

Township of Royal Oak

2026 ECF Study

NBHD	Count	Sale Price	Assessment	Ratio	Used ECF
SSA	3	\$407,000	\$194,390	47.76%	0.840
SSB	0	\$0	\$0	0.00%	0.763
SSC	6	\$635,600	\$302,110	47.53%	0.760
SSD	1	\$90,000	\$62,100	69.00%	0.885
		\$1,132,600	\$558,600		

2 Year Sale Ratio:

49.32%

*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
S -25-32-401-012	21471 SCOTIA LN	7/24/2023	401	03-ARM'S LENGTH	SSA	\$120,000	\$59,230	49.36	\$91.01	953	Ranch
S -25-32-402-001	10731 N OAK DR	8/29/2023	401	03-ARM'S LENGTH	SSA	\$210,000	\$84,790	40.38	\$145.22	1,280	Ranch
S -25-32-426-029	21385 MAJESTIC AVE	6/17/2024	401	03-ARM'S LENGTH	SSA	\$77,000	\$50,370	65.42	\$61.86	864	Ranch
S -25-33-301-020	21355 WOODSIDE AVE	3/14/2024	401	03-ARM'S LENGTH	SSC	\$175,000	\$83,460	47.69	\$99.12	1,554	Ranch
S -25-33-304-012	21376 GARDEN LN	3/19/2025	401	03-ARM'S LENGTH	SSC	\$60,000	\$26,200	43.67	\$58.13	800	Ranch
S -25-33-352-016	21034 WOODSIDE AVE	12/5/2024	401	03-ARM'S LENGTH	SSC	\$171,600	\$73,020	42.55	\$123.90	1,276	Bungalow
S -25-33-355-017	21004 PARKSIDE BLVD	6/20/2024	401	03-ARM'S LENGTH	SSC	\$65,000	\$34,020	52.34	\$61.42	819	Ranch
S -25-33-359-020	20871 PARKSIDE BLVD	9/18/2023	401	03-ARM'S LENGTH	SSC	\$80,000	\$46,020	57.53	\$58.22	1,137	Ranch
S -25-33-378-016	21020 BETHLAWN BLVD	6/27/2024	401	03-ARM'S LENGTH	SSC	\$84,000	\$39,390	46.89	\$50.86	1,344	Bungalow
S -25-33-329-034	8104 CLOVERDALE AVE	12/13/2024	401	03-ARM'S LENGTH	SSD	\$90,000	\$62,100	69.00	\$66.79	1,123	Ranch