

CITY OF PLEASANT RIDGE

ECF FOR 2025: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$5,876,500	\$2,650,991	\$3,225,509	\$2,568,835	1.256

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
8	08-19-36-456-018	355 E 14 MILE RD	APT	201	07/12/23	\$1,725,000	\$1,264,792	\$460,208	\$469,014					
16	16-20-33-477-045	102 N WASHINGTON AVE	APT	201	10/25/22	\$688,500	\$151,257	\$537,243	\$261,691					
24	24-25-34-178-021	362 W MARSHALL ST	APP	201	05/10/23	\$650,000	\$58,795	\$591,205	\$286,348					
24	24-25-34-178-022	334 W MARSHALL ST	APP	201	05/11/22	\$425,000	\$175,072	\$249,928	\$155,451					
64	64-14-29-381-019	18 LORRAINE CT	APP	201	02/02/24	\$160,000	\$9,605	\$150,395	\$276,171					
64	64-14-30-452-021	21 MONROE ST	APP	201	01/12/24	\$220,000	\$16,171	\$203,829	\$352,654	64-14-20-452-022				
64	64-14-33-210-065	389 OSMUN ST	APS	201	08/05/22	\$138,000	\$11,360	\$126,640	\$108,033					
E	E -17-10-127-014	1111 N COMMERCE RD	APT	201	11/21/23	\$230,000	\$125,435	\$104,565	\$71,108					
K	K -21-04-251-001	57951 GRAND RIVER AVE	APT	201	03/01/24	\$660,000	\$553,287	\$106,713	\$174,835	K -21-04-151-005				
K	K -21-05-252-024	30625 MARTINDALE RD	APT	201	09/30/22	\$980,000	\$285,217	\$694,783	\$413,529					

CITY OF PLEASANT RIDGE
ECF FOR 2025: AUT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$4,581,465	\$1,014,185	\$3,567,280	\$2,706,350	1.318

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	03/08/24	\$900,000	\$223,719	\$676,281	\$254,351					
20	20-23-28-477-005	22145 FARMINGTON RD	CAS	201	08/02/23	\$1,200,000	\$305,047	\$894,953	\$1,055,976					
28	28-25-36-305-052	21412 JOHN R RD	CAS	201	06/28/22	\$169,500	\$48,479	\$121,021	\$68,674					
40	40-24-23-229-029	26727 SOUTHFIELD RD	CAS	201	09/29/23	\$890,000	\$89,563	\$800,437	\$532,549					
44	44-25-24-106-008	26312 JOHN R RD	CAS	201	08/03/22	\$200,000	\$113,531	\$86,469	\$70,955	64-14-19-253-012				
64	64-14-08-354-017	196 W WALTON BLVD	CAS	201	12/02/22	\$375,000	\$28,305	\$346,695	\$203,711					
64	64-14-19-253-019	820 CESAR E CHAVEZ AVE	CAS	201	07/20/23	\$265,000	\$74,433	\$190,567	\$145,312					
64	64-14-19-282-018	756 CESAR E CHAVEZ AVE	CAS	201	01/30/24	\$249,900	\$38,352	\$211,548	\$123,730	64-14-19-282-008	64-14-19-282-009			
64	64-14-20-301-002	250 W MONTCALM ST	CAS	201	12/18/23	\$100,000	\$32,027	\$67,973	\$107,439					
64	64-14-29-126-025	307 CESAR E CHAVEZ AVE	CAS	201	12/02/22	\$167,065	\$31,498	\$135,567	\$72,928					
64	64-14-34-103-001	684 AUBURN AVE	CAS	201	12/29/23	\$65,000	\$29,231	\$35,769	\$70,726					

CITY OF PLEASANT RIDGE
ECF FOR 2025: BAR

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$6,845,000	\$1,894,014	\$4,950,986	\$4,031,291	1.228

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	08/30/22	\$565,000	\$176,669	\$388,331	\$206,763					
14	14-08-20-451-018	18 S MAIN ST	CRS	201	06/16/22	\$1,600,000	\$488,736	\$1,111,264	\$940,305					
24	24-25-26-382-034	1411 E 9 MILE RD	CRL	201	02/09/24	\$385,000	\$125,661	\$259,339	\$229,452					
24	24-25-27-379-003	23140 WOODWARD AVE	CRL	201	05/09/23	\$840,000	\$249,185	\$590,815	\$370,580					
24	24-25-27-381-025	177 VESTER ST	BAR	201	08/25/23	\$700,000	\$121,724	\$578,276	\$396,304					
24	24-25-34-126-016	141 W 9 MILE RD	BAR	201	10/24/23	\$650,000	\$204,180	\$445,820	\$419,462					
24	24-25-34-127-013	22726 WOODWARD AVE	BAR	201	05/02/22	\$350,000	\$117,234	\$232,766	\$187,676	14-08-20-451-017				
28	28-25-25-452-040	1221 E 9 MILE RD	CRS	201	08/18/23	\$500,000	\$97,333	\$402,667	\$335,118					
44	44-25-12-102-001	30600 JOHN R RD	CRS	201	04/15/22	\$350,000	\$66,501	\$283,499	\$193,956					
64	64-14-15-426-012	1650 N PERRY ST	BAR	201	02/06/24	\$505,000	\$185,758	\$319,242	\$488,750					
64	64-14-21-403-064	804 N PERRY ST	CRS	201	08/30/23	\$400,000	\$61,033	\$338,967	\$262,924					

CITY OF PLEASANT RIDGE
ECF FOR 2025: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
12	\$18,079,500	\$8,020,362	\$10,059,138	\$9,609,125	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
04	04-25-17-103-023	3260 COOLIDGE HWY	COF	201	06/13/22	\$420,000	\$136,791	\$283,209	\$403,419	04-25-17-103-024				
04	04-25-17-257-027	28471 WOODWARD AVE	COF	201	08/28/23	\$210,000	\$78,299	\$131,701	\$157,149					
04	04-25-18-104-008	3811 12 MILE RD	COF	201	11/02/22	\$400,000	\$67,163	\$332,837	\$227,747	08-19-25-101-015				
04	04-25-18-203-002	3179 12 MILE RD	COF	201	03/28/23	\$270,000	\$37,116	\$232,884	\$107,366					
04	04-25-18-205-028	2985 12 MILE RD	COF	201	05/26/22	\$500,000	\$87,773	\$412,227	\$413,617					
04	04-25-18-353-029	3950 11 MILE RD	COF	201	01/23/23	\$532,500	\$73,000	\$459,500	\$225,807					
08	08-19-36-285-001	1001 S WORTH ST	COF	201	06/08/23	\$13,875,000	\$6,897,880	\$6,977,120	\$7,131,085					
20	20-23-27-403-141	31806 GRAND RIVER AVE	COF	201	08/31/23	\$225,000	\$189,055	\$35,945	\$117,043					
20	20-23-27-404-006	32300 GRAND RIVER AVE	COF	201	08/19/22	\$245,000	\$97,392	\$147,608	\$118,789					
24	24-25-26-154-002	2840 HILTON RD	COF	201	12/29/23	\$312,000	\$92,180	\$219,820	\$191,152					
24	24-25-27-280-026	3055 HILTON RD	COF	201	07/28/23	\$540,000	\$182,778	\$357,222	\$304,503					
60	60-25-27-181-003	23634 WOODWARD AVE	COF	201	02/24/23	\$550,000	\$80,935	\$469,065	\$211,448					

CITY OF PLEASANT RIDGE
ECF FOR 2025: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$7,757,000	\$2,812,455	\$4,944,545	\$4,400,068	1.124

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
4	04-25-07-477-025	2790 12 MILE RD	CRL	201	02/20/23	\$300,000	\$63,574	\$236,426	\$111,095					
4	04-25-07-477-030	2734 12 MILE RD	CRL	201	10/26/22	\$118,000	\$52,184	\$65,816	\$41,309					
4	04-25-18-205-040	2959 12 MILE RD	CRL	201	12/05/22	\$484,000	\$94,314	\$389,686	\$326,955					
8	08-20-31-354-008	33366 WOODWARD AVE	CRL	201	04/18/22	\$595,000	\$514,519	\$80,481	\$178,461					
16	16-20-33-453-046	560 W 14 MILE RD	CRL	201	10/04/23	\$1,525,000	\$610,895	\$914,105	\$1,080,819					
16	16-25-04-127-022	809 W 14 MILE RD	CRL	201	10/04/23	\$1,575,000	\$666,106	\$908,894	\$801,061					
24	24-25-26-382-034	1411 E 9 MILE RD	CRL	201	02/09/24	\$385,000	\$125,661	\$259,339	\$229,452					
60	60-25-27-155-002	23900 WOODWARD AVE	CRL	201	04/13/23	\$1,175,000	\$189,351	\$985,649	\$395,758					
60	60-25-27-181-004	23622 WOODWARD AVE	CRL	201	12/05/22	\$400,000	\$161,369	\$238,631	\$423,855	60-25-27-181-005				
68	68-15-14-103-008	308 S MAIN ST	CRL	201	09/30/22	\$1,200,000	\$334,482	\$865,518	\$811,302					

CITY OF PLEASANT RIDGE
ECF FOR 2025: MIS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
15	\$7,956,670	\$2,327,051	\$5,629,619	\$7,522,526	0.748

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	06/13/22	\$420,000	\$136,791	\$283,209	\$403,419					
04	04-25-17-257-027	28471 WOODWARD AVE	COF	201	08/28/23	\$210,000	\$78,299	\$131,701	\$157,149					
04	04-25-18-205-028	2985 12 MILE RD	COF	201	5/26/2022	\$500,000	\$87,773	\$412,227	\$413,617					
16	16-25-04-129-024	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				
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	20-23-27-428-026	23011 ORCHARD LAKE RD	COF	201	10/31/22	\$190,000	\$74,299	\$115,701	\$148,583					
28	28-25-36-153-002	21934 JOHN R RD	COF	201	12/18/23	\$90,000	\$13,603	\$76,397	\$125,080	04-25-17-103-024				
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	07/01/22	\$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					
44	44-25-11-201-032	876 HORACE BROWN DR	COF	201	04/01/22	\$2,540,000	\$844,052	\$1,695,948	\$2,582,154					
44	44-25-13-104-008	520 E 12 MILE RD	COF	201	08/15/23	\$705,000	\$220,231	\$484,769	\$723,857					
60	60-25-27-181-003	23634 WOODWARD AVE	COF	201	02/24/23	\$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	64-14-29-257-021	146 CESAR E CHAVEZ AVE	COF	201	8/24/2023	\$300,000	\$16,835	\$283,165	\$637,382	64-14-29-257-001				