

Pleasant Ridge City

2026 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
K-1	3	\$1,049,900	\$515,290	49.08%	1.265
R-3	3	\$1,484,000	\$732,340	49.35%	1.335
R-6	34	\$14,755,400	\$7,320,430	49.61%	1.275
R-7	2	\$1,162,290	\$516,950	44.48%	1.330
R-8	5	\$3,952,900	\$1,971,370	49.87%	1.320
R-9	12	\$8,407,250	\$4,162,660	49.51%	1.205
RF3	0				1.345
RF4	6	\$4,629,500	\$2,407,850	52.01%	1.170
RX3	9	\$3,766,450	\$1,894,600	50.30%	1.545
RX4	1	\$525,000	\$259,060	49.34%	1.475
RX5	2	\$875,000	\$462,250	52.83%	1.390
RX6	1	\$369,900	\$192,670	52.09%	1.275
		\$40,977,590	\$20,435,470		

2 Year Sale Ratio:

49.87%

*Sale Study Period: 4/01/2023-03/31/2025

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
60-25-27-155-026	23990 WOODWARD AVE	8/16/2024	407	03-ARM'S LENGTH	K-1	\$380,000	\$210,390	55.37	\$147.06	1,832	Other
60-25-27-155-029	23972 WOODWARD AVE	5/17/2024	407	03-ARM'S LENGTH	K-1	\$345,000	\$152,450	44.19	\$262.22	894	Other
60-25-27-155-033	23952 WOODWARD AVE	10/6/2023	407	03-ARM'S LENGTH	K-1	\$324,900	\$152,450	46.92	\$239.73	894	Other
60-25-28-181-016	99 MAPLEFIELD RD	4/25/2024	401	03-ARM'S LENGTH	R-3	\$531,000	\$243,030	45.77	\$189.59	1,192	Bungalow
60-25-28-181-018	111 MAPLEFIELD RD	6/2/2023	401	03-ARM'S LENGTH	R-3	\$530,000	\$280,740	52.97	\$125.61	1,796	Bungalow
60-25-28-181-023	127 MAPLEFIELD RD	5/30/2024	401	03-ARM'S LENGTH	R-3	\$423,000	\$208,570	49.31	\$116.52	1,686	Bungalow
60-25-27-104-018	34 WELLESLEY DR	4/4/2024	401	03-ARM'S LENGTH	R-6	\$530,000	\$234,540	44.25	\$204.63	1,615	Bungalow
60-25-27-104-020	38 WELLESLEY DR	9/18/2023	401	03-ARM'S LENGTH	R-6	\$410,000	\$186,160	45.40	\$171.12	1,239	Colonial/2Sty
60-25-27-104-028	11 AMHERST RD	6/14/2024	401	03-ARM'S LENGTH	R-6	\$510,000	\$257,510	50.49	\$134.31	2,101	Colonial/2Sty
60-25-27-105-009	16 AMHERST RD	5/24/2024	401	03-ARM'S LENGTH	R-6	\$535,000	\$235,840	44.08	\$172.33	1,512	CapeCod
60-25-27-105-022	13 MAYWOOD AVE	2/12/2024	401	03-ARM'S LENGTH	R-6	\$465,000	\$246,500	53.01	\$121.29	1,572	Colonial/2Sty
60-25-27-128-026	45 DEVONSHIRE RD	5/19/2023	401	03-ARM'S LENGTH	R-6	\$450,000	\$221,560	49.24	\$118.26	1,493	Bungalow
60-25-27-129-001	36 DEVONSHIRE RD	7/9/2024	401	03-ARM'S LENGTH	R-6	\$485,000	\$214,800	44.29	\$144.17	1,454	Bungalow
60-25-27-129-003	42 DEVONSHIRE RD	7/27/2023	401	03-ARM'S LENGTH	R-6	\$537,000	\$265,270	49.40	\$174.06	1,500	Bungalow
60-25-27-129-004	44 DEVONSHIRE RD	10/7/2024	401	03-ARM'S LENGTH	R-6	\$389,500	\$197,830	50.79	\$87.96	1,315	Bungalow
60-25-27-129-010	58 DEVONSHIRE RD	11/27/2024	401	03-ARM'S LENGTH	R-6	\$485,000	\$257,080	53.01	\$125.04	1,692	Colonial/2Sty
60-25-27-129-011	62 DEVONSHIRE RD	7/15/2024	401	03-ARM'S LENGTH	R-6	\$418,000	\$232,410	55.60	\$72.18	2,003	Bungalow
60-25-27-129-016	74 DEVONSHIRE RD	4/16/2024	401	03-ARM'S LENGTH	R-6	\$428,500	\$209,560	48.91	\$142.61	1,080	Bungalow
60-25-27-130-006	54 WELLESLEY DR	10/31/2023	401	03-ARM'S LENGTH	R-6	\$477,000	\$216,930	45.48	\$159.46	1,743	BiLevel
60-25-27-130-012	66 WELLESLEY DR	4/11/2023	401	03-ARM'S LENGTH	R-6	\$410,000	\$175,470	42.80	\$132.36	1,608	Colonial/2Sty
60-25-27-132-005	48 AMHERST RD	5/12/2023	401	03-ARM'S LENGTH	R-6	\$367,500	\$204,510	55.65	\$88.68	1,423	Colonial/2Sty
60-25-27-132-029	35 MAYWOOD AVE	11/9/2023	401	03-ARM'S LENGTH	R-6	\$386,500	\$196,710	50.90	\$111.60	1,301	Colonial/2Sty
60-25-27-132-033	43 MAYWOOD AVE	9/29/2023	401	03-ARM'S LENGTH	R-6	\$365,000	\$174,200	47.73	\$128.20	964	Bungalow
60-25-27-155-005	10 MAYWOOD AVE	8/30/2024	401	03-ARM'S LENGTH	R-6	\$562,500	\$305,970	54.39	\$188.81	1,531	Colonial/2Sty
60-25-27-155-010	20 MAYWOOD AVE	4/13/2023	401	03-ARM'S LENGTH	R-6	\$397,000	\$218,650	55.08	\$76.28	1,620	Colonial/2Sty
60-25-27-155-011	22 MAYWOOD AVE	6/7/2024	401	03-ARM'S LENGTH	R-6	\$530,000	\$231,520	43.68	\$188.46	1,528	Bungalow
60-25-27-156-017	13 FAIRWOOD BLVD	8/12/2024	401	03-ARM'S LENGTH	R-6	\$640,000	\$269,250	42.07	\$184.05	1,974	Colonial/2Sty
60-25-27-176-011	44 MAYWOOD AVE	10/24/2024	401	03-ARM'S LENGTH	R-6	\$280,000	\$176,080	62.89	\$48.99	783	Ranch
60-25-27-176-017	56 MAYWOOD AVE	4/30/2024	401	03-ARM'S LENGTH	R-6	\$330,000	\$176,850	53.59	\$86.60	984	Ranch
60-25-27-176-026	19 SYLVAN AVE	4/19/2024	401	03-ARM'S LENGTH	R-6	\$490,000	\$224,090	45.73	\$171.68	1,439	Colonial/2Sty

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60-25-27-177-014	46 SYLVAN AVE	9/30/2024	401	03-ARM'S LENGTH	R-6	\$320,000	\$172,230	53.82	\$82.55	943	Colonial/2Sty
60-25-27-177-018	19 FAIRWOOD BLVD	9/7/2023	401	03-ARM'S LENGTH	R-6	\$320,000	\$184,910	57.78	\$66.71	1,381	CapeCod
60-25-27-177-023	29 FAIRWOOD BLVD	6/13/2023	401	03-ARM'S LENGTH	R-6	\$500,000	\$232,070	46.41	\$137.60	1,880	Colonial/2Sty
60-25-27-178-001	52 SYLVAN AVE	6/26/2024	401	03-ARM'S LENGTH	R-6	\$479,900	\$214,490	44.69	\$170.64	1,452	Bungalow
60-25-27-178-004	58 SYLVAN AVE	10/31/2024	401	03-ARM'S LENGTH	R-6	\$335,000	\$174,470	52.08	\$83.61	1,116	Bungalow
60-25-27-178-008	66 SYLVAN AVE	8/2/2024	401	03-ARM'S LENGTH	R-6	\$312,000	\$176,400	56.54	\$61.26	1,154	Bungalow
60-25-27-178-015	47 FAIRWOOD BLVD	7/28/2023	401	03-ARM'S LENGTH	R-6	\$400,000	\$212,750	53.19	\$89.91	1,765	Colonial/2Sty
60-25-27-179-006	26 FAIRWOOD BLVD	3/6/2024	401	03-ARM'S LENGTH	R-6	\$425,000	\$207,460	48.81	\$138.47	1,424	Colonial/2Sty
60-25-27-179-015	44 FAIRWOOD BLVD	5/1/2023	401	03-ARM'S LENGTH	R-6	\$445,000	\$215,410	48.41	\$134.91	1,501	Colonial/2Sty
60-25-27-180-010	64 FAIRWOOD BLVD	10/21/2024	401	03-ARM'S LENGTH	R-6	\$340,000	\$200,950	59.10	\$97.51	947	Ranch
60-25-27-157-013	9 WOODWARD HEIGHTS BLVD	1/18/2024	401	03-ARM'S LENGTH	R-7	\$410,000	\$202,790	49.46	\$164.38	1,404	Bungalow
60-25-27-180-023	73 WOODWARD HEIGHTS BLVD	3/25/2024	401	03-ARM'S LENGTH	R-7	\$752,290	\$314,160	41.76	\$250.19	2,284	Ranch
60-25-28-277-015	43 RIDGE RD	6/22/2023	401	03-ARM'S LENGTH	R-8	\$538,000	\$278,770	51.82	\$128.87	2,006	Colonial/2Sty
60-25-28-277-034	18 OXFORD BLVD	9/20/2023	401	03-ARM'S LENGTH	R-8	\$790,000	\$371,150	46.98	\$199.91	2,469	Colonial/2Sty
60-25-28-278-013	21 OXFORD BLVD	6/1/2023	401	03-ARM'S LENGTH	R-8	\$750,000	\$343,430	45.79	\$198.29	2,278	Colonial/2Sty
60-25-28-278-022	42 CAMBRIDGE BLVD	1/10/2024	401	03-ARM'S LENGTH	R-8	\$1,075,000	\$539,200	50.16	\$209.01	3,778	Colonial/2Sty
60-25-28-278-038	25 OXFORD BLVD	6/27/2023	401	03-ARM'S LENGTH	R-8	\$799,900	\$438,820	54.86	\$140.14	3,509	Colonial/2Sty
60-25-28-181-048	70 OAKDALE BLVD	4/28/2023	401	03-ARM'S LENGTH	R-9	\$567,250	\$267,850	47.22	\$140.21	1,793	Bungalow
60-25-28-181-052	78 OAKDALE BLVD	6/6/2023	401	03-ARM'S LENGTH	R-9	\$745,000	\$442,110	59.34	\$113.77	3,757	Tudor
60-25-28-181-058	90 OAKDALE BLVD	1/26/2024	401	03-ARM'S LENGTH	R-9	\$940,000	\$433,460	46.11	\$218.80	2,855	Colonial/2Sty
60-25-28-182-007	147 CAMBRIDGE BLVD	5/3/2024	401	03-ARM'S LENGTH	R-9	\$626,500	\$272,000	43.42	\$182.64	1,840	Colonial/2Sty
60-25-28-202-005	29 OAKDALE BLVD	1/3/2025	401	03-ARM'S LENGTH	R-9	\$392,500	\$196,990	50.19	\$110.31	1,462	Bungalow
60-25-28-202-032	6 KENBERTON DR	9/6/2024	401	03-ARM'S LENGTH	R-9	\$655,000	\$291,010	44.43	\$140.34	2,418	Colonial/2Sty
60-25-28-251-033	6 NORWICH RD	6/29/2023	401	03-ARM'S LENGTH	R-9	\$1,405,000	\$658,270	46.85	\$245.72	4,154	Ranch
60-25-28-252-024	38 HANOVER RD	8/20/2024	401	03-ARM'S LENGTH	R-9	\$590,000	\$294,600	49.93	\$148.23	1,846	Tudor
60-25-28-252-038	10 HANOVER RD	1/8/2025	401	03-ARM'S LENGTH	R-9	\$481,000	\$258,250	53.69	\$110.65	1,854	Colonial/2Sty
60-25-28-253-007	93 OAKDALE BLVD	1/11/2024	401	03-ARM'S LENGTH	R-9	\$735,000	\$389,460	52.99	\$179.75	2,326	Bungalow
60-25-28-253-008	39 HANOVER RD	2/9/2024	401	03-ARM'S LENGTH	R-9	\$935,000	\$477,510	51.07	\$239.70	2,936	Colonial/2Sty
60-25-28-253-009	37 HANOVER RD	12/4/2023	401	03-ARM'S LENGTH	R-9	\$335,000	\$181,150	54.07	\$72.06	1,428	Colonial/2Sty
60-25-27-151-001	10 OAKLAND PARK BLVD	3/24/2025	401	03-ARM'S LENGTH	RF4	\$792,000	\$401,460	50.69	\$200.42	2,074	Colonial/2Sty
60-25-28-227-018	10 POPLAR PARK BLVD	10/30/2023	401	03-ARM'S LENGTH	RF4	\$830,000	\$385,950	46.50	\$192.78	2,400	Colonial/2Sty
60-25-28-229-002	23 POPLAR PARK BLVD	11/20/2023	401	03-ARM'S LENGTH	RF4	\$805,000	\$501,490	62.30	\$102.22	4,164	Bungalow
60-25-28-229-019	20 ELM PARK BLVD	5/30/2023	401	03-ARM'S LENGTH	RF4	\$802,500	\$420,510	52.40	\$151.59	2,792	Colonial/2Sty
60-25-28-229-024	10 ELM PARK BLVD	5/18/2023	401	03-ARM'S LENGTH	RF4	\$645,000	\$313,520	48.61	\$140.44	1,877	Ranch
60-25-28-276-013	7 ELM PARK BLVD	4/26/2024	401	03-ARM'S LENGTH	RF4	\$755,000	\$384,920	50.98	\$132.67	2,854	Colonial/2Sty
60-25-27-101-038	13 KENSINGTON BLVD	11/29/2023	401	03-ARM'S LENGTH	RX3	\$370,000	\$187,540	50.69	\$172.97	1,212	Bungalow
60-25-27-101-048	33 KENSINGTON BLVD	8/22/2024	401	03-ARM'S LENGTH	RX3	\$435,000	\$191,120	43.94	\$199.91	1,546	Bungalow
60-25-27-102-011	12 KENSINGTON BLVD	11/8/2024	401	03-ARM'S LENGTH	RX3	\$380,000	\$189,710	49.92	\$169.78	1,166	Ranch
60-25-27-102-015	20 KENSINGTON BLVD	1/16/2024	401	03-ARM'S LENGTH	RX3	\$287,450	\$154,750	53.84	\$91.64	1,551	Colonial/2Sty
60-25-27-102-018	26 KENSINGTON BLVD	3/12/2025	401	03-ARM'S LENGTH	RX3	\$405,000	\$189,410	46.77	\$218.02	1,190	Bungalow
60-25-27-102-029	48 KENSINGTON BLVD	4/14/2023	401	03-ARM'S LENGTH	RX3	\$749,000	\$401,070	53.55	\$223.72	2,658	Colonial/2Sty
60-25-27-126-027	71 KENSINGTON BLVD	2/19/2025	401	03-ARM'S LENGTH	RX3	\$265,000	\$140,760	53.12	\$136.78	875	Bungalow
60-25-27-126-029	77 KENSINGTON BLVD	11/17/2023	401	03-ARM'S LENGTH	RX3	\$375,000	\$169,990	45.33	\$153.06	1,778	Bungalow
60-25-27-128-012	84 KENSINGTON BLVD	7/14/2023	401	03-ARM'S LENGTH	RX3	\$500,000	\$270,250	54.05	\$174.21	1,814	Colonial/2Sty
60-25-28-202-018	9 WOODSIDE PARK BLVD	10/7/2024	401	03-ARM'S LENGTH	RX4	\$525,000	\$259,060	49.34	\$149.86	2,002	Bungalow
60-25-28-226-011	20 MILLINGTON RD	9/28/2023	401	03-ARM'S LENGTH	RX5	\$400,000	\$233,930	58.48	\$108.57	2,041	Colonial/2Sty
60-25-28-226-021	9 RIDGE RD	1/29/2025	401	03-ARM'S LENGTH	RX5	\$475,000	\$228,320	48.07	\$167.94	1,766	Colonial/2Sty
60-25-28-180-060	28 MAPLEFIELD RD	1/17/2025	401	03-ARM'S LENGTH	RX6	\$369,900	\$192,670	52.09	\$100.01	1,533	Ranch