

CITY OF ROYAL OAK

ECF FOR 2022: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
10	\$4,630,000	\$589,383	\$113,276	\$4,263,841	\$2,001,950	\$3,927,341	\$3,861,430	1.017	43.24%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
24-25-27-181-057	APP	10/01/20	\$637,500	\$93,482	\$10,890	\$848,632	\$292,500	201	\$533,128	\$605,733	45.88%					
24-25-27-404-014	APT	07/29/20	\$585,000	\$91,582	\$7,162	\$585,853	\$291,850	201	\$486,256	\$532,110	49.89%					
24-25-27-455-005	APT	10/01/20	\$637,500	\$95,062	\$4,180	\$442,454	\$283,400	201	\$538,258	\$401,866	44.45%					
24-25-27-487-005	APP	10/02/20	\$925,000	\$152,222	\$72,098	\$977,230	\$460,200	201	\$700,680	\$697,523	49.75%	24-25-27-487-011				
28-25-25-278-029	APT	08/27/19	\$565,000	\$61,287	\$7,113	\$392,521	\$148,800	201	\$496,600	\$368,911	26.34%					
64-14-20-380-010	APS	07/10/20	\$350,000	\$7,950	\$0	\$218,529	\$105,880	201	\$342,050	\$261,711	30.25%					
64-14-21-257-031	APP	04/02/19	\$325,000	\$45,835	\$11,833	\$181,126	\$110,870	201	\$267,332	\$258,751	34.11%	64-14-21-257-032				
64-14-28-481-022	APP	05/21/21	\$310,000	\$18,785	\$0	\$191,061	\$98,790	201	\$291,215	\$272,944	31.87%					
64-14-30-452-005	APS	08/02/19	\$45,000	\$9,365	\$0	\$45,285	\$25,020	201	\$35,635	\$54,234	55.60%					
64-14-30-476-045	APT	07/31/20	\$250,000	\$13,813	\$0	\$381,150	\$184,640	201	\$236,187	\$407,647	73.86%	64-14-30-476-043				

CITY OF ROYAL OAK

ECF FOR 2022: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
10	\$2,798,000	\$551,647	\$112,654	\$2,144,378	\$1,300,650	\$2,133,699	\$2,095,493	1.018	46.48%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
28-25-36-107-005	CAS	01/15/21	\$218,000	\$27,805	\$2,009	\$239,843	\$127,920	201	\$188,186	\$212,250	58.68%					
28-25-36-201-003	CAS	03/26/21	\$200,000	\$35,514	\$2,612	\$258,955	\$140,650	201	\$161,874	\$229,164	70.33%					
64-14-17-404-002	CAS	04/01/21	\$169,000	\$41,227	\$28,978	\$83,018	\$72,210	201	\$98,795	\$84,712	42.73%	64-14-17-404-001				
64-14-19-252-030	CAS	10/09/19	\$170,000	\$27,206	\$18,418	\$159,077	\$97,560	201	\$124,376	\$162,323	57.39%	64-14-19-252-026				
64-14-20-301-002	CAS	04/05/19	\$140,000	\$22,758	\$5,768	\$94,315	\$57,850	201	\$111,474	\$96,240	41.32%					
64-14-28-383-015	CAS	03/20/20	\$63,000	\$10,781	\$0	\$65,621	\$36,040	201	\$52,219	\$66,960	57.21%					
64-14-29-101-012	CAS	05/13/21	\$95,000	\$9,060	\$4,775	\$77,903	\$43,740	201	\$81,165	\$79,493	46.04%					
64-14-29-402-009	CAS	08/31/20	\$65,000	\$24,739	\$0	\$49,738	\$33,710	201	\$40,261	\$50,753	51.86%					
64-14-33-305-096	M1G	08/07/20	\$378,000	\$167,508	\$0	\$222,047	\$156,890	201	\$210,492	\$201,495	41.51%					
64-14-33-378-009	CAS	09/04/20	\$1,300,000	\$185,049	\$50,094	\$893,861	\$534,080	201	\$1,064,857	\$912,103	41.08%					

CITY OF ROYAL OAK

ECF FOR 2022: CMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
20	\$7,372,344	\$1,688,918	\$120,489	\$5,797,125	\$3,507,970	\$5,562,937	\$6,509,468	0.855	47.58%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
16-25-04-103-002	DCC	11/19/20	\$425,000	\$231,042	\$6,647	\$193,315	\$196,690	201	\$187,311	\$208,989	46.28%					
24-25-27-228-052	BMS	02/12/21	\$875,000	\$343,321	\$6,627	\$760,481	\$492,490	201	\$525,052	\$679,608	56.28%	24-25-27-228-054	24-25-27-228-053			
44-25-12-376-017	BMS	04/09/21	\$110,000	\$27,846	\$2,080	\$67,822	\$44,230	201	\$80,074	\$65,847	40.21%					
64-14-07-479-019	CFH	11/13/20	\$100,000	\$30,273	\$9,904	\$97,674	\$64,370	201	\$59,823	\$168,403	64.37%					
64-14-08-354-018	CFH	07/30/20	\$190,000	\$39,588	\$13,220	\$105,186	\$72,910	201	\$137,192	\$181,355	38.37%					
64-14-19-427-022	CFH	02/12/21	\$199,999	\$15,730	\$5,639	\$123,376	\$69,730	201	\$178,630	\$212,717	34.87%					
64-14-20-335-032	MRU	01/03/20	\$70,000	\$9,155	\$2,340	\$122,960	\$63,750	201	\$58,505	\$178,721	91.07%					
64-14-27-377-018	BMS	06/25/20	\$225,000	\$97,749	\$4,824	\$86,950	\$84,080	201	\$122,427	\$110,764	37.37%					
64-14-29-203-011	MRU	09/24/20	\$100,000	\$6,446	\$4,379	\$107,669	\$55,140	201	\$89,175	\$156,496	55.14%	64-14-29-203-012				
64-14-29-476-007	MRU	09/27/21	\$455,000	\$20,768	\$0	\$413,874	\$202,920	201	\$434,232	\$601,561	44.60%					
64-14-29-477-012	MRU	10/08/19	\$372,345	\$18,999	\$0	\$262,103	\$130,960	201	\$353,346	\$380,964	35.17%					
64-14-29-480-009	MRU	10/29/19	\$250,000	\$88,431	\$1,749	\$232,412	\$147,140	201	\$159,820	\$337,808	58.86%	64-14-29-480-010				
64-14-30-354-003	CFH	07/08/21	\$495,000	\$83,036	\$19,381	\$257,202	\$167,780	201	\$392,583	\$443,452	33.89%	64-14-30-354-004				
64-14-30-477-051	MRU	03/24/21	\$95,000	\$12,886	\$3,495	\$66,917	\$38,380	201	\$78,619	\$97,263	40.40%					
64-14-31-181-013	MRU	03/19/21	\$185,000	\$18,622	\$0	\$181,819	\$93,140	201	\$166,378	\$264,272	50.35%					
64-19-05-257-001	CFH	10/29/20	\$175,000	\$79,682	\$0	\$153,683	\$105,570	201	\$95,318	\$264,971	60.33%					
96-22-08-451-001	BMS	11/15/19	\$1,000,000	\$298,248	\$16,584	\$740,773	\$502,030	201	\$685,168	\$758,212	50.20%					
OL-09-02-452-001	CMS	01/29/21	\$300,000	\$71,846	\$8,273	\$243,677	\$131,560	201	\$219,881	\$214,693	43.85%	OL-09-02-451-003				
P-04-26-354-010	BMS	05/08/19	\$1,500,000	\$139,397	\$15,347	\$1,351,871	\$713,010	201	\$1,345,256	\$969,083	47.53%					
PO-04-22-460-015	DTR	08/06/20	\$250,000	\$55,853	\$0	\$227,361	\$132,090	201	\$194,147	\$214,289	52.84%					

CITY OF ROYAL OAK

ECF FOR 2022: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
13	\$4,856,635	\$1,448,808	\$81,386	\$3,415,293	\$2,235,400	\$3,326,441	\$3,417,765	0.973	46.03%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
04-25-17-155-033	CRL	05/22/19	\$130,000	\$49,038	\$1,215	\$90,082	\$65,410	201	\$79,747	\$71,380	50.32%					
24-25-27-228-036	CRL	06/29/20	\$85,000	\$23,307	\$0	\$74,433	\$28,650	201	\$61,693	\$59,027	33.71%					
24-25-34-126-005	CRL	01/26/21	\$1,095,660	\$203,286	\$1,529	\$1,076,128	\$594,290	201	\$890,845	\$853,393	54.24%					
24-25-34-255-037	CRL	08/03/21	\$215,000	\$92,908	\$1,888	\$193,285	\$127,430	201	\$120,204	\$153,279	59.27%					
24-25-34-278-058	CRL	08/15/19	\$425,000	\$128,684	\$5,310	\$370,270	\$216,020	201	\$291,006	\$446,108	50.83%	24-25-34-278-053	24-25-34-278-059			
28-25-25-105-002	CRL	04/24/20	\$175,000	\$15,672	\$0	\$152,073	\$79,390	201	\$159,328	\$161,780	45.37%					
28-25-25-301-053	CRL	06/18/21	\$115,000	\$37,427	\$9,066	\$94,333	\$65,490	201	\$68,507	\$100,354	56.95%					
28-25-25-379-034	CRL	07/20/20	\$135,000	\$29,191	\$4,437	\$94,787	\$59,880	201	\$101,372	\$100,837	44.36%					
28-25-35-426-032	NSC	04/01/21	\$300,000	\$32,348	\$10,928	\$318,768	\$173,550	201	\$256,724	\$330,330	57.85%					
28-25-36-127-005	CRL	08/12/19	\$95,000	\$19,831	\$6,039	\$57,821	\$39,180	201	\$69,130	\$61,512	41.24%					
44-25-01-476-010	CRL	03/31/21	\$275,000	\$78,731	\$10,682	\$237,829	\$147,490	201	\$185,587	\$175,649	53.63%					
64-14-30-454-045	CRL	07/30/20	\$210,975	\$22,864	\$7,968	\$121,444	\$70,710	201	\$180,143	\$167,509	33.52%					
64-19-05-159-024	CRL	09/16/19	\$1,600,000	\$715,521	\$22,324	\$534,040	\$567,910	201	\$862,155	\$736,607	35.49%					

CITY OF ROYAL OAK

ECF FOR 2022: IND

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
15	\$10,169,013	\$2,501,270	\$329,076	\$7,656,181	\$4,919,810	\$7,338,667	\$9,982,092	0.735	48.38%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
24-25-27-436-014	INL	08/26/19	\$175,000	\$131,431	\$585	\$104,405	\$103,900	201	\$42,984	\$139,953	59.37%					
24-25-34-353-020	INL	10/29/19	\$333,000	\$197,483	\$6,674	\$142,614	\$146,390	201	\$128,843	\$191,172	43.96%	24-25-34-353-041				
28-25-25-354-022	IND	08/05/21	\$275,000	\$69,044	\$23,033	\$190,070	\$178,390	201	\$182,923	\$231,793	64.87%	28-25-25-354-021				
28-25-25-435-033	IND	09/08/21	\$99,500	\$25,443	\$2,352	\$100,081	\$60,030	301	\$71,705	\$122,050	60.33%					
28-25-35-429-059	IND	05/10/19	\$307,500	\$57,830	\$5,076	\$245,218	\$142,870	301	\$244,594	\$299,046	46.46%	28-25-35-429-024	28-25-35-429-049			
44-25-11-376-024	IND	12/30/20	\$1,410,000	\$341,665	\$55,193	\$1,767,835	\$1,011,160	201	\$1,013,142	\$1,699,841	71.71%					
44-25-12-301-014	IND	10/17/19	\$550,000	\$307,312	\$13,797	\$407,216	\$319,010	201	\$228,891	\$391,554	58.00%					
44-25-13-401-019	IND	05/16/19	\$700,000	\$309,120	\$21,311	\$756,625	\$487,860	301	\$369,569	\$727,524	69.69%					
44-25-24-205-001	IND	11/22/19	\$200,000	\$84,926	\$7,856	\$124,653	\$93,140	201	\$107,218	\$119,859	46.57%	44-25-24-205-013				
64-14-09-301-019	IND	04/24/20	\$700,000	\$130,657	\$23,803	\$479,162	\$296,160	201	\$545,540	\$912,690	42.31%					
64-14-29-402-005	INL	07/30/21	\$450,000	\$115,612	\$11,031	\$381,081	\$233,340	301	\$323,357	\$725,869	51.85%	64-14-29-401-009				
64-14-33-226-020	INL	07/30/21	\$269,013	\$28,734	\$1,152	\$283,852	\$145,940	201	\$239,127	\$540,670	54.25%					
S-25-32-253-006	IND	09/01/20	\$2,000,000	\$322,867	\$67,770	\$1,502,055	\$912,490	201	\$1,609,363	\$2,180,051	45.62%					
S-25-32-276-062	IND	12/15/20	\$1,150,000	\$177,115	\$26,876	\$479,788	\$325,700	201	\$946,009	\$696,354	28.32%					
S-25-32-401-001	IND	11/13/20	\$1,550,000	\$202,031	\$62,567	\$691,526	\$463,430	201	\$1,285,402	\$1,003,666	29.90%					