

TOWNSHIP OF ROYAL OAK:

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
12	\$12,220,000	\$936,182	\$11,283,818	\$9,324,048	\$3,946,670	32.30%	1.210

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%	
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	57.11%	
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	64-14-18-402-006	420 W KENNETT	APT	Apartments over 10 units	201	Land Table COM	10/26/23	\$5,950,000	\$161,418	\$5,788,582	\$5,135,818	\$1,301,630	1.127	21.88%	64-14-18-402-005, 64-14-18-402-007
64	64-14-28-481-022	98 S EDITH	APT	Apartments over 10 units	201	Land Table COM	03/31/25	\$350,000	\$22,091	\$327,909	\$303,830	\$129,340	1.079	36.95%	
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	72-20-32-454-013	4835 BRIARWOOD	APT	Apartments 10 units and under	201	CAN - Comm. Apt North	06/14/23	\$780,000	\$68,444	\$711,556	\$349,220	\$265,150	2.038	33.99%	
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%	
72	72-25-21-429-005	817 S CENTER	APT	Apartments 10 units and under	201	Sec 21, All Parcels	05/31/24	\$580,000	\$104,191	\$475,809	\$223,722	\$203,220	2.127	35.04%	

**TOWNSHIP OF ROYAL OAK:
ECF FOR 2026: CAS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$4,981,000	\$1,307,400	\$3,673,600	\$3,428,272	\$2,458,630	49.36%	1.072

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	06/23/23	\$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	08/02/23	\$1,200,000	\$303,651	\$896,349	\$1,033,020	\$740,170	0.868	61.68%	
28	28-25-35-480-010	140 W EIGHT MILE	AUT	Garage Storage/Condo	201	COMMERCIAL SOUTH	05/22/24	\$190,000	\$26,858	\$163,142	\$98,909	\$66,840	1.649	35.18%	28-25-35-480-009
28	28-25-36-360-025	637 E EIGHT MILE	AUT	Garage Storage/Condo	201	COMMERCIAL SOUTH	08/19/24	\$320,000	\$79,919	\$240,081	\$204,026	\$150,250	1.177	46.95%	28-25-36-360-022, 28-25-36-360-023
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	64-14-19-253-019	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	64-14-29-455-002	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%	
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%	
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%	

**TOWNSHIP OF ROYAL OAK:
ECF FOR 2026: CMS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$11,064,000	\$3,864,683	\$7,199,317	\$8,325,294	\$4,440,540	40.14%	0.865

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
2	02-14-14-351-018	1565 N OPDYKE RD	MIS	Hotel or Motel	201	Com_North Opdyke	12/06/23	\$2,924,000	\$872,384	\$2,051,616	\$3,474,298	\$1,034,130	0.591	35.37%	
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CMS	Restaurant	201	Land Table COM	10/30/24	\$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%	
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%	
H	H -11-02-300-002	1131 WHITE LAKE RD	BMS	Day Care Center	201	Land Table COM	12/04/23	\$300,000	\$45,172	\$254,828	\$139,236	\$100,830	1.830	33.61%	
IH	IH-01-34-152-030	200 ELM ST	CMS	Mini or Highrise Storage Facility	201	COM COMMERCIAL LAND	02/28/25	\$900,000	\$229,787	\$670,213	\$552,066	\$414,940	1.214	46.10%	
K	K -21-03-151-015	30712 LYON CENTER DR E	CMS	Restaurant	201	K Commercial Land	04/05/23	\$1,350,000	\$960,185	\$389,815	\$463,198	\$777,920	0.842	57.62%	
O	O -09-09-452-036	1870 W CLARKSTON RD	CMS	Day Care Center	201	COMM Land Table	09/15/23	\$390,000	\$154,149	\$235,851	\$241,851	\$204,300	0.975	52.38%	
O	O -09-32-126-015	4313 S BALDWIN RD	CMS	Bar	201	COMM Land Table	11/01/24	\$500,000	\$240,551	\$259,449	\$196,695	\$228,990	1.319	45.80%	
U	U -07-14-478-037	9191 DIXIE HWY	BMS	Commercial Mixed Use	201	Land Table COM	05/16/24	\$425,000	\$130,654	\$294,346	\$171,304	\$120,600	1.718	28.38%	

**TOWNSHIP OF ROYAL OAK:
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	\$12,520,000	\$2,401,645	\$10,118,355	\$9,567,121	\$6,100,110	48.72%	1.058

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	24-25-26-111-036	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	24-25-27-303-050	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	28-25-25-380-041	1065 E 9 MILE RD	CRL	Neighborhood Shopping	201	COMMERCIAL NORTH	11/01/23	\$650,000	\$136,592	\$513,408	\$458,850	\$287,890	1.119	44.29%	28-25-25-380-033
28	28-25-26-479-085	23001 JOHN R RD	CRL	Neighborhood Shopping	201	COMMERCIAL NORTH	05/01/24	\$8,580,000	\$1,335,141	\$7,244,859	\$7,084,712	\$4,190,020	1.023	48.83%	28-25-26-479-084
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	36-18-11-230-003	3425 ORCHARD LAKE RD	CRL	Restaurant	201	Land Table COM	08/09/23	\$325,000	\$51,016	\$273,984	\$155,082	\$105,780	1.767	32.55%	
40	40-24-13-353-001	27300 SOUTHFIELD RD	CRL	Neighborhood Shopping	201	Land Table COM	05/02/23	\$800,000	\$154,911	\$645,089	\$508,804	\$368,750	1.268	46.09%	
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%	
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%	

**TOWNSHIP OF ROYAL OAK:
ECF FOR 2026: IND**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
16	\$8,369,000	\$2,268,951	\$6,100,049	\$7,461,168	\$4,257,840	50.88%	0.818

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	0.676	55.32%	
28	28-25-25-276-013	1775 OAK GROVE AVE	IND	Industrial Flex	201	Land Table IND	01/11/24	\$130,000	\$32,008	\$97,992	\$94,885	\$64,920	0.731	74.29%	
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	0.741	59.02%	
28	28-25-36-357-001	20848 JOHN R	IND	Warehouse	301	Land Table IND	04/22/24	\$135,000	\$28,493	\$106,507	\$126,932	\$78,410	0.791	58.80%	
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	0.797	63.85%	28-25-25-126-041, 28-25-25-126-042, 28-25-25-127-045
44	44-25-13-351-005	27360 JOHN R RD	IND	Warehouse	201	Land Table 200	04/10/24	\$500,000	\$118,022	\$381,978	\$350,871	\$270,880	0.817	41.77%	
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	0.839	58.08%	
44	44-25-24-129-001	1002 E 11 MILE RD	IND	Industrial Manufacturing	201	IND Land Table 300	05/30/24	\$55,000	\$13,988	\$41,012	\$62,967	\$44,270	0.840	47.65%	
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	0.880	42.41%	
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	0.891	61.09%	
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	0.901	38.91%	
72	72-25-05-130-017	4526 FERNLEE	IND	Industrial Flex	301	CIN - C & I	07/21/23	\$250,000	\$33,626	\$216,374	\$173,318	\$86,470	0.940	44.28%	50-22-24-451-003
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	1.248	34.59%	
U	U -07-03-326-012	10585 ENTERPRISE DR	INL	Industrial Manufacturing	301	Land Table IND	06/13/23	\$1,100,000	\$339,332	\$760,668	\$864,690	\$466,460	0.979	37.89%	
W	W -13-09-251-031	5401 PERRY DR	IND	Warehouse-Distribution	301	Land Table IND	09/30/24	\$700,000	\$185,651	\$514,349	\$612,428	\$333,560	1.033	49.94%	
W	W -13-13-151-018	2260 SCOTT LAKE RD	INL	Industrial Manufacturing	301	Land Table IND	09/29/23	\$2,000,000	\$431,845	\$1,568,155	\$2,319,977	\$1,106,370	1.062	54.39%	