

**CITY OF PLEASANT RIDGE:  
ECF FOR 2026: APT**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$5,310,000	\$1,291,248	\$4,018,752	\$3,242,957	\$2,301,940	43.35%	1.239

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	22-23-35-128-021	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%	
24	24-25-34-178-021	362 W MARSHALL ST	APT	Apartments 10 units and under	201	LAND TABLE COM	05/10/23	\$650,000	\$64,480	\$585,520	\$286,348	\$192,930	2.045	29.68%	
28	28-25-25-278-036	1741 E WOODWARD HEIGHTS	APT	Apartments 10 units and under	201	COMMERCIAL NORTH	10/06/23	\$610,000	\$74,608	\$535,392	\$235,130	\$180,940	2.277	29.66%	
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%	
64	64-14-33-210-065	389 OSMUN ST	APT	Apartments 10 units and under	201	Land Table COM	10/31/24	\$140,000	\$11,360	\$128,640	\$108,034	\$51,000	1.191	36.43%	
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
K	K -21-04-251-001	57951 GRAND RIVER AVE	APT	Apartments 10 units and under	201	K Commercial Land	03/01/24	\$660,000	\$604,613	\$55,387	\$174,835	\$398,730	0.317	60.41%	K -21-04-151-005
W	W -13-05-279-043	4081 AIRPORT RD	APT	Apartments 10 units and under	201	Land Table APP	03/14/25	\$620,000	\$99,355	\$520,645	\$266,366	\$229,910	1.955	37.08%	
W	W -13-25-458-019	1058 PREMONT AVE	APT	Apartments 10 units and under	201	Land Table APP	12/26/24	\$270,000	\$23,500	\$246,500	\$200,713	\$146,520	1.228	54.27%	

**CITY OF PLEASANT RIDGE:  
ECF FOR 2026: AUT**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$7,186,000	\$1,913,542	\$5,272,458	\$4,039,138	\$3,183,350	44.30%	1.305

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
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	9/29/2023	\$890,000	\$89,047	\$800,953	\$518,156	\$343,810	1.546	38.63%	
64	64-14-15-352-020	1300 N PERRY ST	AUT	Garage Service Repair	201	Land Table COM	11/27/2024	\$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	5/3/2024	\$110,000	\$33,985	\$76,015	\$66,211	\$38,250	1.148	34.77%	
64	64-14-19-253-019	820 CESAR E CHAVEZ AVE	AUT	Garage Service Repair	201	Land Table COM	7/20/2023	\$265,000	\$73,918	\$191,082	\$145,312	\$108,930	1.315	41.11%	64-14-19-253-012
64	64-14-21-352-067	547 N PERRY ST	AUT	Gas Stations and Gas Mini Marts	201	Land Table COM	5/19/2023	\$500,000	\$111,172	\$388,828	\$187,185	\$173,410	2.077	34.68%	
64	64-14-29-455-002	50444 WOODWARD AVE	AUT	Garage Service Repair	201	Land Table COM	8/2/2023	\$500,000	\$43,055	\$456,945	\$417,787	\$231,940	1.094	46.39%	
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	72-25-15-383-038	723 E 11 MILE	AUT	Auto Repair	201	C11 - ELEVEN MILE	05/03/24	\$296,000	\$160,981	\$135,019	\$100,059	\$145,370	1.349	49.11%	
72	72-25-16-204-006	1708 CROOKS	AUT	Gas Stations and Gas Mini Marts	201	CMN - Commercial Main North	01/31/24	\$875,000	\$354,081	\$520,919	\$307,334	\$333,540	1.695	38.12%	
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%	

**CITY OF PLEASANT RIDGE:  
ECF FOR 2026: BAR**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
13	\$4,510,000	\$1,111,403	\$3,398,597	\$2,722,812	\$1,991,130	44.15%	1.248

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
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%	
24	24-25-27-303-050	23337 WOODWARD AVE	CRL	Retail	201	LAND TABLE COM	09/16/24	\$395,000	\$158,883	\$236,117	\$176,568	\$192,830	1.337	48.82%	24-25-27-303-049
28	28-25-35-228-023	41 W 9 MILE RD	MIS	Fast Food Restaurant	\$201	COMMERCIAL SOUTH	3/12/2025	\$705,000	\$87,087	\$617,913	\$465,242	\$298,100	1.328	42.28%	
28	28-25-36-380-012	701 E 8 MILE RD	CRL	Retail	201	COMMERCIAL SOUTH	01/21/25	\$170,000	\$18,212	\$151,788	\$112,783	\$62,960	1.346	37.04%	
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%	
36	36-18-11-230-003	3425 ORCHARD LAKE RD	CRL	Restaurant	201	Land Table COM	8/9/2023	\$325,000	\$51,016	\$273,984	\$155,082	\$105,780	1.767	32.55%	
44	44-25-24-251-006	26201 DEQUINDRE RD	CRL	Retail	201	Land Table 200	10/05/23	\$310,000	\$114,603	\$195,397	\$170,975	\$154,870	1.143	49.96%	
44	44-25-24-326-039	1052 E LINCOLN AVE	CRL	Market	201	Land Table 200	05/31/23	\$530,000	\$147,358	\$382,642	\$342,798	\$272,550	1.116	51.42%	
64	64-13-36-279-020	222 S TELEGRAPH RD	CRL	Restaurant	201	Land Table COM	12/20/24	\$55,000	\$7,973	\$47,027	\$61,965	\$26,130	0.759	47.51%	
64	64-13-36-279-020	222 S TELEGRAPH RD	CRL	Restaurant	201	Land Table COM	12/20/24	\$55,000	\$7,973	\$47,027	\$61,965	\$26,130	0.759	47.51%	
64	64-14-17-131-015	1375 BALDWIN AVE	MIS	Fast Food Restaurant	201	Land Table COM	12/07/23	\$425,000	\$170,188	\$254,812	\$148,460	\$144,910	1.716	34.10%	64-14-17-131-016
64	64-14-21-178-008	655 JOSLYN AVE	MIS	Fast Food Restaurant	201	Land Table COM	09/25/23	\$250,000	\$72,747	\$177,253	\$195,488	\$104,720	0.907	41.89%	
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	43.83%	

**CITY OF PLEASANT RIDGE:  
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
12	\$6,161,725	\$1,798,465	\$4,363,260	\$4,266,356	\$2,954,780	47.95%	1.023

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
04	04-25-17-155-001	2790 COOLIDGE HWY	COF	Office	201	Land Table COM	06/30/23	\$165,000	\$79,230	\$85,770	\$96,943	\$90,810	0.885	55.04%	
04	04-25-17-257-027	28471 WOODWARD AVE	COF	Office	201	Land Table COM	08/28/23	\$210,000	\$78,299	\$131,701	\$153,408	\$120,470	0.859	57.37%	
24	24-25-26-382-034	1411 E 9 MILE RD	COF	Office	201	LAND TABLE COM	02/09/24	\$385,000	\$125,620	\$259,380	\$224,863	\$206,810	1.154	53.72%	
32	32-25-21-178-013	26321 WOODWARD AVE	COF	Office	201	Land Table COM	09/06/23	\$550,000	\$174,710	\$375,290	\$385,587	\$291,300	0.973	52.96%	
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	Office	201	Land Table COM	01/16/24	\$500,000	\$93,506	\$406,494	\$390,390	\$216,000	1.041	43.20%	
44	44-25-13-104-008	520 E 12 MILE RD	COF	Medical or Dental Office	201	Land Table 200	08/15/23	\$705,000	\$230,314	\$474,686	\$705,869	\$337,540	0.672	47.88%	
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
44	44-25-24-104-034	540 E 11 MILE RD	COF	Office	201	Land Table 200	01/16/25	\$438,725	\$138,684	\$300,041	\$402,682	\$192,970	0.745	43.98%	
72	72-25-21-128-003	26676 WOODWARD	COF	Office	201	CWS - Wood S of 11	09/03/24	\$620,000	\$253,750	\$366,250	\$331,394	\$337,570	1.105	54.45%	
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	72-25-21-406-017	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%	
76	76-24-12-435-022	29405 GREENFIELD	COF	Medical or Dental Office	201	200 - MASTER LAND	11/10/23	\$420,000	\$112,537	\$307,463	\$334,963	\$201,140	0.918	47.89%	

**CITY OF PLEASANT RIDGE:  
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	\$5,545,250	\$1,575,516	\$3,969,734	\$3,353,157	\$2,445,260	44.10%	1.184

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
60	60-25-27-155-002	23900 WOODWARD AVE	CRL	Commercial Mixed Use	201	Land Table COM	04/13/23	\$1,175,000	\$207,608	\$967,392	\$395,758	\$317,090	2.444	26.99%	
04	04-25-18-233-035	2945 COOLIDGE HWY	CRL	Downtown Row	201	Land Table COM	4/4/2024	\$230,000	\$72,247	\$157,753	\$96,554	\$94,980	1.634	41.30%	
24	24-25-26-111-036	3150 HILTON RD	CRL	Retail	201	LAND TABLE COM	11/30/23	\$170,000	\$34,062	\$135,938	\$81,830	\$68,400	1.661	40.24%	
24	24-25-27-327-006	23422 WOODWARD AVE	CRL	Retail	201	LAND TABLE COM	12/18/23	\$135,000	\$124,353	\$10,647	\$66,427	\$103,870	0.160	76.94%	
44	44-25-13-358-023	327 E 11 MILE RD	CRL	Retail	201	Land Table 200	11/08/24	\$590,000	\$250,867	\$339,133	\$474,718	\$396,060	0.714	67.13%	44-25-13-358-033, 44-25-13-358-032, 44-25-13-358-024, 44-25-13-358-025
44	44-25-24-251-006	26201 DEQUINDRE RD	CRL	Retail	201	Land Table 200	10/05/23	\$310,000	\$114,603	\$195,397	\$170,975	\$154,870	1.143	49.96%	
72	72-25-16-282-011	1107 CROOKS	CRL	Retail	201	CMN - Commercial Main North	08/13/24	\$800,000	\$105,600	\$694,400	\$691,853	\$445,400	1.004	55.68	
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	

**CITY OF PLEASANT RIDGE:  
ECF FOR 2026: MIS (IRON RIDGE)**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$12,513,725	\$3,210,772	\$9,302,953	\$12,694,271	\$5,840,500	46.67%	0.733

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	16-20-33-226-016	53 W MAPLE RD	COF	Office	201	Land Table COM	5/9/2024	\$575,000	\$221,996	\$353,004	\$297,196	\$272,640	1.188	47.42%	
24	24-25-27-252-003	701 WOODWARD HTS	COF	Office	201	LAND TABLE COM	10/24/24	\$675,000	\$152,262	\$522,738	\$458,677	\$339,600	1.140	50.31%	
24	24-25-27-280-026	3055 HILTON RD	COF	Office	201	LAND TABLE COM	07/28/23	\$540,000	\$182,601	\$357,399	\$304,502	\$266,020	1.174	49.26%	
28	28-25-35-478-045	20941 JOHN R RD	COF	Office	201	COMMERCIAL SOUTH	08/13/24	\$145,000	\$19,031	\$125,969	\$105,507	\$53,590	1.194	36.96%	
32	32-25-21-178-013	26321 WOODWARD AVE	COF	Office	201	Land Table COM	09/06/23	\$550,000	\$174,710	\$375,290	\$385,587	\$291,300	0.973	52.96%	
44	44-25-24-104-034	540 E 11 MILE RD	COF	Office	201	Land Table 200	01/16/25	\$438,725	\$138,684	\$300,041	\$402,682	\$192,970	0.745	43.98%	
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%	
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%	
76	76-24-10-479-054	20300 W 12 MILE	COF	Office	201	200 - MASTER LAND	05/03/24	\$1,650,000	\$673,404	\$976,596	\$4,013,039	\$1,036,800	0.243	62.84%	
76	76-24-11-226-016	30233 SOUTHFIELD	COF	Office	201	200 - MASTER LAND	10/20/23	\$1,950,000	\$359,051	\$1,590,949	\$1,756,367	\$673,550	0.906	34.54%	
76	76-24-26-280-024	24001 SOUTHFIELD	COF	Office	201	200 - MASTER LAND	04/07/23	\$1,150,000	\$186,050	\$963,950	\$1,198,165	\$407,340	0.805	35.42%	