERKLEY
ECF FOR 2025: IND

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$4,908,500	\$1,232,666	\$3,675,834	\$3,511,229	1.047

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
16	16-20-34-404-019	650 N ROCHESTER RD	IND	201	6/23/2023	\$750,000	\$251,007	\$498,993	\$584,449					
24	24-25-35-101-005	924 E 9 MILE RD	INL	201	8/31/2023	\$350,000	\$152,924	\$197,076	\$215,722					
28	28-25-25-477-033	1651 E 9 MILE RD	IND	201	11/8/2023	\$181,000	\$39,455	\$141,545	\$150,313					
28	28-25-36-230-004	1796 E 9 MILE RD	IND	301	2/13/2024	\$897,000	\$80,528	\$816,472	\$693,947	44-25-01-182-028	44-25-01-182-011			
44	44-25-11-283-002	201 W GIRARD AVE	IND	201	10/25/2022	\$650,000	\$234,519	\$415,481	\$320,810					
44	44-25-11-426-012	540 AJAX DR	IND	301	6/6/2023	\$500,000	\$147,876	\$352,124	\$378,858					
44	44-25-24-301-001	25914 JOHN R RD	IND	201	1/29/2024	\$700,000	\$141,598	\$558,402	\$594,763	16-20-34-404-047				
44	44-25-24-304-005	25600 JOHN R RD # 25606	IND	201	4/8/2022	\$235,500	\$25,571	\$209,929	\$150,618					
44	44-25-24-305-004	25504 JOHN R RD	IND	301	3/14/2024	\$165,000	\$24,289	\$140,711	\$114,602					
44	44-25-24-455-037	1129 E 10 MILE RD	IND	301	4/1/2023	\$150,000	\$33,223	\$116,777	\$107,178					
64	64-14-19-128-005	1097 CESAR E CHAVEZ AVE	INL	201	12/28/2022	\$330,000	\$101,676	\$228,324	\$199,969					