

TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BINGHAM, FRANKLIN, AND BEVERLY HILLS

ECF FOR 2025: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
12	\$8,168,000	\$3,085,882	\$5,082,118	\$4,072,847	1.248

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
08	08-19-36-456-018	355 E 14 MILE RD	APT	201	7/12/2023	\$1,725,000	\$1,264,792	\$460,208	\$469,014					
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	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	64-14-20-452-022				
64	64-14-33-210-065	389 OSMUN ST	APS	201	8/5/2022	\$138,000	\$11,360	\$126,640	\$108,033					
80	80-21-19-201-012		APT	201	12/20/2022	\$480,000	\$250,622	\$229,378	\$476,204					
E	E -17-10-127-014	1111 N COMMERCE RD	APT	201	11/21/2023	\$230,000	\$125,435	\$104,565	\$71,108					
K	K -21-04-251-001	57951 GRAND RIVER AVE	APT	201	3/1/2024	\$660,000	\$553,287	\$106,713	\$174,835	K -21-04-151-005				
K	K -21-05-252-024	30625 MARTINDALE RD	APT	201	9/30/2022	\$980,000	\$285,217	\$694,783	\$413,529					
U	U -07-03-177-006	10660 E HOLLY RD	APT	201	7/15/2022	\$1,450,000	\$190,314	\$1,259,686	\$753,970					

TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BINGHAM, FRANKLIN, AND BEVERLY HILLS

ECF FOR 2025: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
22	\$12,535,562	\$3,463,319	\$9,072,243	\$8,881,465	1.021

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	28-25-36-153-002	21934 JOHN R RD	COF	201	12/18/2023	\$90,000	\$13,603	\$76,397	\$125,080					
36	36-18-01-303-026	2091 CASS LAKE RD	CRL	201	12/15/2023	\$235,000	\$36,367	\$198,633	\$241,748					
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CRS	201	1/17/2023	\$750,000	\$289,933	\$460,067	\$368,370					
36	36-18-11-251-024	3435 ORCHARD LAKE RD	COF	201	11/2/2022	\$870,000	\$159,384	\$710,616	\$618,076					
44	44-25-12-101-057	30728 JOHN R RD	BMS	201	4/25/2023	\$625,000	\$366,195	\$258,805	\$239,396					
44	44-25-12-102-001	30600 JOHN R RD	CRS	201	4/15/2022	\$350,000	\$66,501	\$283,499	\$193,956					
44	44-25-24-326-039	1052 E LINCOLN AVE	CRL	201	5/31/2023	\$530,000	\$140,943	\$389,057	\$349,031					
64	64-14-20-481-011	121 CHAMBERLAIN ST	BMS	201	10/6/2023	\$270,000	\$32,637	\$237,363	\$426,749					
64	64-14-21-178-008	655 JOSLYN AVE	CRL	201	9/25/2023	\$250,000	\$72,979	\$177,021	\$195,489					
64	64-14-21-405-006	630 MARTIN LUTHER KING JR BLV	CRS	201	9/1/2022	\$250,000	\$54,977	\$195,023	\$184,084					
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				
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		
64	64-14-32-127-019	149 FRANKLIN RD	COF	201	8/10/2022	\$180,000	\$51,087	\$128,913	\$309,648					
68	68-15-14-103-008	308 S MAIN ST	CRL	201	9/30/2022	\$1,200,000	\$334,482	\$865,518	\$811,302					
O	O -09-09-452-036	1870 W CLARKSTON RD	CRL	201	9/15/2023	\$390,000	\$154,256	\$235,744	\$241,850					
O	O -09-29-101-041	3385 WALDON RD	COF	201	8/12/2022	\$550,000	\$237,122	\$312,878	\$301,096					
O	O -09-33-351-029	831 BROWN RD	CMS	201	7/28/2022	\$2,200,000	\$422,310	\$1,777,690	\$1,239,876					
U	U -07-03-126-012	10788 DIXIE HWY	CRL	201	9/29/2022	\$1,804,562	\$185,390	\$1,619,172	\$1,122,718					
U	U -07-03-176-003	10740 DIXIE HWY	CRL	201	4/1/2022	\$200,000	\$137,204	\$62,796	\$126,243					
U	U -07-10-226-001	10197 DIXIE HWY	BMS	201	4/27/2023	\$215,000	\$155,486	\$59,514	\$125,347					
U	U -07-14-176-005	9700 DIXIE HWY	BMS	201	5/25/2022	\$1,021,000	\$485,315	\$535,685	\$662,112	U -07-14-176-004				

TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BINGHAM, FRANKLIN, AND BEVERLY HILLS
ECF FOR 2025: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
12	\$5,058,465	\$1,674,244	\$3,384,221	\$2,601,719	1.301

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
20	20-23-28-477-005	22145 FARMINGTON RD	CAS	201	8/2/2023	\$1,200,000	\$305,047	\$894,953	\$1,055,976					
28	28-25-36-305-052	21412 JOHN R RD	CAS	201	6/28/2022	\$169,500	\$48,479	\$121,021	\$68,674					
36	36-18-02-477-001	3091 ORCHARD LAKE RD	CAS	201	10/7/2022	\$557,000	\$62,043	\$494,957	\$207,237					
36	36-18-11-229-008	3389 ORCHARD LAKE RD	CAS	201	12/30/2022	\$700,000	\$129,121	\$570,879	\$273,781					
44	44-25-24-106-008	26312 JOHN R RD	CAS	201	8/3/2022	\$200,000	\$113,531	\$86,469	\$70,955					
64	64-14-16-201-029	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 SOUTHFIELD AND VILLAGES OF BINGHAM, FRANKLIN, AND BEVERLY HILLS

ECF FOR 2025: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
27	\$11,172,035	\$3,237,932	\$7,934,103	\$8,495,804	0.934

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	04-25-07-358-043	3900 12 MILE RD	COF	201	11/4/2022	\$300,000	\$83,402	\$216,598	\$143,277					
04	04-25-17-101-011	2301 12 MILE RD	COF	201	2/1/2023	\$210,000	\$71,797	\$138,203	\$130,086					
04	04-25-17-103-023	3260 COOLIDGE HWY	COF	201	6/13/2022	\$420,000	\$136,791	\$283,209	\$403,419	04-25-17-103-024				
04	04-25-18-205-028	2985 12 MILE RD	COF	201	5/26/2022	\$500,000	\$87,773	\$412,227	\$413,617					
16	16-20-34-355-052	59 FLORENCE ST	COF	201	9/28/2022	\$350,000	\$148,058	\$201,942	\$150,586					
16	16-25-03-153-060	701 S MAIN ST	COF	201	7/26/2023	\$595,000	\$215,079	\$379,921	\$365,628					
16	16-25-04-129-023	625 W 14 MILE RD	COF	201	1/3/2023	\$331,365	\$106,908	\$224,457	\$205,955					
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				
16	16-25-04-129-026	635 W 14 MILE RD	COF	201	1/3/2023	\$617,500	\$168,624	\$448,876	\$420,767					
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	20-23-27-404-006	32300 GRAND RIVER AVE	COF	201	8/19/2022	\$245,000	\$97,392	\$147,608	\$118,789					
20	20-23-27-428-026	23011 ORCHARD LAKE RD	COF	201	10/31/2022	\$190,000	\$74,299	\$115,701	\$148,583					
20	20-23-28-128-017	34415 GRAND RIVER AVE	COF	201	10/21/2022	\$318,000	\$108,579	\$209,421	\$186,477					
24	24-25-26-154-002	2840 HILTON RD	COF	201	12/29/2023	\$312,000	\$92,180	\$219,820	\$191,152					
28	28-25-36-153-002	21934 JOHN R RD	COF	201	12/18/2023	\$90,000	\$13,603	\$76,397	\$125,080					
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	7/1/2022	\$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	44-25-13-104-008	520 E 12 MILE RD	COF	201	8/15/2023	\$705,000	\$220,231	\$484,769	\$723,857					
44	44-25-23-433-026	25713 JOHN R RD	COF	201	6/2/2022	\$575,000	\$368,321	\$206,679	\$182,922	44-25-24-304-037				
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				
64	64-14-32-127-019	149 FRANKLIN RD	COF	201	8/10/2022	\$180,000	\$51,087	\$128,913	\$309,648					
64	64-19-04-228-017	44200 WOODWARD AVE	COF	201	12/15/2023	\$1,000,000	\$82,764	\$917,236	\$887,566					
68	68-15-15-276-069	71 WALNUT BLVD STE 108	COF	201	9/9/2022	\$220,000	\$66,722	\$153,278	\$98,480					
TF	TF-24-06-276-003	32406 FRANKLIN RD	COF	201	10/17/2022	\$436,500	\$112,303	\$324,197	\$185,815					
TH	TH-24-01-477-014	15590 W 13 MILE RD	COF	201	5/20/2022	\$825,000	\$140,951	\$684,049	\$346,880					

TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BINGHAM, FRANKLIN, AND BEVERLY HILLS

ECF FOR 2025: COFL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
15	\$38,770,000	\$12,142,144	\$26,627,856	\$29,894,623	0.891

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	04-25-18-205-028	2985 12 MILE RD	COF	201	5/26/2022	\$500,000	\$87,773	\$412,227	\$413,617					
08	08-19-36-285-001	1001 S WORTH ST	COF	201	6/8/2023	\$13,875,000	\$6,897,880	\$6,977,120	\$7,131,085	08-19-36-284-010				
08	08-20-31-153-066	801 S ADAMS RD	COF	201	7/15/2022	\$2,000,000	\$857,400	\$1,142,600	\$665,290					
24	24-25-27-382-003	22840 WOODWARD AVE	COF	201	12/5/2022	\$3,250,000	\$742,365	\$2,507,635	\$1,558,879	24-25-27-381-028				
40	40-24-13-153-002	28200 SOUTHFIELD RD	COF	201	7/1/2022	\$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					
40	40-24-24-154-001	26060 SOUTHFIELD RD	COF	201	2/21/2023	\$745,000	\$162,522	\$582,478	\$701,323					
44	44-25-11-201-032	876 HORACE BROWN DR	COF	201	4/1/2022	\$2,540,000	\$844,052	\$1,695,948	\$2,582,154					
44	44-25-13-104-008	520 E 12 MILE RD	COF	201	8/15/2023	\$705,000	\$220,231	\$484,769	\$723,857					
44	44-25-13-279-038	28091 DEQUINDRE RD	COF	201	2/13/2023	\$720,000	\$381,982	\$338,018	\$1,195,629					
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				
68	68-15-15-228-011	429 S MAIN ST	COF	201	8/1/2022	\$1,900,000	\$500,241	\$1,399,759	\$1,231,373					
O	O -09-14-251-019	1455 S LAPEER RD	COF	201	4/26/2022	\$8,450,000	\$815,027	\$7,634,973	\$10,028,510					
TB	TB-24-05-226-039	32600 TELEGRAPH RD	COF	201	6/1/2022	\$2,500,000	\$319,228	\$2,180,772	\$1,692,401					

TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BINGHAM, FRANKLIN, AND BEVERLY HILLS
ECF FOR 2025: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
26	\$15,612,000	\$5,055,098	\$10,556,902	\$8,695,292	1.214

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	04-25-07-477-030	2734 12 MILE RD	CRL	201	10/26/2022	\$118,000	\$52,184	\$65,816	\$41,309					
04	04-25-17-105-001	3180 COOLIDGE HWY	CRL	201	7/21/2023	\$514,000	\$156,905	\$357,095	\$205,879	04-25-17-105-002				
04	04-25-17-155-029	2730 COOLIDGE HWY	CRL	201	4/3/2023	\$561,000	\$159,628	\$401,372	\$266,838					
04	04-25-18-205-040	2959 12 MILE RD	CRL	201	12/5/2022	\$484,000	\$94,314	\$389,686	\$326,955					
04	04-25-18-227-004	2725 12 MILE RD	CRL	201	6/9/2022	\$325,000	\$97,543	\$227,457	\$172,073					
04	04-25-18-377-032	3650 11 MILE RD	CRL	201	6/29/2022	\$209,000	\$32,821	\$176,179	\$146,609					
08	08-20-31-354-008	33366 WOODWARD AVE	CRL	201	4/18/2022	\$595,000	\$514,519	\$80,481	\$178,461					
16	16-20-33-453-046	560 W 14 MILE RD	CRL	201	10/4/2023	\$1,525,000	\$610,895	\$914,105	\$1,080,819					
16	16-25-04-127-022	809 W 14 MILE RD	CRL	201	10/4/2023	\$1,575,000	\$666,106	\$908,894	\$801,061					
20	20-23-27-153-012	33304 GRAND RIVER AVE	CRL	201	11/4/2022	\$220,000	\$57,546	\$162,454	\$119,375					
20	20-23-34-355-003	20740 FARMINGTON RD	CRL	201	8/23/2023	\$555,000	\$135,004	\$419,996	\$309,239					
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	24-25-27-379-003	23140 WOODWARD AVE	CRL	201	5/9/2023	\$840,000	\$249,185	\$590,815	\$370,580					
40	40-24-13-353-001	27300 SOUTHFIELD RD	CRL	201	5/2/2023	\$800,000	\$154,911	\$645,089	\$508,804					
44	44-25-02-102-002	1419 W 14 MILE RD	NSC	201	12/15/2022	\$570,000	\$170,788	\$399,212	\$658,891					
44	44-25-13-226-004	1454 E 12 MILE RD # 1460	NSC	201	4/1/2022	\$486,000	\$135,293	\$350,707	\$267,710					
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	44-25-24-326-039	1052 E LINCOLN AVE	CRL	201	5/31/2023	\$530,000	\$140,943	\$389,057	\$349,031					
O	O -09-09-452-036	1870 W CLARKSTON RD	CRL	201	9/15/2023	\$390,000	\$154,256	\$235,744	\$241,850					
O	O -09-14-300-036	62 W SCRIPPS RD	CRL	201	1/2/2024	\$350,000	\$251,398	\$98,602	\$56,771	O -09-14-300-035				
O	O -09-23-402-025	2643 S LAPEER RD	NSC	201	6/7/2022	\$1,270,000	\$447,857	\$822,143	\$1,056,278					
TF	TF-24-06-226-005	32716 FRANKLIN RD	CRL	201	2/15/2024	\$850,000	\$148,242	\$701,758	\$282,487					
TF	TF-24-06-226-010	32652 FRANKLIN RD	CRL	201	3/1/2024	\$1,300,000	\$113,123	\$1,186,877	\$471,560					

TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BINGHAM, FRANKLIN, AND BEVERLY HILLS

ECF FOR 2025: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$5,660,000	\$1,684,201	\$3,975,799	\$2,946,108	1.350

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	16-20-34-453-004	55 N ROCHESTER RD	CRS	201	9/27/2022	\$160,000	\$131,739	\$28,261	\$64,205					
20	20-23-27-326-016	32704 GRAND RIVER AVE	CRS	201	2/9/2023	\$900,000	\$185,298	\$714,702	\$428,915					
24	24-25-27-381-025	177 VESTER ST	BAR	201	8/25/2023	\$700,000	\$121,724	\$578,276	\$396,304					
24	24-25-34-126-016	141 W 9 MILE RD	BAR	201	10/24/2023	\$650,000	\$204,180	\$445,820	\$419,462					
24	24-25-34-127-013	22726 WOODWARD AVE	BAR	201	5/2/2022	\$350,000	\$117,234	\$232,766	\$187,676					
28	28-25-25-452-040	1221 E 9 MILE RD	CRS	201	8/18/2023	\$500,000	\$97,333	\$402,667	\$335,118					
44	44-25-01-301-002	31660 JOHN R RD	CRS	201	9/7/2022	\$750,000	\$378,953	\$371,047	\$342,566					
44	44-25-12-102-001	30600 JOHN R RD	CRS	201	4/15/2022	\$350,000	\$66,501	\$283,499	\$193,956					
44	44-25-12-478-194	1611 E 12 MILE RD	CRS	201	8/18/2023	\$500,000	\$221,239	\$278,761	\$345,403					
TH	TH-24-02-427-012	31471 SOUTHFIELD RD	CRS	201	10/7/2022	\$800,000	\$160,000	\$640,000	\$232,502					

TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BINGHAM, FRANKLIN, AND BEVERLY HILLS

ECF FOR 2025: UTL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
16	\$11,264,000	\$3,054,458	\$8,209,542	\$8,292,337	0.990

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	24-25-26-153-060	2900 HILTON RD	INL	301	12/29/2023	\$377,000	\$137,077	\$239,923	\$315,057					
24	24-25-27-434-014	910 E DRAYTON ST	INL	301	11/8/2023	\$1,200,000	\$221,143	\$978,857	\$737,132					
24	24-25-27-436-015	2335 GOODRICH ST	INL	301	9/27/2022	\$1,000,000	\$290,903	\$709,097	\$828,216					
24	24-25-33-435-045	455 LIVERNOIS ST	INL	301	5/9/2022	\$555,000	\$244,041	\$310,959	\$330,144					
28	28-25-25-453-049	1451 E NINE MILE	IND	301	9/29/2022	\$1,050,000	\$160,602	\$889,398	\$793,462					
28	28-25-25-478-037	1795 E NINE MILE	IND	301	5/25/2023	\$225,000	\$27,905	\$197,095	\$144,618					
28	28-25-36-230-004	1796 E 9 MILE RD	IND	301	2/13/2024	\$897,000	\$80,528	\$816,472	\$693,947					
44	44-25-01-126-025	845 E MANDOLINE AVE	IND	301	9/26/2023	\$1,050,000	\$204,627	\$845,373	\$662,059					
44	44-25-01-127-007	850 E MANDOLINE AVE	IND	301	1/8/2024	\$770,000	\$403,501	\$366,499	\$786,652					
44	44-25-01-179-018	32349 MILTON AVE	IND	301	1/1/2024	\$550,000	\$403,501	\$146,499	\$786,652					
44	44-25-02-101-032	32401 STEPHENSON HWY	IND	301	6/1/2023	\$1,250,000	\$316,171	\$933,829	\$648,673					
44	44-25-11-426-012	540 AJAX DR	IND	301	6/6/2023	\$500,000	\$147,876	\$352,124	\$378,858					
44	44-25-24-206-038	1340 E 11 MILE RD	IND	301	6/29/2023	\$525,000	\$104,970	\$420,030	\$345,878					
44	44-25-24-251-019	26040 PINEHURST DR	IND	301	6/13/2022	\$1,000,000	\$254,101	\$745,899	\$619,210					
44	44-25-24-305-004	25504 JOHN R RD	IND	301	3/14/2024	\$165,000	\$24,289	\$140,711	\$114,602					
44	44-25-24-455-037	1129 E 10 MILE RD	IND	301	4/1/2023	\$150,000	\$33,223	\$116,777	\$107,178					