

CITY OF FERNDALE

ECF FOR 2025: APP

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
9	\$8,245,000	\$2,290,538	\$5,954,462	\$4,109,648	1.449

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					
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				
80	80-21-19-201-012		APT	201	12/20/2022	\$480,000	\$250,622	\$229,378	\$476,204					
92	92-17-35-103-015	1250 E WEST MAPLE RD	APT	201	11/28/2023	\$2,925,000	\$295,535	\$2,629,465	\$1,317,270					

CITY OF FERNDALE
ECF FOR 2025: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
9	\$9,113,500	\$3,744,694	\$5,368,806	\$3,858,473	1.391

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					
08	08-20-30-455-014	2159 E MAPLE RD	APT	201	5/8/2023	\$3,715,000	\$1,673,168	\$2,041,832	\$1,045,410	08-20-30-455-013				
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					
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				
80	80-21-19-201-012		APT	201	12/20/2022	\$480,000	\$250,622	\$229,378	\$476,204					

CITY OF FERNDALE
ECF FOR 2025: BAR

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$5,027,500	\$1,316,036	\$3,711,464	\$2,942,546	1.261

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	20-23-35-126-010	30732 GRAND RIVER AVE	CRS	201	7/29/2022	\$247,500	\$106,213	\$141,287	\$80,982					
24	24-25-27-381-025	177 VESTER ST	BAR	201	8/25/2023	\$700,000	\$121,724	\$578,276	\$396,304					
24	24-25-34-126-016	141 W 9 MILE RD	BAR	201	10/24/2023	\$650,000	\$204,180	\$445,820	\$419,462					
24	24-25-34-127-013	22726 WOODWARD AVE	BAR	201	5/2/2022	\$350,000	\$117,234	\$232,766	\$187,676					
28	28-25-25-452-040	1221 E 9 MILE RD	CRS	201	8/18/2023	\$500,000	\$97,333	\$402,667	\$335,118					
44	44-25-12-102-001	30600 JOHN R RD	CRS	201	4/15/2022	\$350,000	\$66,501	\$283,499	\$193,956					
64	64-14-15-426-012	1650 N PERRY ST	BAR	201	2/6/2024	\$505,000	\$185,758	\$319,242	\$488,750					
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	64-14-21-403-064	804 N PERRY ST	CRS	201	8/30/2023	\$400,000	\$61,033	\$338,967	\$262,924					

CITY OF FERNDALE
ECF FOR 2025: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
14	\$6,052,500	\$2,056,295	\$3,996,205	\$3,928,906	1.017

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	16-25-03-153-060	701 S MAIN ST	COF	201	7/26/2023	\$595,000	\$215,079	\$379,921	\$365,628					
16	16-25-04-129-026	635 W 14 MILE RD	COF	201	1/3/2023	\$617,500	\$168,624	\$448,876	\$420,767					
20	20-23-28-128-017	34415 GRAND RIVER AVE	COF	201	10/21/2022	\$318,000	\$108,579	\$209,421	\$186,477					
24	24-25-26-154-002	2840 HILTON RD	COF	201	12/29/2023	\$312,000	\$92,180	\$219,820	\$191,152					
24	24-25-26-382-034	1411 E 9 MILE RD	CRL	201	2/9/2024	\$385,000	\$125,661	\$259,339	\$229,452					
24	24-25-27-280-026	3055 HILTON RD	COF	201	7/28/2023	\$540,000	\$182,778	\$357,222	\$304,503					
36	36-18-11-251-024	3435 ORCHARD LAKE RD	COF	201	11/2/2022	\$870,000	\$159,384	\$710,616	\$618,076					
44	44-25-12-101-057	30728 JOHN R RD	BMS	201	4/25/2023	\$625,000	\$366,195	\$258,805	\$239,396					
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				
44	44-25-24-251-006	26201 DEQUINDRE RD	CRL	201	10/5/2023	\$310,000	\$110,122	\$199,878	\$170,974					
64	64-14-20-481-011	121 CHAMBERLAIN ST	BMS	201	10/6/2023	\$270,000	\$32,637	\$237,363	\$426,749					
64	64-14-21-405-006	630 MARTIN LUTHER KING JR BLV	CRS	201	9/1/2022	\$250,000	\$54,977	\$195,023	\$184,084					
64	64-14-31-180-001	239 VOORHEIS ST	CRL	201	11/9/2023	\$125,000	\$16,204	\$108,796	\$170,923					
96	96-17-32-354-016	49030 PONTIAC TRL STE 300	BMS	201	8/4/2023	\$260,000	\$55,554	\$204,446	\$237,803					

CITY OF FERNDALE
ECF FOR 2025: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
9	\$3,996,965	\$1,585,807	\$2,411,158	\$2,087,523	1.155

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					
36	36-18-11-229-008	3389 ORCHARD LAKE RD	CAS	201	12/30/2022	\$700,000	\$129,121	\$570,879	\$273,781					
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	64-14-19-282-018	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					
64	64-14-34-103-001	684 AUBURN AVE	CAS	201	12/29/2023	\$65,000	\$29,231	\$35,769	\$70,726					
IH	IH-01-33-426-011	101 CIVIC DR	CAS	201	6/14/2022	\$230,000	\$196,850	\$33,150	\$38,271					

CITY OF FERNDALE
ECF FOR 2025: CMD

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
18	\$7,727,500	\$2,393,129	\$5,334,371	\$5,285,382	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	04-25-17-103-023	3260 COOLIDGE HWY	COF	201	6/13/2022	\$420,000	\$136,791	\$283,209	\$403,419	04-25-17-103-024				
04	04-25-18-104-008	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					
16	16-20-34-355-052	59 FLORENCE ST	COF	201	9/28/2022	\$350,000	\$148,058	\$201,942	\$150,586					
16	16-25-03-101-002	14 E 14 MILE RD	COF	201	4/1/2022	\$562,500	\$74,984	\$487,516	\$318,529					
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					
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					
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	40-24-24-154-001	26060 SOUTHFIELD RD	COF	201	2/21/2023	\$745,000	\$162,522	\$582,478	\$701,323					
44	44-25-12-376-018	649 E 12 MILE RD	CMD	201	7/5/2022	\$173,000	\$83,814	\$89,186	\$119,106	44-25-12-376-019				
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 FERNDALE
ECF FOR 2025: CMM

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$5,331,965	\$1,634,767	\$3,697,198	\$2,904,745	1.273

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					
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	64-14-20-176-011	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	64-14-21-352-067	547 N PERRY ST	CMM	201	5/19/2023	\$500,000	\$111,529	\$388,471	\$187,185					
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 FERNDALE
ECF FOR 2025: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
21	\$11,810,000	\$3,087,555	\$8,722,445	\$7,604,466	1.147

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	04-25-17-103-023	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	04-25-18-104-008	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					
20	20-23-26-351-025	22730 ORCHARD LAKE RD	COF	201	9/28/2022	\$390,000	\$133,377	\$256,623	\$275,047					
20	20-23-27-404-006	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	20-23-28-280-013	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					
24	24-25-27-382-003	22840 WOODWARD AVE	COF	201	12/5/2022	\$3,250,000	\$742,365	\$2,507,635	\$1,558,879	24-25-27-381-028				
24	24-25-34-301-018	660 LIVERNOIS ST	COF	201	3/22/2024	\$300,000	\$51,551	\$248,449	\$88,305					
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	28-25-26-431-025	23941 JOHN R RD	CMD	201	10/19/2022	\$325,000	\$21,257	\$303,743	\$169,549					
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					
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	7/1/2022	\$460,000	\$108,321	\$351,679	\$473,254					
40	40-24-24-154-001	26060 SOUTHFIELD RD	COF	201	2/21/2023	\$745,000	\$162,522	\$582,478	\$701,323					
44	44-25-12-376-018	649 E 12 MILE RD	CMD	201	7/5/2022	\$173,000	\$83,814	\$89,186	\$119,106	44-25-12-376-019				
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 FERNDALE
ECF FOR 2025: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
26	\$21,052,800	\$3,951,865	\$17,100,935	\$13,629,046	1.255

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	20-23-27-153-012	33304 GRAND RIVER AVE	CRL	201	11/4/2022	\$220,000	\$57,546	\$162,454	\$119,375					
20	20-23-27-153-015	33250 GRAND RIVER AVE	CRL	201	8/8/2022	\$295,000	\$72,506	\$222,494	\$121,135					
20	20-23-34-355-003	20740 FARMINGTON RD	CRL	201	8/23/2023	\$555,000	\$135,004	\$419,996	\$309,239					
24	24-25-26-111-036	3150 HILTON RD	CRL	201	11/30/2023	\$170,000	\$34,106	\$135,894	\$81,830					
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					
24	24-25-27-327-006	23422 WOODWARD AVE	CRL	201	12/18/2023	\$135,000	\$124,381	\$10,619	\$66,426					
24	24-25-27-379-003	23140 WOODWARD AVE	CRL	201	5/9/2023	\$840,000	\$249,185	\$590,815	\$370,580					
24	24-25-34-126-002	259 W 9 MILE RD	CRL	201	4/28/2022	\$1,500,000	\$137,697	\$1,362,303	\$778,648					
24	24-25-34-279-047	927 HILTON RD	CRL	201	6/29/2022	\$1,050,000	\$270,247	\$779,753	\$419,328	24-25-34-426-037				
28	28-25-25-152-006	24310 JOHN R RD	CRL	201	4/11/2023	\$900,000	\$92,076	\$807,924	\$533,702	28-25-25-152-007				
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	44-25-24-304-004	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					
64	64-14-07-480-023	298 W WALTON BLVD	CRL	201	11/7/2023	\$90,000	\$19,746	\$70,254	\$63,645					
64	64-14-16-101-021	322 E WALTON BLVD	CRL	201	10/25/2022	\$1,646,667	\$142,019	\$1,504,648	\$1,026,107					
64	64-14-17-253-003	1260 BALDWIN AVE	CRL	201	12/28/2022	\$65,000	\$13,246	\$51,754	\$30,940					
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	64-14-29-455-002	50444 WOODWARD AVE	CRL	201	8/2/2023	\$500,000	\$43,114	\$456,886	\$297,630					
64	64-14-30-354-046	3 S TELEGRAPH RD	CRL	201	12/20/2022	\$7,150,000	\$1,017,251	\$6,132,749	\$5,389,627	64-14-31-101-001				
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		
68	68-15-14-103-008	308 S MAIN ST	CRL	201	9/30/2022	\$1,200,000	\$334,482	\$865,518	\$811,302					

CITY OF FERNDALE
ECF FOR 2025: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
18	\$14,331,500	\$4,256,209	\$10,075,291	\$7,095,494	1.420

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	04-25-16-354-046	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				
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	14-08-20-451-017				
20	20-23-27-326-016	32704 GRAND RIVER AVE	CRS	201	2/9/2023	\$900,000	\$185,298	\$714,702	\$428,915					
20	20-23-35-126-010	30732 GRAND RIVER AVE	CRS	201	7/29/2022	\$247,500	\$106,213	\$141,287	\$80,982					
24	24-25-26-111-036	3150 HILTON RD	CRL	201	11/30/2023	\$170,000	\$34,106	\$135,894	\$81,830					
24	24-25-27-379-003	23140 WOODWARD AVE	CRL	201	5/9/2023	\$840,000	\$249,185	\$590,815	\$370,580					
24	24-25-27-381-025	177 VESTER ST	BAR	201	8/25/2023	\$700,000	\$121,724	\$578,276	\$396,304					
24	24-25-34-126-002	259 W 9 MILE RD	CRL	201	4/28/2022	\$1,500,000	\$137,697	\$1,362,303	\$778,648					
24	24-25-34-127-013	22726 WOODWARD AVE	BAR	201	5/2/2022	\$350,000	\$117,234	\$232,766	\$187,676					
24	24-25-34-279-047	927 HILTON RD	CRL	201	6/29/2022	\$1,050,000	\$270,247	\$779,753	\$419,328	24-25-34-426-037				
28	28-25-25-452-040	1221 E 9 MILE RD	CRS	201	8/18/2023	\$500,000	\$97,333	\$402,667	\$335,118					
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					
64	64-14-21-403-064	804 N PERRY ST	CRS	201	8/30/2023	\$400,000	\$61,033	\$338,967	\$262,924					
68	68-15-15-232-026	327 S MAIN ST	CRS	201	11/16/2022	\$1,000,000	\$446,087	\$553,913	\$558,090					
E	E -17-36-200-032	500 LOOP RD	CRS	201	2/15/2023	\$1,275,000	\$829,602	\$445,398	\$527,957					

CITY OF FERNDALE
ECF FOR 2025: INL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
18	\$11,995,500	\$3,383,197	\$8,612,303	\$9,004,651	0.956

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
24	24-25-26-153-060	2900 HILTON RD	INL	301	12/29/2023	\$377,000	\$137,077	\$239,923	\$315,057					
24	24-25-27-434-014	910 E DRAYTON ST	INL	301	11/8/2023	\$1,200,000	\$221,143	\$978,857	\$737,132					
24	24-25-27-436-010	2305 GOODRICH ST	INL	201	11/2/2023	\$400,000	\$138,859	\$261,141	\$291,347					
24	24-25-27-436-015	2335 GOODRICH ST	INL	301	9/27/2022	\$1,000,000	\$290,903	\$709,097	\$828,216					
24	24-25-33-435-045	455 LIVERNOIS ST	INL	301	5/9/2022	\$555,000	\$244,041	\$310,959	\$330,144					
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	28-25-25-453-049	1451 E NINE MILE	IND	301	9/29/2022	\$1,050,000	\$160,602	\$889,398	\$793,462					
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	28-25-25-478-037	1795 E NINE MILE	IND	301	5/25/2023	\$225,000	\$27,905	\$197,095	\$144,618					
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	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	44-25-02-327-005	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	44-25-11-283-002	201 W GIRARD AVE	IND	201	10/25/2022	\$650,000	\$234,519	\$415,481	\$320,810					
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					
64	64-14-33-255-009	392 S SANFORD ST	INL	301	7/12/2023	\$365,000	\$96,071	\$268,929	\$274,783					