

Township of Novi

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	Total Cost Manual \$ of all Sales	2022 Calculated Nbhd ECF	2022 Used ECF	2021 Actual ECF
S1A	3	\$517,760	\$1,070,000	48.39%	\$665,267	\$552,345	1.204	1.179	1.179
		\$517,760	\$1,070,000						
		2 Year Sale Ratio:		48.39%					

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
M -22-27-402-003	44264 CHEDWORTH DR	4/30/2019	\$310,000	\$145,240	46.85	\$202,754	\$160,444	1.264	1,503	\$134.90	126.37	Ranch
M -22-27-402-001	44350 CHEDWORTH DR	7/2/2019	\$330,000	\$166,520	50.46	\$197,436	\$175,543	1.125	1,817	\$108.66	17.15	Ranch
M -22-27-451-004	44141 BROOKWOOD DR	8/20/2019	\$430,000	\$206,000	47.91	\$265,077	\$216,358	1.225	2,355	\$112.56	122.52	Other
			\$1,070,000	\$517,760		\$665,267	\$552,345					
				Sale Ratio:	48.39%	ECF:	1.204	ECF Std. Deviation:	0.059	Coeffeciant of Var.:	73.61	
				Std. Deviation:	1.515	Avg. ECF:	1.205	Avg. Variance:	88.68			