

City of Pleasant Ridge

NBHD	2 Year Sale Count	Total Assessment of all Sales	Total Sale Price of all Sales	2 Year Sale Ratio of all Sales	Total Bldg. Residual of all Sales	Total Cost Manual \$ of all Sales	2022 Calculated Nhbhd ECF	2022 Used ECF	2021 Actual ECF
K-1	7	\$1,014,930	\$2,036,000	49.85%	\$1,721,070	\$1,247,223	1.380	1.375	1.330
R-3	7	\$1,185,140	\$2,373,700	49.93%	\$1,339,978	\$928,169	1.444	1.440	1.391
R-6	42	\$7,078,960	\$14,181,949	49.92%	\$8,047,818	\$4,624,632	1.740	1.735	1.830
R-7	3	\$407,840	\$869,500	46.91%	\$534,939	\$306,448	1.746	1.570	1.535
R-8	3	\$925,000	\$1,856,000	49.84%	\$1,136,874	\$790,817	1.438	1.430	1.325
R-9	17	\$4,261,430	\$8,576,300	49.69%	\$4,434,076	\$3,462,954	1.280	1.260	1.287
RF3	2	\$799,510	\$1,600,000	49.97%	\$808,967	\$582,970	1.388	1.386	1.465
RF4	6	\$2,004,000	\$4,009,500	49.98%	\$2,266,743	\$1,819,468	1.246	1.245	1.386
RX3	11	\$1,451,230	\$2,905,500	49.95%	\$1,546,370	\$949,717	1.628	1.625	1.645
RX4	5	\$981,410	\$1,969,520	49.83%	\$1,082,717	\$791,198	1.368	1.360	1.500
RX5	1	\$174,920	\$350,000	49.98%	\$200,161	\$162,610	1.231	1.230	1.220
RX6	2	\$352,110	\$764,900	46.03%	\$453,594	\$267,286	1.697	1.470	1.342
		<b>\$20,636,480</b>	<b>\$41,492,869</b>						
		<b>2 Year Sale Ratio:</b>	<b>49.74%</b>						

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
60-25-28-202-036	18 RIDGE RD	4/6/2019	\$970,000	\$383,790	39.57	\$682,047	\$346,052	1.971	2,996	\$227.65	60.49	Colonial/2Sty
60-25-28-254-009	117 CAMBRIDGE BLVD	4/12/2019	\$545,000	\$290,220	53.25	\$218,939	\$201,087	1.089	2,079	\$105.31	4.74	Bungalow
60-25-28-181-015	95 MAPLEFIELD RD	4/19/2019	\$326,200	\$161,590	49.54	\$188,984	\$129,144	1.463	1,826	\$103.50	0.85	Colonial/2Sty
60-25-28-180-081	108 MAPLEFIELD RD	4/22/2019	\$315,000	\$146,300	46.44	\$192,105	\$117,849	1.630	1,569	\$122.44	56.08	Colonial/2Sty
60-25-28-203-021	130 ELM PARK AVE	4/29/2019	\$429,900	\$211,130	49.11	\$231,586	\$177,031	1.308	2,046	\$113.19	5.78	Colonial/2Sty
60-25-27-155-006	12 MAYWOOD AVE	4/30/2019	\$265,000	\$164,670	62.14	\$97,497	\$99,280	1.045	1,096	\$88.96	68.96	Bungalow
60-25-27-103-033	29 WELLESLEY DR	5/8/2019	\$372,500	\$176,870	47.48	\$251,722	\$134,271	1.875	1,574	\$159.93	26.70	Colonial/2Sty
60-25-28-253-011	33 HANOVER RD	5/13/2019	\$327,500	\$165,630	50.57	\$128,763	\$104,761	1.229	1,457	\$88.38	86.86	Colonial/2Sty
60-25-27-128-031	59 DEVONSHIRE RD	5/15/2019	\$280,000	\$177,470	63.38	\$112,497	\$108,027	1.041	1,450	\$77.58	82.99	Colonial/2Sty
60-25-27-178-008	66 SYLVAN AVE	5/24/2019	\$220,000	\$122,830	55.83	\$72,177	\$56,392	1.280	885	\$81.56	21.90	Bungalow
60-25-27-101-056	49 KENSINGTON BLVD	6/11/2019	\$297,000	\$137,400	46.26	\$191,445	\$104,145	1.838	1,102	\$173.73	183.83	Bungalow
60-25-28-253-050	17 HANOVER RD	6/13/2019	\$565,000	\$257,130	45.51	\$294,562	\$192,743	1.528	2,738	\$107.58	20.41	Colonial/2Sty
60-25-28-252-040	6 HANOVER RD	6/20/2019	\$497,000	\$245,660	49.43	\$260,423	\$201,382	1.293	2,314	\$112.54	11.96	Colonial/2Sty
60-25-27-130-013	68 WELLESLEY DR	6/28/2019	\$259,900	\$120,550	46.38	\$139,122	\$139,353	2.006	1,146	\$121.40	5.02	Colonial/2Sty
60-25-27-132-001	38 AMHERST RD	6/28/2019	\$345,000	\$167,430	48.53	\$203,929	\$111,692	1.826	1,397	\$145.98	87.36	Bungalow
60-25-27-181-028	OODWARD HEIGHTS I	7/11/2019	\$235,000	\$120,370	51.22	\$122,579	\$81,737	1.500	1,194	\$102.66	7.34	Colonial/2Sty
60-25-27-177-013	44 SYLVAN AVE	7/12/2019	\$308,000	\$151,970	49.34	\$160,177	\$89,975	1.780	1,406	\$113.92	36.12	Bungalow
60-25-27-155-026	3990 WOODWARD AV	7/18/2019	\$305,000	\$168,390	55.39	\$260,010	\$212,997	1.221	1,832	\$141.93	17.10	Other
60-25-27-128-011	82 KENSINGTON BLVD	7/19/2019	\$270,000	\$136,340	50.50	\$139,269	\$87,355	1.594	1,095	\$127.19	48.13	Ranch
60-25-28-253-014	27 HANOVER RD	7/24/2019	\$435,000	\$185,570	42.66	\$236,686	\$136,627	1.732	1,983	\$119.36	61.08	Colonial/2Sty
60-25-27-129-016	74 DEVONSHIRE RD	8/8/2019	\$300,000	\$148,540	49.51	\$131,528	\$74,125	1.774	869	\$151.36	77.85	Bungalow
60-25-27-128-022	37 DEVONSHIRE RD	8/9/2019	\$335,000	\$150,600	44.96	\$195,439	\$93,166	2.098	1,157	\$168.92	159.21	Bungalow
60-25-28-252-049	36 RIDGE RD	8/16/2019	\$630,000	\$415,720	65.99	\$126,920	\$236,918	0.536	2,883	\$44.02	97.58	Colonial/2Sty
60-25-27-155-036	3942 WOODWARD AV	9/26/2019	\$299,000	\$168,860	56.47	\$254,010	\$212,896	1.193	1,789	\$148.94	45.06	Other
60-25-27-105-026	21 MAYWOOD AVE	9/27/2019	\$340,000	\$171,340	50.39	\$196,688	\$114,910	1.712	1,535	\$121.14	47.99	Colonial/2Sty
60-25-27-130-038	65 AMHERST RD	10/2/2019	\$372,500	\$178,430	47.90	\$251,674	\$136,047	1.850	1,462	\$172.14	102.39	Bungalow
60-25-27-101-032	1 KENSINGTON BLVD	10/4/2019	\$268,000	\$130,830	48.82	\$132,823	\$77,833	1.707	1,306	\$101.70	166.65	Bungalow
60-25-27-155-027	3980 WOODWARD AV	10/9/2019	\$240,000	\$113,350	47.23	\$195,010	\$132,154	1.476	894	\$218.13	15.94	Other
60-25-27-105-007	12 AMHERST RD	10/10/2019	\$435,000	\$209,000	48.05	\$267,497	\$144,378	1.853	1,829	\$146.25	185.28	Colonial/2Sty
60-25-27-132-032	41 MAYWOOD AVE	10/15/2019	\$410,000	\$223,590	54.53	\$262,177	\$172,542	1.519	1,677	\$163.15	18.05	Bungalow
60-25-28-276-007	19 ELM PARK BLVD	10/22/2019	\$795,000	\$412,830	51.93	\$503,726	\$429,220	1.174	3,909	\$126.60	68.58	Colonial/2Sty
60-25-27-178-005	60 SYLVAN AVE	10/28/2019	\$205,000	\$122,250	59.63	\$57,177	\$55,717	1.026	730	\$78.32	12.10	Bungalow
60-25-28-201-050	WOODSIDE PARK BLV	11/7/2019	\$335,000	\$185,510	55.38	\$169,424	\$151,067	1.122	2,052	\$82.57	46.52	Colonial/2Sty
60-25-27-101-057	51 KENSINGTON BLVD	11/19/2019	\$195,000	\$98,900	50.72	\$90,276	\$57,275	1.576	762	\$118.47	157.62	Bungalow
60-25-27-102-032	54 KENSINGTON BLVD	12/12/2019	\$263,000	\$143,210	54.45	\$142,757	\$102,257	1.396	1,268	\$112.58	139.61	Colonial/2Sty
60-25-27-104-040	35 AMHERST RD	12/20/2019	\$432,500	\$206,450	47.73	\$292,939	\$157,544	1.859	2,094	\$139.89	185.94	Colonial/2Sty
60-25-28-252-050	19 NORWICH RD	1/17/2020	\$575,000	\$245,760	42.74	\$337,473	\$200,790	1.681	2,250	\$149.99	54.96	Colonial/2Sty
60-25-28-253-006	91 OAKDALE BLVD	2/4/2020	\$529,000	\$273,020	51.61	\$290,696	\$243,263	1.195	2,043	\$142.29	6.39	Tudor
60-25-28-203-006	43 OAKDALE BLVD	2/19/2020	\$586,000	\$278,750	47.57	\$385,500	\$282,212	1.366	2,453	\$157.15	22.07	Colonial/2Sty
60-25-28-201-043	WOODSIDE PARK BLV	2/27/2020	\$454,520	\$211,830	46.61	\$307,882	\$203,686	1.512	2,023	\$152.19	78.72	Tudor
60-25-27-103-012	20 DEVONSHIRE RD	3/9/2020	\$340,000	\$183,780	54.05	\$172,497	\$115,302	1.496	1,620	\$106.48	149.60	Colonial/2Sty
60-25-28-251-014	115 ELM PARK AVE	3/20/2020	\$560,000	\$302,690	54.05	\$233,939	\$220,804	1.059	2,475	\$94.52	25.47	Colonial/2Sty
60-25-28-253-020	15 HANOVER RD	3/31/2020	\$450,000	\$265,120	58.92	\$219,257	\$236,755	0.926	2,424	\$90.45	5.53	Colonial/2Sty
60-25-28-203-018	1 KENBERTON DR	4/13/2020	\$386,000	\$215,110	55.73	\$108,000	\$120,339	0.897	1,696	\$63.68	101.56	Colonial/2Sty
60-25-27-102-028	46 KENSINGTON BLVD	4/27/2020	\$315,000	\$163,920	52.04	\$194,900	\$127,839	1.525	1,573	\$123.90	152.46	Colonial/2Sty
60-25-27-180-005	54 FAIRWOOD BLVD	5/11/2020	\$300,000	\$141,750	47.25	\$151,811	\$77,992	1.946	1,167	\$130.09	21.57	Bungalow
60-25-27-129-026	53 WELLESLEY DR	5/18/2020	\$280,000	\$135,470	48.38	\$159,222	\$86,544	1.840	1,351	\$117.85	14.87	Bungalow
60-25-28-226-022	22 MILLINGTON RD	5/29/2020	\$350,000	\$174,920	49.98	\$200,161	\$162,610	1.231	1,867	\$107.21	26.80	Colonial/2Sty
60-25-27-155-030	3970 WOODWARD AV	6/1/2020	\$298,000	\$169,540	56.89	\$253,010	\$213,886	1.183	1,804	\$140.25	19.33	Other
60-25-27-176-033	33 SYLVAN AVE	6/12/2020	\$622,000	\$309,070	49.69	\$472,979	\$270,386	1.749	2,734	\$173.00	21.38	Bungalow
60-25-27-129-022	45 WELLESLEY DR	6/15/2020	\$425,000	\$197,790	46.54	\$304,222	\$158,383	1.921	2,139	\$142.23	192.08	Colonial/2Sty
60-25-27-130-033	43 MAYWOOD AVE	6/15/2020	\$257,500	\$138,550	53.81	\$109,572	\$74,445	1.472	964	\$113.66	13.58	Bungalow
60-25-28-180-084	120 MAPLEFIELD RD	6/24/2020	\$315,000	\$179,960	57.13	\$164,496	\$145,428	1.131	1,543	\$106.61	29.48	Colonial/2Sty
60-25-27-130-019	80 WELLESLEY DR	6/25/2020	\$345,000	\$164,840	47.78	\$224,222	\$120,402	1.862	1,485	\$150.99	186.23	Bungalow
60-25-27-132-004	46 AMHERST RD	6/29/2020	\$225,000	\$145,300	64.58	\$85,439	\$87,055	0.981	1,186	\$72.04	24.01	Bungalow
60-25-27-176-021	64 MAYWOOD AVE	6/30/2020	\$341,000	\$154,110	45.19	\$193,177	\$92,448	2.090	1,280	\$150.92	38.95	Bungalow
60-25-28-201-008	15 OAKDALE BLVD	7/7/2020	\$320,000	\$178,500	55.78	\$136,096	\$127,277	1.069	1,732	\$78.58	70.35	Bungalow
60-25-28-277-030	26 OXFORD BLVD	7/13/2020	\$635,000	\$303,370	47.77	\$390,032	\$252,991	1.542	2,400	\$162.51	77.80	Colonial/2Sty
60-25-28-229-014	30 ELM PARK BLVD	7/15/2020	\$610,000	\$279,280	45.78	\$319,087	\$214,975	1.484	2,270	\$140.57	13.27	Colonial/2Sty
60-25-27-132-035	47 MAYWOOD AVE	7/24/2020	\$340,000	\$153,560	45.16	\$192,177	\$91,813	2.093	1,276	\$150.61	22.14	Colonial/2Sty
60-25-27-132-038	53 MAYWOOD AVE	7/31/2020	\$191,000	\$122,650	64.21	\$42,693	\$55,800	0.764	816	\$52.32	142.79	Ranch
60-25-27-132-023	23 MAYWOOD AVE	8/13/2020	\$334,000	\$184,010	55.09	\$186,177	\$126,911	1.467	1,352	\$137.70	146.70	Bungalow
60-25-27-103-022	7 WELLESLEY DR	8/14/2020	\$315,000	\$158,020	50.17	\$175,439	\$101,716	1.725	1,412	\$124.25	172.48	Colonial/2Sty
60-25-27-104-023	1 AMHERST RD	8/14/2020	\$289,050	\$165,310	57.19	\$94,488	\$78,415	1.205	1,298	\$72.80	120.50	Colonial/2Sty
60-25-28-189-012	31 MAPLEFIELD RD	8/14/2020	\$329,900	\$160,730	48.72	\$185,258	\$120,289	1.540	1,468	\$126.20	9.49	Colonial/2Sty
60-25-28-180-068	56 MAPLEFIELD RD	8/14/2020	\$302,500	\$157,660	52.12	\$133,827	\$101,834	1.314	1,140	\$117.39	25.21	Ranch
60-25-27-126-027	71 KENSINGTON BLVD	8/18/2020	\$237,500	\$								

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
60-25-28-227-018	10 POPLAR PARK BLVC	12/2/2020	\$642,000	\$306,890	47.80	\$357,699	\$264,644	1.352	2,400	\$149.04	99.17	Colonial/2Sty
60-25-27-176-005	32 MAYWOOD AVE	12/3/2020	\$499,999	\$222,880	44.58	\$360,438	\$176,485	2.042	1,913	\$188.42	204.23	Ranch
60-25-28-253-027	1 HANOVER RD	12/29/2020	\$393,900	\$191,570	48.63	\$168,890	\$125,009	1.351	1,841	\$91.74	61.64	Colonial/2Sty
60-25-28-181-023	127 MAPLEFIELD RD	12/30/2020	\$321,000	\$159,680	49.74	\$184,202	\$126,775	1.453	1,686	\$109.25	24.70	Bungalow
60-25-27-176-040	47 SYLVAN AVE	1/14/2021	\$325,000	\$145,690	44.83	\$177,177	\$82,739	2.141	1,206	\$146.91	54.30	Bungalow
60-25-27-155-028	3982 WOODWARD AV	1/27/2021	\$320,000	\$167,550	52.36	\$275,010	\$210,982	1.303	1,760	\$156.26	130.35	Other
60-25-27-102-043	21 DEVONSHIRE RD	2/11/2021	\$245,000	\$142,640	58.22	\$77,497	\$67,888	1.142	983	\$78.84	114.15	Ranch
60-25-28-202-002	23 OAKDALE BLVD	2/22/2021	\$360,000	\$162,360	45.10	\$175,653	\$103,221	1.702	1,630	\$107.76	52.55	Colonial/2Sty
60-25-27-102-023	36 KENSINGTON BLVD	3/1/2021	\$245,000	\$105,780	43.18	\$124,262	\$55,891	2.223	920	\$135.07	222.33	Colonial/2Sty
60-25-28-180-064	40 MAPLEFIELD RD	3/1/2021	\$435,000	\$191,380	44.00	\$268,336	\$146,997	1.825	1,392	\$192.77	71.25	Bungalow
60-25-27-155-033	3952 WOODWARD AV	3/2/2021	\$269,000	\$113,350	42.14	\$224,010	\$132,154	1.695	894	\$250.57	169.51	Other
60-25-28-276-004	25 ELM PARK BLVD	3/2/2021	\$517,500	\$284,740	55.02	\$225,058	\$222,523	1.011	2,342	\$96.10	55.47	Colonial/2Sty
60-25-27-155-029	3972 WOODWARD AV	3/8/2021	\$305,000	\$113,350	37.16	\$260,010	\$132,154	1.967	894	\$290.84	196.75	Other
60-25-27-128-009	76 KENSINGTON BLVD	3/9/2021	\$225,000	\$128,160	56.96	\$93,785	\$76,986	1.218	1,041	\$90.09	121.82	Ranch
60-25-27-102-024	38 KENSINGTON BLVD	3/19/2021	\$335,000	\$158,490	47.31	\$214,900	\$121,152	1.774	1,153	\$186.38	177.38	Ranch
60-25-27-129-023	47 WELLESLEY DR	3/19/2021	\$285,000	\$140,750	49.39	\$164,222	\$92,636	1.773	1,380	\$119.00	177.28	Bungalow
60-25-27-153-017	2 CAMBRIDGE BLVD	3/22/2021	\$486,000	\$272,710	56.11	\$241,032	\$210,099	1.147	2,178	\$110.67	114.72	Colonial/2Sty
60-25-28-251-022	32 NORWICH RD	3/22/2021	\$595,000	\$259,630	43.64	\$394,027	\$251,603	1.566	2,405	\$163.84	58.44	Tudor
60-25-28-201-051	1 WOODSIDE PARK BLA	3/26/2021	\$500,000	\$243,210	48.64	\$293,662	\$205,946	1.426	2,502	\$117.37	24.01	Tudor
60-25-28-181-016	99 MAPLEFIELD RD	3/31/2021	\$374,000	\$169,420	45.30	\$206,868	\$119,248	1.735	1,192	\$173.55	30.53	Bungalow
			<b>\$41,492,869</b>	<b>\$20,636,480</b>		<b>\$23,573,307</b>	<b>\$15,933,492</b>					
			Sale Ratio:	49.74%		ECF:	1.479	ECF Std. Deviation:	0.380	Coefficient of Var.:	53.05	
			Std. Deviation:	5.651		Avg. ECF:	1.542	Avg. Variance:	81.82			