

Township of Royal Oak

2025 ECF Study

NBHD	Count	Sale Price	Assessment	Ratio	Used ECF
SSA	9	\$1,207,300	\$614,550	50.90%	0.870
SSB	0	\$0	\$0	0.00%	0.770
SSC	7	\$600,900	\$299,150	49.78%	0.778
SSD	2	\$165,000	\$67,820	41.10%	0.912
Totals:	18	\$1,973,200	\$981,520		
		2 Year Sale Ratio:	49.74%		

*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
S -25-32-401-012	21471 SCOTIA LN	7/24/2023	401	03-ARM'S LENGTH	SSA	\$120,000	\$55,330	46.11	\$99.00	953	Ranch
S -25-32-402-001	10731 N OAK DR	8/29/2023	401	03-ARM'S LENGTH	SSA	\$210,000	\$81,720	38.91	\$149.54	1,280	Ranch
S -25-32-402-006	10641 N OAK DR	12/15/2023	401	03-ARM'S LENGTH	SSA	\$100,000	\$69,490	69.49	\$76.78	1,076	Ranch
S -25-32-402-007	10629 N OAK DR	4/11/2022	401	03-ARM'S LENGTH	SSA	\$140,000	\$57,400	41.00	\$130.32	947	Ranch
S -25-32-402-014	10515 N OAK DR	3/29/2023	401	03-ARM'S LENGTH	SSA	\$120,000	\$66,530	55.44	\$61.21	1,641	Colonial/2Sty
S -25-32-402-024	10666 CLOVERDALE AVE	6/8/2022	401	03-ARM'S LENGTH	SSA	\$137,000	\$47,460	34.64	\$125.63	953	Ranch
S -25-32-426-013	10371 N OAK DR	7/12/2023	401	03-ARM'S LENGTH	SSA	\$111,300	\$64,670	58.10	\$71.15	1,285	Ranch
S -25-32-426-032	21347 MAJESTIC AVE	10/27/2022	401	03-ARM'S LENGTH	SSA	\$129,000	\$91,250	70.74	\$55.47	1,907	SingleFamily
S -25-32-428-003	21360 MAJESTIC AVE	12/22/2022	401	03-ARM'S LENGTH	SSA	\$140,000	\$80,700	57.64	\$77.02	1,551	Ranch
S -25-33-301-020	21355 WOODSIDE AVE	3/14/2024	401	03-ARM'S LENGTH	SSC	\$175,000	\$80,910	46.23	\$101.29	1,554	Ranch
S -25-33-305-015	21358 PARKSIDE BLVD	12/21/2022	401	03-ARM'S LENGTH	SSC	\$100,000	\$46,800	46.80	\$49.37	1,796	Other
S -25-33-305-032	21341 WESTVIEW AVE	8/17/2023	401	03-ARM'S LENGTH	SSC	\$56,000	\$37,150	66.34	\$50.89	868	Ranch
S -25-33-352-013	21040 WOODSIDE AVE	8/26/2022	401	03-ARM'S LENGTH	SSC	\$109,900	\$41,520	37.78	\$102.88	958	Ranch
S -25-33-355-017	21004 PARKSIDE BLVD	3/13/2024	401	03-ARM'S LENGTH	SSC	\$55,000	\$32,470	59.04	\$52.12	819	Ranch
S -25-33-359-026	20817 PARKSIDE BLVD	9/5/2023	401	03-ARM'S LENGTH	SSC	\$30,000	\$20,330	67.77	\$17.35	1,061	Colonial/2Sty
S -25-33-377-003	8247 GROVEVIEW AVE	12/9/2022	401	03-ARM'S LENGTH	SSC	\$75,000	\$39,970	53.29	\$73.34	856	Ranch
S -25-33-328-005	21400 REIMANVILLE AVE	2/8/2023	401	03-ARM'S LENGTH	SSD	\$60,000	\$32,080	53.47	\$54.65	858	Bungalow
S -25-33-329-015	21425 MITCHELDALE AVE	10/6/2023	401	03-ARM'S LENGTH	SSD	\$105,000	\$35,740	34.04	\$107.55	854	Bungalow