

CITY OF BLOOMFIELD HILLS

ECF FOR 2025: BMS

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 21         | \$28,810,000     | \$7,111,075       | \$21,698,925     | \$23,452,504      | 0.925 |

| 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 |
|-----|------------------|-------------------------------|------------|------------|------------|--------------|-------------|---------------|--------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 12  | 12-19-10-426-070 | 40800 WOODWARD AVE            | COF        | 201        | 4/29/2022  | \$1,450,000  | \$574,108   | \$875,892     | \$637,085    |                  |                 |                 |                 |                 |
| 20  | 20-23-28-280-013 | 23333 FARMINGTON RD           | COF        | 201        | 5/26/2023  | \$600,000    | \$151,930   | \$448,070     | \$322,974    |                  |                 |                 |                 |                 |
| 28  | 28-25-25-452-040 | 1221 E 9 MILE RD              | CRS        | 201        | 8/18/2023  | \$500,000    | \$97,333    | \$402,667     | \$335,118    |                  |                 |                 |                 |                 |
| 28  | 28-25-36-153-002 | 21934 JOHN R RD               | COF        | 201        | 12/18/2023 | \$90,000     | \$13,603    | \$76,397      | \$125,080    |                  |                 |                 |                 |                 |
| 44  | 44-25-01-301-002 | 31660 JOHN R RD               | CRS        | 201        | 9/7/2022   | \$750,000    | \$378,953   | \$371,047     | \$342,566    |                  |                 |                 |                 |                 |
| 44  | 44-25-12-101-057 | 30728 JOHN R RD               | BMS        | 201        | 4/25/2023  | \$625,000    | \$366,195   | \$258,805     | \$239,396    |                  |                 |                 |                 |                 |
| 44  | 44-25-12-102-001 | 30600 JOHN R RD               | CRS        | 201        | 4/15/2022  | \$350,000    | \$66,501    | \$283,499     | \$193,956    |                  |                 |                 |                 |                 |
| 44  | 44-25-13-104-008 | 520 E 12 MILE RD              | COF        | 201        | 8/15/2023  | \$705,000    | \$220,231   | \$484,769     | \$723,857    |                  |                 |                 |                 |                 |
| 64  | 64-14-20-481-011 | 121 CHAMBERLAIN ST            | BMS        | 201        | 10/6/2023  | \$270,000    | \$32,637    | \$237,363     | \$426,749    |                  |                 |                 |                 |                 |
| 64  | 64-14-21-403-043 | 673 MARTIN LUTHER KING JR BLV | COF        | 201        | 7/21/2022  | \$325,000    | \$94,614    | \$230,386     | \$459,957    | 64-14-21-403-042 |                 |                 |                 |                 |
| 64  | 64-14-21-403-064 | 804 N PERRY ST                | CRS        | 201        | 8/30/2023  | \$400,000    | \$61,033    | \$338,967     | \$262,924    |                  |                 |                 |                 |                 |
| 64  | 64-14-21-405-006 | 630 MARTIN LUTHER KING JR BLV | CRS        | 201        | 9/1/2022   | \$250,000    | \$54,977    | \$195,023     | \$184,084    |                  |                 |                 |                 |                 |
| 64  | 64-14-32-127-019 | 149 FRANKLIN RD               | COF        | 201        | 8/10/2022  | \$180,000    | \$51,087    | \$128,913     | \$309,648    |                  |                 |                 |                 |                 |
| 64  | 64-19-05-102-008 | 825 GOLF DR                   | CFH        | 201        | 12/14/2022 | \$2,125,000  | \$317,410   | \$1,807,590   | \$2,721,719  |                  |                 |                 |                 |                 |
| 68  | 68-15-14-106-012 | 600 E UNIVERSITY DR           | BMS        | 201        | 7/1/2022   | \$15,300,000 | \$3,106,116 | \$12,193,884  | \$13,233,430 | 68-15-14-107-019 |                 |                 |                 |                 |
| 68  | 68-15-14-108-019 | 265 E 2ND ST                  | BMS        | 201        | 11/10/2023 | \$1,100,000  | \$228,061   | \$871,939     | \$418,206    |                  |                 |                 |                 |                 |
| 68  | 68-15-15-228-011 | 429 S MAIN ST                 | COF        | 201        | 8/1/2022   | \$1,900,000  | \$500,241   | \$1,399,759   | \$1,231,373  |                  |                 |                 |                 |                 |
| 68  | 68-15-15-232-026 | 327 S MAIN ST                 | CRS        | 201        | 11/16/2022 | \$1,000,000  | \$446,087   | \$553,913     | \$558,090    |                  |                 |                 |                 |                 |
| IH  | IH-01-27-354-001 | 912 N SAGINAW ST              | COF        | 201        | 3/15/2024  | \$300,000    | \$60,687    | \$239,313     | \$423,990    |                  |                 |                 |                 |                 |
| U   | U -07-10-226-001 | 10197 DIXIE HWY               | BMS        | 201        | 4/27/2023  | \$215,000    | \$155,486   | \$59,514      | \$125,347    |                  |                 |                 |                 |                 |
| U   | U -07-13-351-005 | 8949 DIXIE HWY                | COF        | 201        | 8/19/2023  | \$375,000    | \$133,785   | \$241,215     | \$176,953    |                  |                 |                 |                 |                 |

CITY OF BLOOMFIELD HILLS

ECF FOR 2025: CMM

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 9          | \$4,326,465      | \$1,443,080       | \$2,883,385      | \$2,451,281       | 1.176 |

| 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 |
|-----|------------------|------------------------|------------|------------|-----------|-------------|-------------|---------------|-------------|------------------|------------------|-----------------|-----------------|-----------------|
| 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   |                  |                  |                 |                 |                 |
| 44  | 44-25-24-106-008 | 26312 JOHN R RD        | CAS        | 201        | 8/3/2022  | \$200,000   | \$113,531   | \$86,469      | \$70,955    |                  |                  |                 |                 |                 |
| 64  | 64-14-08-354-017 | 196 W WALTON BLVD      | CAS        | 201        | 12/2/2022 | \$375,000   | \$28,305    | \$346,695     | \$203,711   |                  |                  |                 |                 |                 |
| 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   | 64-14-19-253-012 |                  |                 |                 |                 |
| 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  | 64-14-29-126-025 | 307 CESAR E CHAVEZ AVE | CAS        | 201        | 12/2/2022 | \$167,065   | \$31,498    | \$135,567     | \$72,928    |                  |                  |                 |                 |                 |

CITY OF BLOOMFIELD HILLS  
ECF FOR 2025: COF

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 24         | \$35,230,000     | \$11,942,121      | \$23,287,879     | \$28,234,276      | 0.825 |

| 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  | 08-19-36-285-001 | 1001 S WORTH ST               | COF        | 201        | 6/8/2023   | \$13,875,000 | \$6,897,880 | \$6,977,120   | \$7,131,085  | 08-19-36-284-010 |                 |                 |                 |                 |
| 12  | 12-19-10-426-070 | 40800 WOODWARD AVE            | COF        | 201        | 4/29/2022  | \$1,450,000  | \$574,108   | \$875,892     | \$637,085    |                  |                 |                 |                 |                 |
| 20  | 20-23-26-351-025 | 22730 ORCHARD LAKE RD         | COF        | 201        | 9/28/2022  | \$390,000    | \$133,377   | \$256,623     | \$275,047    |                  |                 |                 |                 |                 |
| 20  | 20-23-27-403-141 | 31806 GRAND RIVER AVE         | COF        | 201        | 8/31/2023  | \$225,000    | \$189,055   | \$35,945      | \$117,043    |                  |                 |                 |                 |                 |
| 20  | 20-23-27-404-006 | 32300 GRAND RIVER AVE         | COF        | 201        | 8/19/2022  | \$245,000    | \$97,392    | \$147,608     | \$118,789    |                  |                 |                 |                 |                 |
| 20  | 20-23-27-428-026 | 23011 ORCHARD LAKE RD         | COF        | 201        | 10/31/2022 | \$190,000    | \$74,299    | \$115,701     | \$148,583    |                  |                 |                 |                 |                 |
| 20  | 20-23-28-128-017 | 34415 GRAND RIVER AVE         | COF        | 201        | 10/21/2022 | \$318,000    | \$108,579   | \$209,421     | \$186,477    |                  |                 |                 |                 |                 |
| 20  | 20-23-28-280-013 | 23333 FARMINGTON RD           | COF        | 201        | 5/26/2023  | \$600,000    | \$151,930   | \$448,070     | \$322,974    |                  |                 |                 |                 |                 |
| 24  | 24-25-26-154-002 | 2840 HILTON RD                | COF        | 201        | 12/29/2023 | \$312,000    | \$92,180    | \$219,820     | \$191,152    |                  |                 |                 |                 |                 |
| 24  | 24-25-27-280-026 | 3055 HILTON RD                | COF        | 201        | 7/28/2023  | \$540,000    | \$182,778   | \$357,222     | \$304,503    |                  |                 |                 |                 |                 |
| 28  | 28-25-36-153-002 | 21934 JOHN R RD               | COF        | 201        | 12/18/2023 | \$90,000     | \$13,603    | \$76,397      | \$125,080    |                  |                 |                 |                 |                 |
| 36  | 36-18-11-251-024 | 3435 ORCHARD LAKE RD          | COF        | 201        | 11/2/2022  | \$870,000    | \$159,384   | \$710,616     | \$618,076    |                  |                 |                 |                 |                 |
| 44  | 44-25-11-201-032 | 876 HORACE BROWN DR           | COF        | 201        | 4/1/2022   | \$2,540,000  | \$844,052   | \$1,695,948   | \$2,582,154  |                  |                 |                 |                 |                 |
| 44  | 44-25-13-279-038 | 28091 DEQUINDRE RD            | COF        | 201        | 2/13/2023  | \$720,000    | \$381,982   | \$338,018     | \$1,195,629  |                  |                 |                 |                 |                 |
| 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 |                 |                 |                 |                 |
| 64  | 64-14-21-403-043 | 673 MARTIN LUTHER KING JR BLV | COF        | 201        | 7/21/2022  | \$325,000    | \$94,614    | \$230,386     | \$459,957    | 64-14-21-403-042 |                 |                 |                 |                 |
| 64  | 64-14-29-257-021 | 146 CESAR E CHAVEZ AVE        | COF        | 201        | 8/24/2023  | \$300,000    | \$16,835    | \$283,165     | \$637,382    | 64-14-29-257-001 |                 |                 |                 |                 |
| 64  | 64-14-32-127-019 | 149 FRANKLIN RD               | COF        | 201        | 8/10/2022  | \$180,000    | \$51,087    | \$128,913     | \$309,648    |                  |                 |                 |                 |                 |
| 64  | 64-19-04-228-017 | 44200 WOODWARD AVE            | COF        | 201        | 12/15/2023 | \$1,000,000  | \$82,764    | \$917,236     | \$887,566    |                  |                 |                 |                 |                 |
| IH  | IH-01-27-354-001 | 912 N SAGINAW ST              | COF        | 201        | 3/15/2024  | \$300,000    | \$60,687    | \$239,313     | \$423,990    |                  |                 |                 |                 |                 |
| O   | O -09-14-251-019 | 1455 S LAPEER RD              | COF        | 201        | 4/26/2022  | \$8,450,000  | \$815,027   | \$7,634,973   | \$10,028,510 |                  |                 |                 |                 |                 |
| O   | O -09-29-101-041 | 3385 WALDON RD                | COF        | 201        | 8/12/2022  | \$550,000    | \$237,122   | \$312,878     | \$301,096    |                  |                 |                 |                 |                 |
| U   | U -07-13-351-005 | 8949 DIXIE HWY                | COF        | 201        | 8/19/2023  | \$375,000    | \$133,785   | \$241,215     | \$176,953    |                  |                 |                 |                 |                 |
| U   | U -07-14-478-034 | 7457 M E CAD BLVD             | COF        | 201        | 10/11/2023 | \$810,000    | \$181,280   | \$628,720     | \$872,575    |                  |                 |                 |                 |                 |

CITY OF BLOOMFIELD HILLS

ECF FOR 2025: CRL

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 21         | \$10,775,133     | \$3,081,521       | \$7,693,612      | \$7,206,476       | 1.068 |

| 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  | 16-20-33-453-046 | 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   |                  |                  |                  |                 |                 |
| 20  | 20-23-27-153-012 | 33304 GRAND RIVER AVE         | CRL        | 201        | 11/4/2022  | \$220,000   | \$57,546    | \$162,454     | \$119,375   |                  |                  |                  |                 |                 |
| 20  | 20-23-34-355-003 | 20740 FARMINGTON RD           | CRL        | 201        | 8/23/2023  | \$555,000   | \$135,004   | \$419,996     | \$309,239   |                  |                  |                  |                 |                 |
| 24  | 24-25-26-382-034 | 1411 E 9 MILE RD              | CRL        | 201        | 2/9/2024   | \$385,000   | \$125,661   | \$259,339     | \$229,452   |                  |                  |                  |                 |                 |
| 24  | 24-25-27-327-005 | 23426 WOODWARD AVE            | CRL        | 201        | 4/25/2022  | \$205,000   | \$86,483    | \$118,517     | \$82,450    |                  |                  |                  |                 |                 |
| 36  | 36-18-01-303-026 | 2091 CASS LAKE RD             | CRL        | 201        | 12/15/2023 | \$235,000   | \$36,367    | \$198,633     | \$241,748   |                  |                  |                  |                 |                 |
| 40  | 40-24-13-353-001 | 27300 SOUTHFIELD RD           | CRL        | 201        | 5/2/2023   | \$800,000   | \$154,911   | \$645,089     | \$508,804   |                  |                  |                  |                 |                 |
| 44  | 44-25-12-151-009 | 30100 JOHN R RD               | CRL        | 201        | 11/8/2023  | \$1,150,000 | \$247,746   | \$902,254     | \$620,745   | 44-25-12-151-016 |                  |                  |                 |                 |
| 44  | 44-25-23-229-001 | 41 W 11 MILE RD               | CRL        | 201        | 5/17/2022  | \$475,000   | \$155,265   | \$319,735     | \$218,006   |                  |                  |                  |                 |                 |
| 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   |                  |                  |                  |                 |                 |
| 64  | 64-14-07-480-023 | 298 W WALTON BLVD             | CRL        | 201        | 11/7/2023  | \$90,000    | \$19,746    | \$70,254      | \$63,645    |                  |                  |                  |                 |                 |
| 64  | 64-14-21-178-008 | 655 JOSLYN AVE                | CRL        | 201        | 9/25/2023  | \$250,000   | \$72,979    | \$177,021     | \$195,489   |                  |                  |                  |                 |                 |
| 64  | 64-14-21-406-001 | 635 MARTIN LUTHER KING JR BLV | CRL        | 201        | 12/15/2022 | \$1,121,133 | \$202,553   | \$918,580     | \$889,937   |                  |                  |                  |                 |                 |
| 64  | 64-14-31-180-001 | 239 VOORHEIS ST               | CRL        | 201        | 11/9/2023  | \$125,000   | \$16,204    | \$108,796     | \$170,923   |                  |                  |                  |                 |                 |
| 64  | 64-14-31-378-001 | 869 ORCHARD LAKE RD           | CRL        | 201        | 2/28/2024  | \$130,000   | \$34,109    | \$95,891      | \$190,989   | 64-14-31-378-002 | 64-14-31-378-003 | 64-14-31-378-004 |                 |                 |
| IH  | IH-01-33-226-024 | 507 N SAGINAW ST              | CRL        | 201        | 7/25/2023  | \$299,000   | \$75,443    | \$223,557     | \$214,034   |                  |                  |                  |                 |                 |
| IH  | IH-01-34-101-003 | 602 N SAGINAW ST              | CRL        | 201        | 10/20/2023 | \$145,000   | \$43,388    | \$101,612     | \$137,169   |                  |                  |                  |                 |                 |
| IH  | IH-01-34-301-002 | 103 S SAGINAW ST              | CRL        | 201        | 9/26/2022  | \$275,000   | \$37,493    | \$237,507     | \$206,807   |                  |                  |                  |                 |                 |
| IH  | IH-01-34-308-007 | 310 S BROAD ST                | CRL        | 201        | 9/26/2022  | \$375,000   | \$52,557    | \$322,443     | \$405,780   |                  |                  |                  |                 |                 |

CITY OF BLOOMFIELD HILLS  
ECF FOR 2025: GCG

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 22         | \$9,766,900      | \$2,522,077       | \$7,244,823      | \$6,707,030       | 1.080 |

| 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 |
|-----|------------------|-------------------------------|------------|------------|------------|------------|-------------|---------------|-------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 20  | 20-23-27-326-016 | 32704 GRAND RIVER AVE         | CRS        | 201        | 2/9/2023   | \$900,000  | \$185,298   | \$714,702     | \$428,915   |                  |                 |                 |                 |                 |
| 20  | 20-23-27-329-046 | 32663 GRAND RIVER AVE         | COF        | 201        | 12/8/2023  | \$650,000  | \$128,188   | \$521,812     | \$335,100   |                  |                 |                 |                 |                 |
| 20  | 20-23-27-403-141 | 31806 GRAND RIVER AVE         | COF        | 201        | 8/31/2023  | \$225,000  | \$189,055   | \$35,945      | \$117,043   |                  |                 |                 |                 |                 |
| 20  | 20-23-27-404-006 | 32300 GRAND RIVER AVE         | COF        | 201        | 8/19/2022  | \$245,000  | \$97,392    | \$147,608     | \$118,789   |                  |                 |                 |                 |                 |
| 20  | 20-23-27-428-026 | 23011 ORCHARD LAKE RD         | COF        | 201        | 10/31/2022 | \$190,000  | \$74,299    | \$115,701     | \$148,583   |                  |                 |                 |                 |                 |
| 20  | 20-23-28-128-017 | 34415 GRAND RIVER AVE         | COF        | 201        | 10/21/2022 | \$318,000  | \$108,579   | \$209,421     | \$186,477   |                  |                 |                 |                 |                 |
| 20  | 20-23-28-280-013 | 23333 FARMINGTON RD           | COF        | 201        | 5/26/2023  | \$600,000  | \$151,930   | \$448,070     | \$322,974   |                  |                 |                 |                 |                 |
| 20  | 20-23-35-126-010 | 30732 GRAND RIVER AVE         | CRS        | 201        | 7/29/2022  | \$247,500  | \$106,213   | \$141,287     | \$80,982    |                  |                 |                 |                 |                 |
| 24  | 24-25-26-154-002 | 2840 HILTON RD                | COF        | 201        | 12/29/2023 | \$312,000  | \$92,180    | \$219,820     | \$191,152   |                  |                 |                 |                 |                 |
| 24  | 24-25-27-280-026 | 3055 HILTON RD                | COF        | 201        | 7/28/2023  | \$540,000  | \$182,778   | \$357,222     | \$304,503   |                  |                 |                 |                 |                 |
| 28  | 28-25-25-306-006 | 23528 JOHN R RD               | COF        | 201        | 4/5/2023   | \$510,000  | \$54,204    | \$455,796     | \$281,133   | 28-25-25-306-007 |                 |                 |                 |                 |
| 28  | 28-25-25-452-040 | 1221 E 9 MILE RD              | CRS        | 201        | 8/18/2023  | \$500,000  | \$97,333    | \$402,667     | \$335,118   |                  |                 |                 |                 |                 |
| 36  | 36-18-02-479-065 | 3251 ORCHARD LAKE RD          | CRS        | 201        | 1/17/2023  | \$750,000  | \$289,933   | \$460,067     | \$368,370   |                  |                 |                 |                 |                 |
| 36  | 36-18-11-251-024 | 3435 ORCHARD LAKE RD          | COF        | 201        | 11/2/2022  | \$870,000  | \$159,384   | \$710,616     | \$618,076   |                  |                 |                 |                 |                 |
| 64  | 64-14-17-131-015 | 1375 BALDWIN AVE              | CRS        | 201        | 12/7/2023  | \$425,000  | \$170,762   | \$254,238     | \$148,459   | 64-14-17-131-016 |                 |                 |                 |                 |
| 64  | 64-14-20-481-011 | 121 CHAMBERLAIN ST            | BMS        | 201        | 10/6/2023  | \$270,000  | \$32,637    | \$237,363     | \$426,749   |                  |                 |                 |                 |                 |
| 64  | 64-14-21-403-043 | 673 MARTIN LUTHER KING JR BLV | COF        | 201        | 7/21/2022  | \$325,000  | \$94,614    | \$230,386     | \$459,957   | 64-14-21-403-042 |                 |                 |                 |                 |
| 64  | 64-14-21-403-044 | 667 MARTIN LUTHER KING JR BLV | COF        | 201        | 10/20/2023 | \$794,400  | \$22,857    | \$771,543     | \$499,347   |                  |                 |                 |                 |                 |
| 64  | 64-14-21-403-064 | 804 N PERRY ST                | CRS        | 201        | 8/30/2023  | \$400,000  | \$61,033    | \$338,967     | \$262,924   |                  |                 |                 |                 |                 |
| 64  | 64-14-29-257-021 | 146 CESAR E CHAVEZ AVE        | COF        | 201        | 8/24/2023  | \$300,000  | \$16,835    | \$283,165     | \$637,382   | 64-14-29-257-001 |                 |                 |                 |                 |
| 64  | 64-14-32-127-019 | 149 FRANKLIN RD               | COF        | 201        | 8/10/2022  | \$180,000  | \$51,087    | \$128,913     | \$309,648   |                  |                 |                 |                 |                 |
| U   | U -07-10-226-001 | 10197 DIXIE HWY               | BMS        | 201        | 4/27/2023  | \$215,000  | \$155,486   | \$59,514      | \$125,347   |                  |                 |                 |                 |                 |

CITY OF BLOOMFIELD HILLS  
ECF FOR 2025: UTL

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 19         | \$13,425,750     | \$3,719,669       | \$9,706,081      | \$8,928,023       | 1.087 |

| 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 |
|-----|------------------|-------------------------|------------|------------|------------|-------------|-------------|---------------|-------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 44  | 44-25-01-126-025 | 845 E MANDOLINE AVE     | IND        | 301        | 9/26/2023  | \$1,050,000 | \$204,627   | \$845,373     | \$662,059   |                  |                 |                 |                 |                 |
| 44  | 44-25-01-127-007 | 850 E MANDOLINE AVE     | IND        | 301        | 1/8/2024   | \$770,000   | \$403,501   | \$366,499     | \$786,652   |                  |                 |                 |                 |                 |
| 44  | 44-25-01-179-018 | 32349 MILTON AVE        | IND        | 301        | 1/1/2024   | \$550,000   | \$403,501   | \$146,499     | \$786,652   |                  |                 |                 |                 |                 |
| 44  | 44-25-01-182-025 | 759 E WHITCOMB AVE      | IND        | 201        | 8/31/2022  | \$534,750   | \$128,147   | \$406,603     | \$248,873   |                  |                 |                 |                 |                 |
| 44  | 44-25-01-183-020 | 32039 MILTON AVE        | IND        | 301        | 11/10/2023 | \$630,500   | \$148,765   | \$481,735     | \$293,709   |                  |                 |                 |                 |                 |
| 44  | 44-25-02-101-032 | 32401 STEPHENSON HWY    | IND        | 301        | 6/1/2023   | \$1,250,000 | \$316,171   | \$933,829     | \$648,673   |                  |                 |                 |                 |                 |
| 44  | 44-25-02-327-005 | 31465 STEPHENSON HWY    | IND        | 301        | 10/27/2023 | \$2,800,000 | \$659,164   | \$2,140,836   | \$1,946,213 | 44-25-02-327-004 |                 |                 |                 |                 |
| 44  | 44-25-02-376-001 | 31301 STEPHENSON HWY    | IND        | 201        | 11/1/2023  | \$650,000   | \$226,258   | \$423,742     | \$293,663   |                  |                 |                 |                 |                 |
| 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  | 44-25-13-454-021 | 1439 E 11 MILE RD       | IND        | 201        | 7/15/2022  | \$700,000   | \$111,852   | \$588,148     | \$360,145   | 44-25-13-454-020 |                 |                 |                 |                 |
| 44  | 44-25-24-201-001 | 1104 E 11 MILE RD       | IND        | 201        | 11/2/2022  | \$340,000   | \$108,392   | \$231,608     | \$145,104   | 44-25-24-201-006 |                 |                 |                 |                 |
| 44  | 44-25-24-206-038 | 1340 E 11 MILE RD       | IND        | 301        | 6/29/2023  | \$525,000   | \$104,970   | \$420,030     | \$345,878   |                  |                 |                 |                 |                 |
| 44  | 44-25-24-251-019 | 26040 PINEHURST DR      | IND        | 301        | 6/13/2022  | \$1,000,000 | \$254,101   | \$745,899     | \$619,210   |                  |                 |                 |                 |                 |
| 44  | 44-25-24-301-001 | 25914 JOHN R RD         | IND        | 201        | 1/29/2024  | \$700,000   | \$141,598   | \$558,402     | \$594,763   |                  |                 |                 |                 |                 |
| 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  | 44-25-24-352-002 | 25330 JOHN R RD         | IND        | 201        | 7/19/2023  | \$225,000   | \$43,144    | \$181,856     | \$124,363   |                  |                 |                 |                 |                 |
| 44  | 44-25-24-455-037 | 1129 E 10 MILE RD       | IND        | 301        | 4/1/2023   | \$150,000   | \$33,223    | \$116,777     | \$107,178   |                  |                 |                 |                 |                 |