

**TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BEVERLY HILLS, BINGHAM FARMS, AND FRANKLIN  
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
13	\$24,476,160	\$4,621,655	\$19,854,505	\$15,118,849	\$8,621,150	35.22%	1.313

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
08	08-19-36-456-018	355 E 14 MILE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	07/12/23	\$1,725,000	\$1,264,673	\$460,327	\$469,014	\$937,960	0.981	54.37%	
08	08-20-30-455-013	2101 E MAPLE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	05/08/23	\$3,715,000	\$1,672,838	\$2,042,162	\$1,045,411	\$1,027,450	1.953	27.66%	08-20-30-455-014
22	22-23-25-301-053	23210 MIDDLEBELT	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	07/29/24	\$1,500,000	\$193,777	\$1,306,223	\$717,247	\$591,970	1.821	39.46%	
22	22-23-34-201-031	32125 NINE MILE	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	07/26/23	\$4,176,160	\$492,811	\$3,683,349	\$2,579,489	\$1,762,390	1.428	42.20%	
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	57.12%	
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	64-14-28-251-010	25 MAYNARD CT	APT	Apartments over 10 units	201	Land Table COM	12/03/24	\$1,100,000	\$74,279	\$1,025,721	\$556,294	\$337,820	1.844	30.71%	
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%	
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	72-25-16-477-022	314 OAKLAND	APT	Apartments over 10 units	201	Sec 16, All Parcels	12/20/24	\$2,800,000	\$310,178	\$2,489,822	\$1,629,800	\$910,130	1.528	32.50%	

**TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BEVERLY HILLS, BINGHAM FARMS, AND FRANKLIN**  
**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	\$14,280,000	\$2,494,714	\$11,785,286	\$11,917,993	\$6,696,810	46.90%	0.989

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
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	64-14-18-479-041	1063 STANLEY AVE	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	06/28/24	\$255,000	\$49,774	\$205,226	\$256,535	\$121,560	0.800	47.67%	
64	64-19-05-257-001	600 MOTOR ST	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	09/19/24	\$275,000	\$92,431	\$182,569	\$317,934	\$140,480	0.574	51.08%	
68	68-15-10-377-002	871 OAKWOOD DR	MIS	Day Care Center	201	Land Table COM	09/06/23	\$2,200,000	\$856,394	\$1,343,606	\$1,331,774	\$1,282,480	1.009	58.29%	
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%	
70	70-15-31-101-038	3915 W AUBURN RD	MIS	Veterinary Clinic	201	COMMERCIAL	10/09/24	\$135,000	\$51,787	\$83,213	\$142,090	\$65,020	0.586	48.16%	
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	1.023	49.73%	
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%	
X	X -18-25-279-023	2160 WALNUT LAKE	MIS	Veterinary Clinic	201	COMM land Table	01/14/25	\$400,000	\$82,319	\$317,681	\$324,262	\$184,150	0.980	46.04%	

**TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BEVERLY HILLS, BINGHAM FARMS, AND FRANKLIN  
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	\$4,420,000	\$1,207,969	\$3,212,031	\$2,464,003	\$1,983,730	44.88%	1.304

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
44	44-25-02-377-005	31015 STEPHENSON HWY	AUT	Gas Stations and Gas Mini Marts	201	Land Table 200	08/13/24	\$695,000	\$353,445	\$341,555	\$213,778	\$320,060	1.598	46.05%	
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	64-14-19-206-043	918 CESAR E CHAVEZ AVE	AUT	Garage Service Repair	201	Land Table COM	12/19/24	\$300,000	\$46,266	\$253,734	\$268,818	\$158,970	0.944	52.99%	
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	64-14-20-301-002	250 W MONTCALM ST	AUT	Garage Service Repair	201	Land Table COM	12/18/23	\$100,000	\$31,883	\$68,117	\$107,439	\$69,030	0.634	69.03%	
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%	
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%	
76	76-24-33-301-036	23640 W 8 MILE	CAS	Gas Stations and Gas Mini Marts	201	200 - MASTER LAND	03/19/25	\$500,000	\$153,960	\$346,040	\$192,827	\$229,270	1.795	45.85%	

**TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BEVERLY HILLS, BINGHAM FARMS, AND FRANKLIN**  
**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
20	\$8,474,895	\$2,691,169	\$5,783,726	\$6,414,735	\$4,194,110	49.49%	0.902

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%	
16	16-25-03-153-060	701 S MAIN ST	COF	Office	201	Land Table COM	07/26/23	\$595,000	\$214,928	\$380,072	\$359,431	\$302,420	1.057	50.83%	
16	16-25-04-129-024	655 W 14 MILE RD	COF	Office	201	Land Table COM	05/18/23	\$551,670	\$154,674	\$396,996	\$380,273	\$287,930	1.044	52.19%	16-25-04-129-025
22	22-23-02-301-059	30110 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	11/15/23	\$580,000	\$189,646	\$390,354	\$557,003	\$339,710	0.701	58.57%	
22	22-23-02-304-003	30038 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	06/25/24	\$330,000	\$90,891	\$239,109	\$219,120	\$139,720	1.091	42.34%	
22	22-23-02-304-014	29956 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	01/05/24	\$185,000	\$79,010	\$105,990	\$138,143	\$98,990	0.767	53.51%	
22	22-23-08-451-020	36400 TWELVE MILE	COF	Residential Conversion	201	OFFICE LAND RATES	01/03/25	\$510,000	\$190,890	\$319,110	\$264,104	\$267,180	1.208	52.39%	
22	22-23-14-477-024	26029 MIDDLEBELT	COF	Bank	201	OFFICE LAND RATES	06/15/23	\$650,000	\$293,596	\$356,404	\$488,873	\$333,190	0.729	51.26%	
22	22-23-26-153-030	23330 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	11/21/24	\$145,000	\$36,155	\$108,845	\$130,347	\$63,390	0.835	43.72%	
22	22-23-26-153-031	23330 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	12/31/24	\$550,000	\$150,084	\$399,916	\$591,549	\$280,080	0.676	50.92%	
24	24-25-26-154-002	2840 HILTON RD	COF	Office	201	LAND TABLE COM	12/29/23	\$312,000	\$100,943	\$211,057	\$191,152	\$160,150	1.104	51.33%	
24	24-25-34-301-009	810 LIVERNOIS ST	COF	Office	201	LAND TABLE COM	01/17/25	\$345,000	\$60,406	\$284,594	\$201,938	\$148,980	1.409	43.18%	
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	44-25-24-104-034	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%	
76	76-24-10-479-048	20400 W 12 MILE	COF	Medical or Dental Office	201	200 - MASTER LAND	12/13/23	\$500,000	\$156,709	\$343,291	\$285,453	\$275,550	1.203	55.11%	
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%	
76	76-24-23-479-021	25255 SOUTHFIELD	COF	Medical or Dental Office	201	200 - MASTER LAND	05/31/24	\$307,500	\$62,913	\$244,587	\$205,533	\$120,260	1.190	39.11%	
76	76-24-27-101-007	24750 LAHSER	COF	Office	201	200 - MASTER LAND	02/05/24	\$475,000	\$177,754	\$297,246	\$317,560	\$217,630	0.936	45.82%	

**TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BEVERLY HILLS, BINGHAM FARMS, AND FRANKLIN**

**ECF FOR 2026: COFL**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
16	\$61,293,524	\$22,966,059	\$38,327,465	\$45,311,863	\$30,688,720	50.07%	0.846

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	SALES RATIO	OTHER PARCELS IN SALE
08	08-19-25-455-015	390 PARK ST	COF	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	0.970	53.51%	
08	08-19-25-486-018	805 E MAPLE RD	COF	Office	201	Land Table COMM Ind Land Rates 2	1/7/2025	\$7,500,000	\$3,068,012	\$4,431,988	\$3,615,162	\$3,517,080	1.226	46.89%	
08	08-19-36-285-001	1001 S WORTH ST	COF	Office	201	Land Table COMM Ind Land Rates 2	6/8/2023	\$13,875,000	\$6,897,000	\$6,978,000	\$6,976,060	\$7,242,670	1.000	52.20%	08-19-36-284-010
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%	
22	22-23-03-301-013	32910 THIRTEEN MILE	COF	Multi-tenant office (Office/Med office)	201	OFFICE LAND RATES	05/05/23	\$1,990,000	\$559,293	\$1,430,707	\$1,800,456	\$1,090,540	0.795	54.80%	
22	22-23-15-101-022	33333 TWELVE MILE	COF	Office	201	OFFICE LAND RATES	10/08/24	\$2,100,000	\$800,781	\$1,299,219	\$1,637,495	\$810,620	0.793	38.60%	
22	22-23-26-102-048	23800 ORCHARD LAKE	COF	Multi-tenant office (Office/Med office)	201	OFFICE LAND RATES	09/07/23	\$2,650,000	\$732,178	\$1,917,822	\$3,107,221	\$1,252,370	0.617	47.26%	
22	22-23-31-101-026	22300 HAGGERTY	COF	Office	201	OFFICE LAND RATES	02/14/25	\$5,988,524	\$1,640,374	\$4,348,150	\$5,429,260	\$2,839,160	0.801	47.41%	
22	22-23-35-129-032	22000 SPRINGBROOK	COF	Office	201	OFFICE LAND RATES	01/17/24	\$550,000	\$169,216	\$380,784	\$907,646	\$395,490	0.420	71.91%	
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%	
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%	
72	72-25-06-251-017	32121 WOODWARD	COF	Office	201	CWN - Comm. Woodwd North	12/03/24	\$6,925,000	\$1,269,770	\$5,655,230	\$5,029,964	\$3,529,700	1.124	50.97%	
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	76-24-12-451-024	16500 W 12 MILE	COF	Office	201	200 - MASTER LAND	10/09/23	\$2,100,000	\$919,624	\$1,180,376	\$1,951,588	\$903,690	0.605	43.03%	

**TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BEVERLY HILLS, BINGHAM FARMS, AND FRANKLIN**  
**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
13	\$11,455,000	\$3,610,519	\$7,844,481	\$6,385,081	\$5,396,710	47.11%	1.229

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
TF	TF-24-06-226-005	32716 FRANKLIN RD	CRL	Retail	201	Land Table COM	02/15/24	\$850,000	\$155,376	\$694,624	\$275,760	\$245,590	2.519	28.89%	
TF	TF-24-06-226-010	32652 FRANKLIN RD	CRL	Retail	201	Land Table COM	03/01/24	\$1,300,000	\$160,125	\$1,139,875	\$471,559	\$362,650	2.417	27.90%	TF-24-06-226-009
04	04-25-18-377-032	3650 11 MILE RD	CRL	Retail	201	Land Table IND	03/21/25	\$270,000	\$32,734	\$237,266	\$143,277	\$105,770	1.656	39.17%	
16	16-20-33-453-046	560 W 14 MILE RD	CRL	Neighborhood Shopping	201	Land Table COM	10/04/23	\$1,525,000	\$610,092	\$914,908	\$815,712	\$795,690	1.122	52.18%	
16	16-25-04-127-022	809 W 14 MILE RD	CRL	Neighborhood Shopping	201	Land Table COM	10/04/23	\$1,575,000	\$665,361	\$909,639	\$785,040	\$814,490	1.159	51.71%	
20	20-23-27-155-008	33245 GRAND RIVER AVE	CRL	Retail	201	Land Table COM	05/24/23	\$300,000	\$65,012	\$234,988	\$120,877	\$98,980	1.944	32.99%	
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%	
36	36-18-02-435-059	3000 ORCHARD LAKE RD	CRL	Discount Store	201	Land Table COM	09/12/24	\$1,150,000	\$530,138	\$619,862	\$1,238,330	\$904,420	0.501	78.65%	36-18-02-435-053
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	44-25-01-102-009	456 E 14 MILE RD	CRL	Retail	201	Land Table 200	07/27/23	\$1,325,000	\$268,937	\$1,056,063	\$445,748	\$418,960	2.369	31.62%	44-25-01-102-024
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%	
C	C -19-01-101-028	3120 SOUTH BLVD	CRL	Bank	201	Land Table COM10	11/12/24	\$1,350,000	\$671,809	\$678,191	\$984,370	\$785,590	0.689	58.19%	

**TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BEVERLY HILLS, BINGHAM FARMS, AND FRANKLIN**  
**ECF FOR 2026: CRS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$6,924,844	\$2,429,521	\$4,495,323	\$3,372,124	\$3,300,180	47.66%	1.333

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	SALES RATIO	OTHER PARCELS IN SALE
04	04-25-18-453-037	3170 11 MILE RD	CMS	Restaurant	201	Land Table COM	07/31/24	\$462,000	\$121,994	\$340,006	\$119,373	\$134,060	2.848	29.02%	
16	16-20-33-354-035	1120 W 14 MILE RD	MIS	Fast Food Restaurant	201	Land Table COM	11/07/24	\$1,310,344	\$397,121	\$913,223	\$387,538	\$448,440	2.356	34.22%	
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	22-23-26-101-052	30859 TEN MILE	MIS	Restaurant	201	RETAIL LAND TABLE	10/19/23	\$900,000	\$473,811	\$426,189	\$472,570	\$544,470	0.902	60.50%	22-23-26-101-053
24	24-25-26-351-002	2140 HILTON RD	MIS	Bar	201	LAND TABLE COM	12/12/24	\$410,000	\$160,822	\$249,178	\$254,445	\$240,940	0.979	58.77%	
24	24-25-34-126-016	141 W 9 MILE RD	MIS	Bar	201	LAND TABLE COM	10/24/23	\$650,000	\$204,180	\$445,820	\$419,462	\$366,560	1.063	56.39%	
24	24-25-34-353-042	900 W 8 MILE RD	MIS	Fast Food Restaurant	201	LAND TABLE COM	03/12/25	\$500,000	\$147,669	\$352,331	\$153,228	\$185,100	2.299	37.02%	
28	28-25-35-228-023	41 W 9 MILE RD	MIS	Fast Food Restaurant	201	COMMERCIAL SOUTH	03/12/25	\$705,000	\$87,087	\$617,913	\$465,242	\$298,100	1.328	42.28%	
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	44-25-12-478-194	1611 E 12 MILE RD	MIS	Fast Food Restaurant	201	Land Table 200	08/18/23	\$500,000	\$231,152	\$268,848	\$338,761	\$327,080	0.794	65.42%	

**TOWNSHIP OF SOUTHFIELD AND VILLAGES OF BEVERLY HILLS, BINGHAM FARMS, AND FRANKLIN**

**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
12	\$2,939,000	\$745,675	\$2,193,325	\$2,219,808	\$1,454,210	49.48%	0.988

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	0.874	53.02%	
28	28-25-25-101-037	66 E 10 MILE RD	IND	Warehouse	201	Land Table IND	11/14/24	\$170,000	\$35,342	\$134,658	\$100,876	\$68,720	1.335	40.42%	
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%	
28	28-25-25-478-037	1795 E NINE MILE	IND	Warehouse	301	Land Table IND	05/25/23	\$225,000	\$27,846	\$197,154	\$144,618	\$87,060	1.363	38.69%	
28	28-25-36-231-028	22805 DEQUINDRE RD	IND	Warehouse	301	Land Table IND	12/13/23	\$190,000	\$13,647	\$176,353	\$108,705	\$63,020	1.622	33.17%	
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	0.839	58.08%	
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	0.731	74.29%	
44	44-25-24-305-004	25504 JOHN R RD	IND	Industrial Manufacturing	301	IND Land Table 300	03/14/24	\$165,000	\$26,549	\$138,451	\$114,602	\$81,160	1.208	49.19%	
44	44-25-24-352-002	25330 JOHN R RD	IND	Warehouse	201	IND Land Table 300	07/19/23	\$225,000	\$47,386	\$177,614	\$124,362	\$97,340	1.428	43.26%	
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%	
64	64-14-33-255-009	392 S SANFORD ST	IND	Industrial Manufacturing	301	Land Table IND 1	07/12/23	\$365,000	\$96,071	\$268,929	\$274,782	\$138,300	0.979	37.89%	
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	0.715	54.29%	