

CITY OF BLOOMFIELD HILLS
ECF FOR 2026: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
9	\$18,690,000	\$5,169,850	\$13,520,150	\$14,636,119	\$9,162,160	49.02%	0.924

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
12	12-19-14-152-001	41 W LONG LAKE RD	CRL	Retail	201	Land Table COM	7/31/2024	\$675,000	\$161,332	\$513,668	\$241,164	\$212,180	2.130	31.43%	
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	1.009	58.29%	
12	12-19-15-276-017	100 W LONG LAKE RD	COF	Office	201	Land Table COM	5/17/2024	\$3,000,000	\$2,370,776	\$629,224	\$1,507,629	\$1,807,930	0.814	50.02%	
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CMS	Restaurant	201	Land Table COM	10/30/2024	\$650,000	\$289,179	\$360,821	\$368,370	\$341,310	0.689	58.19%	
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	1.023	49.73%	
C	C -19-01-101-028	3120 SOUTH BLVD	CRL	Bank	201	Land Table COM10	11/12/2024	\$1,350,000	\$671,809	\$678,191	\$984,370	\$785,590	1.159	39.08%	
C	C -19-04-276-038	44060 WOODWARD AVE	COF	Office	201	Land Table COM20	4/4/2024	\$1,150,000	\$296,315	\$853,685	\$1,458,018	\$515,740	0.417	60.26%	
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	0.586	44.85%	
X	X -18-25-279-023	2160 WALNUT LAKE	MIS	Veterinary Clinic	201	COMM land Table	1/14/2025	\$400,000	\$82,319	\$317,681	\$324,262	\$184,150	0.980	52.51%	

CITY OF BLOOMFIELD HILLS
ECF FOR 2026: CMM

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
13	\$10,790,000	\$4,432,867	\$6,357,133	\$5,203,776	\$5,119,580	47.45%	1.222

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%	
40	40-24-23-229-029	26727 SOUTHFIELD RD	CAS	Gas Stations and Gas Mini Marts	201	Land Table COM	09/29/23	\$890,000	\$89,047	\$800,953	\$518,156	\$343,810	1.546	38.63%	
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%	
70	70-15-32-483-025	3980 CROOKS RD	AUT	Gas Stations and Gas Mini Marts	201	COMMERCIAL	10/05/23	\$650,000	\$306,282	\$343,718	\$152,136	\$233,830	2.259	35.97%	
72	72-25-08-177-029	30178 WOODWARD	AUT	Auto Repair	201	CWN - Comm. Woodwd North	07/12/23	\$1,100,000	\$433,606	\$666,394	\$394,996	\$465,820	1.687	42.35	
72	72-25-10-127-001	3024 ROCHESTER	CRL	Retail	201	CRR - Comm-Roch Rd	05/10/23	\$450,000	\$326,289	\$123,711	\$194,442	\$250,640	0.636	55.70	
76	76-24-25-102-017	24722 SOUTHFIELD	CAS	Gas Stations and Gas Mini Marts	201	200 - MASTER LAND	03/19/25	\$500,000	\$161,411	\$338,589	\$182,752	\$225,170	1.853	45.03%	
76	76-24-29-276-052	24125 TELEGRAPH	CAS	Auto Repair	201	200 - MASTER LAND	01/24/24	\$700,000	\$174,369	\$525,631	\$397,438	\$301,150	1.323	43.02%	
88	88-20-01-101-001	6990 JOHN R	CRL	Market	201	B-123	02/23/24	\$850,000	\$647,677	\$202,323	\$155,973	\$423,890	1.297	49.87%	
88	88-20-34-127-025	530 E MAPLE	CAS	Auto Repair	301	M-1	12/11/23	\$1,500,000	\$962,597	\$537,403	\$598,163	\$811,190	0.898	54.08%	
88	88-20-35-226-042	1980 E MAPLE	CAS	Gas Stations and Gas Mini Marts	201	B-123	01/08/25	\$1,100,000	\$535,527	\$564,473	\$267,607	\$416,050	2.109	37.82%	
W	W -13-26-201-065	3456 HIGHLAND RD	AUT	Car Wash	201	LAND TABLE CWAH	06/15/23	\$600,000	\$195,524	\$404,476	\$404,928	\$288,640	0.999	48.11%	

CITY OF BLOOMFIELD HILLS
ECF FOR 2026: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$33,098,000	\$13,305,521	\$19,792,479	\$24,645,684	\$11,727,440	35.43%	0.803

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
12	12-19-14-152-001	41 W LONG LAKE RD	CRL	Retail	201	Land Table COM	7/31/2024	\$675,000	\$161,332	\$513,668	\$241,164	\$212,180	2.932	22.34%	12-19-14-155-003, 12-19-14-155-010
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	0.417	60.26%	
12	12-19-14-154-001	70 E LONG LAKE RD	COF	Office	201	Land Table COM	10/6/2023	\$4,598,000	\$1,030,309	\$3,567,691	\$1,216,874	\$1,027,060	0.970	53.51%	
12	12-19-15-276-017	100 W LONG LAKE RD	COF	Office	201	Land Table COM	5/17/2024	\$3,000,000	\$2,370,776	\$629,224	\$1,507,629	\$1,807,930	2.816	32.14%	
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	2.130	31.43%	
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	1.159	39.08%	
88	88-20-08-276-005	5600 NEW KING	COF	Office	201	R-C	03/21/24	\$6,250,000	\$2,741,481	\$3,508,519	\$5,009,953	\$3,089,010	0.700	49.42%	
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	0.306	83.18%	
88	88-20-35-126-018	950 STEPHENSON	COF	Office	201	R-C	02/14/25	\$3,800,000	\$1,834,153	\$1,965,847	\$6,424,835	\$3,160,890	1.045	39.17%	
C	C -19-04-276-038	44060 WOODWARD AVE	COF	Office	201	Land Table COM20	4/4/2024	\$1,150,000	\$296,315	\$853,685	\$1,458,018	\$515,740	0.586	44.85%	
X	X -18-01-376-004	2050 WOODROW WILSON	COF	Medical or Dental Office	201	COMM land Table	10/26/2023	\$100,000	\$54,075	\$45,925	\$118,550	\$79,550	0.486	73.80%	

CITY OF BLOOMFIELD HILLS
ECF FOR 2026: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$18,843,000	\$6,947,541	\$11,895,459	\$10,641,526	\$8,567,790	45.47%	1.118

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
12	12-19-14-152-001	41 W LONG LAKE RD	CRL	Retail	201	Land Table COM	7/31/2024	\$675,000	\$161,332	\$513,668	\$241,164	\$212,180	2.130	31.43%	
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%	
12	12-19-14-154-001	70 E LONG LAKE RD	COF	Office	201	Land Table COM	10/6/2023	\$4,598,000	\$1,030,309	\$3,567,691	\$1,216,874	\$1,027,060	2.932	22.34%	12-19-14-155-003, 12-19-14-155-010
12	12-19-15-276-017	100 W LONG LAKE RD	COF	Office	201	Land Table COM	5/17/2024	\$3,000,000	\$2,370,776	\$629,224	\$1,507,629	\$1,807,930	0.417	60.26%	
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%	
36	36-18-02-435-059	3000 ORCHARD LAKE RD	CRL	Discount Store	201	Land Table COM	9/12/2024	\$1,150,000	\$530,138	\$619,862	\$1,238,330	\$904,420	0.501	78.65%	36-18-02-435-053
96	96-17-30-200-015	2051 N WIXOM RD	CRL	Neighborhood Shopping	201	Land Table COM	12/06/24	\$3,150,000	\$798,347	\$2,351,653	\$2,184,272	\$1,737,170	1.077	55.15%	
36	36-18-01-303-026	2091 CASS LAKE RD	CRL	Retail	201	Land Table COM	12/15/2023	\$235,000	\$36,198	\$198,802	\$241,748	\$140,990	0.822	60.00%	
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%	
C	C-19-01-101-028	3120 SOUTH BLVD	CRL	Bank	201	Land Table COM10	11/12/2024	\$1,350,000	\$671,809	\$678,191	\$984,370	\$785,590	0.689	58.19%	

CITY OF BLOOMFIELD HILLS
ECF FOR 2026: GCG

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
15	\$36,837,612	\$11,754,006	\$25,083,606	\$23,015,259	\$18,674,110	50.69%	1.090

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
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%	
12	12-19-15-276-017	100 W LONG LAKE RD	COF	Office	201	Land Table COM	5/17/2024	\$3,000,000	\$2,370,776	\$629,224	\$1,507,629	\$1,807,930	0.417	60.26%	
12	12-19-14-152-001	41 W LONG LAKE RD	CRL	Retail	201	Land Table COM	7/31/2024	\$675,000	\$161,332	\$513,668	\$241,164	\$212,180	2.130	31.43%	
02	02-14-11-304-007	2705 LAPEER RD	MIS	Restaurant	201	Com_Lapeer Opdyke	06/10/24	\$677,500	\$323,424	\$354,076	\$323,918	\$321,750	1.093	47.49%	
02	02-14-23-176-012	2550 INNOVATION DR	MIS	Restaurant	201	Com_Univ_I75	07/21/23	\$4,950,000	\$1,282,864	\$3,667,136	\$2,499,763	\$1,914,230	1.467	38.67%	
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	22-23-02-105-027	31006 ORCHARD LAKE	MIS	Restaurant	201	RETAIL LAND TABLE	01/31/25	\$1,125,000	\$214,545	\$910,455	\$338,065	\$327,220	2.693	29.09	22-23-02-105-030
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CMS	Restaurant	201	Land Table COM	10/30/2024	\$650,000	\$289,179	\$360,821	\$368,370	\$341,310	0.980	52.51%	
44	44-25-12-101-057	30728 JOHN R RD	MIS	Fraternal/Clubhouse/Banquet	201	Land Table 200	04/25/23	\$625,000	\$384,344	\$240,656	\$239,396	\$308,210	1.005	49.31%	
64	64-19-05-159-024	1935 S TELEGRAPH RD	MIS	Fitness Center	201	Land Table COM	05/31/24	\$5,287,612	\$861,913	\$4,425,699	\$2,187,066	\$1,599,970	2.024	30.26%	
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%	
70	70-15-21-477-014	1700 S LIVERNOIS RD	MIS	Skating Rink	201	INDUSTRIAL	07/21/23	\$3,000,000	\$558,278	\$2,441,722	\$2,478,882	\$909,310	0.985	30.31%	
C	C-19-05-351-079	2050 S TELEGRAPH RD	MIS	Fitness Center	201	Land Table COM30	5/17/2023	\$5,000,000	\$1,946,291	\$3,053,709	\$6,234,880	\$5,866,350	0.490	117.33%	
E	E-17-01-477-028	2323 UNION LAKE RD	CRL	Restaurant	201	Land Table COM	12/2/2024	\$4,500,000	\$1,554,615	\$2,945,385	\$2,438,534	\$2,218,230	1.208	49.29%	
U	U-07-04-376-006	11450 E HOLLY RD	BMS	Golf Course/Clubhouse	201	Land Table COM	10/30/2024	\$1,700,000	\$432,711	\$1,267,289	\$613,613	\$415,610	2.065	24.45%	

CITY OF BLOOMFIELD HILLS
ECF FOR 2026: UTL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
15	\$5,820,861	\$1,832,475	\$4,049,897	\$3,710,666	\$2,588,050	44.46%	1.091

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
28	28-25-25-477-033	1651 E 9 MILE RD	IND	Warehouse	201	Land Table IND	11/08/23	\$181,000	\$39,278	\$141,722	\$155,980	\$98,580	0.909	54.46%	
44	44-25-24-455-037	1129 E 10 MILE RD	IND	Industrial Manufacturing	301	IND Land Table 300	04/01/23	\$150,000	\$36,218	\$113,782	\$107,178	\$81,590	1.062	54.39%	
68	68-15-14-153-016	313 SOUTH ST	IND	Industrial Manufacturing	201	Land Table IND	7/27/2023	\$200,000	\$35,604	\$164,396	\$97,604	\$65,620	1.684	32.81%	
72	72-20-32-378-031	4940 DELEMERE	IND	Warehouse	301	CIN - C & I North	05/23/24	\$575,000	\$40,030	\$534,970	\$358,855	\$165,990	1.491	28.87	
72	72-20-32-378-042	4823 LEAFDALE	IND	Warehouse	301	CIN - C & I North	12/10/24	\$825,000	\$74,437	\$750,563	\$595,445	\$276,530	1.261	33.52	
72	72-20-32-454-024	4906 LEAFDALE	IND	Industrial Manufacturing	307	CIN - C & I North	02/02/24	\$430,000	\$32,684	\$397,316	\$240,594	\$112,940	1.651	26.27	
80	80-21-20-326-003	299 N MILL ST	IND	Warehouse	301	Land Table IND	01/01/25	\$390,000	\$324,800	\$126,711	\$272,885	\$269,830	0.464	69.19%	80-21-20-327-015
88	88-20-34-154-021	363 ELMWOOD	IND	Industrial Manufacturing	301	M-1	07/15/24	\$300,000	\$200,112	\$99,888	\$71,569	\$139,530	1.396	46.51%	88-20-34-154-010, 88-20-34-154-011
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	88-20-36-401-029	629 MINNESOTA	IND	Industrial Manufacturing	301	M-1	11/22/24	\$672,500	\$314,316	\$358,184	\$317,077	\$332,220	1.130	49.40%	
88	88-20-29-477-022	1550 W MAPLE	IND	Industrial Engineering	301	M-1	11/07/24	\$854,000	\$263,005	\$590,995	\$584,882	\$385,540	1.010	45.15%	
96	96-22-08-427-017	28525 BECK RD	IND	Industrial Flex	201	Land Table IND	08/17/23	\$230,000	\$43,802	\$186,198	\$174,087	\$132,250	1.070	57.50%	
IH	IH-01-34-381-003	436 COGSHALL ST	IND	Warehouse	201	INDUSTRIAL	03/26/25	\$200,000	\$74,257	\$125,743	\$189,068	\$96,080	0.665	48.04%	
W	W -13-04-253-023	5394 DIXIE HWY	IND	Industrial Manufacturing	201	Land Table CRL	08/30/23	\$150,000	\$73,371	\$76,629	\$132,746	\$100,670	0.577	67.11%	
W	W -13-22-151-024	1050 CRESCENT LAKE RD	IND	Warehouse	201	Land Table WHS	11/02/23	\$163,361	\$97,345	\$66,016	\$83,482	\$96,060	0.791	58.80%	