

City of Pleasant Ridge

2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
K-1	2	\$694,900	\$332,520	47.85%	1.260
R-3	3	\$1,412,000	\$647,880	45.88%	1.310
R-6	28	\$11,941,500	\$5,892,730	49.35%	1.660
R-7	2	\$1,162,290	\$497,930	42.84%	1.500
R-8	6	\$4,702,900	\$2,346,740	49.90%	1.415
R-9	10	\$7,374,250	\$3,528,710	47.85%	1.275
RF3	1	\$820,000	\$486,130	59.28%	1.280
RF4	6	\$4,302,500	\$2,112,630	49.10%	1.265
RX3	9	\$3,663,450	\$1,815,370	49.55%	1.600
RX4	4	\$1,929,000	\$923,370	47.87%	1.450
RX5	2	\$799,000	\$431,700	54.03%	1.345
RX6	3	\$1,059,000	\$523,640	49.45%	1.290
Totals:	76	\$39,860,790	\$19,539,350		

2 Year Sale Ratio: 49.33%

*Sale Study Period: 4/01/2022-03/31/2024

2 Year

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
60-25-27-155-032	23962 WOODWARD AVE	10/14/2022	407	03-ARM'S LENGTH	K-1	\$370,000	\$196,060	52.99	\$161.90	1,760	Other
60-25-27-155-033	23952 WOODWARD AVE	10/6/2023	407	03-ARM'S LENGTH	K-1	\$324,900	\$136,460	42	\$268.28	894	Other
60-25-28-180-079	102 MAPLEFIELD RD	6/9/2022	401	03-ARM'S LENGTH	R-3	\$447,000	\$216,440	48.42	\$132.91	2,020	Colonial/2Sty
60-25-28-180-081	108 MAPLEFIELD RD	4/15/2022	401	03-ARM'S LENGTH	R-3	\$435,000	\$176,490	40.57	\$164.46	1,569	Colonial/2Sty
60-25-28-181-018	111 MAPLEFIELD RD	6/2/2023	401	03-ARM'S LENGTH	R-3	\$530,000	\$254,950	48.1	\$147.85	1,796	Bungalow
60-25-27-102-040	15 DEVONSHIRE RD	6/30/2022	401	03-ARM'S LENGTH	R-6	\$510,000	\$240,750	47.21	\$130.68	2,166	Colonial/2Sty
60-25-27-102-054	7 DEVONSHIRE RD	12/22/2022	401	03-ARM'S LENGTH	R-6	\$500,000	\$281,250	56.25	\$167.02	1,807	Colonial/2Sty
60-25-27-104-020	38 WELLESLEY DR	9/18/2023	401	03-ARM'S LENGTH	R-6	\$410,000	\$163,270	39.82	\$216.70	1,239	Colonial/2Sty
60-25-27-105-022	13 MAYWOOD AVE	2/12/2024	401	03-ARM'S LENGTH	R-6	\$465,000	\$237,570	51.09	\$170.98	1,572	Colonial/2Sty
60-25-27-128-026	45 DEVONSHIRE RD	5/19/2023	401	03-ARM'S LENGTH	R-6	\$450,000	\$205,130	45.58	\$170.59	1,493	Bungalow
60-25-27-128-036	71 DEVONSHIRE RD	9/27/2022	401	03-ARM'S LENGTH	R-6	\$650,000	\$361,220	55.57	\$209.34	2,172	Colonial/2Sty
60-25-27-129-003	42 DEVONSHIRE RD	7/27/2023	401	03-ARM'S LENGTH	R-6	\$537,000	\$261,400	48.68	\$226.12	1,500	Bungalow
60-25-27-129-009	56 DEVONSHIRE RD	9/29/2022	401	03-ARM'S LENGTH	R-6	\$307,500	\$184,560	60.02	\$84.55	1,327	Colonial/2Sty
60-25-27-130-006	54 WELLESLEY DR	10/31/2023	401	03-ARM'S LENGTH	R-6	\$477,000	\$223,120	46.78	\$191.76	1,743	BiLevel
60-25-27-130-007	56 WELLESLEY DR	10/3/2022	401	03-ARM'S LENGTH	R-6	\$400,000	\$171,000	42.75	\$193.28	1,339	Colonial/2Sty
60-25-27-130-012	66 WELLESLEY DR	4/11/2023	401	03-ARM'S LENGTH	R-6	\$410,000	\$166,620	40.64	\$167.40	1,608	Colonial/2Sty
60-25-27-130-048	85 AMHERST RD	4/19/2022	401	03-ARM'S LENGTH	R-6	\$385,000	\$244,130	63.41	\$50.74	1,697	Colonial/2Sty
60-25-27-132-005	48 AMHERST RD	5/12/2023	401	03-ARM'S LENGTH	R-6	\$367,500	\$190,810	51.92	\$137.13	1,423	Colonial/2Sty
60-25-27-132-029	35 MAYWOOD AVE	11/9/2023	401	03-ARM'S LENGTH	R-6	\$386,500	\$183,760	47.54	\$164.60	1,301	Colonial/2Sty
60-25-27-132-033	43 MAYWOOD AVE	9/29/2023	401	03-ARM'S LENGTH	R-6	\$365,000	\$154,230	42.25	\$199.71	964	Bungalow
60-25-27-155-010	20 MAYWOOD AVE	4/13/2023	401	03-ARM'S LENGTH	R-6	\$397,000	\$200,030	50.39	\$124.50	1,620	Colonial/2Sty
60-25-27-156-010	18 SYLVAN AVE	11/15/2022	401	03-ARM'S LENGTH	R-6	\$590,000	\$309,530	52.46	\$184.65	2,135	Colonial/2Sty
60-25-27-156-012	3 FAIRWOOD BLVD	10/27/2022	401	03-ARM'S LENGTH	R-6	\$440,000	\$207,840	47.24	\$139.56	1,740	Colonial/2Sty
60-25-27-156-015	9 FAIRWOOD BLVD	3/13/2023	401	03-ARM'S LENGTH	R-6	\$440,000	\$213,810	48.59	\$136.32	1,795	Colonial/2Sty
60-25-27-176-015	52 MAYWOOD AVE	9/19/2022	401	03-ARM'S LENGTH	R-6	\$230,000	\$135,190	58.78	\$70.95	778	Ranch
60-25-27-176-022	66 MAYWOOD AVE	4/8/2022	401	03-ARM'S LENGTH	R-6	\$311,000	\$170,160	54.71	\$101.79	1,362	Bungalow
60-25-27-177-013	44 SYLVAN AVE	3/17/2023	401	03-ARM'S LENGTH	R-6	\$403,000	\$179,540	44.55	\$164.04	1,406	Bungalow
60-25-27-177-018	19 FAIRWOOD BLVD	9/7/2023	401	03-ARM'S LENGTH	R-6	\$320,000	\$170,180	53.18	\$113.85	1,381	CapeCod
60-25-27-177-023	29 FAIRWOOD BLVD	6/13/2023	401	03-ARM'S LENGTH	R-6	\$500,000	\$227,710	45.54	\$174.28	1,880	Colonial/2Sty
60-25-27-178-015	47 FAIRWOOD BLVD	7/28/2023	401	03-ARM'S LENGTH	R-6	\$400,000	\$203,230	50.81	\$128.97	1,765	Colonial/2Sty

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60-25-27-179-006	26 FAIRWOOD BLVD	3/6/2024	401	03-ARM'S LENGTH	R-6	\$425,000	\$200,090	47.08	\$184.18	1,424	Colonial/2Sty
60-25-27-179-014	42 FAIRWOOD BLVD	7/6/2022	401	03-ARM'S LENGTH	R-6	\$420,000	\$199,690	47.55	\$163.35	1,516	Bungalow
60-25-27-179-015	44 FAIRWOOD BLVD	5/1/2023	401	03-ARM'S LENGTH	R-6	\$445,000	\$206,910	46.5	\$180.83	1,501	Colonial/2Sty
60-25-27-157-013	9 WOODWARD HEIGHTS BLVD	1/18/2024	401	03-ARM'S LENGTH	R-7	\$410,000	\$187,770	45.8	\$200.85	1,404	Bungalow
60-25-27-180-023	73 WOODWARD HEIGHTS BLVD	3/25/2024	401	03-ARM'S LENGTH	R-7	\$752,290	\$310,160	41.23	\$272.60	2,284	Ranch
60-25-27-153-013	10 CAMBRIDGE BLVD	10/20/2022	401	03-ARM'S LENGTH	R-8	\$750,000	\$335,220	44.7	\$195.51	2,308	Colonial/2Sty
60-25-28-277-015	43 RIDGE RD	6/22/2023	401	03-ARM'S LENGTH	R-8	\$538,000	\$282,230	52.46	\$128.84	2,006	Colonial/2Sty
60-25-28-277-034	18 OXFORD BLVD	9/20/2023	401	03-ARM'S LENGTH	R-8	\$790,000	\$381,640	48.31	\$199.91	2,469	Colonial/2Sty
60-25-28-278-013	21 OXFORD BLVD	6/1/2023	401	03-ARM'S LENGTH	R-8	\$750,000	\$351,850	46.91	\$198.27	2,278	Colonial/2Sty
60-25-28-278-022	42 CAMBRIDGE BLVD	1/10/2024	401	03-ARM'S LENGTH	R-8	\$1,075,000	\$545,010	50.7	\$209.01	3,778	Colonial/2Sty
60-25-28-278-038	25 OXFORD BLVD	6/27/2023	401	03-ARM'S LENGTH	R-8	\$799,900	\$450,790	56.36	\$140.14	3,509	Colonial/2Sty
60-25-28-181-048	70 OAKDALE BLVD	4/28/2023	401	03-ARM'S LENGTH	R-9	\$567,250	\$262,660	46.3	\$150.16	1,793	Bungalow
60-25-28-181-052	78 OAKDALE BLVD	6/6/2023	401	03-ARM'S LENGTH	R-9	\$745,000	\$441,680	59.29	\$118.81	3,756	Tudor
60-25-28-181-058	90 OAKDALE BLVD	1/26/2024	401	03-ARM'S LENGTH	R-9	\$940,000	\$431,390	45.89	\$225.05	2,855	Colonial/2Sty
60-25-28-203-022	128 ELM PARK AVE	9/13/2022	401	03-ARM'S LENGTH	R-9	\$650,000	\$280,140	43.1	\$186.28	2,316	Tudor
60-25-28-251-033	6 NORWICH RD	6/29/2023	401	03-ARM'S LENGTH	R-9	\$1,405,000	\$654,730	46.6	\$251.12	4,154	Ranch
60-25-28-253-007	93 OAKDALE BLVD	1/11/2024	401	03-ARM'S LENGTH	R-9	\$735,000	\$368,680	50.16	\$221.74	1,966	Bungalow
60-25-28-253-008	39 HANOVER RD	2/9/2024	401	03-ARM'S LENGTH	R-9	\$935,000	\$455,140	48.68	\$244.16	2,936	Colonial/2Sty
60-25-28-253-009	37 HANOVER RD	12/4/2023	401	03-ARM'S LENGTH	R-9	\$335,000	\$175,540	52.4	\$81.22	1,428	Colonial/2Sty
60-25-28-253-033	124 CAMBRIDGE BLVD	6/28/2022	401	03-ARM'S LENGTH	R-9	\$531,000	\$223,720	42.13	\$158.25	1,689	Colonial/2Sty
60-25-28-253-038	114 CAMBRIDGE BLVD	6/30/2022	401	03-ARM'S LENGTH	R-9	\$531,000	\$235,030	44.26	\$167.55	1,608	Colonial/2Sty
60-25-28-253-047	46 RIDGE RD	3/17/2023	401	03-ARM'S LENGTH	RF3	\$820,000	\$486,130	59.28	\$140.61	3,780	Colonial/2Sty
60-25-28-227-018	10 POPLAR PARK BLVD	10/30/2023	401	03-ARM'S LENGTH	RF4	\$830,000	\$378,880	45.65	\$209.06	2,400	Colonial/2Sty
60-25-28-229-002	23 POPLAR PARK BLVD	11/20/2023	401	03-ARM'S LENGTH	RF4	\$805,000	\$347,780	43.2	\$177.57	2,624	Bungalow
60-25-28-229-019	20 ELM PARK BLVD	5/30/2023	401	03-ARM'S LENGTH	RF4	\$802,500	\$406,520	50.66	\$166.01	2,792	Colonial/2Sty
60-25-28-229-024	10 ELM PARK BLVD	5/18/2023	401	03-ARM'S LENGTH	RF4	\$645,000	\$296,640	45.99	\$164.37	1,877	Ranch
60-25-28-276-013	7 ELM PARK BLVD	5/17/2022	401	03-ARM'S LENGTH	RF4	\$660,000	\$375,080	56.83	\$113.51	2,854	Colonial/2Sty
60-25-28-276-017	30 OAKLAND PARK BLVD	8/30/2022	401	03-ARM'S LENGTH	RF4	\$560,000	\$307,730	54.95	\$104.86	2,026	Ranch
60-25-27-101-032	1 KENSINGTON BLVD	3/8/2023	401	03-ARM'S LENGTH	RX3	\$360,000	\$145,570	40.44	\$161.79	1,306	Bungalow
60-25-27-101-038	13 KENSINGTON BLVD	11/29/2023	401	03-ARM'S LENGTH	RX3	\$370,000	\$181,040	48.93	\$184.81	1,212	Bungalow
60-25-27-101-039	15 KENSINGTON BLVD	3/17/2023	401	03-ARM'S LENGTH	RX3	\$342,000	\$175,560	51.33	\$141.57	1,400	Colonial/2Sty
60-25-27-102-014	18 KENSINGTON BLVD	6/17/2022	401	03-ARM'S LENGTH	RX3	\$425,000	\$200,350	47.14	\$145.69	1,776	Bungalow
60-25-27-102-015	20 KENSINGTON BLVD	1/16/2024	401	03-ARM'S LENGTH	RX3	\$287,450	\$146,920	51.11	\$100.15	1,551	Colonial/2Sty
60-25-27-102-029	48 KENSINGTON BLVD	4/14/2023	401	03-ARM'S LENGTH	RX3	\$749,000	\$396,730	52.97	\$228.67	2,658	Colonial/2Sty
60-25-27-102-031	52 KENSINGTON BLVD	1/9/2023	401	03-ARM'S LENGTH	RX3	\$255,000	\$137,050	53.75	\$147.17	835	Ranch
60-25-27-126-029	77 KENSINGTON BLVD	11/17/2023	401	03-ARM'S LENGTH	RX3	\$375,000	\$167,490	44.66	\$158.32	1,778	Bungalow
60-25-27-128-012	84 KENSINGTON BLVD	7/14/2023	401	03-ARM'S LENGTH	RX3	\$500,000	\$264,660	52.93	\$183.33	1,814	Colonial/2Sty
60-25-28-201-051	14 WOODSIDE PARK BLVD	7/27/2022	401	03-ARM'S LENGTH	RX4	\$625,000	\$288,240	46.12	\$159.11	2,502	Tudor
60-25-28-201-055	6 WOODSIDE PARK BLVD	10/26/2022	401	03-ARM'S LENGTH	RX4	\$540,000	\$249,820	46.26	\$158.20	2,125	Colonial/2Sty
60-25-28-201-057	2 WOODSIDE PARK BLVD	7/15/2022	401	03-ARM'S LENGTH	RX4	\$350,000	\$202,040	57.73	\$82.52	1,932	Colonial/2Sty
60-25-28-202-012	23 WOODSIDE PARK BLVD	8/8/2022	401	03-ARM'S LENGTH	RX4	\$414,000	\$183,270	44.27	\$149.98	1,546	Colonial/2Sty
60-25-28-226-011	20 MILLINGTON RD	9/28/2023	401	03-ARM'S LENGTH	RX5	\$400,000	\$220,550	55.14	\$112.73	2,041	Colonial/2Sty
60-25-28-226-014	12 MILLINGTON RD	4/18/2022	401	03-ARM'S LENGTH	RX5	\$399,000	\$211,150	52.92	\$130.38	1,757	Colonial/2Sty
60-25-28-129-009	23 MAPLEFIELD RD	6/14/2022	401	03-ARM'S LENGTH	RX6	\$420,000	\$185,200	44.1	\$166.57	1,393	Colonial/2Sty
60-25-28-180-059	24 MAPLEFIELD RD	5/20/2022	401	03-ARM'S LENGTH	RX6	\$289,000	\$149,880	51.86	\$105.91	954	Ranch
60-25-28-180-060	28 MAPLEFIELD RD	5/11/2022	401	03-ARM'S LENGTH	RX6	\$350,000	\$188,560	53.87	\$87.03	1,533	Ranch