

Township of Royal Oak

NBHD	Sale Count of all Sales	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
SSA	7	\$311,640	\$633,000	49.23%	\$521,940	\$797,857	0.654	0.642	0.600
SSB	0							0.605	0.575
SSC	11	\$349,100	\$712,500	49.00%	\$606,221	\$991,457	0.611	0.597	0.567
SSD	2	\$62,800	\$127,400	49.29%	\$106,653	\$148,723	0.717	0.705	0.665
		\$723,540	\$1,472,900						
		2 Year Sale Ratio:	49.12%						

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
S-25-32-402-016	10461 N OAK DR	8/30/2019	\$85,000	\$41,700	49.06	\$69,476	\$105,731	0.657	1,072	64.81	65.71	Ranch
S-25-32-401-030	10542 N OAK DR	9/3/2019	\$103,000	\$48,730	47.31	\$87,305	\$127,361	0.685	1,305	66.90	68.55	Ranch
S-25-32-402-040	10412 CLOVERDALE AVE	9/23/2019	\$100,000	\$53,060	53.06	\$82,638	\$138,237	0.598	1,524	54.22	59.78	Ranch
S-25-32-402-012	10539 N OAK DR	11/26/2019	\$80,000	\$35,200	44.00	\$65,019	\$86,308	0.753	960	67.73	75.33	Ranch
S-25-32-402-001	10731 N OAK DR	4/9/2020	\$100,000	\$54,080	54.08	\$83,100	\$142,162	0.585	1,280	64.92	58.45	Ranch
S-25-32-402-009	10605 N OAK DR	7/22/2020	\$113,000	\$44,400	39.29	\$95,853	\$111,623	0.859	1,068	89.75	85.87	Ranch
S-25-32-429-013	21326 ITHACA AVE	11/4/2020	\$52,000	\$34,470	66.29	\$38,549	\$86,435	0.446	966	39.91	44.60	Ranch
S-25-33-381-031	20783 BETHLAWN BLVD	4/9/2019	\$71,000	\$28,470	40.10	\$60,418	\$77,647	0.778	890	67.89	2.32	Ranch
S-25-33-381-004	20862 REIMANVILLE AVE	4/29/2019	\$22,000	\$14,080	64.00	\$12,080	\$30,538	0.396	564	21.42	27.47	Ranch
S-25-33-351-009	21063 WOODSIDE AVE	5/1/2019	\$87,500	\$45,560	52.07	\$78,140	\$136,941	0.571	1,276	61.24	21.82	Bungalow
S-25-33-359-009	20804 GARDEN LN	8/2/2019	\$52,000	\$23,530	45.25	\$42,432	\$62,784	0.676	892	47.57	5.14	Bungalow
S-25-33-355-034	21005 WESTVIEW AVE	8/19/2019	\$57,000	\$25,960	45.54	\$46,462	\$69,318	0.670	1,143	40.65	11.85	Bungalow
S-25-33-358-022	20853 GARDEN LN	9/13/2019	\$55,000	\$31,750	57.73	\$45,432	\$90,347	0.503	951	47.77	35.07	Ranch
S-25-33-353-018	21031 GARDEN LN	10/28/2019	\$105,000	\$42,900	40.86	\$95,640	\$128,055	0.747	1,234	77.50	76.17	Colonial/2Sty
S-25-33-354-010	21004 GARDEN LN	11/25/2019	\$55,000	\$36,430	66.24	\$45,224	\$105,663	0.428	1,578	28.66	108.06	Bungalow
S-25-33-377-023	21005 BETHLAWN BLVD	7/17/2020	\$95,000	\$45,590	47.99	\$86,956	\$139,245	0.624	1,517	57.32	22.91	Other
S-25-33-378-034	21021 MITCHELLEDALE AVE	9/4/2020	\$35,000	\$20,600	58.86	\$24,797	\$51,916	0.478	925	26.81	1.46	Ranch
S-25-33-303-028	21367 GARDEN LN	2/17/2021	\$78,000	\$34,230	43.88	\$68,640	\$99,003	0.693	1,182	58.07	69.33	Ranch
S-25-33-329-016	21417 MITCHELLEDALE AVE	5/17/2019	\$69,900	\$35,620	50.96	\$59,034	\$85,641	0.689	971	60.80	16.43	Bungalow
S-25-33-327-032	21357 REIMANVILLE AVE	6/7/2019	\$57,500	\$27,180	47.27	\$47,619	\$63,082	0.755	972	48.99	74.49	Bungalow
			\$1,472,900	\$723,540		\$1,234,814	\$1,938,037					

Sale Ratio:	49.12%	ECF:	0.637	ECF Std. Deviation:	0.124	Coefficient of Var.:	73.93
Std. Deviation:	8.114	Avg. ECF:	0.630	Avg. Variance:	46.54		