

Township of Novi

2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
S1A	2	\$1,555,000	\$733,120	47.15%	1.220
		\$1,555,000	\$733,120		
2 Year Sale Ratio:		47.15%			

*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
M -22-27-326-006	44555 CHEDWORTH CT	9/20/2023	401	03-ARM'S LENGTH	S1A	\$915,000	\$436,600	47.72	\$252.01	3,020	Colonial/2Sty
M -22-27-451-005	44119 BROOKWOOD DR	7/20/2022	401	03-ARM'S LENGTH	S1A	\$640,000	\$296,520	46.33	\$154.64	3,135	Colonial/2Sty

*Township of Novi is set by a sample study