

CITY OF MADISON HEIGHTS

ECF FOR 2025: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$5,986,500	\$2,691,130	\$3,295,370	\$2,872,518	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
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	24-25-34-178-021	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					
E	E -17-10-127-014	1111 N COMMERCE RD	APT	201	11/21/2023	\$230,000	\$125,435	\$104,565	\$71,108					
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 MADISON HEIGHTS
ECF FOR 2025: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
15	\$13,329,000	\$5,231,219	\$8,097,781	\$8,357,810	0.969

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	44-25-01-301-002	31660 JOHN R RD	CRS	201	9/7/2022	\$750,000	\$378,953	\$371,047	\$342,566					
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	44-25-12-101-057	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	44-25-12-102-045	30460 JOHN R RD	CRS	201	2/3/2023	\$1,870,000	\$490,400	\$1,379,600	\$774,835					
44	44-25-12-151-009	30100 JOHN R RD	CRL	201	11/8/2023	\$1,150,000	\$247,746	\$902,254	\$620,745	44-25-12-151-016				
44	44-25-12-376-018	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	44-25-23-229-001	41 W 11 MILE RD	CRL	201	5/17/2022	\$475,000	\$155,265	\$319,735	\$218,006					
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					
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					
O	O -09-04-151-007	2375 STANTON RD	CMS	201	5/15/2023	\$2,200,000	\$1,256,167	\$943,833	\$1,086,613	O -09-04-101-001	P -04-33-300-008			
U	U -07-14-176-005	9700 DIXIE HWY	BMS	201	5/25/2022	\$1,021,000	\$485,315	\$535,685	\$662,112	U -07-14-176-004				

CITY OF MADISON HEIGHTS
ECF FOR 2025: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$7,341,900	\$1,717,689	\$5,624,211	\$4,206,381	1.337

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
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	44-25-14-457-030	530 W 11 MILE RD	CAS	201	8/25/2022	\$400,000	\$94,890	\$305,110	\$64,923					
44	44-25-24-101-004	26750 JOHN R RD	CAS	201	11/9/2023	\$750,000	\$211,864	\$538,136	\$161,625	44-25-24-101-005				
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	64-14-09-352-003	263 E WALTON BLVD	CAS	301	4/6/2022	\$2,287,500	\$409,531	\$1,877,969	\$2,248,055					
64	64-14-19-253-019	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					
92	92-17-34-276-023	490 N PONTIAC TRL	CAS	201	8/17/2022	\$1,180,000	\$512,131	\$667,869	\$359,332	92-17-34-276-024	92-17-34-276-025			

CITY OF MADISON HEIGHTS
ECF FOR 2025: CMD

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
13	\$9,469,400	\$2,599,216	\$6,870,184	\$8,839,591	0.777

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
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	44-25-11-201-032	876 HORACE BROWN DR	COF	201	4/1/2022	\$2,540,000	\$844,052	\$1,695,948	\$2,582,154					
44	44-25-13-104-008	520 E 12 MILE RD	COF	201	8/15/2023	\$705,000	\$220,231	\$484,769	\$723,857					
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				
60	60-25-27-181-003	23634 WOODWARD AVE	COF	201	2/24/2023	\$550,000	\$80,935	\$469,065	\$211,448					
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	64-14-32-127-019	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					

CITY OF MADISON HEIGHTS

ECF FOR 2025: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$7,050,000	\$2,341,638	\$4,708,362	\$7,666,039	0.614

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
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	44-25-11-201-032	876 HORACE BROWN DR	COF	201	4/1/2022	\$2,540,000	\$844,052	\$1,695,948	\$2,582,154					
44	44-25-13-104-008	520 E 12 MILE RD	COF	201	8/15/2023	\$705,000	\$220,231	\$484,769	\$723,857					
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					

CITY OF MADISON HEIGHTS
ECF FOR 2025: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$5,471,000	\$1,565,338	\$3,905,662	\$3,430,433	1.139

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	24-25-26-382-034	1411 E 9 MILE RD	CRL	201	2/9/2024	\$385,000	\$125,661	\$259,339	\$229,452					
24	24-25-27-327-006	23422 WOODWARD AVE	CRL	201	12/18/2023	\$135,000	\$124,381	\$10,619	\$66,426					
40	40-24-13-353-001	27300 SOUTHFIELD RD	CRL	201	5/2/2023	\$800,000	\$154,911	\$645,089	\$508,804					
44	44-25-01-102-009	456 E 14 MILE RD	CRL	201	7/27/2023	\$1,325,000	\$269,411	\$1,055,589	\$445,747	44-25-01-102-024				
44	44-25-02-102-002	1419 W 14 MILE RD	NSC	201	12/15/2022	\$570,000	\$170,788	\$399,212	\$658,891					
44	44-25-13-226-004	1454 E 12 MILE RD # 1460	NSC	201	4/1/2022	\$486,000	\$135,293	\$350,707	\$267,710					
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					
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 MADISON HEIGHTS
ECF FOR 2025: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
12	\$7,815,000	\$2,618,547	\$5,196,453	\$4,249,734	1.223

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	24-25-34-126-016	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					
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CRS	201	1/17/2023	\$750,000	\$289,933	\$460,067	\$368,370					
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					
64	64-14-15-426-012	1650 N PERRY ST	BAR	201	2/6/2024	\$505,000	\$185,758	\$319,242	\$488,750					
64	64-14-21-403-064	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					
92	92-17-34-229-018	1113 E WEST MAPLE RD	CRS	201	11/1/2023	\$940,000	\$451,006	\$488,994	\$346,590					

CITY OF MADISON HEIGHTS

ECF FOR 2025: DIS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$3,588,000	\$1,099,083	\$2,488,917	\$3,032,295	0.821

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	24-25-27-327-006	23422 WOODWARD AVE	CRL	201	12/18/2023	\$135,000	\$124,381	\$10,619	\$66,426					
28	28-25-36-303-053	21502 JOHN R RD	NSC	201	2/16/2023	\$503,000	\$93,471	\$409,529	\$445,416					
36	36-18-01-303-026	2091 CASS LAKE RD	CRL	201	12/15/2023	\$235,000	\$36,367	\$198,633	\$241,748					
44	44-25-02-102-002	1419 W 14 MILE RD	NSC	201	12/15/2022	\$570,000	\$170,788	\$399,212	\$658,891					
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					
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				
64	64-14-21-178-008	655 JOSLYN AVE	CRL	201	9/25/2023	\$250,000	\$72,979	\$177,021	\$195,489					
64	64-14-31-180-001	239 VOORHEIS ST	CRL	201	11/9/2023	\$125,000	\$16,204	\$108,796	\$170,923					

CITY OF MADISON HEIGHTS
ECF FOR 2025: IND

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
17	\$14,610,500	\$3,555,254	\$11,055,246	\$9,339,363	1.184

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	44-25-02-327-003	31435 STEPHENSON HWY	IND	201	5/27/2022	\$1,800,000	\$352,251	\$1,447,749	\$1,069,855					
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	44-25-02-377-003	31051 STEPHENSON HWY	IND	201	10/14/2022	\$1,750,000	\$484,921	\$1,265,079	\$942,874	44-25-02-377-002				
44	44-25-11-126-007	30475 STEPHENSON HWY # 30495	IND	201	4/18/2022	\$1,250,000	\$221,255	\$1,028,745	\$670,181					
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					

CITY OF MADISON HEIGHTS

ECF FOR 2025: MHP

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
12	\$7,036,500	\$2,836,342	\$4,200,158	\$3,408,046	1.232

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					
E	E -17-10-127-014	1111 N COMMERCE RD	APT	201	11/21/2023	\$230,000	\$125,435	\$104,565	\$71,108					
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 MADISON HEIGHTS
ECF FOR 2025: MOT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$24,038,000	\$5,599,363	\$18,438,637	\$17,029,561	1.083

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	44-25-01-155-025	32150 JOHN R RD	CRL	201	5/10/2022	\$1,578,000	\$309,061	\$1,268,939	\$468,414					
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	44-25-12-102-045	30460 JOHN R RD	CRS	201	2/3/2023	\$1,870,000	\$490,400	\$1,379,600	\$774,835					
44	44-25-12-151-009	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					
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					

CITY OF MADISON HEIGHTS

ECF FOR 2025: NSC

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$4,559,000	\$1,252,722	\$3,306,278	\$3,225,747	1.025

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	24-25-27-327-006	23422 WOODWARD AVE	CRL	201	12/18/2023	\$135,000	\$124,381	\$10,619	\$66,426					
28	28-25-36-303-053	21502 JOHN R RD	NSC	201	2/16/2023	\$503,000	\$93,471	\$409,529	\$445,416					
36	36-18-01-303-026	2091 CASS LAKE RD	CRL	201	12/15/2023	\$235,000	\$36,367	\$198,633	\$241,748					
44	44-25-01-102-009	456 E 14 MILE RD	CRL	201	7/27/2023	\$1,325,000	\$269,411	\$1,055,589	\$445,747	44-25-01-102-024				
44	44-25-02-102-002	1419 W 14 MILE RD	NSC	201	12/15/2022	\$570,000	\$170,788	\$399,212	\$658,891					
44	44-25-13-226-004	1454 E 12 MILE RD # 1460	NSC	201	4/1/2022	\$486,000	\$135,293	\$350,707	\$267,710					
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	44-25-24-304-004	25612 JOHN R RD	CRL	201	7/8/2022	\$55,000	\$17,194	\$37,806	\$91,536					
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				
64	64-14-21-178-008	655 JOSLYN AVE	CRL	201	9/25/2023	\$250,000	\$72,979	\$177,021	\$195,489					
64	64-14-31-180-001	239 VOORHEIS ST	CRL	201	11/9/2023	\$125,000	\$16,204	\$108,796	\$170,923					