

TOWNSHIP OF ROYAL OAK
ECF FOR 2025: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$4,608,000	\$985,033	\$3,622,967	\$2,986,754	1.213

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	24-25-33-126-014	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	64-14-20-452-022				
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	64-14-33-210-065	389 OSMUN ST	APS	201	8/5/2022	\$138,000	\$11,360	\$126,640	\$108,033					
72	72-25-03-454-019	701 E 13 MILE	72APT	201	10/04/22	\$500,000	\$152,266	\$347,734	\$333,957					
72	72-25-22-153-016	405 E 6TH	72APT	201	12/14/22	\$375,000	\$91,196	\$283,804	\$221,400					
80	80-21-19-201-012		APT	201	12/20/2022	\$480,000	\$250,622	\$229,378	\$476,204					

TOWNSHIP OF ROYAL OAK

ECF FOR 2025: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
12	\$6,153,965	\$1,705,432	\$4,448,533	\$4,049,040	1.099

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	44-25-24-106-008	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	64-14-16-201-029	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	64-14-29-126-025	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					

TOWNSHIP OF ROYAL OAK
ECF FOR 2025: CMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$5,333,500	\$1,725,849	\$3,607,651	\$4,237,503	0.851

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	16-20-34-404-019	650 N ROCHESTER RD	IND	201	6/23/2023	\$750,000	\$251,007	\$498,993	\$584,449	16-20-34-404-047				
24	24-25-27-429-006	2421 WOLCOTT ST	INL	301	6/17/2022	\$575,000	\$135,562	\$439,438	\$253,341					
24	24-25-27-436-010	2305 GOODRICH ST	INL	201	11/2/2023	\$400,000	\$138,859	\$261,141	\$291,347					
24	24-25-33-435-045	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	28-25-25-276-013	1775 OAK GROVE AVE	IND	201	1/11/2024	\$130,000	\$32,232	\$97,768	\$96,550					
28	28-25-25-477-033	1651 E 9 MILE RD	IND	201	11/8/2023	\$181,000	\$39,455	\$141,545	\$150,313					
44	44-25-24-301-001	25914 JOHN R RD	IND	201	1/29/2024	\$700,000	\$141,598	\$558,402	\$594,763					
S	S -25-32-429-018	10011 NORTHEND AVE	IND	201	10/13/2022	\$62,500	\$23,058	\$39,442	\$105,811					
U	U -07-03-326-003	10525 ENTERPRISE DR	INL	201	5/20/2022	\$530,000	\$226,881	\$303,119	\$733,078					
U	U -07-03-326-012	10585 ENTERPRISE DR	INL	301	6/13/2023	\$1,100,000	\$340,232	\$759,768	\$881,984					

TOWNSHIP OF ROYAL OAK

ECF FOR 2025: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
15	\$4,546,133	\$1,196,106	\$3,350,027	\$3,129,259	1.071

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	24-25-26-111-036	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					
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	64-14-17-253-003	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	64-14-31-180-001	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		

TOWNSHIP OF ROYAL OAK
ECF FOR 2025: IND

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
11	\$4,308,500	\$1,431,154	\$2,877,346	\$3,588,213	0.802

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	16-20-34-404-019	650 N ROCHESTER RD	IND	201	6/23/2023	\$750,000	\$251,007	\$498,993	\$584,449	16-20-34-404-047				
24	24-25-27-436-010	2305 GOODRICH ST	INL	201	11/2/2023	\$400,000	\$138,859	\$261,141	\$291,347					
24	24-25-33-435-045	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	28-25-25-276-013	1775 OAK GROVE AVE	IND	201	1/11/2024	\$130,000	\$32,232	\$97,768	\$96,550					
28	28-25-25-477-033	1651 E 9 MILE RD	IND	201	11/8/2023	\$181,000	\$39,455	\$141,545	\$150,313					
44	44-25-11-426-012	540 AJAX DR	IND	301	6/6/2023	\$500,000	\$147,876	\$352,124	\$378,858					
44	44-25-24-301-001	25914 JOHN R RD	IND	201	1/29/2024	\$700,000	\$141,598	\$558,402	\$594,763					
44	44-25-24-455-037	1129 E 10 MILE RD	IND	301	4/1/2023	\$150,000	\$33,223	\$116,777	\$107,178					
S	S -25-32-429-018	10011 NORTHEND AVE	IND	201	10/13/2022	\$62,500	\$23,058	\$39,442	\$105,811					
U	U -07-03-326-003	10525 ENTERPRISE DR	INL	201	5/20/2022	\$530,000	\$226,881	\$303,119	\$733,078					