

Parcel Number	ECF Area	Street Address	Sale Date	Sale Price	2025 AV	Ratio	Land + Yard	Bldg. Residual	RCNLD	E.C.F.	# of Units	\$SP/Units	Other Parcels in Sale	Class	Use Code	Land Value	Terms of Sale
						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units					
<b>Multi Res</b>																	
08-19-36-456-018	08APT	355 E 14 MILE RD	07/12/23	\$1,725,000	\$948,510	54.99	\$1,897,022	\$1,268,723	\$456,277	2.781	12	\$143,750		201	Apartments over 10 units		
08-20-30-151-002	08APT	1050 N ADAMS RD	08/23/24	\$6,000,000	\$2,399,080	39.98	\$3,071,224	\$2,928,776	\$1,325,356	2.210	42	\$142,857	08-20-30-151-001	201	Apartments over 10 units		
08-20-30-455-013	08APT	2101 E MAPLE RD	05/08/23	\$3,715,000	\$1,027,450	27.66	\$1,683,789	\$2,031,211	\$1,092,516	1.859	18	\$206,389	08-20-30-455-014	201	Apartments over 10 units		
16-20-34-301-052	16APT	328 E ELMWOOD AVE	05/09/24	\$1,550,000	\$401,380	25.90	\$195,471	\$1,354,529	\$549,749	2.464	12	\$129,167		201	Apartments over 10 units		
16-25-03-151-065	16APT	533 S MAIN ST	02/01/24	\$1,025,000	\$368,780	35.98	\$210,377	\$814,623	\$335,713	2.427	11	\$93,182		201	Apartments over 10 units		
24-25-27-454-001	24APT	200 VESTER ST	08/20/24	\$530,000	\$205,910	38.85	\$85,062	\$444,938	\$172,234	2.583	6	\$88,333		201	Apartments 10 units and under		
24-25-34-154-045	24APT	1021 ALLEN ST	11/26/24	\$700,000	\$154,860	22.12	\$129,479	\$570,521	\$157,377	3.625	6	\$116,667		201	Apartments 10 units and under		
24-25-34-178-021	24APT	362 W MARSHALL ST	05/10/23	\$650,000	\$192,930	29.68	\$64,480	\$585,520	\$289,340	2.024	5	\$130,000		201	Apartments 10 units and under		
28-25-25-278-036	28APT	1741 E WOODWARD HEIGHTS	10/06/23	\$610,000	\$180,940	29.66	\$74,734	\$535,266	\$241,008	2.221	7	\$87,143		201	Apartments 10 units and under		
<b>Totals:</b>			<b>9</b>	<b>\$16,505,000</b>	<b>\$5,879,840</b>			<b>\$10,534,107</b>	<b>\$4,619,570</b>								
								<b>Sale. Ratio =&gt;</b>	<b>35.62</b>	<b>E.C.F. =&gt;</b>	<b>2.280</b>						

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						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual/ RCNLD		= Sale Amount / SqFt or Units					
<b>Misc</b>																	
16-25-03-126-004	DCC	456 E 14 MILE RD	05/14/24	\$1,100,000	\$557,320	50.67	\$390,989	\$709,011	\$712,262	0.995	2,456	\$447.88		201	Day Care Center		
24-25-26-351-002	24MIS	2140 HILTON RD	12/12/24	\$410,000	\$240,700	58.71	\$160,822	\$249,178	\$254,217	0.980	3,150	\$130.16		201	Bar		
24-25-27-379-003	24MIS	23140 WOODWARD AVE	05/09/23	\$840,000	\$371,600	44.24	\$273,818	\$566,182	\$374,006	1.514	4,656	\$180.41		201	Downtown Row		
24-25-27-381-025	24MIS	177 VESTER ST	08/25/23	\$700,000	\$304,860	43.55	\$121,683	\$578,317	\$387,017	1.494	4,731	\$147.96		201	Bar		
24-25-34-126-016	24MIS	141 W 9 MILE RD	10/24/23	\$650,000	\$366,440	56.38	\$204,180	\$445,820	\$419,270	1.063	4,563	\$142.45		201	Bar		
<b>Totals:</b>			<b>5</b>	<b>\$3,700,000</b>	<b>\$1,840,920</b>			<b>\$2,548,508</b>	<b>\$2,146,772</b>								
								<b>Sale. Ratio =&gt;</b>	<b>49.75</b>	<b>E.C.F. =&gt;</b>		<b>1.187</b>					
16-20-33-354-035	16MIS	1120 W 14 MILE RD	11/07/24	\$1,310,344	\$443,030	33.81	\$397,121	\$913,223	\$387,744	2.355	1,058	\$1,238.51		201	Fast Food Restaurant		
04-25-18-453-037	04CMS	3170 11 MILE RD	07/31/24	\$462,000	\$132,670	28.72	\$121,994	\$340,006	\$119,650	2.842	1,058	\$436.67		201	Restaurant		
08-19-25-327-032	08MIS	511 N OLD WOODWARD AVE	09/16/24	\$1,910,000	\$403,680	21.14	\$552,939	\$1,357,061	\$234,482	5.787	2,456	\$777.69		201	Restaurant		
24-25-34-353-042	24MIS	900 W 8 MILE RD	03/12/25	\$500,000	\$182,760	36.55	\$147,669	\$352,331	\$153,418	2.297	1,324	\$377.64		201	Fast Food Restaurant		

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						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units						
<b>Auto</b>																		
16-20-34-404-019	16AUT	650 N ROCHESTER RD	06/23/23	\$750,000	\$387,280	51.64	\$254,007	\$495,993	\$497,188	0.998	9,645	\$77.76	16-20-34-404-047	201	Auto Dealerships			
28-25-35-480-010	28AUT	140 W EIGHT MILE	05/22/24	\$190,000	\$63,170	33.25	\$25,560	\$164,440	\$98,909	1.663	2,610	\$72.80	28-25-35-480-009	201	Garage Storage			
28-25-36-360-025	28AUT	637 E EIGHT MILE	08/19/24	\$320,000	\$151,390	47.31	\$76,827	\$243,173	\$221,716	1.097	8,392	\$38.13	28-25-36-360-022, 28-25-36-360-023	201	Garage Storage			
<b>Totals:</b>			<b>3</b>	<b>\$1,260,000</b>	<b>\$601,840</b>			<b>\$903,606</b>	<b>\$817,813</b>									
								<b>Sale. Ratio =&gt;</b>	<b>47.77</b>	<b>E.C.F. =&gt;</b>		<b>1.105</b>						
04-25-18-201-030	04CAS	3391 12 MILE RD	03/08/24	\$900,000	\$254,470	28.27	\$223,242	\$676,758	\$259,718	2.606	6,807	\$132.22		201	Auto Repair			
04-25-18-351-029	04CAS	4200 11 MILE RD	02/28/24	\$700,000	\$136,300	19.47	\$154,491	\$545,509	\$107,379	5.080	2,384	\$293.62		201	Auto Repair			
08-20-31-252-006	08AUT	2182 COLE AVE	12/08/23	\$1,175,000	\$259,240	22.06	\$356,933	\$818,067	\$161,392	5.069	2,866	\$409.98		201	Auto Repair			
16-20-34-402-043	16AUT	850 N ROCHESTER RD	04/08/24	\$1,950,000	\$432,990	22.20	\$290,438	\$1,659,562	\$549,703	3.019	13,704	\$142.29	16-20-34-402-004	201	Auto Repair			

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						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units					
<b>COF</b>																	
04-25-17-155-001	04COF	2790 COOLIDGE HWY	06/30/23	\$165,000	\$90,630	54.93	\$79,230	\$85,770	\$98,588	0.870	1,030	\$160.19		201 Office			
04-25-17-257-027	04COF	28471 WOODWARD AVE	08/28/23	\$210,000	\$119,880	57.09	\$78,299	\$131,701	\$156,007	0.844	2,058	\$102.04		201 Office			
04-25-17-383-009	04COF	1722 11 MILE RD	04/28/23	\$399,000	\$152,960	38.34	\$169,612	\$229,388	\$131,691	1.742	1,109	\$359.78		201 Veterinary Clinic			
16-20-33-226-016	16COF	53 W MAPLE RD	05/09/24	\$575,000	\$274,680	47.77	\$221,996	\$353,004	\$307,090	1.150	3,440	\$167.15		201 Office			
16-25-03-153-060	16COF	701 S MAIN ST	07/26/23	\$595,000	\$305,420	51.33	\$214,928	\$380,072	\$371,392	1.023	3,696	\$160.98		201 Office			
16-25-04-129-024	16COF	655 W 14 MILE RD	05/18/23	\$551,670	\$287,930	52.19	\$155,193	\$396,477	\$394,624	1.005	2,976	\$185.37	16-25-04-129-025	201 Office			
16-25-04-276-031	16COF	518 S MAIN ST	05/31/24	\$225,000	\$86,550	38.47	\$47,796	\$177,204	\$117,539	1.508	1,219	\$184.58		201 Office			

**Totals: 7 \$2,720,670 \$1,318,050 \$1,753,616 \$1,576,931**

**Sale. Ratio => 48.45 E.C.F. => 1.112**

16-20-33-304-030	16COF	730 N CROOKS RD	09/30/24	\$900,000	\$318,160	35.35	\$150,291	\$749,709	\$455,946	1.644	3,960	\$227.27		201 Office			
08-19-36-205-037	08COF	625 PURDY ST	04/20/23	\$1,200,000	\$386,640	32.22	\$505,213	\$694,787	\$251,945	2.758	1,591	\$754.24		201 Office			
08-19-36-403-004	08COF	522 E LINCOLN AVE	11/15/24	\$660,000	\$260,850	39.52	\$326,480	\$333,520	\$183,473	1.818	1,894	\$348.47		201 Medical or Dental Office			
04-25-17-257-028	04COF	28401 WOODWARD AVE	09/15/23	\$217,500	\$71,540	32.89	\$86,129	\$131,371	\$55,026	2.387	622	\$349.68		201 Office			
16-25-04-232-042	16COF	430 S MAIN ST	05/23/24	\$190,000	\$134,190	70.63	\$74,370	\$115,630	\$181,998	0.635	1,344	\$141.37		201 Office			
04-25-18-479-022	04COF	1865 COOLIDGE HWY	05/10/24	\$375,000	\$277,880	74.10	\$188,225	\$186,775	\$355,097	0.526	2,421	\$154.89		201 Medical or Dental Office			
08-20-31-154-002	08COF	1132 WEBSTER AVE	05/23/24	\$1,000,000	\$646,030	64.60	\$1,087,744	(\$87,744)	\$192,034	(0.457)	1,695	\$589.97	08-20-31-154-001	201 Residential Conversion			
08-20-31-154-028	08COF	999 S ADAMS RD	05/05/23	\$437,000	\$343,880	78.69	\$576,997	(\$139,997)	\$104,099	(1.345)	741	\$589.74		201 Residential Conversion			

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<b>Retail</b>																
04-25-07-453-036	04CRL 3140 12 MILE RD	02/28/25	\$1,345,000	\$625,860	46.53	\$236,487	\$1,108,513	\$832,846	1.331	19,880	\$67.66	04-25-07-453-033, 04-25-07-453-013	201	Retail		
04-25-17-107-031	04CRL 3020 COOLIDGE HWY	07/25/24	\$240,000	\$112,460	46.86	\$47,894	\$192,106	\$145,229	1.323	2,869	\$83.65		201	Retail		
04-25-17-155-029	04CRL 2730 COOLIDGE HWY	04/03/23	\$561,000	\$238,230	42.47	\$159,434	\$401,566	\$260,077	1.544	3,874	\$144.81		201	Downtown Row		
04-25-18-233-035	04CRL 2945 COOLIDGE HWY	04/04/24	\$230,000	\$95,880	41.69	\$72,247	\$157,753	\$98,036	1.609	2,457	\$93.61		201			
08-19-36-379-026	08CRL 152 W 14 MILE RD	01/14/25	\$430,000	\$218,900	50.91	\$259,928	\$170,072	\$169,717	1.002	2,792	\$154.01		201	Retail		
<b>Totals:</b>			<b>5</b>	<b>\$2,806,000</b>	<b>\$1,291,330</b>		<b>\$2,030,010</b>	<b>\$1,505,904</b>								
							<b>Sale. Ratio =&gt;</b>	<b>46.02</b>	<b>E.C.F. =&gt;</b>	<b>1.348</b>						

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						= 2025 AV / Sale Price * 100			= Sale Price - Land+Yard	= Bldg. Residual / RCNLD			= Sale Amount / SqFt or Units				
<b>Industrial</b>																	
28-25-25-131-010	28IND	1008 E 10 MILE RD	04/04/24	\$261,875	\$97,450	37.21	\$47,810	\$214,065	\$145,495	1.471	4,960	\$52.80		201	Warehouse		
28-25-25-101-037	28IND	66 E 10 MILE RD	11/14/24	\$170,000	\$68,720	40.42	\$35,445	\$134,555	\$100,876	1.334	2,941	\$57.80		201	Warehouse		
28-25-25-276-013	28IND	1775 OAK GROVE AVE	01/11/24	\$130,000	\$64,920	49.94	\$32,232	\$97,768	\$96,550	1.013	2,096	\$62.02		201	Industrial Flex		
28-25-25-477-033	28IND	1651 E 9 MILE RD	11/08/23	\$181,000	\$98,580	54.46	\$39,455	\$141,545	\$155,980	0.907	5,325	\$33.99		201	Warehouse		
44-25-02-327-005	44IND	31465 STEPHENSON HWY	10/27/23	\$2,800,000	\$1,410,710	50.38	\$659,164	\$2,140,836	\$1,946,213	1.100	51,441	\$54.43	44-25-02-327-004	301	Industrial Manufacturing		
44-25-01-126-025	44IND	845 E MANDOLINE AVE	09/26/23	\$1,050,000	\$504,240	48.02	\$224,597	\$825,403	\$662,058	1.247	16,250	\$64.62		301	Industrial Manufacturing		
44-25-11-426-012	44IND	540 AJAX DR	06/06/23	\$500,000	\$305,460	61.09	\$162,345	\$337,655	\$378,858	0.891	10,230	\$48.88		301	Industrial Manufacturing		
44-25-24-455-037	IND	1129 E 10 MILE RD	04/01/23	\$150,000	\$81,590	54.39	\$36,276	\$113,724	\$107,178	1.061	2,743	\$41.46		201	Industrial		
44-25-13-351-005	IND	27360 JOHN R RD	04/10/24	\$500,000	\$270,880	54.18	\$118,022	\$381,978	\$357,889	1.067	4,800	\$79.58		201	Industrial		
24-25-27-436-010	24IND	2305 GOODRICH ST	11/02/23	\$400,000	\$214,100	53.53	\$145,486	\$254,514	\$295,734	0.861	6,758	\$59.19		201	Industrial Manufacturing		

**Totals: 10 \$6,142,875 \$3,116,650 \$4,642,043 \$4,246,832**

**Sale. Ratio => 50.74 E.C.F. => 1.093**

<b>04-25-18-376-033</b>	IND	3750 11 MILE RD	12/20/24	\$500,000	\$295,350	59.07	\$147,700	\$352,300	\$423,110	0.833	12,640	\$27.87		201	Warehouse		
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