

City of Lathrup

NBHD	2 Year Sale Count	Total Assessment of all Sales	Total Sale Price of all Sales	2 Year Ratio of all Sales	Total Bldg. Residual of all Sales	Cost Manual \$ of all Sales	2022 Calculated Nbrhd ECF	2022 Used ECF	2021 Actual ECF
K-3	8	\$479,810	\$964,595	49.74%	\$95,519	\$1,000,677	0.795	0.790	0.844
K-9	0							0.830	0.844
K33	1	\$92,990	\$187,000	49.73%	\$168,560	\$210,753	0.800	0.795	0.828
K34	0							0.925	0.905
R-4	23	\$2,569,720	\$5,200,700	49.41%	\$4,368,092	\$3,364,741	1.298	1.280	1.300
R-5	19	\$2,409,210	\$4,913,250	49.03%	\$4,214,692	\$3,491,353	1.207	1.180	1.205
R-6	15	\$1,863,470	\$3,727,000	50.00%	\$3,017,318	\$2,670,111	1.130	1.130	1.170
R-7	11	\$1,310,600	\$2,643,890	49.57%	\$2,153,611	\$1,739,518	1.238	1.225	1.295
R-8	23	\$2,971,680	\$6,040,100	49.20%	\$4,962,652	\$4,634,177	1.071	1.050	1.155
R-9	11	\$1,421,070	\$2,859,565	49.70%	\$2,311,626	\$2,048,398	1.129	1.120	1.123
R33	7	\$1,140,950	\$2,323,400	49.11%	\$2,022,102	\$1,951,327	1.036	1.015	1.120
R34	1	\$135,450	\$260,000	52.10%	\$215,577	\$284,868	0.757	0.795	0.842
R35	0							1.420	1.420
R3D	1	\$79,390	\$175,000	45.37%	\$161,891	\$187,965	0.861	0.775	0.775
		\$14,474,340	\$29,294,500						
		2 Year Sale Ratio:	49.41%						

2 Year Sale Study	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
	40-24-14-378-061	19370 W 11 MILE RD	4/26/2019	\$132,100	\$72,090	54.57	\$110,987	\$155,772	0.712	1,472	\$75.40	62.84	Other
	40-24-14-378-046	19520 W 11 MILE RD	5/7/2019	\$131,000	\$66,400	50.69	\$109,697	\$141,141	0.777	1,393	\$78.75	35.76	Other
	40-24-14-306-032	27860 EVERGREEN RD	8/6/2019	\$155,000	\$71,510	46.14	\$133,768	\$154,162	0.868	1,287	\$103.94	0.19	TwnHse/Duplex
	40-24-14-306-073	27440 EVERGREEN RD	10/16/2019	\$104,000	\$54,980	52.87	\$83,000	\$112,603	0.737	1,140	\$72.81	10.98	Other
	40-24-14-306-066	27384 EVERGREEN RD	11/8/2019	\$124,900	\$52,890	42.35	\$103,686	\$107,046	0.969	1,082	\$95.83	72.80	Other
	40-24-14-306-047	27270 EVERGREEN RD	7/15/2020	\$93,450	\$54,980	58.83	\$72,450	\$112,603	0.643	1,140	\$63.55	95.47	Other
	40-24-14-306-043	27250 EVERGREEN RD	8/17/2020	\$109,145	\$54,980	50.37	\$88,145	\$112,603	0.783	1,140	\$77.32	78.28	Other
	40-24-14-306-052	27314 EVERGREEN RD	11/23/2020	\$115,000	\$51,980	45.20	\$93,786	\$104,749	0.895	1,082	\$86.68	89.53	Other
	40-24-14-381-023	19180 W 11 MILE RD	11/3/2020	\$187,000	\$92,990	49.73	\$168,560	\$210,753	0.800	1,675	\$100.63	79.84	Other
	40-24-14-327-009	27745 RACKHAM DR	8/19/2019	\$299,900	\$148,690	49.58	\$253,774	\$247,535	1.025	2,596	\$97.76	58.25	CapeCod
	40-24-14-333-007	27621 SANTA BARBARA DR	5/29/2020	\$400,000	\$173,870	43.47	\$349,382	\$292,723	1.194	2,864	\$121.99	45.73	CapeCod
	40-24-14-307-005	27800 RAINBOW CIR	6/26/2020	\$345,000	\$197,330	57.20	\$306,802	\$351,203	0.874	3,321	\$92.38	83.60	Colonial/2Sty
	40-24-14-382-006	19064 CAMBRIDGE BLVD	7/22/2020	\$275,500	\$131,100	47.59	\$237,155	\$220,538	1.075	1,787	\$132.71	59.60	Ranch
	40-24-14-353-012	27441 MORNINGSIDE PLZ	10/23/2020	\$333,000	\$171,050	51.37	\$285,470	\$290,217	0.984	3,071	\$92.95	44.58	Other
	40-24-14-376-004	27436 MORNINGSIDE PLZ	11/20/2020	\$365,000	\$157,090	43.04	\$321,636	\$266,823	1.205	2,621	\$122.73	120.54	Ranch
	40-24-14-377-010	19376 SUNNYBROOK AVE	2/22/2021	\$305,000	\$161,820	53.06	\$267,883	\$282,289	0.949	2,510	\$106.73	94.90	Ranch
	40-24-14-127-008	19050 ALHAMBRA CT	4/22/2019	\$260,000	\$135,450	52.10	\$215,577	\$284,868	0.757	2,237	\$96.37	11.67	Ranch
	40-24-14-481-041	27440 CALIFORNIA DR SW	4/9/2019	\$175,000	\$79,390	45.37	\$161,891	\$187,965	0.861	1,720	\$94.12	43.72	Other
	40-24-14-453-003	18791 CAMBRIDGE BLVD	4/29/2019	\$169,900	\$96,510	56.80	\$133,222	\$122,146	1.091	1,138	\$117.07	26.91	Ranch
	40-24-14-477-013	27145 ELORDADO PL	7/19/2019	\$215,000	\$86,850	40.40	\$189,921	\$116,117	1.636	1,491	\$127.38	1.22	Colonial/2Sty
	40-24-14-451-018	18810 BUNGALOW DR	9/13/2019	\$219,000	\$134,770	61.54	\$181,479	\$181,265	1.001	1,998	\$90.83	10.58	Colonial/2Sty
	40-24-14-478-002	27100 ELORDADO PL	10/29/2019	\$195,000	\$113,470	58.19	\$158,322	\$148,647	1.065	1,566	\$101.10	33.58	Ranch
	40-24-14-452-008	27375 BLOOMFIELD DR	12/5/2019	\$260,000	\$166,310	63.97	\$223,322	\$231,199	0.966	2,328	\$95.93	4.22	SingleFamily
	40-24-14-404-001	18899 SAN QUENTIN DR	12/30/2019	\$229,900	\$119,930	52.17	\$193,222	\$158,733	1.217	1,704	\$113.39	38.41	Colonial/2Sty
	40-24-14-454-006	18763 SUNNYBROOK AVE	2/21/2020	\$170,000	\$102,000	60.00	\$133,322	\$130,723	1.020	1,411	\$94.49	13.61	Ranch
	40-24-14-426-018	18550 SAN JOSE BLVD	3/13/2020	\$280,000	\$129,280	46.17	\$243,322	\$173,344	1.404	1,526	\$159.45	1.74	Bungalow
	40-24-14-453-006	18745 CAMBRIDGE BLVD	4/13/2020	\$226,000	\$113,030	49.57	\$189,322	\$146,389	1.293	1,641	\$115.37	9.89	Ranch
	40-24-14-427-007	27645 CALIFORNIA DR NW	4/29/2020	\$235,000	\$114,300	48.64	\$198,322	\$149,934	1.323	1,423	\$139.37	22.44	Ranch
	40-24-14-477-006	27336 GOLDFENGE DR W	5/5/2020	\$235,000	\$132,760	56.49	\$198,322	\$178,784	1.109	1,487	\$133.37	17.69	Ranch
	40-24-14-405-009	18630 SAN DIEGO BLVD	5/15/2020	\$180,000	\$103,140	57.30	\$142,489	\$131,856	1.081	1,223	\$116.51	40.27	Ranch
	40-24-14-454-005	18775 SUNNYBROOK AVE	5/26/2020	\$205,000	\$102,800	50.15	\$167,723	\$131,501	1.275	1,189	\$141.06	12.30	Ranch
	40-24-14-453-001	27250 SANTA BARBARA DR	7/30/2020	\$206,000	\$110,780	53.78	\$169,322	\$144,444	1.172	1,456	\$116.29	31.11	Colonial/2Sty
	40-24-14-451-003	18823 SAN DIEGO BLVD	7/31/2020	\$257,000	\$112,970	43.96	\$220,322	\$147,860	1.490	1,837	\$119.94	4.57	Colonial/2Sty
	40-24-14-451-011	27451 BLOOMFIELD DR	8/7/2020	\$219,900	\$89,660	40.77	\$181,813	\$110,336	1.648	1,499	\$121.29	20.35	CapeCod
	40-24-14-402-004	18815 SAN JOSE BLVD	8/31/2020	\$255,000	\$119,810	46.98	\$218,322	\$158,548	1.377	1,708	\$127.82	2.11	SingleFamily
	40-24-14-427-001	27720 STANFORD CT	10/21/2020	\$285,000	\$136,870	48.02	\$247,812	\$184,806	1.341	2,070	\$119.72	42.19	Colonial/2Sty
	40-24-14-401-018	27821 BLOOMFIELD DR	11/30/2020	\$285,000	\$112,850	39.60	\$248,322	\$147,677	1.682	1,490	\$166.66	94.86	CapeCod
	40-24-14-428-001	27840 SUNSET BLVD W	11/30/2020	\$235,000	\$100,870	42.92	\$191,312	\$123,485	1.549	1,630	\$117.37	34.62	CapeCod
	40-24-14-476-023	27461 GOLDFENGE DR W	11/25/2020	\$235,000	\$94,330	40.14	\$197,314	\$117,946	1.673	1,614	\$122.25	25.21	Colonial/2Sty
	40-24-14-429-007	27751 SUNSET BLVD W	12/30/2020	\$153,000	\$75,930	49.63	\$116,322	\$89,993	1.293	975	\$119.30	55.97	Bungalow
	40-24-14-404-003	18859 SAN QUENTIN DR	1/20/2021	\$250,000	\$101,500	40.60	\$224,921	\$139,007	1.618	1,632	\$137.82	161.81	CapeCod
	40-24-14-254-004	18511 WILTSHIRE BLVD	6/6/2019	\$240,000	\$120,070	50.03	\$199,004	\$168,758	1.179	1,708	\$116.51	48.86	Ranch
	40-24-14-205-004	18755 LACROSSE AVE	10/21/2019	\$222,500	\$135,000	60.67	\$185,822	\$197,722	0.940	1,908	\$97.39	26.16	Ranch
	40-24-14-203-006	28777 SUNSET BLVD W	11/15/2019	\$279,000	\$140,910	50.51	\$241,428	\$206,982	1.166	2,285	\$105.66	30.36	Ranch
	40-24-14-230-006	28742 BLACKSTONE DR	11/18/2019	\$242,000	\$125,990	52.06	\$205,322	\$182,460	1.125	1,776	\$115.61	7.62	Other
	40-24-14-228-008	28624 ELORDADO PL	11/22/2019	\$245,000	\$122,190	49.87	\$208,322	\$176,013	1.184	1,662	\$125.34	41.46	Ranch
	40-24-14-230-015	18148 SAN ROSA BLVD	11/22/2019	\$315,000	\$159,170	50.53	\$277,270	\$237,797	1.166	2,290	\$121.08	15.01	Other
	40-24-14-256-009	18594 SARATOGA BLVD	12/2/2019	\$187,500	\$93,400	49.81	\$147,476	\$124,382	1.186	1,254	\$117.60	22.03	Ranch
	40-24-14-277-017	18130 REDWOOD AVE	5/5/2020	\$230,000	\$126,690	55.08	\$204,921	\$193,469	1.059	1,525	\$134.37	53.90	Ranch
	40-24-14-279-010	28071 ELORDADO PL	8/19/2020	\$300,000	\$154,730	51.58	\$263,284	\$231,137	1.139	1,985	\$132.64	113.91	Colonial/2Sty
	40-24-14-253-010	18784 SARATOGA BLVD	9/8/2020	\$400,000	\$181,260	45.32	\$368,897	\$275,770	1.316	2,185	\$166.09	131.59	Colonial/2Sty
	40-24-14-256-015	18500 SARATOGA BLVD	9/15/2020	\$220,000	\$132,580	60.26	\$182,473	\$192,905	0.946	2,524	\$72.30	94.59	Ranch
	40-24-14-276-008	28252 SUNSET BLVD W	10/1/2020	\$175,000	\$73,740	42.14	\$138,322	\$93,893	1.173	1,019	\$135.74	147.32	CapeCod
	40-24-14-207-011	28675 ELORDADO PL	12/16/2020	\$256,000	\$114,840	44.86	\$219,322	\$163,567	1.341	1,675	\$130.94	134.09	Ranch
	40-24-14-227-039	18140 ROSELAND BLVD	12/16/2020	\$270,000	\$127,960	47.39	\$230,969	\$183,811	1.257	1,970	\$117.24	125.66	Colonial/2Sty
	40-24-14-277-005	18251 WILTSHIRE BLVD	12/24/2020	\$270,000	\$126,000	46.67	\$233,322	\$182,480	1.279	2,223	\$104.96	127.86	Bungalow
	40-24-14-256-021	28025 SUNSET BLVD W	12/30/2020	\$218,000	\$94,430	43.32	\$181,322	\$128,970	1.406	1,370	\$132.35	140.59	CapeCod
	40-24-14-255-015	28277 SUNSET BLVD W	2/9/2021	\$248,500	\$111,080	44.70	\$211,822	\$157,184	1.348	1,596	\$132.72	134.76	Ranch
	40-24-14-252-007	18804 W GLENWOOD BLVD	2/25/2021	\$270,000	\$118,690	43.96	\$233,322	\$170,084	1.372	1,872	\$124.64	137.18	Colonial/2Sty
	40-24-14-251-008	18790 DOLORES AVE	3/1/2021	\$324,750	\$150,480	46.34	\$288,072	\$223,969	1.286	2,224	\$129.53	128.62	Ranch
	40-24-13-108-002	28558 LATHRUP BLVD	4/29/2019	\$219,000	\$112,330	51.29	\$170,192	\$155,628	1.094	1,788	\$95.19	62.45	Colonial/2Sty
	40-24-13-108-009	17390 WILTSHIRE BLVD	5/10/2019	\$241,000	\$116,790	48.46	\$190,123	\$161,690	1.176	1,569	\$121.17	29.42	Ranch
	40-24-13-152-002	28480 LATHRUP BLVD	5/23/2019	\$305,450	\$185,450	60.80	\$252,847	\$282,081	0.896	2,535	\$99.74	65.08	Ranch
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Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
40-24-23-230-015	18210 MEADOWWOOD AVE	10/25/2019	\$200,000	\$119,110	59.56	\$157,196	\$186,107	0.845	1,771	\$88.76	4.96	Ranch
40-24-23-230-012	18254 MEADOWWOOD AVE	12/13/2019	\$275,000	\$134,010	48.73	\$228,430	\$210,909	1.083	2,413	\$94.67	6.66	Other
40-24-24-154-032	26011 LATHRUP BLVD	1/6/2020	\$274,000	\$131,300	47.92	\$224,875	\$203,316	1.106	1,692	\$132.90	18.72	Colonial/25Sty
40-24-24-154-026	17630 LINCOLN DR	1/24/2020	\$190,000	\$117,550	61.87	\$145,377	\$181,407	0.801	1,619	\$89.79	52.13	Ranch
40-24-23-278-009	18151 KILBIRNIE AVE	3/2/2020	\$243,600	\$127,290	52.25	\$198,977	\$199,955	0.995	1,791	\$111.10	20.01	Ranch
40-24-23-253-006	18780 HAMPSHIRE ST	3/17/2020	\$302,500	\$126,860	41.94	\$254,959	\$196,352	1.298	2,179	\$117.01	2.44	Colonial/25Sty
40-24-24-155-004	26366 LATHRUP BLVD	7/15/2020	\$305,000	\$144,600	47.41	\$256,228	\$228,974	1.119	2,135	\$120.01	22.50	Colonial/25Sty
40-24-23-276-017	18251 RAINBOW DR	7/23/2020	\$200,000	\$124,760	62.38	\$154,392	\$194,195	0.795	1,807	\$85.44	75.42	Ranch
40-24-24-155-003	26400 LATHRUP BLVD	7/27/2020	\$213,000	\$120,880	56.75	\$164,870	\$184,413	0.894	1,804	\$91.39	24.51	Ranch
40-24-23-256-044	26262 MEADOWBROOK WAY	8/21/2020	\$309,000	\$119,780	38.76	\$262,122	\$183,507	1.428	2,103	\$124.64	22.57	Colonial/25Sty
40-24-23-230-020	18130 MEADOWWOOD AVE	10/6/2020	\$235,000	\$109,270	46.50	\$189,803	\$165,089	1.150	1,588	\$119.52	4.47	Colonial/25Sty
40-24-24-153-030	17530 RAINBOW DR	10/6/2020	\$305,000	\$131,310	43.05	\$260,377	\$207,616	1.254	2,146	\$121.33	11.93	Colonial/25Sty
40-24-23-279-002	18131 MARGATE AVE	11/4/2020	\$238,000	\$114,390	48.06	\$194,265	\$176,235	1.102	1,685	\$115.29	14.39	Colonial/25Sty
40-24-23-278-006	18221 KILBIRNIE AVE	11/12/2020	\$295,000	\$138,230	46.86	\$248,030	\$218,557	1.135	2,467	\$100.54	33.71	Colonial/25Sty
40-24-23-278-001	18280 RAINBOW DR	2/5/2021	\$230,000	\$127,580	55.47	\$184,113	\$199,305	0.924	1,905	\$96.65	2.69	Colonial/25Sty
40-24-23-277-041	18241 MEADOWWOOD AVE	2/19/2021	\$200,000	\$124,570	62.29	\$155,377	\$194,771	0.798	2,598	\$59.81	11.31	Other
40-24-24-103-027	17586 RAMSGATE DR	8/27/2019	\$194,000	\$104,550	53.89	\$147,030	\$144,760	1.016	1,576	\$93.29	15.07	Ranch
40-24-24-103-020	17535 CORAL GABLES AVE	9/23/2019	\$211,500	\$105,850	50.05	\$164,530	\$147,088	1.119	1,803	\$91.25	15.27	CapeCod
40-24-24-103-025	17610 RAMSGATE DR	10/16/2019	\$193,500	\$97,150	50.21	\$146,530	\$131,544	1.114	1,375	\$106.57	13.05	Ranch
40-24-23-277-001	18350 RAINBOW DR	10/29/2019	\$267,000	\$143,270	53.66	\$206,939	\$202,210	1.023	2,331	\$88.78	53.99	Colonial/25Sty
40-24-23-205-006	18866 MIDDLESEX AVE	12/12/2019	\$255,000	\$126,410	49.57	\$208,030	\$183,793	1.132	2,073	\$100.35	2.96	SingleFamily
40-24-23-228-010	26721 MEADOWBROOK WAY	6/19/2020	\$305,000	\$165,830	54.37	\$253,992	\$250,579	1.014	2,346	\$108.27	27.89	Ranch
40-24-23-277-020	18184 KILBIRNIE AVE	7/16/2020	\$275,000	\$178,730	64.99	\$226,981	\$276,288	0.822	3,151	\$72.03	28.08	Colonial/25Sty
40-24-24-103-019	17561 CORAL GABLES AVE	10/9/2020	\$265,000	\$106,520	40.20	\$218,030	\$148,269	1.471	1,822	\$119.67	21.39	CapeCod
40-24-23-205-001	18891 RAINBOW DR	12/8/2020	\$315,000	\$134,460	42.69	\$254,939	\$186,488	1.367	1,667	\$152.93	0.64	Ranch
40-24-23-207-011	26651 MEADOWBROOK WAY	12/23/2020	\$308,565	\$134,590	43.62	\$261,595	\$198,406	1.318	2,019	\$129.57	28.28	Other
40-24-23-227-023	18240 CORAL GABLES AVE	1/22/2021	\$270,000	\$123,710	45.82	\$223,030	\$178,973	1.246	1,740	\$128.18	42.52	Other
			\$29,294,500	\$14,474,340		\$24,391,640	\$21,583,888					
			Sale Ratio:	49.41%		ECF:	1.130	ECF Std. Deviation:	0.222	Coefficient of Var.:	48.50	
			Std. Deviation:	6.131		Avg. ECF:	1.148	Avg. Variance:	55.68			