

CITY OF BIRMINGHAM
ECF FOR 2026: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
11	\$20,351,160	\$7,146,958	\$13,204,202	\$8,798,411	1.501	\$8,252,010	40.55%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
08	08-19-36-456-018	355 E 14 MILE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	7/12/2023	\$1,725,000	\$1,264,673	\$460,327	\$469,014	\$937,960	0.981	54.37%	
08	08-20-30-151-002	1050 N ADAMS RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	8/23/2024	\$6,000,000	\$3,057,016	\$2,942,984	\$1,263,990	\$2,356,220	2.328	39.27%	08-20-30-151-001
08	08-20-30-455-013	2101 E MAPLE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	5/8/2023	\$3,715,000	\$1,672,838	\$2,042,162	\$1,045,411	\$1,027,450	1.953	27.66%	08-20-30-455-014
22	22-23-34-201-031	32125 NINE MILE	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	07/26/23	\$4,176,160	\$492,811	\$3,683,349	\$2,579,489	\$1,762,390	1.428	42.20%	
22	22-23-35-128-021	22013 SPRINGBROOK	APT	Apartments 10 units and under	201	APARTMENT LAND TABLE	03/07/25	\$365,000	\$128,248	\$236,752	\$200,496	\$202,520	1.181	55.48%	
22	22-23-36-480-030	20745 ST FRANCIS	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	06/14/24	\$1,275,000	\$172,009	\$1,102,991	\$912,680	\$728,260	1.209	57.12%	
64	64-14-28-251-010	25 MAYNARD CT	APT	Apartments over 10 units	201	Land Table COM	12/03/24	\$1,100,000	\$74,279	\$1,025,721	\$556,294	\$337,820	1.844	30.71%	
64	64-14-29-381-019	18 LORRAINE CT	APT	Apartments 10 units and under	201	Land Table COM	02/02/24	\$160,000	\$9,605	\$150,395	\$276,171	\$71,350	0.545	44.59%	
64	64-14-29-412-005	43 W HURON ST	APT	Apartments 10 units and under	201	Land Table COM	12/13/24	\$360,000	\$20,028	\$339,972	\$447,567	\$184,180	0.760	51.16%	
72	72-25-06-378-026	3410 FAIRMONT	APT	Apartments 10 units and under	201	C13 Greenfield to Crooks	09/20/24	\$1,000,000	\$99,700	\$900,300	\$845,032	\$436,150	1.065	43.62%	
92	92-17-34-302-005	307 LADD	APT	Apartments 10 units and under	201	Land Table COM	3/31/2025	\$475,000	\$155,751	\$319,249	\$202,265	\$207,710	1.578	43.73%	92-17-34-302-002, 92-17-34-302-001

CITY OF BIRMINGHAM

ECF FOR 2026: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
16	\$30,160,000	\$10,027,506	\$20,132,494	\$16,140,860	1.247	\$13,943,640	46.23%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
08	08-19-25-454-009	391 HAMILTON ROW	CRL	Downtown Row	201	Land Table COMM Ind Land Rates 2	12/5/2024	\$1,200,000	\$650,681	\$549,319	\$269,598	\$466,620	2.038	38.89%	
08	08-19-25-456-035	261 E MAPLE RD	CRL	Downtown Row	201	Land Table COMM Ind Land Rates 2	3/6/2024	\$3,400,000	\$1,228,652	\$2,171,348	\$1,037,500	\$1,305,820	2.093	38.41%	
08	08-19-25-486-018	805 E MAPLE RD	COF	Office	201	Land Table COMM Ind Land Rates 2	1/7/2025	\$7,500,000	\$3,068,012	\$4,431,988	\$3,615,162	\$3,517,080	1.226	46.89%	
08	08-19-36-226-007	746 E MAPLE RD	CRL	Downtown Row	201	Land Table COMM Ind Land Rates 2	6/29/2023	\$2,410,000	\$1,396,814	\$1,013,186	\$488,519	\$959,280	2.074	39.80%	08-19-36-226-021
08	08-19-36-379-026	152 W 14 MILE RD	CRL	Retail	201	Land Table COMM Ind Land Rates 2	1/14/2025	\$430,000	\$259,331	\$170,669	\$169,435	\$220,570	1.007	51.30%	
64	64-14-18-479-041	1063 STANLEY AVE	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	06/28/24	\$255,000	\$49,774	\$205,226	\$256,535	\$121,560	0.800	47.67%	
64	64-14-20-156-014	238 W MONTCALM ST	CRL	Retail	201	Land Table COM	01/10/25	\$200,000	\$22,239	\$177,761	\$156,439	\$66,990	1.136	33.50%	64-14-20-301-003
64	64-14-33-161-023	45810 WOODWARD AVE	CRL	Retail	201	Land Table COM	02/05/25	\$600,000	\$77,954	\$522,046	\$556,395	\$237,050	0.938	39.51%	64-14-33-161-004, 64-14-33-161-005, 64-14-33-161-006
68	68-15-10-377-002	871 OAKWOOD DR	MIS	Day Care Center	201	Land Table COM	9/6/2023	\$2,200,000	\$856,394	\$1,343,606	\$1,331,774	\$1,282,480	1.009	58.29%	
72	72-25-06-102-045	32801 WOODWARD	CRL	Retail	201	CWN - Comm. Woodwd North	08/21/24	\$400,000	\$72,484	\$327,516	\$233,921	\$185,670	1.400	46.42%	
72	72-25-06-103-040	32743 WOODWARD	COF	Office	201	CWN - Comm. Woodwd North	06/21/23	\$150,000	\$32,761	\$117,239	\$96,196	\$77,040	1.219	51.36%	
72	72-25-06-251-017	32121 WOODWARD	COF	Office	201	CWN - Comm. Woodwd North	12/03/24	\$6,925,000	\$1,269,770	\$5,655,230	\$5,029,964	\$3,529,700	1.124	50.97%	
72	72-25-21-252-014	26026 WOODWARD	COF	Office	201	CWS - Wood S of 11	08/01/24	\$1,250,000	\$337,434	\$912,566	\$614,850	\$564,370	1.484	45.15%	
72	72-25-22-127-028	630 E 11 MILE	COF	Retail	201	C11 - ELEVEN MILE	12/27/24	\$325,000	\$69,264	\$255,736	\$243,797	\$156,740	1.049	48.23%	
72	72-25-22-301-014	909 S MAIN	COF	Office	201	CSD - Comm. South of CBD	11/22/24	\$2,100,000	\$383,076	\$1,716,924	\$1,350,339	\$845,020	1.271	40.24%	
88	88-20-10-477-026	885 E LONG LAKE	CMS	Day Care Center	201	R-1C2 EXTENSION OF R-1C RATES	01/25/24	\$815,000	\$252,866	\$562,134	\$690,437	\$407,650	0.814	50.02%	

CITY OF BIRMINGHAM
ECF FOR 2026: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
10	\$7,338,000	\$1,861,770	\$5,476,230	\$4,887,886	1.120	\$3,280,830	44.71%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
16	16-20-34-404-019	650 N ROCHESTER RD	AUT	Auto Dealerships	201	Land Table COM	6/23/2023	\$750,000	\$253,832	\$496,168	\$486,379	\$387,280	1.020	51.64%	16-20-34-404-047
20	20-23-28-477-005	22145 FARMINGTON RD	AUT	Gas Stations and Gas Mini Marts	201	Land Table COM	8/2/2023	\$1,200,000	\$303,651	\$896,349	\$1,033,020	\$740,170	0.868	61.68%	
50	50-22-24-476-035	24355 HAGGERTY	CAS	Garage Service Repair	201	COMMERCIAL	01/25/24	\$3,275,000	\$910,539	\$2,364,461	\$1,820,552	\$1,195,780	1.299	36.51%	
64	64-14-15-352-020	1300 N PERRY ST	AUT	Garage Service Repair	201	Land Table COM	11/27/24	\$750,000	\$135,677	\$614,323	\$471,641	\$300,960	1.303	40.13%	
64	64-14-17-381-026	1065 BALDWIN AVE	AUT	Garage Service Repair	201	Land Table COM	05/03/24	\$110,000	\$33,985	\$76,015	\$66,211	\$38,250	1.148	34.77%	
64	64-14-19-206-043	918 CESAR E CHAVEZ AVE	AUT	Garage Service Repair	201	Land Table COM	12/19/24	\$300,000	\$46,266	\$253,734	\$268,818	\$158,970	0.944	52.99%	
64	64-14-19-253-019	820 CESAR E CHAVEZ AVE	AUT	Garage Service Repair	201	Land Table COM	07/20/23	\$265,000	\$73,918	\$191,082	\$145,312	\$108,930	1.315	41.11%	64-14-19-253-012
64	64-14-20-301-002	250 W MONTCALM ST	AUT	Garage Service Repair	201	Land Table COM	12/18/23	\$100,000	\$31,883	\$68,117	\$107,439	\$69,030	0.634	69.03%	
64	64-14-29-455-002	50444 WOODWARD AVE	AUT	Garage Service Repair	201	Land Table COM	08/02/23	\$500,000	\$43,055	\$456,945	\$417,787	\$231,940	1.094	46.39%	
64	64-14-34-103-001	684 AUBURN AVE	AUT	Car Wash	201	Land Table COM	12/10/24	\$88,000	\$28,964	\$59,036	\$70,726	\$49,520	0.835	56.27%	

CITY OF BIRMINGHAM
ECF FOR 2026: CMD

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
12	\$15,016,900	\$4,697,073	\$10,319,827	\$9,753,178	1.058	\$7,256,800	48.32%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
08	08-19-25-455-015	390 PARK ST	COF	Medical or Dental Office	201	Land Table COMM Ind Land Rates 2	11/30/2023	\$5,500,000	\$2,251,335	\$3,248,665	\$3,348,750	\$2,942,830	0.970	53.51%	
08	08-19-36-403-004	522 E LINCOLN AVE	COF	Medical or Dental Office	201	Land Table COMM Ind Land Rates 2	11/15/2024	\$660,000	\$326,480	\$333,520	\$180,931	\$259,500	1.843	39.32%	
22	22-23-02-304-004	30018 ORCHARD LAKE	COF	Medical or Dental Office	201	OFFICE LAND RATES	10/31/24	\$420,000	\$90,185	\$329,815	\$184,612	\$124,520	1.787	29.65%	
22	22-23-03-301-013	32910 THIRTEEN MILE	COF	Medical or Dental Office	201	OFFICE LAND RATES	05/05/23	\$1,990,000	\$559,293	\$1,430,707	\$1,800,456	\$1,090,540	0.795	54.80%	
22	22-23-12-351-012	29330 TWELVE MILE	COF	Medical or Dental Office	201	OFFICE LAND RATES	08/15/23	\$950,000	\$202,598	\$747,402	\$522,191	\$446,310	1.431	46.98%	
44	44-25-23-426-004	451 W LINCOLN AVE	COF	Medical or Dental Office	201	Land Table 200	12/20/24	\$380,000	\$109,281	\$270,719	\$275,995	\$141,140	0.981	37.14%	44-25-23-426-032
64	64-14-21-403-044	667 MARTIN LUTHER KING JR BLV	COF	Medical or Dental Office	201	Land Table COM	10/20/23	\$794,400	\$22,811	\$771,589	\$488,249	\$170,970	1.580	21.52%	
72	72-25-21-406-017	25627 WOODWARD	COF	Medical or Dental Office	201	CWS - Wood S of 11	10/14/24	\$538,000	\$65,100	\$472,900	\$349,413	\$254,660	1.353	47.33%	
88	88-20-03-226-042	6905 ROCHESTER	COF	Medical or Dental Office	201	O-1	02/25/25	\$1,669,500	\$357,386	\$1,312,114	\$911,450	\$627,950	1.440	37.61%	
88	88-20-14-102-047	4770 ROCHESTER	COF	Medical or Dental Office	201	O-1	02/19/25	\$740,000	\$371,738	\$368,262	\$815,325	\$588,880	0.452	79.58%	
88	88-20-29-226-047	1615 W BIG BEAVER	COF	Medical or Dental Office	207	O-1	08/18/23	\$250,000	\$48,459	\$201,541	\$137,308	\$92,010	1.468	36.80%	
92	92-17-34-276-004	620 N PONTIAC TRL	COF	Medical or Dental Office	201	Land Table COM	8/22/2023	\$1,125,000	\$292,407	\$832,593	\$738,497	\$517,490	1.127	46.00%	92-17-34-276-003, 92-17-34-276-005, 92-17-34-277-046

CITY OF BIRMINGHAM
ECF FOR 2026: CMU

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
13	\$48,251,160	\$20,695,884	\$27,555,276	\$19,223,608	1.433	\$20,896,260	43.31%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
08	08-19-25-454-009	391 HAMILTON ROW	CRL	Downtown Row	201	Land Table COMM Ind Land Rates 2	12/5/2024	\$1,200,000	\$650,681	\$549,319	\$269,598	\$466,620	2.038	38.89%	
08	08-19-25-456-035	261 E MAPLE RD	CRL	Downtown Row	201	Land Table COMM Ind Land Rates 2	3/6/2024	\$3,400,000	\$1,228,652	\$2,171,348	\$1,037,500	\$1,305,820	2.093	38.41%	
08	08-19-25-486-018	805 E MAPLE RD	COF	Office	201	Land Table COMM Ind Land Rates 2	1/7/2025	\$7,500,000	\$3,068,012	\$4,431,988	\$3,615,162	\$3,517,080	1.226	46.89%	
08	08-19-36-205-037	625 PURDY ST	COF	Office	201	Land Table COMM Ind Land Rates 2	4/20/2023	\$1,200,000	\$502,001	\$697,999	\$247,898	\$385,660	2.816	32.14%	
08	08-19-36-226-007	746 E MAPLE RD	CRL	Downtown Row	201	Land Table COMM Ind Land Rates 2	6/29/2023	\$2,410,000	\$1,396,814	\$1,013,186	\$488,519	\$959,280	2.074	39.80%	08-19-36-226-021
08	08-19-36-285-001	1001 S WORTH ST	COF	Office	201	Land Table COMM Ind Land Rates 2	6/8/2023	\$13,875,000	\$6,897,000	\$6,978,000	\$6,976,060	\$7,242,670	1.000	52.20%	08-19-36-284-010
08	08-19-36-456-018	355 E 14 MILE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	7/12/2023	\$1,725,000	\$1,264,673	\$460,327	\$469,014	\$937,960	0.981	54.37%	
08	08-20-30-151-002	1050 N ADAMS RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	8/23/2024	\$6,000,000	\$3,057,016	\$2,942,984	\$1,263,990	\$2,356,220	2.328	39.27%	08-20-30-151-001
08	08-20-30-455-013	2101 E MAPLE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	5/8/2023	\$3,715,000	\$1,672,838	\$2,042,162	\$1,045,411	\$1,027,450	1.953	27.66%	08-20-30-455-014
16	16-20-33-304-030	730 N CROOKS RD	COF	Office	201	Land Table COM	9/30/2024	\$900,000	\$150,291	\$749,709	\$448,733	\$319,260	1.671	35.47%	
16	16-20-34-301-052	328 E ELMWOOD AVE	APT	Apartments over 10 units	201	Land Table COM	5/9/2024	\$1,550,000	\$195,471	\$1,354,529	\$524,903	\$401,380	2.581	25.90%	
16	16-25-03-101-015	36 E 14 MILE RD	CRL	Retail	201	Land Table COM	5/29/2024	\$600,000	\$119,624	\$480,376	\$257,331	\$214,470	1.867	35.75%	
22	22-23-34-201-031	32125 NINE MILE	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	07/26/23	\$4,176,160	\$492,811	\$3,683,349	\$2,579,489	\$1,762,390	1.428	42.20%	

CITY OF BIRMINGHAM
ECF FOR 2026: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
14	\$68,351,670	\$19,699,843	\$48,651,827	\$45,351,041	1.073	\$29,717,140	43.48%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
08	08-19-25-486-018	805 E MAPLE RD	COF	Office	201	Land Table COMM Ind Land Rates 2	1/7/2025	\$7,500,000	\$3,068,012	\$4,431,988	\$3,615,162	\$3,517,080	1.226	46.89%	
08	08-19-36-285-001	1001 S WORTH ST	COF	Office	201	Land Table COMM Ind Land Rates 2	6/8/2023	\$13,875,000	\$6,897,000	\$6,978,000	\$6,976,060	\$7,242,670	1.000	52.20%	08-19-36-284-010
12	12-19-14-153-002	44 E LONG LAKE RD	COF	Office	201	Land Table COM	1/16/2024	\$3,650,000	\$780,016	\$2,869,984	\$2,476,599	\$1,426,310	1.159	39.08%	
16	16-25-04-129-024	655 W 14 MILE RD	COF	Office	201	Land Table COM	5/18/2023	\$551,670	\$154,674	\$396,996	\$380,273	\$287,930	1.044	52.19%	16-25-04-129-025
20	20-23-28-280-013	23333 FARMINGTON RD	COF	Office	201	Land Table COM	5/26/2023	\$600,000	\$151,663	\$448,337	\$315,463	\$238,740	1.421	39.79%	
72	72-25-05-182-002	4338 DELEMERE	COF	Office	201	CIN - C & I North	12/22/23	\$1,640,000	\$111,108	\$1,528,892	\$1,462,877	\$649,960	1.045	39.63%	
72	72-25-06-251-017	32121 WOODWARD	COF	Office	201	CWN - Comm. Woodwd North	12/03/24	\$6,925,000	\$1,269,770	\$5,655,230	\$5,029,964	\$3,529,700	1.124	50.97%	
72	72-25-21-202-004	809 W 11 MILE	COF	Office	201	C11 - ELEVEN MILE	12/23/24	\$400,000	\$106,593	\$293,407	\$188,740	\$136,850	1.555	34.21%	
72	72-25-22-301-014	909 S MAIN	COF	Office	201	CSD - Comm. South of CBD	11/22/24	\$2,100,000	\$383,076	\$1,716,924	\$1,350,339	\$845,020	1.271	40.24%	
88	88-20-03-301-063	6024 LIVERNOIS	COF	Office	201	O-1	04/24/23	\$755,000	\$418,444	\$336,556	\$417,603	\$391,890	0.806	51.91%	
88	88-20-14-102-044	4810 ROCHESTER	COF	Office	201	O-1	03/14/25	\$1,890,000	\$653,813	\$1,236,187	\$1,183,419	\$740,370	1.045	39.17%	
88	88-20-21-351-016	901 WILSHIRE	COF	Office	207	O-1	01/06/25	\$24,000,000	\$3,998,056	\$20,001,944	\$18,387,110	\$8,457,800	1.088	35.24%	
88	88-20-28-477-025	1845 LIVERNOIS	COF	Office	201	O-1	12/02/24	\$1,290,000	\$423,890	\$866,110	\$972,018	\$699,060	0.891	54.19%	
88	88-20-35-126-014	1350 STEPHENSON	COF	Office	201	R-C	10/08/24	\$3,175,000	\$1,283,728	\$1,891,272	\$2,595,413	\$1,553,760	0.729	48.94%	

CITY OF BIRMINGHAM
ECF FOR 2026: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
15	\$8,271,098	\$2,794,871	\$5,476,227	\$4,360,815	1.256	\$3,840,340	46.43%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALES RATIO	OTHER PARCELS IN SALE
08	08-19-36-379-026	152 W 14 MILE RD	CRL	Retail	201	Land Table COMM Ind Land Rates 2	1/14/2025	\$430,000	\$259,331	\$170,669	\$169,435	\$220,570	1.007	51.30%	
16	16-25-03-101-015	36 E 14 MILE RD	CRL	Retail	201	Land Table COM	5/29/2024	\$600,000	\$119,624	\$480,376	\$257,331	\$214,470	1.867	35.75%	
16	16-25-03-127-042	152 S ROCHESTER RD	CRL	Retail	201	Land Table COM	4/29/2024	\$360,000	\$153,927	\$206,073	\$127,200	\$153,490	1.620	42.64%	16-25-03-127-041
20	20-23-34-355-003	20740 FARMINGTON RD	CRL	Retail	201	Land Table COM	8/23/2023	\$555,000	\$134,784	\$420,216	\$303,175	\$234,030	1.386	42.17%	
22	22-23-35-101-002	31205 GRAND RIVER	CRL	Retail	201	RETAIL LAND TABLE	01/04/24	\$795,000	\$257,871	\$537,129	\$405,842	\$327,960	1.323	41.25%	
22	22-23-35-128-023	30552 GRAND RIVER	CRL	Retail	201	RETAIL LAND TABLE	04/19/24	\$60,000	\$28,848	\$31,152	\$30,999	\$33,040	1.005	55.07%	
68	68-15-10-479-008	302 W UNIVERSITY DR	CRL	Retail	201	Land Table COM	4/30/2024	\$1,100,000	\$438,569	\$661,431	\$355,636	\$416,750	1.860	37.89%	
72	72-25-06-102-045	32801 WOODWARD	CRL	Retail	201	CWN - Comm. Woodwd North	08/21/24	\$400,000	\$72,484	\$327,516	\$233,921	\$185,670	1.400	46.42%	
72	72-25-06-426-002	31968 WOODWARD	CRL	Retail	201	CWN - Comm. Woodwd North	11/30/23	\$320,000	\$65,401	\$254,599	\$155,799	\$130,730	1.634	40.85%	
72	72-25-16-427-015	123 CATALPA	CRL	Retail	201	CMN - Commercial Main North	03/01/24	\$490,000	\$90,771	\$399,229	\$260,673	\$190,920	1.532	38.96%	
72	72-25-16-483-026	413 N MAIN	CRL	Retail	201	CMN - Commercial Main North	12/29/23	\$295,000	\$52,031	\$242,969	\$214,474	\$145,840	1.133	49.44%	
72	72-25-17-276-001	28530 WOODWARD	CRL	Retail	201	CWN - Comm. Woodwd North	01/10/24	\$465,250	\$192,391	\$272,859	\$230,940	\$241,990	1.182	52.01%	
72	72-25-17-278-002	28202 WOODWARD	CRL	Retail	201	CWN - Comm. Woodwd North	05/25/23	\$1,375,000	\$421,754	\$953,246	\$929,628	\$793,850	1.025	57.73%	
72	72-25-21-436-018	1017 S WASHINGTON	CRL	Retail	207	BC670 THE WASHINGTON CONDOS	02/22/24	\$420,848	\$197,800	\$223,048	\$304,659	\$245,460	0.732	58.33%	
88	88-20-22-226-043	3911 ROCHESTER	CRL	Retail	201	B-123	02/21/24	\$605,000	\$309,285	\$295,715	\$381,105	\$305,570	0.776	50.51%	

CITY OF BIRMINGHAM
ECF FOR 2026: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
12	\$7,902,500	\$2,632,728	\$5,269,772	\$4,375,786	1.204	\$3,990,700	50.50%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
22	22-23-23-351-028	24234 ORCHARD LAKE	MIS	Restaurant	201	RETAIL LAND TABLE	10/27/23	\$837,500	\$316,506	\$520,994	\$393,134	\$414,120	1.325	49.45%	
22	22-23-26-101-052	30859 TEN MILE	MIS	Restaurant	201	RETAIL LAND TABLE	10/19/23	\$900,000	\$473,811	\$426,189	\$472,570	\$544,470	0.902	60.50%	22-23-26-101-053
24	24-25-26-351-002	2140 HILTON RD	MIS	Bar	201	LAND TABLE COM	12/12/24	\$410,000	\$160,822	\$249,178	\$254,445	\$240,940	0.979	58.77%	
24	24-25-27-381-025	177 VESTER ST	MIS	Bar	201	LAND TABLE COM	08/25/23	\$700,000	\$121,683	\$578,317	\$387,297	\$310,730	1.493	44.39%	
24	24-25-34-126-016	141 W 9 MILE RD	MIS	Bar	201	LAND TABLE COM	10/24/23	\$650,000	\$204,180	\$445,820	\$419,462	\$366,560	1.063	56.39%	
24	24-25-34-353-042	900 W 8 MILE RD	MIS	Fast Food Restaurant	201	LAND TABLE COM	03/12/25	\$500,000	\$147,669	\$352,331	\$153,228	\$185,100	2.299	37.02%	
64	64-14-15-426-012	1650 N PERRY ST	MIS	Bar	201	Land Table COM	02/06/24	\$505,000	\$185,413	\$319,587	\$477,601	\$306,460	0.669	60.69%	
64	64-14-21-403-064	804 N PERRY ST	MIS	Restaurant	201	Land Table COM	08/30/23	\$400,000	\$118,178	\$281,822	\$283,801	\$175,320	0.993	43.83%	
68	68-15-15-232-029	301 S MAIN ST	MIS	Restaurant	201	Land Table COM	1/21/2025	\$1,160,000	\$277,212	\$882,788	\$674,246	\$591,380	1.309	50.98%	
72	72-25-06-102-045	32801 WOODWARD	CRL	Retail	201	CWN - Comm. Woodwd North	08/21/24	\$400,000	\$72,484	\$327,516	\$233,921	\$185,670	1.400	46.42%	
72	72-25-14-354-015	1805 E 11 MILE	MIS	Fast Food Restaurant	201	C11 - ELEVEN MILE	03/14/25	\$500,000	\$104,381	\$395,619	\$286,564	\$227,130	1.381	45.43%	
92	92-17-34-229-018	1113 E WEST MAPLE RD	MIS	Fast Food Restaurant	201	Land Table COM	11/1/2023	\$940,000	\$450,389	\$489,611	\$339,517	\$442,820	1.442	47.11%	

CITY OF BIRMINGHAM
ECF FOR 2026: IMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
19	\$49,412,750	\$20,860,200	\$28,552,550	\$22,860,830	1.249	\$23,059,940	46.67%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
08	08-19-25-454-009	391 HAMILTON ROW	CRL	Downtown Row	201	Land Table COMM Ind Land Rates 2	12/5/2024	\$1,200,000	\$650,681	\$549,319	\$269,598	\$466,620	2.038	38.89%	
08	08-19-25-455-015	390 PARK ST	COF	Medical or Dental Office	201	Land Table COMM Ind Land Rates 2	11/30/2023	\$5,500,000	\$2,251,335	\$3,248,665	\$3,348,750	\$2,942,830	0.970	53.51%	
08	08-19-25-456-035	261 E MAPLE RD	CRL	Downtown Row	201	Land Table COMM Ind Land Rates 2	3/6/2024	\$3,400,000	\$1,228,652	\$2,171,348	\$1,037,500	\$1,305,820	2.093	38.41%	
08	08-19-25-486-018	805 E MAPLE RD	COF	Office	201	Land Table COMM Ind Land Rates 2	1/7/2025	\$7,500,000	\$3,068,012	\$4,431,988	\$3,615,162	\$3,517,080	1.226	46.89%	
08	08-19-36-205-037	625 PURDY ST	COF	Office	201	Land Table COMM Ind Land Rates 2	4/20/2023	\$1,200,000	\$502,001	\$697,999	\$247,898	\$385,660	2.816	32.14%	
08	08-19-36-226-007	746 E MAPLE RD	CRL	Downtown Row	201	Land Table COMM Ind Land Rates 2	6/29/2023	\$2,410,000	\$1,396,814	\$1,013,186	\$488,519	\$959,280	2.074	39.80%	08-19-36-226-021
08	08-19-36-285-001	1001 S WORTH ST	COF	Office	201	Land Table COMM Ind Land Rates 2	6/8/2023	\$13,875,000	\$6,897,000	\$6,978,000	\$6,976,060	\$7,242,670	1.000	52.20%	08-19-36-284-010
08	08-19-36-379-026	152 W 14 MILE RD	CRL	Retail	201	Land Table COMM Ind Land Rates 2	1/14/2025	\$430,000	\$259,331	\$170,669	\$169,435	\$220,570	1.007	51.30%	
08	08-19-36-403-004	522 E LINCOLN AVE	COF	Medical or Dental Office	201	Land Table COMM Ind Land Rates 2	11/15/2024	\$660,000	\$326,480	\$333,520	\$180,931	\$259,500	1.843	39.32%	
16	16-20-33-304-030	730 N CROOKS RD	COF	Office	201	Land Table COM	9/30/2024	\$900,000	\$150,291	\$749,709	\$448,733	\$319,260	1.671	35.47%	
16	16-20-33-453-046	560 W 14 MILE RD	CRL	Neighborhood Shopping	201	Land Table COM	10/4/2023	\$1,525,000	\$610,092	\$914,908	\$815,712	\$795,690	1.122	52.18%	
16	16-25-04-127-022	809 W 14 MILE RD	CRL	Neighborhood Shopping	201	Land Table COM	10/4/2023	\$1,575,000	\$665,361	\$909,639	\$785,040	\$814,490	1.159	51.71%	
68	68-15-10-479-008	302 W UNIVERSITY DR	CRL	Retail	201	Land Table COM	4/30/2024	\$1,100,000	\$438,569	\$661,431	\$355,636	\$416,750	1.860	37.89%	
68	68-15-14-101-008	406 S MAIN ST	CRL	Downtown Row	201	Land Table COM	2/18/2025	\$900,000	\$226,958	\$673,042	\$261,015	\$282,160	2.579	31.35%	
68	68-15-14-103-011	300 S MAIN ST	CRL	Downtown Row	201	Land Table COM	3/28/2025	\$1,196,250	\$334,993	\$861,257	\$425,552	\$441,730	2.024	36.93%	
68	68-15-14-107-015	321 E 2ND ST	COF	Office	201	Land Table COM	6/28/2024	\$3,200,000	\$991,875	\$2,208,125	\$2,309,672	\$1,656,730	0.956	51.77%	
68	68-15-15-226-008	303 W UNIVERSITY DR	COF	Medical or Dental Office	201	Land Table COM	7/2/2024	\$1,008,000	\$521,464	\$486,536	\$317,952	\$421,650	1.530	41.83%	68-15-15-226-009
68	68-15-15-232-011	329.5 S MAIN ST	COF	Downtown Row	201	Land Table COM	12/27/2024	\$1,200,000	\$223,487	\$976,513	\$482,216	\$350,210	2.025	29.18%	
68	68-15-15-276-073	115 WALNUT BLVD	COF	Residential Conversion	201	Land Table COM	10/4/2023	\$633,500	\$116,804	\$516,696	\$325,450	\$261,240	1.588	41.24%	

CITY OF BIRMINGHAM
ECF FOR 2026: IND

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
11	\$12,322,200	\$3,681,504	\$8,640,696	\$9,247,597	0.934	\$6,076,100	49.31%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
24	24-25-27-436-010	2305 GOODRICH ST	IND	Industrial Manufacturing	201	Land Table IND	11/02/23	\$400,000	\$145,486	\$254,514	\$291,347	\$212,080	0.874	53.02%	
44	44-25-02-327-005	31465 STEPHENSON HWY	IND	Industrial Manufacturing	301	IND Land Table 300	10/27/23	\$2,800,000	\$720,789	\$2,079,211	\$1,946,212	\$1,513,250	1.068	54.04%	44-25-02-327-004
44	44-25-11-426-012	540 AJAX DR	IND	Industrial Manufacturing	301	IND Land Table 300	06/06/23	\$500,000	\$162,345	\$337,655	\$378,858	\$305,460	0.891	61.09%	
44	44-25-23-480-032	312 W 10 MILE RD	IND	Industrial Manufacturing	301	IND Land Table 300	10/02/23	\$250,000	\$54,119	\$195,881	\$267,944	\$185,720	0.731	74.29%	
50	50-22-24-451-002	40375 GRAND RIVER	IND	Industrial Manufacturing	301	INDUSTRIAL LAND	04/03/24	\$785,000	\$334,900	\$450,100	\$478,595	\$347,560	0.940	44.28%	50-22-24-451-003
64	64-14-33-202-011	408 AUBURN AVE	IND	Industrial Manufacturing	201	Land Table IND 1	10/29/24	\$750,000	\$118,400	\$631,600	\$772,716	\$313,280	0.817	41.77%	
70	70-15-30-476-021	2980 TECHNOLOGY DR	IND	Industrial Manufacturing	301	INDUSTRIAL	07/26/24	\$3,100,000	\$592,175	\$2,507,825	\$2,642,246	\$1,154,880	0.949	37.25%	
72	72-25-05-179-006	2704 NORMANDY	IND	Industrial Manufacturing	201	CIN - C & I North	12/20/23	\$483,000	\$195,240	\$287,760	\$402,481	\$262,230	0.715	54.29%	
88	88-20-26-103-021	2873 DALEY	IND	Industrial Manufacturing	301	M-1	01/26/24	\$500,000	\$183,216	\$316,784	\$329,212	\$234,620	0.962	46.92%	
88	88-20-26-476-039	1882 WOODSLEE	IND	Industrial Manufacturing	301	M-1	04/14/23	\$1,615,000	\$545,803	\$1,069,197	\$1,103,151	\$882,040	0.969	54.62%	
88	88-20-36-326-041	500 ROBBINS	IND	Industrial Manufacturing	301	M-1	05/10/23	\$1,139,200	\$629,031	\$510,169	\$634,835	\$664,980	0.804	58.37%	

CITY OF BIRMINGHAM
ECF FOR 2026: SEN

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF	TOTAL CURRENT ASMNT	TOTAL SALES RATIO
18	\$126,155,974	\$13,819,490	\$112,336,484	\$84,869,255	1.324	\$51,439,140	40.77%

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
08	08-19-36-456-018	355 E 14 MILE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	7/12/2023	\$1,725,000	\$1,264,673	\$460,327	\$469,014	\$937,960	0.981	54.37%	
08	08-20-30-151-002	1050 N ADAMS RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	8/23/2024	\$6,000,000	\$3,057,016	\$2,942,984	\$1,263,990	\$2,356,220	2.328	39.27%	08-20-30-151-001
08	08-20-30-455-013	2101 E MAPLE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	5/8/2023	\$3,715,000	\$1,672,838	\$2,042,162	\$1,045,411	\$1,027,450	1.953	27.66%	08-20-30-455-014
16	16-25-03-151-065	533 S MAIN ST	APT	Apartments over 10 units	201	Land Table COM	2/1/2024	\$1,025,000	\$210,377	\$814,623	\$335,933	\$368,780	2.425	35.98%	
22	22-23-02-126-129	30637 FOURTEEN MILE	APT	Senior Housing/Nursing Home	201	APARTMENT LAND TABLE	09/12/24	\$13,470,000	\$509,058	\$12,960,942	\$10,117,394	\$5,779,830	1.281	42.91%	
22	22-23-25-301-053	23210 MIDDLEBELT	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	07/29/24	\$1,500,000	\$193,777	\$1,306,223	\$717,247	\$591,970	1.821	39.46%	
22	22-23-33-376-087	35100 EIGHT MILE	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	02/09/24	\$7,000,000	\$1,310,156	\$5,689,844	\$3,514,929	\$2,566,090	1.619	36.66%	
22	22-23-34-201-031	32125 NINE MILE	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	07/26/23	\$4,176,160	\$492,811	\$3,683,349	\$2,579,489	\$1,762,390	1.428	42.20%	
64	64-14-28-251-010	25 MAYNARD CT	APT	Apartments over 10 units	201	Land Table COM	12/03/24	\$1,100,000	\$74,279	\$1,025,721	\$556,294	\$337,820	1.844	30.71%	
64	64-14-28-277-013	120 N EDITH ST	APT	Apartments over 10 units	201	Land Table COM	05/01/23	\$11,858,000	\$158,918	\$11,699,082	\$6,815,211	\$3,763,600	1.717	31.74%	
72	72-25-09-453-010	1919 CROOKS	APT	Apartments over 10 units	201	CMN - Commercial Main North	05/01/24	\$1,225,000	\$150,130	\$1,074,870	\$499,523	\$405,390	2.152	33.09%	
72	72-25-16-477-022	314 OAKLAND	APT	Apartments over 10 units	201	Sec 16, All Parcels	12/20/24	\$2,800,000	\$310,178	\$2,489,822	\$1,629,800	\$910,130	1.528	32.50%	
88	88-20-34-201-025	1071 ROCHESTER	APT	Apartments over 10 units	201	RM-1	12/06/24	\$3,100,000	\$1,947,018	\$1,152,982	\$735,391	\$1,451,520	1.568	46.82%	
N	N -10-31-200-013	3215 SILVERBELL RD	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$7,000,000	\$265,238	\$6,734,762	\$6,585,270	\$3,481,300	1.023	49.73%	
N	N -10-31-400-016	5750 ADAMS RD	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$30,500,000	\$1,080,439	\$29,419,561	\$23,031,347	\$12,209,040	1.277	40.03%	
N	N -10-31-400-017	3145 LILY TRL	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$24,700,000	\$523,554	\$24,176,446	\$22,754,070	\$11,837,250	1.063	47.92%	
O	O -09-14-300-024	1814 S LAPEER RD	CMS	Senior Housing/Nursing Home	201	COMM Land Table	12/19/2024	\$1,475,000	\$219,150	\$1,255,850	\$561,792	\$463,450	2.235	31.42%	
PO	PO-04-22-477-006	73 BEEHIVE DR	CMS	Senior Housing/Nursing Home	201	Land Table COM	09/26/23	\$3,786,814	\$379,880	\$3,406,934	\$1,657,150	\$1,188,950	2.056	31.40%	PO-04-22-477-005