City of Royal Oak Res Non-Condo ECF Studies for 2025

03B (SECTION 03 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-03-153-045	213 WOODSIDE	05/24/23	$425,000	WD	03-ARM'S LENGTH	$425,000	$199,670	46.98	$399,345	$112,193	$312,807	$206,584	1.514	1,341	$233.26	03B	9.5205	BUNGALOW	$105,648	R03_W - SEC 3, WEST OF ROCH RD	401	79
72-25-03-251-019	711 DONALD	08/12/22	$219,000	WD	03-ARM'S LENGTH	$219,000	$106,720	48.73	$213,437	$69,953	$149,047	$103,226	1.444	970	$153.66	03B	16.5500	BUNGALOW	$69,953	R03_E - SEC 3, EAST OF ROCH RD	401	63
72-25-03-251-027	909 DONALD	05/13/22	$256,000	WD	03-ARM'S LENGTH	$256,000	$109,710	42.86	$219,419	$57,328	$198,672	$116,612	1.704	966	$205.66	03B	9.4306	BUNGALOW	$56,542	R03_E - SEC 3, EAST OF ROCH RD	401	68
72-25-03-252-016	704 DONALD	08/25/23	$236,500	WD	03-ARM'S LENGTH	$236,500	$102,130	43.18	$204,264	$61,608	$174,892	$102,630	1.704	968	$180.67	03B	9.4707	BUNGALOW	$61,608	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-252-023	902 DONALD	06/06/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$97,350	40.56	$194,695	$61,608	$178,392	$95,746	1.863	960	$185.83	03B	25.3787	BUNGALOW	$61,608	R03_E - SEC 3, EAST OF ROCH RD	401	74
72-25-03-252-037	1024 DONALD	05/24/23	$220,000	MLC	03-ARM'S LENGTH	$220,000	$106,250	48.30	$212,496	$61,762	$158,238	$108,442	1.459	968	$163.47	03B	15.0193	BUNGALOW	$61,608	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-252-049	905 BAUMAN	07/21/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$124,850	45.40	$249,707	$61,608	$213,392	$135,323	1.577	1,130	$188.84	03B	3.2483	BUNGALOW	$61,608	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-252-059	1013 BAUMAN	07/01/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$145,410	43.41	$290,813	$61,608	$273,392	$164,896	1.658	1,129	$242.15	03B	4.8578	BUNGALOW	$61,608	R03_E - SEC 3, EAST OF ROCH RD	401	77
72-25-03-253-008	706 BAUMAN	11/10/23	$255,000	WD	03-ARM'S LENGTH	$255,000	$113,470	44.50	$226,932	$66,616	$188,384	$115,335	1.633	1,211	$155.56	03B	2.3969	BUNGALOW	$64,288	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-253-045	933 WHITCOMB	07/11/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$106,620	53.31	$213,249	$61,107	$138,893	$109,455	1.269	1,048	$132.53	03B	34.0437	BUNGALOW	$61,107	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-253-048	1011 WHITCOMB	07/28/23	$314,000	WD	03-ARM'S LENGTH	$314,000	$131,870	42.00	$263,743	$61,107	$252,893	$145,781	1.735	970	$260.71	03B	12.5351	BUNGALOW	$61,107	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-277-002	1106 DONALD	04/08/22	$236,500	PTA	03-ARM'S LENGTH	$236,500	$104,540	44.20	$209,076	$67,695	$168,805	$101,713	1.660	866	$194.92	03B	5.0230	BUNGALOW	$67,695	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-277-003	1110 DONALD	05/25/22	$287,500	WD	03-ARM'S LENGTH	$287,500	$114,270	39.75	$228,541	$71,845	$215,655	$112,731	1.913	999	$215.87	03B	30.3615	BUNGALOW	$71,282	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-277-012	1216 DONALD	06/03/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$137,320	44.30	$274,635	$67,695	$242,305	$148,878	1.628	1,197	$202.43	03B	1.8152	BUNGALOW	$67,695	R03_E - SEC 3, EAST OF ROCH RD	401	63
72-25-03-277-037	1317 BAUMAN	01/18/23	$307,500	PTA	03-ARM'S LENGTH	$307,500	$146,820	47.75	$293,637	$67,695	$239,805	$162,548	1.475	1,110	$216.04	03B	13.4106	BUNGALOW	$67,695	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-278-008	1130 BAUMAN	11/08/22	$282,000	WD	03-ARM'S LENGTH	$282,000	$123,420	43.77	$246,832	$65,778	$216,222	$130,255	1.660	872	$247.96	03B	5.0603	BUNGALOW	$64,288	R03_E - SEC 3, EAST OF ROCH RD	401	78
72-25-03-278-015	1224 BAUMAN	10/07/22	$299,900	WD	03-ARM'S LENGTH	$299,900	$139,890	46.65	$279,784	$64,288	$235,612	$155,033	1.520	1,265	$186.25	03B	8.9639	BUNGALOW	$64,288	R03_E - SEC 3, EAST OF ROCH RD	401	64
72-25-03-278-023	1113 WHITCOMB	11/08/22	$240,000	OTH	03-ARM'S LENGTH	$240,000	$116,020	48.34	$232,044	$61,107	$178,893	$122,976	1.455	856	$208.99	03B	15.4696	BUNGALOW	$61,107	R03_E - SEC 3, EAST OF ROCH RD	401	68
72-25-03-278-028	1203 WHITCOMB	02/06/24	$282,000	WD	03-ARM'S LENGTH	$282,000	$119,780	42.48	$239,554	$61,107	$220,893	$128,379	1.721	1,044	$211.58	03B	11.1239	BUNGALOW	$61,107	R03_E - SEC 3, EAST OF ROCH RD	401	75
72-25-03-278-031	1215 WHITCOMB	11/20/23	$207,500	WD	03-ARM'S LENGTH	$207,500	$91,850	44.27	$183,697	$61,107	$146,393	$88,194	1.660	876	$167.12	03B	5.0501	BUNGALOW	$61,107	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-280-010	1514 DONALD	06/03/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$121,370	44.95	$242,745	$66,489	$203,511	$126,803	1.605	1,094	$186.02	03B	0.4452	BUNGALOW	$66,489	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-281-007	1426 BAUMAN	07/15/22	$218,000	WD	03-ARM'S LENGTH	$218,000	$102,610	47.07	$205,214	$70,640	$147,360	$96,816	1.522	879	$167.65	03B	8.7326	BUNGALOW	$70,640	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-281-016	1612 BAUMAN	06/20/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$130,320	41.37	$260,641	$60,106	$254,894	$144,270	1.767	1,160	$219.74	03B	15.7396	BUNGALOW	$60,106	R03_E - SEC 3, EAST OF ROCH RD	401	74
72-25-03-281-034	1613 WHITCOMB	04/04/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$120,140	44.50	$240,283	$60,106	$209,894	$129,624	1.619	1,036	$202.60	03B	0.9864	BUNGALOW	$60,106	R03_E - SEC 3, EAST OF ROCH RD	401	73
72-25-03-301-050	424 AMELIA	12/23/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$139,880	43.71	$279,763	$74,417	$245,583	$147,731	1.662	892	$275.32	03B	5.2975	BUNGALOW	$72,859	R03_W - SEC 3, WEST OF ROCH RD	401	73
72-25-03-301-053	506 AMELIA	04/14/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$114,850	45.94	$229,709	$72,859	$177,141	$112,842	1.570	1,063	$166.64	03B	3.9573	BUNGALOW	$72,859	R03_W - SEC 3, WEST OF ROCH RD	401	60
72-25-03-301-070	501 E SUNNYBROOK	08/25/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$123,480	49.39	$246,960	$78,920	$171,080	$120,892	1.415	892	$191.79	03B	19.4245	BUNGALOW	$72,859	R03_W - SEC 3, WEST OF ROCH RD	401	63
72-25-03-302-026	338 E SUNNYBROOK	10/24/23	$279,900	WD	03-ARM'S LENGTH	$279,900	$121,030	43.24	$242,068	$86,272	$193,628	$112,083	1.728	1,275	$151.87	03B	11.8143	BUNGALOW	$84,391	R03_W - SEC 3, WEST OF ROCH RD	401	60
72-25-03-302-027	344 E SUNNYBROOK	06/27/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$160,260	40.07	$320,523	$88,293	$311,707	$167,072	1.866	1,083	$287.82	03B	25.6314	BUNGALOW	$84,391	R03_W - SEC 3, WEST OF ROCH RD	401	69
72-25-03-326-017	507 AMELIA	07/05/23	$277,000	WD	03-ARM'S LENGTH	$277,000	$118,430	42.75	$236,857	$72,057	$204,943	$118,561	1.729	884	$231.84	03B	11.9193	BUNGALOW	$70,448	R03_W - SEC 3, WEST OF ROCH RD	401	74
72-25-03-401-020	1102 WHITCOMB	04/13/22	$277,000	WD	03-ARM'S LENGTH	$277,000	$117,430	42.39	$234,866	$74,110	$202,890	$115,652	1.754	897	$226.19	03B	14.4926	BUNGALOW	$74,110	R03_E - SEC 3, EAST OF ROCH RD	401	68
72-25-03-428-010	1322 AMELIA	02/10/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$127,980	44.91	$255,952	$68,563	$216,437	$134,812	1.605	1,076	$201.15	03B	0.3922	BUNGALOW	$68,563	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-428-018	1512 AMELIA	05/02/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$119,010	44.08	$238,010	$68,563	$201,437	$121,904	1.652	1,080	$186.52	03B	4.3027	BUNGALOW	$68,563	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-479-029	1217 E 13 MILE	08/11/23	$186,000	WD	03-ARM'S LENGTH	$186,000	$90,170	48.48	$180,338	$70,981	$115,019	$78,674	1.462	875	$131.45	03B	14.7424	BUNGALOW	$70,981	R03_E - SEC 3, EAST OF ROCH RD	401	51
72-25-03-479-040	1415 E 13 MILE	11/07/23	$193,000	WD	03-ARM'S LENGTH	$193,000	$112,390	58.23	$224,782	$60,117	$132,883	$118,464	1.122	1,124	$118.22	03B	48.7676	BUNGALOW	$60,117	R03_E - SEC 3, EAST OF ROCH RD	401	54
		Totals:	**$9,489,300**			**$9,489,300**	**$4,257,310**		**$8,514,611**		**$7,091,992**	**$4,400,937**			**$197.10**		**0.2082**					
							Sale. Ratio =>	**44.86**				**E.C.F. =>**	**1.611**		**Std. Deviation=>**	**0.16181561**						
							Std. Dev. =>	**3.68**				**Ave. E.C.F. =>**	**1.609**		**Ave. Variance=>**	**12.1536**	**Coefficient of Var=>**	**7.551659954**				

03D (SECTION 03 - DUPLEX) (SECTION Pa - RANCH)

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-03-328-018	09/09/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$100,070	45.49	$200,145	$81,509	$138,491	$109,848	1.261	1,127	$122.88	03D	0.0000	Other	$81,509	R03_E - SEC 3, EAST OF ROCH RD	401	60
	Totals:	**$220,000**			**$220,000**	**$100,070**		**$200,145**		**$138,491**	**$109,848**			**$122.88**		**0.0000**					
						Sale. Ratio =>	**45.49**				**E.C.F. =>**	**1.261**		**Std. Deviation=>**	**#DIV/0!**						
						Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.261**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

03O (SECTION 03 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-03-153-036	121 WOODSIDE	08/17/22	$362,500	WD	03-ARM'S LENGTH	$362,500	$167,590	46.23	$335,179	$112,885	$249,615	$167,138	1.493	1,276	$195.62	03O	7.6994	Other	$106,153	R03_W - SEC 3, WEST OF ROCH RD	401	68
72-25-03-251-039	1025 DONALD	06/17/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$114,690	45.88	$229,371	$56,975	$193,025	$129,621	1.489	1,190	$162.21	03O	8.1309	Other	$56,975	R03_E - SEC 3, EAST OF ROCH RD	401	63
72-25-03-328-012	647 AMELIA	06/05/23	$262,000	WD	03-ARM'S LENGTH	$262,000	$123,560	47.16	$247,116	$68,736	$193,264	$134,120	1.441	1,076	$179.61	03O	12.9483	Other	$68,736	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-352-032	237 MIDLAND	06/21/22	$389,000	WD	03-ARM'S LENGTH	$389,000	$152,620	39.23	$305,249	$85,000	$304,000	$165,601	1.836	1,218	$249.59	03O	26.5283	Other	$85,000	R03_W - SEC 3, WEST OF ROCH RD	401	73
72-25-03-353-020	129 E WINDEMERE	12/02/22	$369,900	WD	03-ARM'S LENGTH	$369,900	$177,010	47.85	$354,026	$87,705	$282,195	$200,241	1.409	1,594	$177.04	03O	16.1183	Other	$85,000	R03_W - SEC 3, WEST OF ROCH RD	401	73
72-25-03-354-017	222 E WINDEMERE	10/17/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$128,710	43.63	$257,411	$86,477	$208,523	$128,522	1.622	974	$214.09	03O	5.2014	Other	$82,536	R03_W - SEC 3, WEST OF ROCH RD	401	61
72-25-03-355-020	317 WOODLAWN	11/29/23	$525,000	WD	03-ARM'S LENGTH	$525,000	$220,720	42.04	$441,431	$125,372	$399,628	$237,638	1.682	1,899	$210.44	03O	11.1207	Other	$121,316	R03_W - SEC 3, WEST OF ROCH RD	401	74
72-25-03-406-006	928 MONTROSE	05/13/22	$975,000	WD	03-ARM'S LENGTH	$975,000	$423,330	43.42	$846,653	$101,171	$873,829	$560,513	1.559	2,551	$342.54	03O	1.1476	Other	$98,850	R03_E - SEC 3, EAST OF ROCH RD	401	92
72-25-03-426-013	1416 WHITCOMB	02/01/23	$335,000	PTA	03-ARM'S LENGTH	$335,000	$142,540	42.55	$285,080	$74,436	$260,564	$158,379	1.645	1,105	$235.80	03O	7.4736	Other	$72,911	R03_E - SEC 3, EAST OF ROCH RD	401	73
72-25-03-452-004	716 WOODLAWN	02/21/23	$365,000	WD	03-ARM'S LENGTH	$365,000	$166,040	45.49	$332,073	$85,014	$279,986	$185,759	1.507	1,307	$214.22	03O	6.3201	Other	$84,455	R03_E - SEC 3, EAST OF ROCH RD	401	64
72-25-03-454-041	1102 E WINDEMERE	10/07/22	$425,100	WD	03-ARM'S LENGTH	$425,100	$183,860	43.25	$367,716	$75,147	$349,953	$219,977	1.591	1,598	$218.99	03O	2.0406	Other	$75,147	R03_E - SEC 3, EAST OF ROCH RD	401	73
	Totals:	**$4,553,500**			**$4,553,500**	**$2,000,670**		**$4,001,305**		**$3,594,582**	**$2,287,509**			**$218.20**		**0.0938**					
						Sale. Ratio =>	**43.94**				**E.C.F. =>**	**1.571**		**Std. Deviation=>**	**0.12282526**						
						Std. Dev. =>	**2.54**				**Ave. E.C.F. =>**	**1.570**		**Ave. Variance=>**	**9.5208**	**Coefficient of Var=>**	**6.062462187**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

03R (SECTION 03 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-03-202-022	943 OTTAWA	01/11/23	$365,000	PTA	03-ARM'S LENGTH	$365,000	$182,190	49.92	$364,373	$92,192	$272,808	$217,745	1.253	1,518	$179.72	03R	14.0798	Ranch	$91,956	SEC 3, E OF ROCH RD-ASR PLAT NO 34	401	64
72-25-03-227-019	1311 OTTAWA	02/03/23	$337,000	WD	03-ARM'S LENGTH	$337,000	$163,840	48.62	$327,682	$98,748	$238,252	$183,147	1.301	1,151	$207.00	03R	9.2801	Ranch	$90,200	SEC 3, E OF ROCH RD-ASR PLAT NO 34	401	60
72-25-03-228-020	1519 GENESEE	11/16/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$155,170	46.32	$310,347	$83,338	$251,662	$181,607	1.386	1,254	$200.69	03R	0.7929	Ranch	$79,138	R03_E - SEC 3, EAST OF ROCH RD	401	64
72-25-03-229-004	1418 GENESEE	04/14/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$157,120	46.21	$314,245	$79,416	$260,584	$187,863	1.387	1,096	$237.76	03R	0.6583	Ranch	$79,416	R03_E - SEC 3, EAST OF ROCH RD	401	74
72-25-03-229-026	1603 HURON	08/15/22	$286,650	WD	03-ARM'S LENGTH	$286,650	$130,710	45.60	$261,429	$79,416	$207,234	$145,610	1.423	1,021	$202.97	03R	2.9531	Ranch	$79,416	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-230-001	1402 HURON	07/12/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$131,460	43.10	$262,910	$81,797	$223,203	$144,890	1.540	1,017	$219.47	03R	14.6818	Ranch	$78,215	R03_E - SEC 3, EAST OF ROCH RD	401	64
72-25-03-230-010	1524 HURON	03/18/24	$345,000	WD	03-ARM'S LENGTH	$345,000	$152,070	44.08	$304,138	$80,100	$264,900	$179,230	1.478	1,283	$206.47	03R	8.4308	Ranch	$79,416	R03_E - SEC 3, EAST OF ROCH RD	401	65
72-25-03-230-011	1602 HURON	06/14/23	$353,000	WD	03-ARM'S LENGTH	$353,000	$146,720	41.56	$293,433	$85,185	$267,815	$166,598	1.608	1,021	$262.31	03R	21.3871	Ranch	$79,416	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-230-012	1606 HURON	06/20/23	$365,000	WD	03-ARM'S LENGTH	$365,000	$167,590	45.92	$335,177	$81,743	$283,257	$202,747	1.397	1,345	$210.60	03R	0.3417	Ranch	$79,416	R03_E - SEC 3, EAST OF ROCH RD	401	71
72-25-03-276-010	1318 OTTAWA	08/29/22	$405,000	WD	03-ARM'S LENGTH	$405,000	$177,180	43.75	$354,355	$107,116	$297,884	$197,791	1.506	1,557	$191.32	03R	11.2375	Ranch	$90,200	SEC 3, E OF ROCH RD-ASR PLAT NO 34	401	63
72-25-03-279-005	1424 OTTAWA	06/10/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$152,940	46.35	$305,887	$102,063	$227,937	$163,059	1.398	1,237	$184.27	03R	0.4201	Ranch	$101,339	R03_E - SEC 3, EAST OF ROCH RD	401	63
72-25-03-279-012	1608 OTTAWA	03/03/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$144,630	44.50	$289,262	$101,339	$223,661	$150,338	1.488	1,021	$219.06	03R	9.4039	Ranch	$101,339	R03_E - SEC 3, EAST OF ROCH RD	401	64
72-25-03-301-044	334 AMELIA	05/25/23	$293,895	WD	03-ARM'S LENGTH	$293,895	$148,940	50.68	$297,887	$86,856	$207,039	$168,825	1.226	1,126	$183.87	03R	16.7324	Ranch	$85,803	R03_W - SEC 3, WEST OF ROCH RD	401	70
72-25-03-302-046	212 E SUNNYBROOK	05/20/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$206,020	54.22	$412,041	$145,643	$234,357	$213,118	1.100	1,688	$138.84	03R	29.4022	Ranch	$143,817	R03_W - SEC 3, WEST OF ROCH RD	401	60
72-25-03-303-011	216 EDMUND	03/08/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$199,610	44.36	$399,223	$105,794	$344,206	$234,743	1.466	1,750	$196.69	03R	7.2631	Ranch	$101,799	R03_W - SEC 3, WEST OF ROCH RD	401	69
72-25-03-304-014	508 EDMUND	09/16/22	$302,500	WD	03-ARM'S LENGTH	$302,500	$170,360	56.32	$340,711	$128,671	$173,829	$169,632	1.025	1,704	$102.01	03R	36.8936	Ranch	$128,671	R03_W - SEC 3, WEST OF ROCH RD	401	57
72-25-03-304-045	418 EDMUND	03/28/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$144,430	44.44	$288,869	$87,983	$237,017	$160,709	1.475	1,295	$183.02	03R	8.1145	Ranch	$87,983	R03_W - SEC 3, WEST OF ROCH RD	401	60
72-25-03-327-008	619 MILLARD	09/28/22	$235,000	WD	03-ARM'S LENGTH	$235,000	$122,330	52.06	$244,664	$92,456	$142,544	$121,766	1.171	1,231	$115.80	03R	22.3043	Ranch	$92,456	R03_E - SEC 3, EAST OF ROCH RD	401	65
72-25-03-328-008	623 AMELIA	11/09/22	$262,500	WD	03-ARM'S LENGTH	$262,500	$128,000	48.76	$255,998	$76,693	$185,807	$143,444	1.295	1,026	$181.10	03R	9.8350	Ranch	$76,693	R03_E - SEC 3, EAST OF ROCH RD	401	68
72-25-03-352-030	227 MIDLAND	09/28/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$170,440	46.70	$340,880	$85,572	$279,428	$204,246	1.368	1,324	$211.05	03R	2.5585	Ranch	$85,000	R03_W - SEC 3, WEST OF ROCH RD	401	73
72-25-03-353-014	212 MIDLAND	12/01/23	$270,000	WD	03-ARM'S LENGTH	$270,000	$122,170	45.25	$244,331	$85,000	$185,000	$127,465	1.451	824	$224.51	03R	5.7703	Ranch	$85,000	R03_W - SEC 3, WEST OF ROCH RD	401	64
72-25-03-354-029	217 E 13 MILE	04/19/22	$248,000	WD	03-ARM'S LENGTH	$248,000	$104,990	42.33	$209,989	$68,283	$179,717	$113,365	1.585	1,124	$159.89	03R	19.1620	Ranch	$66,029	R03_W - SEC 3, WEST OF ROCH RD	401	60
72-25-03-354-033	237 E 13 MILE	05/19/22	$150,000	PTA	03-ARM'S LENGTH	$150,000	$78,140	52.09	$156,276	$66,461	$83,539	$71,852	1.163	795	$105.08	03R	23.1024	Ranch	$66,029	R03_W - SEC 3, WEST OF ROCH RD	401	51
72-25-03-355-022	337 WOODLAWN	03/31/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$175,380	53.96	$350,752	$112,039	$212,961	$190,970	1.115	1,192	$178.66	03R	27.8526	Ranch	$111,255	R03_W - SEC 3, WEST OF ROCH RD	401	73
72-25-03-378-005	526 MIDLAND	01/20/23	$225,000	WD	03-ARM'S LENGTH	$225,000	$130,220	57.88	$260,442	$86,777	$138,223	$138,932	0.995	1,374	$100.60	03R	39.8781	Ranch	$86,777	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-378-013	626 MIDLAND	04/24/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$150,360	54.68	$300,712	$88,204	$186,796	$170,006	1.099	1,312	$142.38	03R	29.4919	Ranch	$86,777	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-379-006	620 E WINDEMERE	04/27/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$113,850	49.50	$227,709	$73,630	$156,370	$123,263	1.269	1,034	$151.23	03R	12.5092	Ranch	$72,826	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-379-007	626 E WINDEMERE	08/26/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$142,740	51.91	$285,484	$90,121	$184,879	$156,290	1.183	1,363	$135.64	03R	21.0758	Ranch	$84,262	R03_E - SEC 3, EAST OF ROCH RD	401	71
72-25-03-402-005	722 MILLARD	10/13/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$128,960	46.89	$257,914	$74,425	$200,575	$146,791	1.366	1,026	$195.49	03R	2.7281	Ranch	$74,425	R03_E - SEC 3, EAST OF ROCH RD	401	61
72-25-03-403-002	906 MILLARD	08/02/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$116,130	42.23	$232,266	$69,601	$205,399	$130,132	1.578	1,025	$200.39	03R	18.4712	Ranch	$69,601	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-403-018	903 AMELIA	09/15/22	$302,500	WD	03-ARM'S LENGTH	$302,500	$133,680	44.19	$267,367	$71,218	$231,282	$156,919	1.474	1,016	$227.64	03R	8.0214	Ranch	$71,218	R03_E - SEC 3, EAST OF ROCH RD	401	73
72-25-03-403-021	917 AMELIA	08/10/22	$306,000	WD	03-ARM'S LENGTH	$306,000	$127,950	41.81	$255,890	$71,151	$234,849	$147,791	1.589	979	$239.89	03R	19.5382	Ranch	$70,141	R03_E - SEC 3, EAST OF ROCH RD	401	68
72-25-03-403-030	1029 AMELIA	09/02/22	$346,000	WD	03-ARM'S LENGTH	$346,000	$149,850	43.31	$299,694	$70,680	$275,320	$183,211	1.503	1,277	$215.60	03R	10.9069	Ranch	$70,680	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-404-046	1003 E SUNNYBROOK	06/29/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$156,270	49.61	$312,533	$85,874	$229,126	$181,327	1.264	1,393	$164.48	03R	13.0073	Ranch	$85,874	R03_E - SEC 3, EAST OF ROCH RD	401	66
72-25-03-426-002	4216 N BLAIR	02/13/24	$295,000	WD	03-ARM'S LENGTH	$295,000	$126,370	42.84	$252,730	$77,632	$217,368	$140,078	1.552	1,033	$210.42	03R	15.8082	Ranch	$77,632	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-426-053	1607 MILLARD	10/26/22	$302,000	WD	03-ARM'S LENGTH	$302,000	$146,260	48.43	$292,520	$85,042	$216,958	$165,982	1.307	993	$218.49	03R	8.6563	Ranch	$85,042	R03_E - SEC 3, EAST OF ROCH RD	401	73
72-25-03-427-015	1426 MILLARD	07/07/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$119,140	43.32	$238,287	$75,732	$199,268	$130,044	1.532	1,022	$194.98	03R	13.8634	Ranch	$73,360	R03_E - SEC 3, EAST OF ROCH RD	401	64
72-25-03-427-022	1602 MILLARD	10/06/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$145,740	44.16	$291,471	$67,975	$262,025	$178,797	1.465	1,196	$219.08	03R	7.1813	Ranch	$67,975	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-427-046	1523 AMELIA	10/06/23	$273,900	WD	03-ARM'S LENGTH	$273,900	$118,510	43.27	$237,024	$72,291	$201,609	$131,786	1.530	1,032	$195.36	03R	13.6138	Ranch	$72,291	R03_E - SEC 3, EAST OF ROCH RD	401	61
72-25-03-428-021	1528 AMELIA	10/31/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$166,280	47.51	$332,556	$71,835	$278,165	$208,577	1.334	1,703	$163.34	03R	6.0044	Ranch	$71,835	R03_E - SEC 3, EAST OF ROCH RD	401	68
72-25-03-429-006	1222 MONTROSE	08/08/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$128,930	52.62	$257,854	$73,839	$171,161	$147,212	1.163	1,053	$162.55	03R	23.0994	Ranch	$73,839	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-429-008	1312 MONTROSE	08/23/23	$331,000	WD	03-ARM'S LENGTH	$331,000	$147,100	44.44	$294,205	$74,899	$256,101	$175,445	1.460	1,318	$194.31	03R	6.6046	Ranch	$73,839	R03_E - SEC 3, EAST OF ROCH RD	401	64
72-25-03-429-009	1316 MONTROSE	06/05/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$137,450	41.03	$274,900	$78,861	$256,139	$156,831	1.633	1,013	$252.85	03R	23.9537	Ranch	$73,839	R03_E - SEC 3, EAST OF ROCH RD	401	74
72-25-03-429-026	1618 MONTROSE	05/13/22	$271,000	WD	03-ARM'S LENGTH	$271,000	$129,110	47.64	$258,226	$74,901	$196,099	$146,660	1.337	1,014	$193.39	03R	5.6578	Ranch	$73,839	R03_E - SEC 3, EAST OF ROCH RD	401	63
72-25-03-429-031	1219 ENGLEWOOD	07/05/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$142,070	46.58	$284,145	$75,349	$229,651	$167,037	1.375	1,012	$226.93	03R	1.8825	Ranch	$75,349	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-429-045	1515 ENGLEWOOD	09/18/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$140,110	45.20	$280,226	$77,818	$232,182	$161,926	1.434	1,073	$216.39	03R	4.0196	Ranch	$76,058	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-429-053	1623 ENGLEWOOD	02/28/24	$349,000	WD	03-ARM'S LENGTH	$349,000	$136,170	39.02	$272,331	$86,413	$262,587	$148,734	1.765	1,003	$261.80	03R	37.1798	Ranch	$82,592	R03_E - SEC 3, EAST OF ROCH RD	401	64
72-25-03-451-029	907 WOODLAWN	06/26/23	$313,000	WD	03-ARM'S LENGTH	$313,000	$136,760	43.69	$273,525	$77,391	$235,609	$156,907	1.502	1,121	$210.18	03R	10.7904	Ranch	$77,391	R03_E - SEC 3, EAST OF ROCH RD	401	62
72-25-03-452-001	702 WOODLAWN	09/06/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$135,830	47.66	$271,661	$78,803	$206,197	$154,286	1.336	1,097	$187.96	03R	5.7222	Ranch	$77,391	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-452-019	1102 WOODLAWN	05/19/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$124,630	44.51	$249,250	$78,809	$201,191	$136,353	1.476	1,091	$184.41	03R	8.1840	Ranch	$77,391	R03_E - SEC 3, EAST OF ROCH RD	401	64
72-25-03-452-023	1122 WOODLAWN	06/16/23	$365,000	WD	03-ARM'S LENGTH	$365,000	$146,130	40.04	$292,265	$77,720	$287,280	$171,636	1.674	1,129	$254.46	03R	28.0097	Ranch	$77,391	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-453-020	1112 MIDLAND	03/13/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$141,370	44.18	$282,746	$76,198	$243,802	$165,238	1.475	1,135	$214.80	03R	8.1778	Ranch	$76,198	R03_E - SEC 3, EAST OF ROCH RD	401	66
72-25-03-454-006	902 E WINDEMERE	08/14/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$137,320	45.77	$274,632	$85,383	$214,617	$151,399	1.418	1,225	$175.20	03R	2.3879	Ranch	$85,383	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-454-018	1124 E WINDEMERE	06/27/23	$435,000	WD	03-ARM'S LENGTH	$435,000	$194,030	44.60	$388,058	$112,152	$322,848	$220,725	1.463	1,415	$228.16	03R	6.8994	Ranch	$103,940	R03_E - SEC 3, EAST OF ROCH RD	401	74
72-25-03-454-029	1009 E 13 MILE	07/07/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$95,770	53.21	$191,544	$95,855	$84,145	$76,551	1.099	1,077	$78.13	03R	29.4479	Ranch	$93,238	R03_E - SEC 3, EAST OF ROCH RD	401	51
72-25-03-476-015	1424 ENGLEWOOD	07/19/22	$269,900	WD	03-ARM'S LENGTH	$269,900	$128,660	47.67	$257,318	$75,000	$194,900	$145,854	1.336	1,073	$181.64	03R	5.7414	Ranch	$75,000	R03_E - SEC 3, EAST OF ROCH RD	401	60
72-25-03-476-052	1615 WOODLAWN	06/22/23	$332,000	WD	03-ARM'S LENGTH	$332,000	$142,430	42.90	$284,856	$76,606	$255,394	$166,600	1.533	1,080	$236.48	03R	13.9299	Ranch	$75,000	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-477-001	1204 WOODLAWN	10/28/22	$355,000	WD	03-ARM'S LENGTH	$355,000	$162,030	45.64	$324,058	$75,000	$280,000	$199,246	1.405	1,068	$262.17	03R	1.1617	Ranch	$75,000	R03_E - SEC 3, EAST OF ROCH RD	401	72
72-25-03-478-039	1507 E WINDEMERE	08/11/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$156,190	48.81	$312,382	$78,594	$241,406	$187,030	1.291	1,437	$167.99	03R	10.2947	Ranch	$77,391	R03_E - SEC 3, EAST OF ROCH RD	401	63
72-25-03-479-010	1402 E WINDEMERE	04/20/22	$350,000	PTA	03-ARM'S LENGTH	$350,000	$151,790	43.37	$303,571	$75,147	$274,853	$182,739	1.504	981	$280.18	03R	11.0395	Ranch	$75,147	R03_E - SEC 3, EAST OF ROCH RD	401	73
72-25-03-479-018	1512 E WINDEMERE	11/30/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$139,420	39.83	$278,848	$77,393	$272,607	$161,164	1.691	991	$275.08	03R	29.7810	Ranch	$75,147	R03_E - SEC 3, EAST OF ROCH RD	401	71
	Totals:		**$18,949,845**			**$18,949,845**	**$8,758,040**		**$17,516,059**		**$13,821,622**	**$9,910,269**			**$195.45**		**0.0999**					
							Sale. Ratio =>	**46.22**				**E.C.F. =>**	**1.395**		**Std. Deviation=>**	**0.16851242**						
							Std. Dev. =>	**4.19**				**Ave. E.C.F. =>**	**1.394**		**Ave. Variance=>**	**13.3996**	**Coefficient of Var=>**	**9.614592654**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

03T (SECTION 03 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-03-329-002	608 AMELIA	06/09/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$125,680	45.70	$251,365	$80,253	$194,747	$132,645	1.468	1,245	$156.42	03T	6.2662	BiLevel	$79,330	R03_E - SEC 3, EAST OF ROCH RD	401	65
72-25-03-329-020	623 E SUNNYBROOK	07/21/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$135,660	40.50	$271,319	$85,879	$249,121	$143,752	1.733	1,338	$186.19	03T	20.2147	TriLevel/Quad	$85,879	R03_E - SEC 3, EAST OF ROCH RD	401	63
72-25-03-330-009	514 E SUNNYBROOK	12/08/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$130,660	50.25	$261,314	$85,750	$174,250	$136,096	1.280	1,300	$134.04	03T	25.0500	BiLevel	$84,073	R03_W - SEC 3, WEST OF ROCH RD	401	57
72-25-03-332-013	611 ENGLEWOOD	04/10/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$136,990	39.71	$273,972	$75,859	$269,141	$153,576	1.752	1,343	$200.40	03T	22.1649	TriLevel/Quad	$74,984	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-332-014	615 ENGLEWOOD	08/28/23	$308,000	WD	03-ARM'S LENGTH	$308,000	$137,910	44.78	$275,814	$79,058	$228,942	$152,524	1.501	1,306	$175.30	03T	2.9822	BiLevel	$74,957	R03_E - SEC 3, EAST OF ROCH RD	401	69
72-25-03-405-031	1002 E SUNNYBROOK	06/27/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$146,780	45.87	$293,550	$80,340	$239,660	$165,279	1.450	1,332	$179.92	03T	8.0812	TriLevel/Quad	$80,340	R03_E - SEC 3, EAST OF ROCH RD	401	66
		Totals:	**$1,843,000**			**$1,843,000**	**$813,680**		**$1,627,334**		**$1,355,861**	**$883,872**			**$172.05**		**0.3157**					
							Sale. Ratio =>	**44.15**				**E.C.F. =>**	**1.534**		**Std. Deviation=>**	**0.18115673**						
							Std. Dev. =>	**3.89**				**Ave. E.C.F. =>**	**1.531**		**Ave. Variance=>**	**14.1266**	**Coefficient of Var=>**	**9.22795311**				

04B (SECTION 04 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-04-352-015	1509 W WINDEMERE	04/13/22	$254,500	WD	03-ARM'S LENGTH	$254,500	$118,670	46.63	$237,331	$70,590	$183,910	$118,677	1.550	997	$184.46	04B	4.6347	BUNGALOW	$70,590	Sec 4, Arlington Heights	401	60
72-25-04-379-003	1012 W WINDEMERE	09/23/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$124,200	48.71	$248,392	$69,767	$185,233	$127,135	1.457	1,000	$185.23	04B	4.6347	BUNGALOW	$68,011	Sec 4, Arlington Heights	401	63
		Totals:	**$509,500**			**$509,500**	**$242,870**		**$485,723**		**$369,143**	**$245,812**			**$184.85**		**0.1595**					
							Sale. Ratio =>	**47.67**				**E.C.F. =>**	**1.502**		**Std. Deviation=>**	**0.06554459**						
							Std. Dev. =>	**1.47**				**Ave. E.C.F. =>**	**1.503**		**Ave. Variance=>**	**4.6347**	**Coefficient of Var=>**	**3.082971435**				

04C (SECTION 04 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-04-378-005	1206 W WINDEMERE	05/05/23	$460,000	WD	03-ARM'S LENGTH	$460,000	$194,270	42.23	$388,530	$68,319	$391,681	$232,037	1.688	1,602	$244.50	04C	16.4763	Colonial/2Sty	$68,319	Sec 4, Arlington Heights	401	76
72-25-04-380-004	1215 W WINDEMERE	10/19/23	$745,000	WD	03-ARM'S LENGTH	$745,000	$319,760	42.92	$639,523	$70,590	$674,410	$412,270	1.636	2,763	$244.09	04C	11.2596	Colonial/2Sty	$70,590	Sec 4, Arlington Heights	401	97
72-25-04-402-034	406 JEFFREY	09/27/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$155,240	51.75	$310,476	$70,000	$230,000	$174,258	1.320	1,526	$150.72	04C	20.3366	Colonial/2Sty	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-453-006	715 MOUNT VERNON	08/15/22	$475,000	WD	03-ARM'S LENGTH	$475,000	$229,330	48.28	$458,662	$133,109	$341,891	$235,908	1.449	2,071	$165.08	04C	7.3993	Colonial/2Sty	$129,573	Sec 4, Arlington Pk;Slatkin City Pk	401	68
		Totals:	**$1,980,000**			**$1,980,000**	**$898,600**		**$1,797,191**		**$1,637,982**	**$1,054,473**			**$201.10**		**3.0117**					
							Sale. Ratio =>	**45.38**				**E.C.F. =>**	**1.553**		**Std. Deviation=>**	**0.16995818**						
							Std. Dev. =>	**4.53**				**Ave. E.C.F. =>**	**1.523**		**Ave. Variance=>**	**13.8679**	**Coefficient of Var=>**	**9.104187057**				

04O (SECTION 04 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-04-351-028	1402 W WINDEMERE	11/04/22	$344,500	WD	03-ARM'S LENGTH	$344,500	$165,720	48.10	$331,446	$68,319	$276,181	$175,418	1.574	1,585	$174.25	04O	5.2274	Other	$68,319	Sec 4, Arlington Heights	401	63
72-25-04-381-002	1011 W WINDEMERE	06/23/23	$306,000	WD	03-ARM'S LENGTH	$306,000	$153,630	50.21	$307,257	$70,590	$235,410	$157,778	1.492	1,682	$139.96	04O	13.4657	Other	$70,590	Sec 4, Arlington Heights	401	60
72-25-04-429-017	324 LEXINGTON	02/23/24	$550,000	WD	03-ARM'S LENGTH	$550,000	$232,530	42.28	$465,060	$174,742	$375,258	$193,545	1.939	1,332	$281.73	04O	31.2174	Other	$173,014	Sec 4, Arlington Pk;Slatkin City Pk	401	70
72-25-04-454-017	414 W 13 MILE	12/29/22	$375,000	PTA	03-ARM'S LENGTH	$375,000	$187,370	49.97	$374,741	$106,266	$268,734	$178,983	1.501	1,822	$147.49	04O	12.5243	Other	$104,176	Sec 4, Arlington Pk;Slatkin City Pk	401	58
		Totals:	**$1,575,500**			**$1,575,500**	**$739,250**		**$1,478,504**		**$1,155,583**	**$705,725**			**$185.86**		**1.0752**					
							Sale. Ratio =>	**46.92**				**E.C.F. =>**	**1.637**		**Std. Deviation=>**	**0.21134739**						
							Std. Dev. =>	**3.69**				**Ave. E.C.F. =>**	**1.627**		**Ave. Variance=>**	**15.6087**	**Coefficient of Var=>**	**9.595360067**				

04R (SECTION 04 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-04-380-023	1102 W 13 MILE	08/18/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$127,970	40.63	$255,946	$65,069	$249,931	$144,604	1.728	1,102	$226.80	04R	19.6737	Ranch	$59,574	Sec 4, Arlington Heights	401	60
72-25-04-401-001	4125 CUSTER	03/14/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$148,630	45.73	$297,264	$72,609	$252,391	$170,193	1.483	1,291	$195.50	04R	4.8680	Ranch	$72,609	Sec 4, Arlington Pk;Slatkin City Pk	401	62
72-25-04-402-004	4108 CUSTER	06/16/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$145,720	41.05	$291,433	$70,000	$285,000	$167,752	1.699	979	$291.11	04R	16.7286	Ranch	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	74
72-25-04-402-019	407 NORMANDY	10/11/23	$292,000	WD	03-ARM'S LENGTH	$292,000	$121,470	41.60	$242,948	$70,000	$222,000	$131,021	1.694	924	$240.26	04R	16.2735	Ranch	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	58
72-25-04-402-032	416 JEFFREY	06/23/23	$317,500	WD	03-ARM'S LENGTH	$317,500	$140,280	44.18	$280,555	$70,000	$247,500	$159,511	1.552	980	$252.55	04R	1.9966	Ranch	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	69
72-25-04-403-003	4012 CUSTER	08/01/23	$270,000	WD	03-ARM'S LENGTH	$270,000	$124,200	46.00	$248,397	$70,000	$200,000	$135,149	1.480	987	$202.63	04R	5.1802	Ranch	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	64
72-25-04-403-005	4002 CUSTER	11/14/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$130,320	52.13	$260,639	$71,105	$178,895	$138,346	1.293	1,014	$176.43	04R	23.8549	Ranch	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-403-020	403 JEFFREY	03/31/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$138,470	36.93	$276,948	$71,355	$303,645	$150,068	2.023	1,252	$242.53	04R	49.1737	Ranch	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-403-029	432 W SUNNYBROOK	07/01/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$131,380	46.10	$262,761	$70,883	$214,117	$145,362	1.473	983	$217.82	04R	5.8657	Ranch	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	68
72-25-04-403-032	416 W SUNNYBROOK	08/25/22	$303,000	WD	03-ARM'S LENGTH	$303,000	$132,190	43.63	$264,386	$70,000	$233,000	$147,262	1.582	992	$234.88	04R	5.0565	Ranch	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	63
72-25-04-404-009	3809 CUSTER	09/28/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$150,260	46.23	$300,511	$84,353	$240,647	$163,756	1.470	992	$242.59	04R	6.2102	Ranch	$81,354	Sec 4, Arlington Pk;Slatkin City Pk	401	68
72-25-04-405-001	3928 CUSTER	10/26/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$123,180	46.48	$246,353	$77,292	$187,708	$123,402	1.521	984	$190.76	04R	1.0540	Ranch	$76,643	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-405-010	517 W SUNNYBROOK	09/25/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$135,020	48.22	$270,040	$90,989	$189,011	$130,694	1.446	995	$189.96	04R	8.5439	Ranch	$79,196	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-405-016	427 W SUNNYBROOK	01/17/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$132,750	51.06	$265,505	$79,843	$180,157	$135,520	1.329	987	$182.53	04R	20.2269	Ranch	$79,196	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-405-031	426 CHARLOTTE	06/07/23	$346,000	WD	03-ARM'S LENGTH	$346,000	$165,370	47.79	$330,739	$83,994	$262,006	$186,928	1.402	1,188	$220.54	04R	13.0007	Ranch	$79,196	Sec 4, Arlington Pk;Slatkin City Pk	401	74
72-25-04-406-009	437 CHARLOTTE	09/11/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$135,570	45.96	$271,131	$77,279	$217,721	$141,498	1.539	984	$221.26	04R	0.7041	Ranch	$75,264	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-426-006	307 NORMANDY	11/10/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$137,510	46.61	$275,029	$68,878	$226,122	$156,175	1.448	982	$230.27	04R	8.3772	Ranch	$68,878	Sec 4, Arlington Pk;Slatkin City Pk	401	66
72-25-04-426-009	217 NORMANDY	06/10/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$117,440	44.32	$234,879	$68,878	$196,122	$125,758	1.560	914	$214.58	04R	2.7867	Ranch	$68,878	Sec 4, Arlington Pk;Slatkin City Pk	401	61
72-25-04-426-016	107 NORMANDY	09/26/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$125,720	36.44	$251,442	$71,954	$273,046	$135,976	2.008	1,028	$265.61	04R	47.6402	Ranch	$70,000	Sec 4, Arlington Pk;Slatkin City Pk	401	62
72-25-04-426-018	326 JEFFREY	10/10/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$136,580	44.06	$273,151	$75,546	$234,454	$144,237	1.625	979	$239.48	04R	9.3827	Ranch	$75,546	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-426-022	306 JEFFREY	06/30/22	$420,000	WD	03-ARM'S LENGTH	$420,000	$179,360	42.70	$358,722	$73,510	$346,490	$216,070	1.604	1,746	$198.45	04R	7.1955	Ranch	$72,231	Sec 4, Arlington Pk;Slatkin City Pk	401	73
72-25-04-426-033	102 JEFFREY	02/01/23	$306,000	WD	03-ARM'S LENGTH	$306,000	$123,030	40.21	$246,050	$76,730	$229,270	$128,273	1.787	986	$232.53	04R	25.5716	Ranch	$75,546	Sec 4, Arlington Pk;Slatkin City Pk	401	58
72-25-04-427-009	211 JEFFREY	04/29/22	$351,000	WD	03-ARM'S LENGTH	$351,000	$152,270	43.38	$304,534	$72,231	$278,769	$175,987	1.584	984	$283.30	04R	5.2383	Ranch	$72,231	Sec 4, Arlington Pk;Slatkin City Pk	401	72
72-25-04-427-012	123 JEFFREY	07/06/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$137,280	42.24	$274,553	$73,819	$251,181	$152,071	1.652	981	$256.05	04R	12.0085	Ranch	$72,231	Sec 4, Arlington Pk;Slatkin City Pk	401	70
72-25-04-427-021	312 W SUNNYBROOK	08/29/22	$293,000	WD	03-ARM'S LENGTH	$293,000	$144,420	49.29	$288,847	$74,445	$218,555	$162,426	1.346	973	$224.62	04R	18.6079	Ranch	$74,445	Sec 4, Arlington Pk;Slatkin City Pk	401	68
72-25-04-428-001	331 W SUNNYBROOK	10/11/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$150,000	57.69	$299,998	$87,486	$172,514	$155,118	1.112	1,228	$140.48	04R	41.9502	Ranch	$87,486	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-428-017	326 CHARLOTTE	03/03/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$139,220	53.55	$278,443	$78,692	$181,308	$145,804	1.244	1,214	$149.35	04R	28.8140	Ranch	$76,522	Sec 4, Arlington Pk;Slatkin City Pk	401	60

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-04-428-019	316 CHARLOTTE	05/20/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$134,480	42.69	$268,961	$75,452	$239,548	$146,598	1.634	1,016	$235.78	04R	10.2402	Ranch	$75,452	Sec 4, Arlington Pk;Slatkin City Pk	401	73
72-25-04-429-014	111 CHARLOTTE	07/14/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$139,890	39.41	$279,777	$73,573	$281,427	$156,215	1.802	1,010	$278.64	04R	26.9887	Ranch	$71,103	Sec 4, Arlington Pk;Slatkin City Pk	401	64
72-25-04-429-015	107 CHARLOTTE	07/17/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$157,940	41.02	$315,875	$76,952	$308,048	$181,002	1.702	1,014	$303.79	04R	17.0254	Ranch	$71,103	Sec 4, Arlington Pk;Slatkin City Pk	401	74
72-25-04-451-002	823 LEXINGTON	12/18/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$190,020	54.29	$380,035	$129,573	$220,427	$182,819	1.206	1,331	$165.61	04R	32.5936	Ranch	$129,573	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-453-009	619 MOUNT VERNON	06/01/22	$351,000	WD	03-ARM'S LENGTH	$351,000	$209,580	59.71	$419,158	$130,329	$220,671	$210,824	1.047	1,831	$120.52	04R	48.4941	Ranch	$129,573	Sec 4, Arlington Pk;Slatkin City Pk	401	60
72-25-04-454-010	536 W 13 MILE	05/12/22	$395,000	WD	03-ARM'S LENGTH	$395,000	$185,310	46.91	$370,613	$126,513	$268,487	$184,924	1.452	1,510	$177.81	04R	7.9772	Ranch	$124,536	Sec 4, Arlington Pk;Slatkin City Pk	401	59
72-25-04-476-001	325 LEXINGTON	02/23/23	$702,500	WD	03-ARM'S LENGTH	$702,500	$339,050	48.26	$678,095	$179,098	$523,402	$378,028	1.385	2,364	$221.41	04R	14.7089	Ranch	$172,360	Sec 4, Arlington Pk;Slatkin City Pk	401	74
72-25-04-477-001	325 MOUNT VERNON	02/02/24	$549,000	WD	03-ARM'S LENGTH	$549,000	$232,400	42.33	$464,800	$190,422	$358,578	$207,862	1.725	1,526	$234.98	04R	19.3429	Ranch	$172,360	Sec 4, Arlington Pk;Slatkin City Pk	401	75
72-25-04-477-016	3403 N MAIN	05/16/23	$308,000	WD	03-ARM'S LENGTH	$308,000	$144,690	46.98	$289,374	$99,861	$208,139	$138,331	1.505	1,155	$180.21	04R	2.6999	Ranch	$99,861	Sec 4, Arlington Pk;Slatkin City Pk	401	51
		Totals:	**$11,999,000**			**$11,999,000**	**$5,458,970**		**$10,917,892**		**$8,900,287**	**$5,855,565**			**$218.93**		**1.1677**					
							Sale. Ratio =>	**45.50**				**E.C.F. =>**	**1.520**		**Std. Deviation=>**	**0.21495788**						
							Std. Dev. =>	**5.23**				**Ave. E.C.F. =>**	**1.532**		**Ave. Variance=>**	**16.2793**	**Coefficient of Var=>**	**10.62862093**				

04T (SECTION 04 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-04-180-011	1220 NORMANDY	08/22/22	$449,000	WD	03-ARM'S LENGTH	$449,000	$207,360	46.18	$414,715	$132,442	$316,558	$218,816	1.447	1,753	$180.58	04T	4.9656	TriLevel/Quad	$125,003	Sec 4, Arlington Pk;Slatkin City Pk	401	66
72-25-04-182-028	1000 NORMANDY	10/28/22	$435,000	WD	03-ARM'S LENGTH	$435,000	$189,340	43.53	$378,681	$94,881	$340,119	$220,000	1.546	1,791	$189.90	04T	4.9656	TriLevel/Quad	$93,574	Sec 4, Arlington Pk;Slatkin City Pk	401	66
		Totals:	**$884,000**			**$884,000**	**$396,700**		**$793,396**		**$656,677**	**$438,816**			**$185.24**		**0.0134**					
							Sale. Ratio =>	**44.88**				**E.C.F. =>**	**1.496**		**Std. Deviation=>**	**0.07022385**						
							Std. Dev. =>	**1.88**				**Ave. E.C.F. =>**	**1.496**		**Ave. Variance=>**	**4.9656**	**Coefficient of Var=>**	**3.318481566**				

05B (SECTION 05 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-205-021	4419 ELMHURST	02/14/24	$293,000	WD	03-ARM'S LENGTH	$293,000	$144,120	49.19	$288,235	$67,709	$225,291	$151,045	1.492	1,099	$205.00	05B	14.0563	BUNGALOW	$67,709	Sec 5, North of Normandy	401	69
72-25-05-227-018	4615 SEDGEMOOR	07/06/22	$268,500	WD	03-ARM'S LENGTH	$268,500	$131,300	48.90	$262,591	$74,220	$194,280	$129,021	1.506	1,076	$180.56	05B	12.6311	BUNGALOW	$74,220	Sec 5, North of Normandy	401	63
72-25-05-232-005	4506 SEDGEMOOR	10/11/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$187,730	52.15	$375,460	$74,220	$285,780	$206,329	1.385	1,340	$213.27	05B	24.7039	BUNGALOW	$74,220	Sec 5, North of Normandy	401	77
72-25-05-302-003	3821 COOLIDGE	10/04/22	$210,000	WD	03-ARM'S LENGTH	$210,000	$97,600	46.48	$195,208	$44,273	$165,727	$103,380	1.603	959	$172.81	05B	2.9027	BUNGALOW	$44,273	Sec 5, South of Normandy	401	63
72-25-05-303-027	4127 EDGAR	10/11/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$146,920	47.39	$293,830	$65,363	$244,637	$156,484	1.563	1,314	$186.18	05B	6.8777	BUNGALOW	$65,363	Sec 5, South of Normandy	401	61
72-25-05-303-047	3817 EDGAR	03/10/23	$279,900	WD	03-ARM'S LENGTH	$279,900	$123,140	43.99	$246,284	$59,486	$220,414	$127,944	1.723	966	$228.17	05B	9.0630	BUNGALOW	$59,486	Sec 5, South of Normandy	401	66
72-25-05-304-009	4006 EDGAR	01/26/24	$230,000	WD	03-ARM'S LENGTH	$230,000	$117,780	51.21	$235,562	$67,185	$162,815	$115,327	1.412	1,208	$134.78	05B	22.0338	BUNGALOW	$63,479	Sec 5, South of Normandy	401	60
72-25-05-403-035	3917 LINWOOD	06/22/22	$326,123	WD	03-ARM'S LENGTH	$326,123	$145,790	44.70	$291,574	$72,500	$253,623	$150,051	1.690	1,231	$206.03	05B	5.8139	BUNGALOW	$72,500	Sec 5, South of Normandy	401	62
72-25-05-426-032	3923 DURHAM	09/01/23	$316,500	WD	03-ARM'S LENGTH	$316,500	$129,650	40.96	$259,300	$66,640	$249,860	$131,959	1.893	894	$279.49	05B	26.1358	BUNGALOW	$66,640	Sec 5, South of Normandy	401	69
72-25-05-451-002	3721 KENT	02/22/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$161,310	53.77	$322,626	$106,254	$193,746	$148,200	1.307	1,011	$191.64	05B	32.4782	BUNGALOW	$106,254	Sec 5, South of Normandy	401	70
72-25-05-453-012	3530 ELMHURST	04/03/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$129,210	43.80	$258,427	$60,647	$234,353	$135,466	1.730	861	$272.19	05B	9.7870	BUNGALOW	$60,647	Sec 5, South of Normandy	401	74
72-25-05-453-038	3503 LINWOOD	09/15/23	$296,000	WD	03-ARM'S LENGTH	$296,000	$127,200	42.97	$254,393	$66,640	$229,360	$128,598	1.784	945	$242.71	05B	15.1433	BUNGALOW	$66,640	Sec 5, South of Normandy	401	64
72-25-05-454-020	3412 LINWOOD	09/01/22	$248,500	WD	03-ARM'S LENGTH	$248,500	$113,080	45.51	$226,153	$61,174	$187,326	$112,999	1.658	876	$213.84	05B	2.5652	BUNGALOW	$60,647	Sec 5, South of Normandy	401	63
72-25-05-454-045	3417 WOODLAND	05/02/22	$247,000	WD	03-ARM'S LENGTH	$247,000	$120,470	48.77	$240,947	$64,259	$182,741	$121,019	1.510	876	$208.61	05B	12.2093	BUNGALOW	$64,259	Sec 5, South of Normandy	401	68
72-25-05-476-004	3708 WOODLAND	12/05/22	$275,500	WD	03-ARM'S LENGTH	$275,500	$143,670	52.15	$287,332	$63,911	$211,589	$153,028	1.383	876	$241.54	05B	24.9429	BUNGALOW	$63,061	Sec 5, South of Normandy	401	73
72-25-05-476-024	3410 WOODLAND	04/07/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$127,760	44.06	$255,511	$61,738	$228,262	$132,721	1.720	1,210	$188.65	05B	8.7750	BUNGALOW	$60,647	Sec 5, South of Normandy	401	60
72-25-05-476-041	3515 DURHAM	09/12/22	$249,900	WD	03-ARM'S LENGTH	$249,900	$114,240	45.71	$228,485	$66,640	$183,260	$110,853	1.653	876	$209.20	05B	2.1074	BUNGALOW	$66,640	Sec 5, South of Normandy	401	63
72-25-05-476-042	3509 DURHAM	06/22/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$114,610	35.26	$229,224	$68,494	$256,506	$110,089	2.330	876	$292.82	05B	69.7877	BUNGALOW	$66,640	Sec 5, South of Normandy	401	60
72-25-05-476-056	3403 DURHAM	01/03/23	$295,000	PTA	03-ARM'S LENGTH	$295,000	$141,600	48.00	$283,192	$112,267	$182,733	$117,072	1.561	1,121	$163.01	05B	7.1249	BUNGALOW	$112,267	Sec 5, South of Normandy	401	60
72-25-05-477-093	3604 DURHAM	12/19/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$152,020	48.26	$304,047	$96,212	$218,788	$142,353	1.537	984	$222.35	05B	9.5167	BUNGALOW	$94,894	Sec 5, South of Normandy	401	69
72-25-06-228-019	4609 MANDALAY	09/21/23	$322,500	WD	03-ARM'S LENGTH	$322,500	$142,340	44.14	$284,688	$94,853	$227,647	$130,024	1.751	854	$266.57	05B	11.8698	BUNGALOW	$92,551	Sec 6, East of Woodward	401	71
72-25-06-229-005	4626 MANDALAY	04/21/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$167,640	44.70	$335,286	$79,990	$295,010	$174,860	1.687	1,356	$217.56	05B	5.5008	BUNGALOW	$79,990	Sec 6, East of Woodward	401	71
72-25-06-276-007	4326 TONAWANDA	06/08/22	$439,900	WD	03-ARM'S LENGTH	$439,900	$179,060	40.70	$358,111	$81,009	$358,891	$189,796	1.891	1,320	$271.89	05B	25.8821	BUNGALOW	$81,009	Sec 6, East of Woodward	401	73
72-25-06-281-012	4243 MANKATO	10/13/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$125,460	47.34	$250,927	$79,990	$185,010	$117,080	1.580	868	$213.15	05B	5.1910	BUNGALOW	$79,990	Sec 6, East of Woodward	401	60
72-25-06-283-001	4258 MANDALAY	04/04/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$169,750	47.15	$339,502	$91,315	$268,685	$169,991	1.581	1,232	$218.09	05B	5.1527	BUNGALOW	$91,315	Sec 6, East of Woodward	401	66
72-25-06-426-032	3626 HUNTER	04/14/22	$311,000	WD	03-ARM'S LENGTH	$311,000	$151,960	48.86	$303,921	$86,839	$224,161	$148,686	1.508	1,015	$220.85	05B	12.4500	BUNGALOW	$82,443	Sec 6, East of Woodward	401	71
72-25-06-426-035	3612 HUNTER	10/06/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$144,040	45.73	$288,081	$82,443	$232,557	$140,848	1.651	1,014	$229.35	05B	1.9011	BUNGALOW	$82,443	Sec 6, East of Woodward	401	71
72-25-06-426-038	3526 HUNTER	07/17/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$148,570	45.02	$297,149	$82,443	$247,557	$147,059	1.683	984	$251.58	05B	5.1277	BUNGALOW	$82,443	Sec 6, East of Woodward	401	74
72-25-06-427-007	3403 NORMANDY	07/07/23	$263,000	WD	03-ARM'S LENGTH	$263,000	$118,240	44.96	$236,472	$66,870	$196,130	$116,166	1.688	995	$197.12	05B	5.6253	BUNGALOW	$65,955	Sec 6, East of Woodward	401	58
72-25-06-427-019	3416 HUNTER	08/08/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$111,310	55.66	$222,612	$68,965	$131,035	$105,238	1.245	970	$135.09	05B	38.6976	BUNGALOW	$68,965	Sec 6, East of Woodward	401	60
72-25-06-429-004	3423 HUNTER	02/16/24	$332,500	WD	03-ARM'S LENGTH	$332,500	$137,420	41.33	$274,833	$69,853	$262,647	$140,397	1.871	999	$262.91	05B	23.8631	BUNGALOW	$68,965	Sec 6, East of Woodward	401	70
72-25-06-429-006	3413 HUNTER	08/25/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$124,450	49.78	$248,897	$69,824	$180,176	$122,653	1.469	1,139	$158.19	05B	16.3117	BUNGALOW	$68,965	Sec 6, East of Woodward	401	60
72-25-06-429-016	3313 HUNTER	05/09/22	$251,000	WD	03-ARM'S LENGTH	$251,000	$115,830	46.15	$231,662	$68,965	$182,035	$111,436	1.634	1,005	$181.13	05B	0.1424	BUNGALOW	$68,965	Sec 6, East of Woodward	401	68
72-25-06-429-031	3328 CHESTER	02/22/24	$310,000	WD	03-ARM'S LENGTH	$310,000	$131,480	42.41	$262,961	$68,965	$241,035	$132,874	1.814	1,009	$238.89	05B	18.1902	BUNGALOW	$68,965	Sec 6, East of Woodward	401	65
		Totals:	**$10,055,823**			**$10,055,823**	**$4,636,750**		**$9,273,483**		**$7,543,667**	**$4,631,046**			**$215.15**		**0.3176**					
							Sale. Ratio =>	**46.11**				**E.C.F. =>**	**1.629**		**Std. Deviation=>**	**0.20100877**						
							Std. Dev. =>	**4.08**				**Ave. E.C.F. =>**	**1.632**		**Ave. Variance=>**	**14.5459**	**Coefficient of Var=>**	**8.912345982**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

05C (SECTION 05 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-204-004	2105 W 14 MILE	12/01/23	$492,000	MLC	03-ARM'S LENGTH	$492,000	$206,250	41.92	$412,501	$86,272	$405,728	$236,398	1.716	1,938	$209.35	05C	12.9075	Colonial/2Sty	$84,844	Sec 5, North of Normandy	401	74
72-25-05-207-022	4415 WOODLAND	04/07/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$190,430	45.89	$380,862	$78,579	$336,421	$219,046	1.536	1,972	$170.60	05C	5.1370	Colonial/2Sty	$78,579	Sec 5, North of Normandy	401	64
72-25-05-304-006	4018 EDGAR	10/06/23	$490,000	WD	03-ARM'S LENGTH	$490,000	$185,510	37.86	$371,010	$65,450	$424,550	$221,420	1.917	1,417	$299.61	05C	33.0176	Colonial/2Sty	$63,451	Sec 5, South of Normandy	401	84
72-25-05-426-005	4108 WOODLAND	04/06/23	$930,000	WD	03-ARM'S LENGTH	$930,000	$433,290	46.59	$866,574	$74,810	$855,190	$573,742	1.491	3,148	$271.66	05C	9.6671	Colonial/2Sty	$72,500	Sec 5, South of Normandy	401	97
72-25-05-453-003	3712 ELMHURST	02/09/24	$700,000	WD	03-ARM'S LENGTH	$700,000	$306,060	43.72	$612,122	$67,873	$632,127	$394,383	1.603	2,497	$253.15	05C	1.5605	Colonial/2Sty	$66,640	Sec 5, South of Normandy	401	96
72-25-05-453-045	3605 LINWOOD	01/30/24	$410,000	WD	03-ARM'S LENGTH	$410,000	$174,390	42.53	$348,774	$80,225	$329,775	$194,601	1.695	1,391	$237.08	05C	10.7405	Colonial/2Sty	$78,244	Sec 5, South of Normandy	401	75
72-25-05-454-002	3712 LINWOOD	04/26/23	$885,000	WD	03-ARM'S LENGTH	$885,000	$374,670	42.34	$749,336	$72,500	$812,500	$490,461	1.657	2,967	$273.85	05C	6.9386	Colonial/2Sty	$72,500	Sec 5, South of Normandy	401	97
72-25-05-454-005	3620 LINWOOD	02/29/24	$755,000	WD	03-ARM'S LENGTH	$755,000	$295,530	39.14	$591,058	$74,422	$680,578	$374,374	1.818	2,556	$266.27	05C	23.0691	Colonial/2Sty	$72,500	Sec 5, South of Normandy	401	93
72-25-05-454-011	3526 LINWOOD	07/06/22	$675,000	WD	03-ARM'S LENGTH	$675,000	$290,970	43.11	$581,942	$73,678	$601,322	$368,307	1.633	2,314	$259.86	05C	4.5445	Colonial/2Sty	$72,500	Sec 5, South of Normandy	401	94
72-25-05-454-013	3516 LINWOOD	01/19/24	$1,050,000	WD	03-ARM'S LENGTH	$1,050,000	$475,030	45.24	$950,052	$74,399	$975,601	$634,531	1.538	3,239	$301.20	05C	4.9704	Colonial/2Sty	$72,500	Sec 5, South of Normandy	401	97
72-25-05-454-031	3605 WOODLAND	09/08/23	$512,000	WD	03-ARM'S LENGTH	$512,000	$218,800	42.73	$437,595	$72,684	$439,316	$264,428	1.661	2,027	$216.73	05C	7.4162	Colonial/2Sty	$68,999	Sec 5, South of Normandy	401	89
72-25-05-454-036	3517 WOODLAND	09/09/22	$610,000	WD	03-ARM'S LENGTH	$610,000	$284,490	46.64	$568,980	$72,500	$537,500	$359,768	1.494	2,091	$257.05	05C	9.3201	Colonial/2Sty	$72,500	Sec 5, South of Normandy	401	91
72-25-05-476-029	3715 DURHAM	02/09/24	$1,000,000	WD	03-ARM'S LENGTH	$1,000,000	$453,620	45.36	$907,245	$72,500	$927,500	$604,888	1.533	3,065	$302.61	05C	5.3876	Colonial/2Sty	$72,500	Sec 5, South of Normandy	401	97
72-25-05-476-046	3437 DURHAM	05/03/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$152,080	42.24	$304,160	$66,640	$293,360	$172,116	1.704	1,419	$206.74	05C	11.7214	Colonial/2Sty	$66,640	Sec 5, South of Normandy	401	69
72-25-06-210-013	4525 TONAWANDA	05/05/23	$980,000	WD	03-ARM'S LENGTH	$980,000	$378,160	38.59	$756,328	$80,560	$899,440	$489,687	1.837	3,167	$284.00	05C	24.9547	Colonial/2Sty	$80,560	Sec 6, East of Woodward	401	96
72-25-06-226-021	4603 HAMPTON	09/30/22	$589,900	WD	03-ARM'S LENGTH	$589,900	$276,370	46.85	$552,730	$94,355	$495,545	$332,156	1.492	2,130	$232.65	05C	9.5313	Colonial/2Sty	$94,355	Sec 6, East of Woodward	401	86
72-25-06-227-006	4626 HAMPTON	09/15/22	$224,900	WD	03-ARM'S LENGTH	$224,900	$118,770	52.81	$237,536	$92,551	$132,349	$105,062	1.260	3,024	$43.77	05C	32.7491	Colonial/2Sty	$92,551	Sec 6, East of Woodward	401	98
72-25-06-228-008	4626 MANKATO	04/29/22	$1,015,000	PTA	03-ARM'S LENGTH	$1,015,000	$498,710	49.13	$997,425	$112,859	$902,141	$640,990	1.407	3,339	$270.18	05C	17.9800	Colonial/2Sty	$92,551	Sec 6, East of Woodward	401	95
72-25-06-228-020	4603 MANDALAY	12/22/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$168,250	50.22	$336,507	$94,372	$240,628	$175,460	1.371	1,525	$157.79	05C	21.5807	Colonial/2Sty	$93,168	Sec 6, East of Woodward	401	60
72-25-06-230-016	4509 HAMPTON	06/14/23	$935,000	WD	03-ARM'S LENGTH	$935,000	$436,650	46.70	$873,303	$96,221	$838,779	$563,103	1.490	3,072	$273.04	05C	9.7652	Colonial/2Sty	$96,221	Sec 6, East of Woodward	401	97
72-25-06-276-016	4339 HAMPTON	06/30/23	$890,855	WD	03-ARM'S LENGTH	$890,855	$372,910	41.86	$745,819	$97,281	$793,574	$469,955	1.689	2,977	$266.57	05C	10.1398	Colonial/2Sty	$94,978	Sec 6, East of Woodward	401	97
72-25-06-276-019	4321 HAMPTON	05/25/23	$820,000	WD	03-ARM'S LENGTH	$820,000	$352,640	43.00	$705,284	$94,978	$725,022	$442,251	1.639	2,726	$265.97	05C	5.2173	Colonial/2Sty	$94,978	Sec 6, East of Woodward	401	94
72-25-06-276-020	4315 HAMPTON	02/28/23	$680,000	WD	03-ARM'S LENGTH	$680,000	$359,790	52.91	$719,577	$94,978	$585,022	$452,608	1.293	2,750	$212.74	05C	29.4661	Colonial/2Sty	$94,978	Sec 6, East of Woodward	401	93
72-25-06-277-023	4347 MANKATO	04/21/22	$1,050,000	WD	03-ARM'S LENGTH	$1,050,000	$499,100	47.53	$998,199	$81,904	$968,096	$663,982	1.458	3,155	$306.85	05C	12.9203	Colonial/2Sty	$81,904	Sec 6, East of Woodward	401	96
72-25-06-280-002	4252 TONAWANDA	01/27/23	$1,100,000	WD	03-ARM'S LENGTH	$1,100,000	$497,080	45.19	$994,164	$92,478	$1,007,522	$653,396	1.542	3,440	$292.88	05C	4.5240	Colonial/2Sty	$92,478	Sec 6, East of Woodward	401	97
72-25-06-280-015	4223 HAMPTON	03/20/23	$795,000	WD	03-ARM'S LENGTH	$795,000	$343,930	43.26	$687,864	$102,066	$692,934	$424,491	1.632	2,850	$243.13	05C	4.5168	Colonial/2Sty	$92,478	Sec 6, East of Woodward	401	92
72-25-06-282-004	4240 MANKATO	03/07/24	$457,000	WD	03-ARM'S LENGTH	$457,000	$196,420	42.98	$392,839	$112,994	$344,006	$202,786	1.696	1,756	$195.90	05C	10.9179	Colonial/2Sty	$112,994	Sec 6, East of Woodward	401	64
72-25-06-282-005	4234 MANKATO	02/14/24	$1,130,000	WD	03-ARM'S LENGTH	$1,130,000	$455,570	40.32	$911,146	$79,990	$1,050,010	$602,287	1.743	2,971	$353.42	05C	15.6153	Colonial/2Sty	$79,990	Sec 6, East of Woodward	401	98
72-25-06-282-006	4228 MANKATO	10/10/23	$925,000	WD	03-ARM'S LENGTH	$925,000	$392,980	42.48	$785,964	$102,298	$822,702	$495,410	1.661	3,303	$249.08	05C	7.3430	Colonial/2Sty	$102,298	Sec 6, East of Woodward	401	97
72-25-06-282-017	4223 MANDALAY	07/28/23	$1,100,000	WD	03-ARM'S LENGTH	$1,100,000	$508,230	46.20	$1,016,467	$91,315	$1,008,685	$670,400	1.505	3,451	$292.29	05C	8.2617	Colonial/2Sty	$91,315	Sec 6, East of Woodward	401	97
72-25-06-433-023	3408 STARR	08/15/23	$688,000	WD	03-ARM'S LENGTH	$688,000	$320,920	46.65	$641,844	$81,238	$606,762	$406,236	1.494	2,599	$233.46	05C	9.3600	Colonial/2Sty	$79,871	Sec 6, East of Woodward	401	97
	Totals:		**$22,999,655**			**$22,999,655**	**$10,217,600**		**$20,435,207**		**$20,364,685**	**$12,898,722**			**$248.37**		**0.8405**					
						Sale. Ratio =>	**44.43**						**E.C.F. =>**	**1.579**		**Std. Deviation=>**	**0.15141254**					
						Std. Dev. =>	**3.66**						**Ave. E.C.F. =>**	**1.587**		**Ave. Variance=>**	**12.2981**	**Coefficient of Var=>**	**7.748211568**			

05O (SECTION 05 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-231-009	4414 ROSEWOLD	04/22/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$202,430	50.61	$404,856	$77,762	$322,238	$230,348	1.399	1,498	$215.11	05O	18.1152	Other	$77,762	Sec 5, North of Normandy	401	73
72-25-05-303-035	4015 EDGAR	08/31/22	$335,500	WD	03-ARM'S LENGTH	$335,500	$174,800	52.10	$349,598	$59,486	$276,014	$190,863	1.446	1,610	$171.44	05O	13.3935	Other	$59,486	Sec 5, South of Normandy	401	68
72-25-05-452-028	3525 ELMHURST	06/12/23	$245,000	WD	03-ARM'S LENGTH	$245,000	$135,510	55.31	$271,011	$81,238	$163,762	$133,643	1.225	1,404	$116.64	05O	35.4701	Other	$79,884	Sec 5, South of Normandy	401	60
72-25-05-454-035	3521 WOODLAND	09/19/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$185,320	44.12	$370,633	$74,809	$345,191	$208,327	1.657	1,877	$183.91	05O	7.6898	Other	$72,500	Sec 5, South of Normandy	401	79
72-25-06-276-009	4316 TONAWANDA	05/31/22	$426,000	WD	03-ARM'S LENGTH	$426,000	$166,320	39.04	$332,637	$81,009	$344,991	$177,203	1.947	1,208	$285.59	05O	36.6800	Other	$81,009	Sec 6, East of Woodward	401	78
72-25-06-277-005	4332 HAMPTON	07/21/23	$615,000	WD	03-ARM'S LENGTH	$615,000	$242,120	39.37	$484,233	$95,019	$519,981	$290,458	1.790	1,764	$294.77	05O	21.0138	Other	$93,783	Sec 6, East of Woodward	401	84
72-25-06-279-003	4346 MANDALAY	11/11/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$157,880	47.13	$315,753	$81,620	$253,380	$154,035	1.645	1,330	$190.51	05O	6.4881	Other	$79,990	Sec 6, East of Woodward	401	65
72-25-06-282-016	4229 MANDALAY	07/14/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$192,760	45.90	$385,528	$91,315	$328,685	$193,561	1.698	1,714	$191.76	05O	11.8023	Other	$91,315	Sec 6, East of Woodward	401	69
72-25-06-431-002	3429 CHESTER	09/29/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$107,860	50.17	$215,711	$68,965	$146,035	$103,342	1.413	1,161	$125.78	05O	16.6951	Other	$68,965	Sec 6, East of Woodward	401	60
	Totals:		**$3,411,500**			**$3,411,500**	**$1,565,000**		**$3,129,960**		**$2,700,277**	**$1,681,780**			**$197.28**		**2.5535**					
						Sale. Ratio =>	**45.87**					**E.C.F. =>**	**1.606**		**Std. Deviation=>**	**0.22560836**					
						Std. Dev. =>	**5.58**					**Ave. E.C.F. =>**	**1.580**		**Ave. Variance=>**	**18.5942**	**Coefficient of Var=>**	**11.76796662**			

05R (SECTION 05 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-202-008	4628 BRIARWOOD	05/26/23	$384,000	WD	03-ARM'S LENGTH	$384,000	$155,480	40.49	$310,950	$77,797	$306,203	$182,151	1.681	1,040	$294.43	05R	21.6922	Ranch	$76,198	Sec 5, North of Normandy	401	73
72-25-05-202-015	4709 ELMHURST	09/12/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$141,600	44.25	$283,191	$75,000	$245,000	$162,649	1.506	967	$253.36	05R	4.2190	Ranch	$75,000	Sec 5, North of Normandy	401	73
72-25-05-203-001	4728 ELMHURST	07/14/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$133,380	48.50	$266,764	$114,098	$160,902	$115,656	1.391	1,008	$159.63	05R	7.2908	Ranch	$109,234	Sec 5, North of Normandy	401	54
72-25-05-203-017	4623 THORNCROFT	06/12/23	$288,000	WD	03-ARM'S LENGTH	$288,000	$134,160	46.58	$268,318	$78,579	$209,421	$143,742	1.457	999	$209.63	05R	0.7193	Ranch	$78,579	Sec 5, North of Normandy	401	69
72-25-05-204-005	4710 THORNCROFT	05/11/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$119,100	47.64	$238,201	$78,579	$171,421	$120,926	1.418	1,013	$169.22	05R	4.6547	Ranch	$78,579	Sec 5, North of Normandy	401	60
72-25-05-204-018	4623 WOODLAND	11/08/23	$302,000	WD	03-ARM'S LENGTH	$302,000	$137,810	45.63	$275,619	$76,795	$225,205	$150,624	1.495	1,013	$222.31	05R	3.1025	Ranch	$76,795	Sec 5, North of Normandy	401	62
72-25-05-204-022	4603 WOODLAND	05/18/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$147,550	46.11	$295,105	$76,795	$243,205	$165,386	1.471	1,013	$240.08	05R	0.6407	Ranch	$76,795	Sec 5, North of Normandy	401	70
72-25-05-206-009	4424 ELMHURST	08/04/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$136,630	44.07	$273,260	$76,985	$233,015	$148,693	1.567	1,177	$197.97	05R	10.2967	Ranch	$76,985	Sec 5, North of Normandy	401	63
72-25-05-206-010	4416 ELMHURST	08/24/23	$360,500	WD	03-ARM'S LENGTH	$360,500	$159,720	44.31	$319,438	$81,412	$279,088	$185,958	1.501	1,139	$245.03	05R	3.6694	Ranch	$76,985	Sec 5, North of Normandy	401	74
72-25-05-207-016	4513 WOODLAND	01/20/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$116,880	48.70	$233,763	$78,579	$161,421	$117,564	1.373	1,012	$159.51	05R	9.1067	Ranch	$78,579	Sec 5, North of Normandy	401	60
72-25-05-207-021	4421 WOODLAND	07/06/23	$255,000	WD	03-ARM'S LENGTH	$255,000	$108,190	42.43	$216,373	$76,795	$178,205	$105,741	1.685	1,013	$175.92	05R	22.1180	Ranch	$76,795	Sec 5, North of Normandy	401	60
72-25-05-226-012	4604 WOODLAND	07/29/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$130,160	52.06	$260,321	$77,762	$172,238	$138,302	1.245	1,039	$165.77	05R	21.8745	Ranch	$77,762	Sec 5, North of Normandy	401	60
72-25-05-227-005	4706 ROSEWOLD	10/30/23	$293,500	WD	03-ARM'S LENGTH	$293,500	$130,660	44.52	$261,315	$82,854	$210,646	$135,198	1.558	999	$210.86	05R	9.3940	Ranch	$77,762	Sec 5, North of Normandy	401	60
72-25-05-228-017	4615 HILLCREST	05/31/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$143,860	42.94	$287,725	$77,874	$257,126	$158,978	1.617	1,073	$239.63	05R	15.3249	Ranch	$77,762	Sec 5, North of Normandy	401	68
72-25-05-229-006	4628 HILLCREST	05/05/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$144,790	44.55	$289,584	$71,309	$253,691	$165,360	1.534	1,247	$203.44	05R	7.0056	Ranch	$65,324	Sec 5, North of Normandy	401	68
72-25-05-229-009	4614 HILLCREST	01/12/23	$280,000	PTA	03-ARM'S LENGTH	$280,000	$146,770	52.42	$293,533	$68,441	$211,559	$170,524	1.241	1,244	$170.06	05R	22.3480	Ranch	$68,441	Sec 5, North of Normandy	401	60

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-05-230-016	4511 ROSEWOLD	10/06/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$142,080	48.16	$284,161	$77,762	$217,238	$156,363	1.389	1,427	$152.23	05R	7.4800	Ranch	$77,762	Sec 5, North of Normandy	401	60
72-25-05-231-013	4523 SEDGEMOOR	02/20/24	$306,000	WD	03-ARM'S LENGTH	$306,000	$132,620	43.34	$265,232	$76,586	$229,414	$142,914	1.605	988	$232.20	05R	14.1144	Ranch	$76,586	Sec 5, North of Normandy	401	70
72-25-05-231-015	4515 SEDGEMOOR	09/22/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$156,250	38.11	$312,502	$80,397	$329,603	$181,332	1.818	1,419	$232.28	05R	35.3558	Ranch	$77,762	Sec 5, North of Normandy	401	74
72-25-05-231-019	4423 SEDGEMOOR	03/31/23	$253,000	WD	03-ARM'S LENGTH	$253,000	$129,960	51.37	$259,924	$79,365	$173,635	$136,787	1.269	999	$173.81	05R	19.4738	Ranch	$76,586	Sec 5, North of Normandy	401	60
72-25-05-231-021	4415 SEDGEMOOR	07/01/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$135,210	42.25	$270,411	$77,762	$242,238	$150,507	1.609	999	$242.48	05R	14.5361	Ranch	$77,762	Sec 5, North of Normandy	401	73
72-25-05-232-001	4522 SEDGEMOOR	10/11/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$137,500	44.35	$275,002	$76,586	$233,414	$150,315	1.553	962	$242.63	05R	8.8712	Ranch	$76,586	Sec 5, North of Normandy	401	70
72-25-05-232-016	4507 HILLCREST	12/18/23	$359,000	WD	03-ARM'S LENGTH	$359,000	$158,150	44.05	$316,307	$76,258	$282,742	$181,855	1.555	1,252	$225.83	05R	9.0645	Ranch	$74,220	Sec 5, North of Normandy	401	69
72-25-05-232-023	4403 HILLCREST	09/28/22	$383,500	WD	03-ARM'S LENGTH	$383,500	$169,190	44.12	$338,371	$78,701	$304,799	$202,867	1.502	1,260	$241.90	05R	3.8337	Ranch	$75,701	Sec 5, North of Normandy	401	73
72-25-05-276-008	1925 NAKOTA	06/30/23	$332,500	WD	03-ARM'S LENGTH	$332,500	$146,380	44.02	$292,761	$74,220	$258,280	$170,735	1.513	949	$272.16	05R	4.8633	Ranch	$74,220	Sec 5, North of Normandy	401	79
72-25-05-276-018	1803 NAKOTA	03/21/24	$388,000	WD	03-ARM'S LENGTH	$388,000	$174,690	45.02	$349,372	$95,236	$292,764	$192,527	1.521	1,311	$223.31	05R	5.6517	Ranch	$94,097	Sec 5, North of Normandy	401	69
72-25-05-276-031	1904 CRESTHILL	05/20/22	$411,000	PTA	03-ARM'S LENGTH	$411,000	$186,600	45.40	$373,202	$93,252	$317,748	$212,083	1.498	1,532	$207.41	05R	3.4103	Ranch	$89,244	Sec 5, North of Normandy	401	69
72-25-05-277-002	2023 CRESTHILL	01/31/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$147,310	49.10	$294,627	$74,220	$225,780	$166,975	1.352	1,085	$208.09	05R	11.1941	Ranch	$74,220	Sec 5, North of Normandy	401	64
72-25-05-277-010	1915 CRESTHILL	12/09/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$127,550	51.02	$255,108	$73,149	$176,851	$137,848	1.283	1,145	$154.46	05R	18.1175	Ranch	$73,149	Sec 5, North of Normandy	401	60
72-25-05-280-006	4228 ROSEWOLD	05/06/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$178,900	47.71	$357,806	$97,444	$277,556	$203,408	1.365	1,280	$216.84	05R	9.9589	Ranch	$94,101	Sec 5, North of Normandy	401	73
72-25-05-282-002	4310 MANOR	05/16/22	$335,000	PTA	03-ARM'S LENGTH	$335,000	$147,170	43.93	$294,348	$73,244	$261,756	$167,503	1.563	1,112	$235.39	05R	9.8575	Ranch	$69,911	Sec 5, North of Normandy	401	68
72-25-05-282-004	4320 MANOR	09/13/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$136,190	46.17	$272,388	$72,816	$222,184	$151,191	1.470	1,102	$201.62	05R	0.5440	Ranch	$72,816	Sec 5, North of Normandy	401	64
72-25-05-282-012	1718 CRESTHILL	05/04/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$127,500	52.04	$254,996	$69,920	$175,080	$140,209	1.249	897	$195.18	05R	21.5413	Ranch	$69,636	Sec 5, North of Normandy	401	68
72-25-05-282-017	4241 CROOKS	06/06/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$128,130	49.28	$256,268	$71,040	$188,960	$140,324	1.347	1,295	$145.92	05R	11.7524	Ranch	$70,466	Sec 5, North of Normandy	401	55
72-25-05-282-022	4217 CROOKS	11/09/23	$274,000	WD	03-ARM'S LENGTH	$274,000	$123,330	45.01	$246,661	$70,027	$203,973	$133,814	1.524	1,176	$173.45	05R	6.0187	Ranch	$70,027	Sec 5, North of Normandy	401	54
72-25-05-303-005	4108 COOLIDGE	12/02/22	$190,000	WD	03-ARM'S LENGTH	$190,000	$89,590	47.15	$179,177	$50,517	$139,483	$100,516	1.388	901	$154.81	05R	7.6444	Ranch	$50,517	Sec 5, South of Normandy	401	62
72-25-05-303-007	4018 COOLIDGE	11/23/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$94,070	41.81	$188,149	$50,517	$174,483	$104,267	1.673	1,224	$142.55	05R	20.9311	Ranch	$50,517	Sec 5, South of Normandy	401	51
72-25-05-303-043	3833 EDGAR	01/26/24	$340,000	WD	03-ARM'S LENGTH	$340,000	$135,250	39.78	$270,500	$59,486	$280,514	$164,855	1.702	900	$311.68	05R	23.7464	Ranch	$59,486	Sec 5, South of Normandy	401	80
72-25-05-303-059	3112 STARR	04/13/23	$225,000	WD	03-ARM'S LENGTH	$225,000	$109,800	48.80	$219,600	$61,389	$163,611	$119,857	1.365	1,223	$133.78	05R	9.9065	Ranch	$61,389	Sec 5, South of Normandy	401	60
72-25-05-303-060	3108 STARR	09/26/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$93,520	51.96	$187,045	$61,429	$118,571	$95,164	1.246	875	$135.51	05R	21.8149	Ranch	$61,389	Sec 5, South of Normandy	401	60
72-25-05-304-020	3812 EDGAR	06/13/23	$289,900	WD	03-ARM'S LENGTH	$289,900	$118,480	40.87	$236,963	$66,964	$222,936	$128,787	1.731	960	$232.23	05R	26.6924	Ranch	$63,583	Sec 5, South of Normandy	401	68
72-25-05-304-040	4011 MARK ORR	11/20/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$123,100	47.35	$246,199	$67,666	$192,334	$135,252	1.422	1,043	$184.40	05R	4.2080	Ranch	$67,666	Sec 5, South of Normandy	401	60
72-25-05-304-052	3801 MARK ORR	04/12/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$127,310	45.47	$254,612	$68,631	$211,369	$140,895	1.500	1,043	$202.65	05R	3.6072	Ranch	$67,867	Sec 5, South of Normandy	401	60
72-25-05-304-056	3719 MARK ORR	09/16/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$147,770	48.45	$295,530	$67,934	$237,066	$177,809	1.333	1,042	$227.51	05R	13.0860	Ranch	$67,934	Sec 5, South of Normandy	401	73
72-25-05-304-065	3738 EDGAR	12/22/23	$214,500	WD	03-ARM'S LENGTH	$214,500	$99,420	46.35	$198,840	$63,623	$150,877	$102,437	1.473	1,038	$145.35	05R	0.8755	Ranch	$63,623	Sec 5, South of Normandy	401	64
72-25-05-305-010	3820 MARK ORR	09/08/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$136,590	43.36	$273,171	$70,251	$244,749	$158,531	1.544	1,027	$238.31	05R	7.9734	Ranch	$67,583	Sec 5, South of Normandy	401	72
72-25-05-305-021	3616 MARK ORR	04/27/23	$357,211	WD	03-ARM'S LENGTH	$357,211	$139,510	39.06	$279,015	$71,011	$286,200	$157,579	1.816	1,054	$271.54	05R	35.2115	Ranch	$69,791	Sec 5, South of Normandy	401	69
72-25-05-305-047	3717 GREENWAY	11/02/22	$258,500	WD	03-ARM'S LENGTH	$258,500	$131,160	50.74	$262,315	$70,758	$187,742	$145,119	1.294	1,078	$174.16	05R	17.0408	Ranch	$69,677	Sec 5, South of Normandy	401	63
72-25-05-305-055	3605 GREENWAY	04/28/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$121,320	48.53	$242,634	$83,917	$166,083	$120,240	1.381	1,100	$150.98	05R	8.2858	Ranch	$82,448	Sec 5, South of Normandy	401	60
72-25-05-305-065	4010 MARK ORR	09/23/22	$410,000	WD	03-ARM'S LENGTH	$410,000	$200,940	49.01	$401,883	$119,271	$290,729	$220,791	1.317	1,260	$230.74	05R	14.7356	Ranch	$117,669	Sec 5, South of Normandy	401	73
72-25-05-326-001	2825 NORMANDY	04/25/22	$140,000	PTA	03-ARM'S LENGTH	$140,000	$70,110	50.08	$140,221	$58,838	$81,162	$61,654	1.316	744	$109.09	05R	14.7704	Ranch	$58,042	Sec 5, South of Normandy	401	54
72-25-05-326-004	2811 NORMANDY	08/11/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$117,970	39.32	$235,934	$59,810	$240,190	$137,597	1.746	1,088	$220.76	05R	28.1487	Ranch	$58,042	Sec 5, South of Normandy	401	73
72-25-05-326-023	4011 EDGELAND	08/26/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$146,590	46.54	$293,174	$75,617	$239,383	$164,816	1.452	1,100	$217.62	05R	1.1693	Ranch	$73,483	Sec 5, South of Normandy	401	70
72-25-05-326-028	3909 EDGELAND	08/07/23	$322,500	WD	03-ARM'S LENGTH	$322,500	$150,860	46.78	$301,725	$72,618	$249,882	$173,566	1.440	1,499	$166.70	05R	2.4424	Ranch	$71,181	Sec 5, South of Normandy	401	64
72-25-05-327-001	2727 NORMANDY	05/25/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$82,140	42.12	$164,286	$58,844	$136,156	$79,880	1.705	756	$180.10	05R	24.0381	Ranch	$58,042	Sec 5, South of Normandy	401	58
72-25-05-327-017	3918 EDGELAND	10/19/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$132,690	48.25	$265,375	$72,524	$202,476	$146,099	1.386	1,100	$184.07	05R	7.8239	Ranch	$71,452	Sec 5, South of Normandy	401	63
72-25-05-327-047	4110 EDGELAND	08/02/22	$334,000	WD	03-ARM'S LENGTH	$334,000	$161,780	48.44	$323,566	$72,346	$261,654	$190,318	1.375	1,459	$179.34	05R	8.9295	Ranch	$71,221	Sec 5, South of Normandy	401	63
72-25-05-401-011	4002 BENJAMIN	06/30/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$150,270	44.86	$300,549	$78,161	$256,839	$168,476	1.524	1,043	$246.25	05R	6.0367	Ranch	$76,030	Sec 5, South of Normandy	401	69
72-25-05-402-001	4128 KENT	09/08/23	$239,000	WD	03-ARM'S LENGTH	$239,000	$118,750	49.69	$237,509	$72,650	$166,350	$128,796	1.292	1,089	$152.75	05R	17.2543	Ranch	$72,500	Sec 5, South of Normandy	401	65
72-25-05-402-005	4102 KENT	10/21/22	$209,000	WD	03-ARM'S LENGTH	$209,000	$106,380	50.90	$212,765	$60,647	$148,353	$115,241	1.287	1,034	$143.47	05R	17.6790	Ranch	$60,647	Sec 5, South of Normandy	401	60
72-25-05-402-019	3826 KENT	12/29/22	$236,400	WD	03-ARM'S LENGTH	$236,400	$126,950	53.70	$253,901	$60,647	$175,753	$150,980	1.164	1,063	$165.34	05R	30.0035	Ranch	$60,647	Sec 5, South of Normandy	401	71
72-25-05-402-036	3927 ELMHURST	06/16/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$126,000	52.50	$252,002	$84,874	$155,126	$126,612	1.225	1,056	$146.90	05R	23.8913	Ranch	$83,885	Sec 5, South of Normandy	401	68
72-25-05-403-025	4121 LINWOOD	01/06/23	$205,000	PTA	03-ARM'S LENGTH	$205,000	$97,410	47.52	$194,823	$76,181	$128,819	$89,880	1.433	749	$171.99	05R	3.0891	Ranch	$72,500	Sec 5, South of Normandy	401	64
72-25-05-403-030	4019 LINWOOD	08/23/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$161,060	42.95	$322,127	$78,907	$296,093	$190,016	1.558	1,181	$250.71	05R	9.4137	Ranch	$78,244	Sec 5, South of Normandy	401	78
72-25-05-403-039	3831 LINWOOD	07/11/22	$167,000	WD	03-ARM'S LENGTH	$167,000	$88,330	52.89	$176,653	$66,729	$100,271	$83,276	1.204	775	$129.38	05R	26.0035	Ranch	$66,640	Sec 5, South of Normandy	401	60
72-25-05-404-007	4014 LINWOOD	11/21/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$107,890	50.18	$215,775	$72,500	$142,500	$108,542	1.313	942	$151.27	05R	15.1259	Ranch	$72,500	Sec 5, South of Normandy	401	60
72-25-05-404-021	3804 LINWOOD	11/17/23	$242,000	WD	03-ARM'S LENGTH	$242,000	$108,670	44.90	$217,346	$64,333	$177,667	$115,919	1.533	960	$185.07	05R	6.8564	Ranch	$64,259	Sec 5, South of Normandy	401	64
72-25-05-426-017	3904 WOODLAND	12/27/23	$247,000	WD	03-ARM'S LENGTH	$247,000	$112,910	45.71	$225,819	$67,387	$179,613	$120,024	1.496	1,024	$175.40	05R	3.2354	Ranch	$66,640	Sec 5, South of Normandy	401	64
72-25-05-426-018	3828 WOODLAND	07/14/22	$205,000	WD	03-ARM'S LENGTH	$205,000	$91,600	44.68	$183,199	$67,937	$137,063	$87,320	1.570	768	$178.47	05R	10.5550	Ranch	$66,640	Sec 5, South of Normandy	401	63
72-25-05-427-010	4006 DURHAM	05/10/22	$190,000	WD	03-ARM'S LENGTH	$190,000	$93,700	49.32	$187,400	$70,151	$119,849	$88,825	1.349	782	$153.26	05R	11.4848	Ranch	$66,640	Sec 5, South of Normandy	401	60
72-25-05-427-032	4013 DEVON	02/23/24	$210,000	WD	03-ARM'S LENGTH	$210,000	$104,680	49.85	$209,364	$86,415	$123,585	$93,143	1.327	783	$157.84	05R	13.7291	Ranch	$86,415	Sec 5, South of Normandy	401	65
72-25-05-452-030	3619 ELMHURST	06/25/22	$440,000	WD	03-ARM'S LENGTH	$440,000	$207,850	47.24	$415,699	$128,883	$311,117	$224,075	1.388	1,567	$198.54	05R	7.5669	Ranch	$126,230	Sec 5, South of Normandy	401	71
72-25-05-453-041	3419 LINWOOD	04/12/22	$187,000	WD	03-ARM'S LENGTH	$187,000	$91,570	48.97	$183,136	$74,050	$112,950	$82,641	1.367	730	$154.73	05R	9.7363	Ranch	$73,669	Sec 5, South of Normandy	401	63
72-25-05-455-004	3620 BENJAMIN	08/04/23	$359,000	WD	03-ARM'S LENGTH	$359,000	$166,820	46.47	$333,642	$93,962	$265,038	$181,576	1.460	1,376	$192.61	05R	0.4464	Ranch	$91,978	Sec 5, South of Normandy	401	69
72-25-05-477-032	3411 DEVON	07/05/23	$180,000	WD	03-ARM'S LENGTH	$180,000	$92,340	51.30	$184,689	$55,781	$124,219	$97,658	1.272	830	$149.66	05R	19.2134	Ranch	$55,341	Sec 5, South of Normandy	401	60
72-25-06-204-013	4727 OLIVIA	05/26/22	$247,000	WD	03-ARM'S LENGTH	$247,000	$119,700	48.46	$239,391	$68,465	$178,535	$133,536	1.337	894	$199.70	05R	12.7138	Ranch	$68,465	Sec 6, East of Woodward	401	64
72-25-06-204-014	4723 OLIVIA	10/16/23	$321,000	WD	03-ARM'S LENGTH	$321,000	$135,480	42.21	$270,960	$68,465	$252,535	$158,199	1.596	922	$273.90	05R	13.2191	Ranch	$68,465	Sec 6, East of Woodward	401	74
72-25-06-205-002	4722 OLIVIA	09/06/22	$253,750	WD	03-ARM'S LENGTH	$253,750	$117,550	46.33	$235,099	$68,668	$185,082	$130,024	1.423	998	$185.45	05R	4.0677	Ranch	$68,465	Sec 6, East of Woodward	401	71
72-25-06-205-005	4706 OLIVIA	11/14/23	$220,000	WD	03-ARM'S LENGTH	$220,000	$104,590	47.54	$209,171	$74,031	$145,969	$102,379	1.426	880	$165.87	05R	3.8345	Ranch	$73,890	Sec 6, East of Woodward	401	60
72-25-06-210-007	4424 OLIVIA	03/29/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$174,030	43.51	$348,056	$102,162	$297,838	$186,283	1.599	1,756	$169.61	05R	13.4725	Ranch	$99,716	Sec 6, East of Woodward	401	66
72-25-06-226-020	4609 HAMPTON	06/28/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$122,000	45.19	$243,990	$93,730	$176,270	$113,833	1.548	1,012	$174.18	05R	8.4373	Ranch	$93,730	Sec 6, East of Woodward	401	60
72-25-06-256-011	4306 OLIVIA	06/13/23	$248,000	WD	03-ARM'S LENGTH	$248,000	$103,300	41.65	$206,607	$68,465	$179,535	$104,653	1.716	864	$207.80	05R	25.1407	Ranch	$68,465	Sec 6, East of Woodward	401	69
72-25-06-256-012	4302 OLIVIA	02/07/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$116,130	42.23	$232,252	$69,851	$205,149	$123,031	1.667	1,063	$192.99	05R	20.3338	Ranch	$67,368	Sec 6, East of Woodward	401	69
72-25-06-256-023	4305 TONAWANDA	12/15/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$147,950	50.15	$295,904	$84,305	$210,695	$160,302	1.314	1,062	$198.39	05R	14.9758	Ranch	$79,541	Sec 6, East of Woodward	401	68
72-25-06-259-008	4220 OLIVIA	06/22/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$128,550	43.58	$257,095	$75,370	$219,630	$141,973	1.547	1,136	$193.34	05R	8.2869	Ranch	$73,890	Sec 6, East of Woodward	401	73
72-25-06-259-010	3620 NORMANDY	02/13/23	$228,500	WD	03-ARM'S LENGTH	$228,500	$102,470	44.84	$204,937	$72,843	$155,657	$100,071	1.555	880	$176.88	05R	9.1343	Ranch	$71,807	Sec 6, East of Woodward	401	62
72-25-06-280-014	4229 HAMPTON	03/02/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$126,700	52.79	$253,399	$92,478	$147,522	$121,910	1.210	910	$162.11	05R	25.4028	Ranch	$92,478	Sec 6, East of Woodward	401	60
72-25-06-281-015	4223 MANKATO	05/05/22	$362,000	WD	03-ARM'S LENGTH	$362,000	$170,420	47.08	$340,831	$91,315	$270,685	$194,934	1.389	1,156	$234.16	05R	7.5524	Ranch	$91,315	Sec 6, East of Woodward	401	73

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-06-282-009	3324 NORMANDY	05/24/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$101,840	44.28	$203,682	$86,913	$143,087	$88,461	1.618	859	$166.57	05R	15.3389	Ranch	$86,791	Sec 6, East of Woodward	401	58
72-25-06-427-004	3417 NORMANDY	07/14/22	$220,000	PTA	03-ARM'S LENGTH	$220,000	$92,430	42.01	$184,866	$65,955	$154,045	$90,084	1.710	900	$171.16	05R	24.5894	Ranch	$65,955	Sec 6, East of Woodward	401	57
72-25-06-427-013	3313 NORMANDY	09/18/23	$226,000	WD	03-ARM'S LENGTH	$226,000	$115,130	50.94	$230,255	$65,955	$160,045	$128,359	1.247	840	$190.53	05R	21.7268	Ranch	$65,955	Sec 6, East of Woodward	401	68
72-25-06-427-015	3303 NORMANDY	06/21/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$110,180	42.38	$220,352	$65,955	$194,045	$120,623	1.609	916	$211.84	05R	14.4575	Ranch	$65,955	Sec 6, East of Woodward	401	67
72-25-06-427-022	3406 HUNTER	04/13/22	$215,000	WD	03-ARM'S LENGTH	$215,000	$105,960	49.28	$211,913	$64,634	$150,366	$111,575	1.348	920	$163.44	05R	11.6452	Ranch	$64,032	Sec 6, East of Woodward	401	63
72-25-06-428-009	3611 HUNTER	01/19/24	$365,000	WD	03-ARM'S LENGTH	$365,000	$139,790	38.30	$279,582	$82,443	$282,557	$149,348	1.892	903	$312.91	05R	42.7821	Ranch	$82,443	Sec 6, East of Woodward	401	70
72-25-06-429-003	3427 HUNTER	02/28/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$125,950	41.98	$251,903	$71,019	$228,981	$137,033	1.671	933	$245.42	05R	20.6869	Ranch	$68,965	Sec 6, East of Woodward	401	69
72-25-06-431-005	3415 CHESTER	09/30/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$128,240	53.43	$256,485	$71,710	$168,290	$139,981	1.202	910	$184.93	05R	26.1885	Ranch	$71,710	Sec 6, East of Woodward	401	65
72-25-06-431-018	3303 CHESTER	06/26/23	$317,000	WD	03-ARM'S LENGTH	$317,000	$139,410	43.98	$278,817	$68,965	$248,035	$163,947	1.513	1,016	$244.13	05R	4.8780	Ranch	$68,965	Sec 6, East of Woodward	401	74
72-25-06-431-023	3416 RAVENA	04/25/22	$254,900	PTA	03-ARM'S LENGTH	$254,900	$122,130	47.91	$244,263	$71,710	$183,190	$130,722	1.401	884	$207.23	05R	6.2748	Ranch	$71,710	Sec 6, East of Woodward	401	68
72-25-06-431-035	3306 RAVENA	07/15/22	$249,900	WD	03-ARM'S LENGTH	$249,900	$126,620	50.67	$253,233	$73,725	$176,175	$135,991	1.295	1,098	$160.45	05R	16.8628	Ranch	$70,341	Sec 6, East of Woodward	401	60
72-25-06-432-015	3721 HAMPTON	09/19/23	$265,500	WD	03-ARM'S LENGTH	$265,500	$124,060	46.73	$248,124	$109,839	$155,661	$104,761	1.486	870	$178.92	05R	2.1744	Ranch	$109,839	Sec 6, East of Woodward	401	57
		Totals:	**$28,151,561**			**$28,151,561**	**$12,955,210**		**$25,910,386**		**$20,600,795**	**$14,038,051**			**$195.64**		**0.3378**					
							Sale. Ratio =>	**46.02**				**E.C.F. =>**	**1.467**		**Std. Deviation=>**	**0.15646825**						
							Std. Dev. =>	**3.67**				**Ave. E.C.F. =>**	**1.464**		**Ave. Variance=>**	**12.8768**	**Coefficient of Var=>**	**8.794881894**				

05T (SECTION 05 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-476-021	3420 WOODLAND	08/22/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$188,480	47.12	$376,961	$100,102	$299,898	$221,487	1.354	2,036	$147.30	05T	0.0000	BiLevel	$95,804	Sec 5, South of Normandy	401	64
		Totals:	**$400,000**			**$400,000**	**$188,480**		**$376,961**		**$299,898**	**$221,487**			**$147.30**		**0.0000**					
							Sale. Ratio =>	**47.12**				**E.C.F. =>**	**1.354**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.354**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

06B (SECTION 06 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-104-007	4419 BUCKINGHAM	09/06/22	$395,000	WD	03-ARM'S LENGTH	$395,000	$185,230	46.89	$370,466	$117,313	$277,687	$156,267	1.777	1,186	$234.14	06B	2.3992	BUNGALOW	$115,441	Sec 6, W of Woodward, E of Greenfld	401	63
72-25-06-203-018	4623 GROVELAND	09/18/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$155,570	43.21	$311,146	$72,954	$287,046	$147,032	1.952	1,094	$262.38	06B	19.9260	BUNGALOW	$72,954	Sec 6, East of Woodward	401	64
72-25-06-207-012	4410 ELMWOOD	06/27/23	$365,000	PTA	03-ARM'S LENGTH	$365,000	$161,740	44.31	$323,470	$77,706	$287,294	$151,706	1.894	1,112	$258.36	06B	14.0745	BUNGALOW	$76,547	Sec 6, East of Woodward	401	69
72-25-06-207-016	4513 ROBINWOOD	09/07/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$151,290	55.01	$302,578	$76,547	$198,453	$139,525	1.422	1,265	$156.88	06B	33.0664	BUNGALOW	$76,547	Sec 6, East of Woodward	401	60
72-25-06-207-021	4423 ROBINWOOD	04/13/22	$336,500	WD	03-ARM'S LENGTH	$336,500	$153,860	45.72	$307,729	$78,002	$258,498	$141,807	1.823	1,068	$242.04	06B	6.9881	BUNGALOW	$76,547	Sec 6, East of Woodward	401	60
72-25-06-208-010	4515 GROVELAND	09/06/22	$369,900	WD	03-ARM'S LENGTH	$369,900	$169,190	45.74	$338,374	$76,765	$293,135	$161,487	1.815	1,082	$270.92	06B	6.2215	BUNGALOW	$75,234	Sec 6, East of Woodward	401	72
72-25-06-253-022	4307 ELMWOOD	07/08/22	$355,000	WD	03-ARM'S LENGTH	$355,000	$169,560	47.76	$339,122	$80,737	$274,263	$159,497	1.720	1,114	$246.20	06B	3.3457	BUNGALOW	$78,986	Sec 6, East of Woodward	401	63
72-25-06-304-034	4019 PARKWAY	06/06/23	$589,950	WD	03-ARM'S LENGTH	$589,950	$266,720	45.21	$533,449	$118,599	$471,351	$256,080	1.841	1,941	$242.84	06B	8.7630	BUNGALOW	$116,162	Sec 6, W of Woodward, E of Greenfld	401	66
72-25-06-305-019	4216 SHEFFIELD	02/16/23	$449,000	WD	03-ARM'S LENGTH	$449,000	$234,560	52.24	$469,125	$92,627	$356,373	$232,406	1.533	1,582	$225.27	06B	21.9602	BUNGALOW	$92,627	Sec 6, W of Woodward, E of Greenfld	401	76
		Totals:	**$3,495,350**			**$3,495,350**	**$1,647,720**		**$3,295,459**		**$2,704,100**	**$1,545,808**			**$237.67**		**0.3696**					
							Sale. Ratio =>	**47.14**				**E.C.F. =>**	**1.749**		**Std. Deviation=>**	**0.17146621**						
							Std. Dev. =>	**3.86**				**Ave. E.C.F. =>**	**1.753**		**Ave. Variance=>**	**12.9716**	**Coefficient of Var=>**	**7.399638329**				

06C (SECTION 06 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-102-011	4349 BERKSHIRE	05/10/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$186,380	49.05	$372,753	$115,171	$264,829	$182,682	1.450	2,273	$116.51	06C	17.3114	Colonial/2Sty	$115,171	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-102-036	4306 SAMOSET	02/26/24	$365,000	WD	03-ARM'S LENGTH	$365,000	$158,790	43.50	$317,574	$100,029	$264,971	$154,287	1.717	1,550	$170.95	06C	9.4604	Colonial/2Sty	$96,342	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-129-016	4107 BUCKINGHAM	06/27/22	$1,150,000	WD	03-ARM'S LENGTH	$1,150,000	$504,550	43.87	$1,009,092	$93,979	$1,056,021	$649,016	1.627	3,274	$322.55	06C	0.4326	Colonial/2Sty	$88,814	Sec 6, East of Woodward	401	96
72-25-06-129-017	4101 BUCKINGHAM	05/27/22	$1,100,000	WD	03-ARM'S LENGTH	$1,100,000	$510,970	46.45	$1,021,930	$93,979	$1,006,021	$658,121	1.529	3,416	$294.50	06C	9.4158	Colonial/2Sty	$88,814	Sec 6, East of Woodward	401	96
72-25-06-154-015	4218 SEMINOLE	08/24/22	$416,000	WD	03-ARM'S LENGTH	$416,000	$201,150	48.35	$402,302	$140,519	$275,481	$185,662	1.484	1,958	$140.70	06C	13.9004	Colonial/2Sty	$140,519	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-156-015	4212 N FULTON	04/29/22	$530,000	WD	03-ARM'S LENGTH	$530,000	$229,700	43.34	$459,405	$111,183	$418,817	$246,966	1.696	2,197	$190.63	06C	7.3066	Colonial/2Sty	$107,878	Sec 6, W of Woodward, E of Greenfld	401	68
72-25-06-176-009	4165 SEMINOLE	10/25/22	$419,900	WD	03-ARM'S LENGTH	$419,900	$196,520	46.80	$393,043	$80,288	$339,612	$221,812	1.531	1,697	$200.12	06C	9.1704	Colonial/2Sty	$79,722	Sec 6, W of Woodward, E of Greenfld	401	73
72-25-06-176-022	4114 N FULTON	07/29/22	$395,000	WD	03-ARM'S LENGTH	$395,000	$176,580	44.70	$353,167	$79,847	$315,153	$193,844	1.626	1,641	$192.05	06C	0.3024	Colonial/2Sty	$78,631	Sec 6, W of Woodward, E of Greenfld	401	63
72-25-06-177-018	4171 ARLINGTON	11/15/23	$341,500	WD	03-ARM'S LENGTH	$341,500	$142,700	41.79	$285,403	$81,956	$259,544	$144,289	1.799	1,275	$203.56	06C	17.6000	Colonial/2Sty	$81,551	Sec 6, W of Woodward, E of Greenfld	401	64
72-25-06-177-024	4127 ARLINGTON	07/15/22	$560,000	WD	03-ARM'S LENGTH	$560,000	$237,520	42.41	$475,030	$85,118	$474,882	$276,533	1.717	1,990	$238.63	06C	9.4485	Colonial/2Sty	$84,853	Sec 6, W of Woodward, E of Greenfld	401	74
72-25-06-178-004	4168 ARLINGTON	11/30/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$155,740	48.67	$311,482	$89,982	$230,018	$157,092	1.464	1,326	$173.47	06C	15.8561	Colonial/2Sty	$89,982	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-178-021	4351 ARDEN	05/02/22	$490,000	PTA	03-ARM'S LENGTH	$490,000	$204,710	41.78	$409,411	$79,529	$410,471	$233,959	1.754	2,258	$181.79	06C	13.1674	Colonial/2Sty	$79,529	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-205-022	4715 TONAWANDA	08/21/23	$945,000	WD	03-ARM'S LENGTH	$945,000	$431,870	45.70	$863,736	$85,691	$859,309	$551,805	1.557	3,445	$249.44	06C	6.5514	Colonial/2Sty	$84,053	Sec 6, East of Woodward	401	97
72-25-06-205-023	4711 TONAWANDA	09/14/22	$950,000	WD	03-ARM'S LENGTH	$950,000	$409,600	43.12	$819,196	$85,426	$864,574	$520,404	1.661	3,444	$251.04	06C	3.8567	Colonial/2Sty	$84,001	Sec 6, East of Woodward	401	97
72-25-06-205-024	4707 TONAWANDA	07/18/22	$939,900	WD	03-ARM'S LENGTH	$939,900	$405,240	43.12	$810,481	$85,561	$854,339	$514,128	1.662	3,446	$247.92	06C	3.8942	Colonial/2Sty	$83,950	Sec 6, East of Woodward	401	97
72-25-06-205-025	4701 TONAWANDA	05/25/22	$939,900	WD	03-ARM'S LENGTH	$939,900	$401,700	42.74	$803,390	$85,512	$854,388	$509,133	1.678	3,446	$247.94	06C	5.5339	Colonial/2Sty	$83,901	Sec 6, East of Woodward	401	96
72-25-06-205-026	4625 TONAWANDA	06/07/22	$939,000	WD	03-ARM'S LENGTH	$939,000	$398,950	42.49	$797,904	$85,449	$853,551	$505,287	1.689	3,185	$267.99	06C	6.6456	Colonial/2Sty	$83,838	Sec 6, East of Woodward	401	97
72-25-06-253-006	4232 COOPER	08/19/22	$715,000	WD	03-ARM'S LENGTH	$715,000	$326,640	45.68	$653,276	$82,116	$632,884	$405,078	1.562	2,485	$254.68	06C	6.0408	Colonial/2Sty	$76,547	Sec 6, East of Woodward	401	90
72-25-06-253-017	4331 ELMWOOD	09/30/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$151,580	45.25	$303,163	$78,986	$256,014	$158,991	1.610	1,423	$179.91	06C	1.2539	Colonial/2Sty	$78,986	Sec 6, East of Woodward	401	60
72-25-06-253-025	4202 COOPER	04/14/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$179,090	52.67	$358,172	$85,551	$254,449	$193,348	1.316	1,884	$135.06	06C	30.6770	Colonial/2Sty	$84,062	Sec 6, East of Woodward	401	67
72-25-06-281-011	4247 MANKATO	05/03/22	$850,000	WD	03-ARM'S LENGTH	$850,000	$385,260	45.32	$770,519	$91,315	$758,685	$481,705	1.575	2,865	$264.81	06C	4.7784	Colonial/2Sty	$91,315	Sec 6, East of Woodward	401	93
72-25-06-301-005	4311 BEVERLY	03/27/23	$460,000	WD	03-ARM'S LENGTH	$460,000	$216,910	47.15	$433,819	$89,016	$370,984	$244,541	1.517	2,038	$182.03	06C	10.5722	Colonial/2Sty	$89,016	Sec 6, W of Woodward, E of Greenfld	401	69
72-25-06-304-038	3907 PARKWAY	10/11/23	$590,000	WD	03-ARM'S LENGTH	$590,000	$231,780	39.28	$463,553	$91,922	$498,078	$263,568	1.890	1,887	$263.95	06C	26.6967	Colonial/2Sty	$91,922	Sec 6, W of Woodward, E of Greenfld	401	78

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-06-309-013	4101 HIGHFIELD	05/23/22	$743,000	WD	03-ARM'S LENGTH	$743,000	$323,040	43.48	$646,082	$77,216	$665,784	$403,451	1.650	2,662	$250.11	06C	2.7439	Colonial/2Sty	$76,170	Sec 6, W of Woodward, E of Greenfld	401	96
72-25-06-326-012	4014 PARKVIEW	02/23/23	$448,000	WD	03-ARM'S LENGTH	$448,000	$211,770	47.27	$423,536	$108,322	$339,678	$223,556	1.519	1,873	$181.36	06C	10.3352	Colonial/2Sty	$101,930	Sec 6, W of Woodward, E of Greenfld	401	69
72-25-06-327-003	4027 PARKVIEW	03/29/24	$465,000	WD	03-ARM'S LENGTH	$465,000	$195,740	42.09	$391,488	$83,176	$381,824	$218,661	1.746	1,989	$191.97	06C	12.3408	Colonial/2Sty	$80,767	Sec 6, W of Woodward, E of Greenfld	401	65
72-25-06-330-012	3906 HILLSIDE	11/27/23	$826,000	WD	03-ARM'S LENGTH	$826,000	$340,620	41.24	$681,236	$86,477	$739,523	$421,815	1.753	2,629	$281.29	06C	13.0410	Colonial/2Sty	$80,000	Sec 6, W of Woodward, E of Greenfld	401	90
72-25-06-351-027	4144 SPRINGER	06/21/23	$829,000	WD	03-ARM'S LENGTH	$829,000	$340,970	41.13	$681,930	$86,002	$742,998	$422,644	1.758	2,825	$263.01	06C	13.5193	Colonial/2Sty	$86,002	Sec 6, W of Woodward, E of Greenfld	401	97
72-25-06-351-045	4307 AMHERST	05/27/22	$490,000	WD	03-ARM'S LENGTH	$490,000	$243,060	49.60	$486,110	$89,714	$400,286	$281,132	1.424	1,740	$230.05	06C	19.8947	Colonial/2Sty	$88,111	Sec 6, W of Woodward, E of Greenfld	401	79
72-25-06-351-047	4206 SPRINGER	06/30/23	$688,100	WD	03-ARM'S LENGTH	$688,100	$304,090	44.19	$608,180	$92,551	$595,549	$365,694	1.629	2,527	$235.67	06C	0.5760	Colonial/2Sty	$92,551	Sec 6, W of Woodward, E of Greenfld	401	87
72-25-06-453-038	3708 KENSINGTON	08/08/23	$550,000	WD	03-ARM'S LENGTH	$550,000	$232,380	42.25	$464,766	$70,348	$479,652	$279,729	1.715	2,016	$237.92	06C	9.1918	Colonial/2Sty	$66,737	W of Woodwd-Kens. Highlnd/AssrPl 43	401	81
		Totals:	**$19,510,300**			**$19,510,300**	**$8,635,600**		**$17,271,129**		**$16,718,369**	**$10,268,935**			**$220.70**		**0.5269**					
							Sale. Ratio =>	**44.26**				**E.C.F. =>**	**1.628**		**Std. Deviation=>**	**0.12525911**						
							Std. Dev. =>	**2.98**				**Ave. E.C.F. =>**	**1.623**		**Ave. Variance=>**	**10.0489**	**Coefficient of Var=>**	**6.192372064**				

06O (SECTION 06 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-127-011	4133 BERKSHIRE	05/23/23	$460,000	WD	03-ARM'S LENGTH	$460,000	$208,120	45.24	$416,242	$90,321	$369,679	$213,020	1.735	1,555	$237.74	06O	13.7549	Other	$90,321	Sec 6, East of Woodward	401	69
72-25-06-151-003	4445 SHERIDAN	05/19/22	$451,000	WD	03-ARM'S LENGTH	$451,000	$219,640	48.70	$439,287	$128,151	$322,849	$213,107	1.515	2,004	$161.10	06O	8.2905	Other	$125,141	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-153-013	4420 SEMINOLE	06/08/23	$480,000	WD	03-ARM'S LENGTH	$480,000	$221,880	46.23	$443,759	$122,364	$357,636	$210,062	1.703	1,707	$209.51	06O	10.4657	Other	$122,364	Sec 6, W of Woodward, E of Greenfld	401	64
72-25-06-157-010	4303 N VERONA	03/12/24	$446,500	WD	03-ARM'S LENGTH	$446,500	$200,310	44.86	$400,614	$109,969	$336,531	$201,837	1.667	1,531	$219.81	06O	6.9474	Other	$107,037	Sec 6, W of Woodward, E of Greenfld	401	75
72-25-06-158-004	4218 NORMANDY	04/17/23	$391,000	WD	03-ARM'S LENGTH	$391,000	$167,280	42.78	$334,568	$84,853	$306,147	$173,413	1.765	1,550	$197.51	06O	16.7551	Other	$84,853	Sec 6, W of Woodward, E of Greenfld	401	67
72-25-06-158-005	4214 NORMANDY	03/03/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$186,850	48.53	$373,692	$130,342	$254,658	$166,678	1.528	1,689	$150.77	06O	7.0025	Other	$129,726	Sec 6, W of Woodward, E of Greenfld	401	54
72-25-06-177-021	4151 ARLINGTON	06/15/22	$420,000	WD	03-ARM'S LENGTH	$420,000	$205,760	48.99	$411,519	$88,967	$331,033	$210,818	1.570	1,714	$193.13	06O	2.7639	Other	$88,338	Sec 6, W of Woodward, E of Greenfld	401	68
72-25-06-304-029	3911 PARKWAY	12/06/22	$535,000	WD	03-ARM'S LENGTH	$535,000	$247,310	46.23	$494,611	$96,036	$438,964	$276,788	1.586	2,315	$189.62	06O	1.1948	Other	$91,922	Sec 6, W of Woodward, E of Greenfld	401	73
72-25-06-427-011	3323 NORMANDY	11/10/23	$255,000	WD	03-ARM'S LENGTH	$255,000	$138,230	54.21	$276,461	$65,955	$189,045	$144,182	1.311	1,464	$129.13	06O	28.6714	Other	$65,955	Sec 6, East of Woodward	401	54
		Totals:	**$3,823,500**			**$3,823,500**	**$1,795,380**		**$3,590,753**		**$2,906,542**	**$1,809,906**			**$187.59**		**0.8040**					
							Sale. Ratio =>	**46.96**				**E.C.F. =>**	**1.606**		**Std. Deviation=>**	**0.14038404**						
							Std. Dev. =>	**3.30**				**Ave. E.C.F. =>**	**1.598**		**Ave. Variance=>**	**10.6496**	**Coefficient of Var=>**	**6.664868939**				

06R (SECTION 06 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-101-008	4427 W 14 MILE	06/22/22	$187,300	WD	03-ARM'S LENGTH	$187,300	$93,900	50.13	$187,801	$74,050	$113,250	$86,175	1.314	1,050	$107.86	06R	12.3819	Ranch	$74,050	Sec 6, W of Woodward, E of Greenfld	401	51
72-25-06-102-004	4445 BERKSHIRE	06/23/23	$345,500	WD	03-ARM'S LENGTH	$345,500	$132,580	38.37	$265,163	$96,342	$249,158	$127,895	1.948	1,126	$221.28	06R	51.0144	Ranch	$96,342	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-102-029	4404 SAMOSET	05/27/22	$305,000	PTA	03-ARM'S LENGTH	$305,000	$137,220	44.99	$274,432	$96,342	$208,658	$134,917	1.547	1,234	$169.09	06R	10.8564	Ranch	$96,342	Sec 6, W of Woodward, E of Greenfld	401	63
72-25-06-102-031	4338 SAMOSET	09/20/22	$251,000	WD	03-ARM'S LENGTH	$251,000	$136,190	54.26	$272,385	$97,927	$153,073	$132,165	1.158	1,392	$109.97	06R	27.9810	Ranch	$96,342	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-103-013	4303 SAMOSET	08/11/22	$307,500	WD	03-ARM'S LENGTH	$307,500	$151,170	49.16	$302,335	$96,342	$211,158	$156,055	1.353	1,141	$185.06	06R	8.4908	Ranch	$96,342	Sec 6, W of Woodward, E of Greenfld	401	62
72-25-06-103-014	4261 SAMOSET	07/27/22	$235,500	WD	03-ARM'S LENGTH	$235,500	$123,230	52.33	$246,465	$98,501	$136,999	$112,094	1.222	1,179	$116.20	06R	21.5825	Ranch	$96,342	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-103-025	4322 BUCKINGHAM	11/29/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$171,930	50.57	$343,864	$115,171	$224,829	$173,252	1.298	1,351	$166.42	06R	14.0308	Ranch	$115,171	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-126-024	4220 BERKSHIRE	04/13/23	$277,000	WD	03-ARM'S LENGTH	$277,000	$127,810	46.14	$255,611	$90,321	$186,679	$125,220	1.491	889	$209.99	06R	5.2807	Ranch	$90,321	Sec 6, East of Woodward	401	66
72-25-06-126-025	4214 BERKSHIRE	11/15/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$146,010	44.93	$292,021	$92,166	$232,834	$151,405	1.538	908	$256.43	06R	9.9814	Ranch	$90,321	Sec 6, East of Woodward	401	74
72-25-06-126-030	4126 BERKSHIRE	02/17/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$149,720	46.79	$299,436	$90,798	$229,202	$158,059	1.450	1,118	$205.01	06R	1.2098	Ranch	$90,321	Sec 6, East of Woodward	401	61
72-25-06-127-014	4115 BERKSHIRE	05/31/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$139,100	47.97	$278,194	$90,321	$199,679	$142,328	1.403	1,230	$162.34	06R	3.5056	Ranch	$90,321	Sec 6, East of Woodward	401	72
72-25-06-155-007	4428 N VERONA	08/03/23	$405,100	WD	03-ARM'S LENGTH	$405,100	$181,340	44.76	$362,683	$122,905	$282,195	$181,650	1.554	1,333	$211.70	06R	11.5504	Ranch	$122,905	Sec 6, W of Woodward, E of Greenfld	401	66
72-25-06-157-003	4415 N VERONA	09/21/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$156,040	43.34	$312,088	$94,446	$265,554	$164,880	1.611	1,146	$231.72	06R	17.2581	Ranch	$94,446	Sec 6, W of Woodward, E of Greenfld	401	64
72-25-06-176-010	4161 SEMINOLE	06/16/23	$425,000	WD	03-ARM'S LENGTH	$425,000	$207,850	48.91	$415,691	$148,142	$276,858	$202,689	1.366	1,763	$157.04	06R	7.2078	Ranch	$138,805	Sec 6, W of Woodward, E of Greenfld	401	69
72-25-06-180-019	4307 COOPER	05/15/23	$210,000	WD	03-ARM'S LENGTH	$210,000	$104,520	49.77	$209,043	$76,547	$133,453	$100,376	1.330	893	$149.44	06R	10.8471	Ranch	$76,547	Sec 6, East of Woodward	401	57
72-25-06-201-003	4714 COOPER	07/31/23	$386,000	WD	03-ARM'S LENGTH	$386,000	$155,650	40.32	$311,309	$87,787	$298,213	$169,335	1.761	1,208	$246.87	06R	32.3080	Ranch	$82,873	Sec 6, East of Woodward	401	69
72-25-06-201-006	4624 COOPER	06/08/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$162,300	48.45	$324,596	$77,345	$257,655	$187,311	1.376	1,359	$189.59	06R	6.2461	Ranch	$77,345	Sec 6, East of Woodward	401	69
72-25-06-201-010	4606 COOPER	11/22/22	$299,000	WD	03-ARM'S LENGTH	$299,000	$143,300	47.93	$286,604	$77,169	$221,831	$158,663	1.398	877	$252.94	06R	3.9877	Ranch	$77,169	Sec 6, East of Woodward	401	73
72-25-06-201-017	4633 ELMWOOD	04/06/22	$369,900	WD	03-ARM'S LENGTH	$369,900	$161,130	43.56	$322,268	$76,547	$293,353	$186,152	1.576	1,196	$245.28	06R	13.7871	Ranch	$76,547	Sec 6, East of Woodward	401	73
72-25-06-203-004	4710 ROBINWOOD	08/12/22	$291,000	WD	03-ARM'S LENGTH	$291,000	$167,440	57.54	$334,875	$112,359	$178,641	$168,573	1.060	1,288	$138.70	06R	37.8279	Ranch	$111,486	Sec 6, East of Woodward	401	60
72-25-06-204-006	4702 GROVELAND	04/14/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$144,990	46.03	$289,977	$60,067	$254,933	$174,174	1.464	1,108	$230.08	06R	2.5661	Ranch	$60,067	Sec 6, East of Woodward	401	73
72-25-06-206-001	4526 COOPER	12/15/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$121,000	44.00	$242,005	$83,503	$191,497	$120,077	1.595	897	$213.49	06R	15.6776	Ranch	$83,503	Sec 6, East of Woodward	401	60
72-25-06-206-013	4332 COOPER	04/11/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$123,520	51.47	$247,047	$77,005	$162,995	$128,820	1.265	878	$185.64	06R	17.2710	Ranch	$76,599	Sec 6, East of Woodward	401	64
72-25-06-207-007	4438 ELMWOOD	07/19/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$143,410	49.45	$286,812	$113,122	$176,878	$131,583	1.344	1,274	$138.84	06R	9.3777	Ranch	$111,486	Sec 6, East of Woodward	401	60
72-25-06-257-009	4241 ELMWOOD	09/08/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$145,800	37.87	$291,603	$76,501	$308,499	$162,956	1.893	946	$326.11	06R	45.5137	Ranch	$73,036	Sec 6, East of Woodward	401	74
72-25-06-257-012	4225 ELMWOOD	08/08/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$160,240	42.17	$320,474	$77,083	$302,917	$184,387	1.643	1,116	$271.43	06R	20.4826	Ranch	$76,547	Sec 6, East of Woodward	401	74
72-25-06-302-022	4137 NORMANDY	09/26/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$188,670	50.31	$377,344	$104,280	$270,720	$206,867	1.309	1,968	$137.56	06R	12.9336	Ranch	$104,280	Sec 6, W of Woodward, E of Greenfld	401	66
72-25-06-304-030	3915 PARKWAY	08/02/22	$430,000	WD	03-ARM'S LENGTH	$430,000	$203,460	47.32	$406,914	$94,246	$335,754	$236,870	1.417	1,768	$189.91	06R	2.0542	Ranch	$91,922	Sec 6, W of Woodward, E of Greenfld	401	68
72-25-06-305-021	4202 SHEFFIELD	06/14/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$197,810	50.72	$395,612	$166,176	$223,824	$173,815	1.288	1,372	$163.14	06R	15.0292	Ranch	$165,226	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-328-009	3915 AUBURN	09/20/23	$367,500	WD	03-ARM'S LENGTH	$367,500	$167,300	45.52	$334,603	$74,461	$293,039	$197,077	1.487	1,200	$244.20	06R	4.8919	Ranch	$73,777	Sec 6, W of Woodward, E of Greenfld	401	74
72-25-06-329-009	3939 HIGHFIELD	11/21/23	$399,950	WD	03-ARM'S LENGTH	$399,950	$192,500	48.13	$385,006	$83,148	$316,802	$228,680	1.385	1,278	$247.89	06R	5.2656	Ranch	$78,771	Sec 6, W of Woodward, E of Greenfld	401	75
72-25-06-329-023	3904 AMHERST	05/30/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$188,490	49.60	$376,972	$145,511	$234,489	$175,349	1.337	1,592	$147.29	06R	10.0737	Ranch	$145,511	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-330-002	4038 HILLSIDE	04/11/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$165,910	51.05	$331,828	$110,653	$214,347	$167,557	1.279	1,197	$179.07	06R	15.8755	Ranch	$110,653	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-330-008	3912 HILLSIDE	12/11/23	$346,000	WD	03-ARM'S LENGTH	$346,000	$168,480	48.69	$336,956	$110,653	$235,347	$171,442	1.373	1,196	$196.78	06R	6.5253	Ranch	$110,653	Sec 6, W of Woodward, E of Greenfld	401	64
72-25-06-351-002	4417 AMHERST	08/19/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$144,440	46.59	$288,884	$97,905	$212,095	$144,681	1.466	1,080	$196.38	06R	2.7943	Ranch	$97,905	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-351-017	4125 COLONIAL	09/28/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$162,700	54.23	$325,390	$90,742	$209,258	$177,764	1.177	1,489	$140.54	06R	26.0835	Ranch	$88,841	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-351-028	4142 SPRINGER	11/09/23	$465,000	WD	03-ARM'S LENGTH	$465,000	$202,310	43.51	$404,627	$97,805	$367,195	$232,441	1.580	1,550	$236.90	06R	14.1730	Ranch	$94,355	Sec 6, W of Woodward, E of Greenfld	401	69
72-25-06-351-029	4136 SPRINGER	03/14/24	$295,000	WD	03-ARM'S LENGTH	$295,000	$140,560	47.65	$281,122	$96,754	$198,246	$139,673	1.419	1,279	$155.00	06R	1.8644	Ranch	$95,843	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-351-037	4211 AMHERST	08/30/23	$435,000	WD	03-ARM'S LENGTH	$435,000	$227,350	52.26	$454,695	$149,324	$285,676	$231,342	1.235	1,963	$145.53	06R	20.3139	Ranch	$148,060	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-352-009	4109 AMHERST	02/26/24	$425,000	WD	03-ARM'S LENGTH	$425,000	$178,830	42.08	$357,667	$82,237	$342,763	$208,659	1.643	1,192	$287.55	06R	20.4689	Ranch	$82,237	Sec 6, W of Woodward, E of Greenfld	401	75
72-25-06-353-006	4223 YORBA LINDA	04/07/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$205,590	50.14	$411,188	$100,636	$309,364	$235,267	1.315	1,319	$234.54	06R	12.3055	Ranch	$96,361	Sec 6, W of Woodward, E of Greenfld	401	78
72-25-06-376-007	3939 AMHERST	02/08/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$169,840	43.55	$339,674	$86,747	$303,253	$191,611	1.583	1,187	$255.48	06R	14.4641	Ranch	$84,498	Sec 6, W of Woodward, E of Greenfld	401	69

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-06-376-008	3933 AMHERST	06/02/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$167,430	42.93	$334,855	$87,639	$302,361	$187,285	1.614	1,130	$267.58	06R	17.6439	Ranch	$84,498	Sec 6, W of Woodward, E of Greenfld	401	74
72-25-06-376-014	3632 PARKWAY	07/18/23	$273,000	WD	03-ARM'S LENGTH	$273,000	$138,210	50.63	$276,428	$85,027	$187,973	$145,001	1.296	1,160	$162.05	06R	14.1646	Ranch	$85,027	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-376-016	3620 PARKWAY	05/22/23	$398,000	WD	03-ARM'S LENGTH	$398,000	$176,510	44.35	$353,010	$85,867	$312,133	$202,381	1.542	1,181	$264.30	06R	10.4298	Ranch	$84,498	Sec 6, W of Woodward, E of Greenfld	401	77
72-25-06-376-017	3614 PARKWAY	03/01/23	$367,000	WD	03-ARM'S LENGTH	$367,000	$168,450	45.90	$336,895	$86,660	$280,340	$189,572	1.479	1,369	$204.78	06R	4.0800	Ranch	$84,498	Sec 6, W of Woodward, E of Greenfld	401	69
72-25-06-376-029	3926 SPRINGER	06/05/23	$427,000	WD	03-ARM'S LENGTH	$427,000	$176,320	41.29	$352,636	$95,794	$331,206	$194,577	1.702	1,375	$240.88	06R	26.4177	Ranch	$94,999	Sec 6, W of Woodward, E of Greenfld	401	69
72-25-06-377-005	4201 SPRINGER	11/20/23	$365,000	WD	03-ARM'S LENGTH	$365,000	$160,510	43.98	$321,011	$96,664	$268,336	$169,960	1.579	1,364	$196.73	06R	14.0815	Ranch	$96,664	Sec 6, W of Woodward, E of Greenfld	401	64
72-25-06-377-038	4120 YORBA LINDA	02/29/24	$387,500	WD	03-ARM'S LENGTH	$387,500	$168,820	43.57	$337,632	$87,926	$299,574	$189,171	1.584	1,382	$216.77	06R	14.5608	Ranch	$86,074	Sec 6, W of Woodward, E of Greenfld	401	65
72-25-06-378-034	3521 HILLSIDE	07/19/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$182,010	55.15	$364,027	$106,120	$223,880	$195,384	1.146	1,549	$144.53	06R	29.2160	Ranch	$106,120	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-379-007	3633 BETSY ROSS	06/09/23	$365,000	WD	03-ARM'S LENGTH	$365,000	$161,310	44.19	$322,622	$82,708	$282,292	$181,753	1.553	1,117	$252.72	06R	11.5157	Ranch	$79,566	Sec 6, W of Woodward, E of Greenfld	401	74
72-25-06-379-009	3621 BETSY ROSS	03/03/23	$362,500	WD	03-ARM'S LENGTH	$362,500	$145,540	40.15	$291,085	$79,566	$282,934	$160,242	1.766	1,327	$213.21	06R	32.7665	Ranch	$79,566	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-381-013	3848 HILLSIDE	08/31/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$149,240	52.36	$298,485	$94,494	$190,506	$154,539	1.233	1,106	$172.25	06R	20.5265	Ranch	$94,494	Sec 6, W of Woodward, E of Greenfld	401	60
72-25-06-451-010	3609 DUKESHIRE	01/31/23	$306,900	OTH	03-ARM'S LENGTH	$306,900	$167,260	54.50	$334,513	$106,124	$200,776	$173,022	1.160	1,313	$152.91	06R	27.7598	Ranch	$104,445	W of Woodwd-Kens. Highlnd/AssrPl 43	401	60
72-25-06-451-013	3535 DUKESHIRE	03/21/24	$656,000	WD	03-ARM'S LENGTH	$656,000	$276,120	42.09	$552,246	$94,382	$561,618	$360,523	1.558	2,202	$255.05	06R	11.9782	Ranch	$94,382	W of Woodwd-Kens. Highlnd/AssrPl 43	401	87
72-25-06-453-009	3743 RAVENA	09/26/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$159,720	50.70	$319,431	$76,056	$238,944	$184,375	1.296	1,231	$194.11	06R	14.2038	Ranch	$76,056	W of Woodwd-Kens. Highlnd/AssrPl 43	401	71
72-25-06-453-012	3729 RAVENA	11/03/23	$364,000	WD	03-ARM'S LENGTH	$364,000	$158,070	43.43	$316,135	$89,243	$274,757	$171,888	1.598	1,105	$248.65	06R	16.0461	Ranch	$88,121	W of Woodwd-Kens. Highlnd/AssrPl 43	401	69
72-25-06-453-013	3721 RAVENA	05/10/22	$313,400	WD	03-ARM'S LENGTH	$313,400	$146,080	46.61	$292,159	$89,118	$224,282	$153,819	1.458	1,050	$213.60	06R	2.0086	Ranch	$87,719	W of Woodwd-Kens. Highlnd/AssrPl 43	401	63
72-25-06-454-001	3663 ROCKINGHAM	03/10/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$190,200	45.29	$380,392	$118,344	$301,656	$198,521	1.520	1,270	$237.52	06R	8.1510	Ranch	$117,164	W of Woodwd-Kens. Highlnd/AssrPl 43	401	71
72-25-06-454-003	3649 ROCKINGHAM	03/23/23	$278,500	WD	03-ARM'S LENGTH	$278,500	$144,470	51.87	$288,937	$77,958	$200,542	$159,833	1.255	1,348	$148.77	06R	18.3305	Ranch	$77,337	W of Woodwd-Kens. Highlnd/AssrPl 43	401	60
72-25-06-454-008	3621 ROCKINGHAM	09/21/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$142,090	55.72	$284,175	$80,355	$174,645	$154,409	1.131	1,131	$154.42	06R	30.6951	Ranch	$76,811	W of Woodwd-Kens. Highlnd/AssrPl 43	401	60
		Totals:	**$21,052,050**			**$21,052,050**	**$9,869,990**		**$19,739,938**		**$15,241,918**	**$10,566,540**			**$199.95**		**0.4465**					
							Sale. Ratio =>	**46.88**				**E.C.F. =>**	**1.442**		**Std. Deviation=>**	**0.18646485**						
							Std. Dev. =>	**4.42**				**Ave. E.C.F. =>**	**1.438**		**Ave. Variance=>**	**15.2118**	**Coefficient of Var=>**	**10.5783757**				

06T (SECTION 06 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-305-002	4413 AUBURN	04/07/22	$347,000	WD	03-ARM'S LENGTH	$347,000	$180,850	52.12	$361,701	$92,401	$254,599	$215,440	1.182	2,016	$126.29	06T	21.4659	TriLevel/Quad	$92,401	Sec 6, W of Woodward, E of Greenfld	401	64
72-25-06-308-018	4106 HIGHFIELD	07/10/23	$435,000	WD	03-ARM'S LENGTH	$435,000	$177,290	40.76	$354,580	$82,500	$352,500	$217,664	1.619	1,833	$192.31	06T	22.3047	TriLevel/Quad	$80,000	Sec 6, W of Woodward, E of Greenfld	401	71
72-25-06-327-005	4015 PARKVIEW	10/30/23	$351,680	WD	03-ARM'S LENGTH	$351,680	$162,940	46.33	$325,887	$92,311	$259,369	$186,861	1.388	1,663	$155.96	06T	0.8388	TriLevel/Quad	$89,165	Sec 6, W of Woodward, E of Greenfld	401	64
		Totals:	**$1,133,680**			**$1,133,680**	**$521,080**		**$1,042,168**		**$866,468**	**$619,965**			**$158.19**		**0.1187**					
							Sale. Ratio =>	**45.96**				**E.C.F. =>**	**1.398**		**Std. Deviation=>**	**0.21897335**						
							Std. Dev. =>	**5.68**				**Ave. E.C.F. =>**	**1.396**		**Ave. Variance=>**	**14.8698**	**Coefficient of Var=>**	**10.64850226**				

07B (SECTION 07 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-07-102-031	3335 PRAIRIE	08/05/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$142,770	45.32	$285,530	$77,571	$237,429	$139,570	1.701	1,031	$230.29	07B	14.0809	BUNGALOW	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	64
72-25-07-103-011	3350 PRAIRIE	10/23/23	$255,000	WD	03-ARM'S LENGTH	$255,000	$121,390	47.60	$242,782	$76,188	$178,812	$111,808	1.599	916	$195.21	07B	3.8937	BUNGALOW	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	64
72-25-07-103-014	3338 PRAIRIE	01/02/24	$310,000	PTA	03-ARM'S LENGTH	$310,000	$130,800	42.19	$261,595	$75,200	$234,800	$125,097	1.877	1,226	$191.52	07B	31.6599	BUNGALOW	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	64
72-25-07-103-026	3359 CUMMINGS	02/10/23	$227,000	WD	03-ARM'S LENGTH	$227,000	$126,120	55.56	$252,248	$84,009	$142,991	$112,912	1.266	950	$150.52	07B	29.3947	BUNGALOW	$84,009	Sec 7, Prairie Lawn Acres Subs 2&3	401	60
72-25-07-103-033	3331 CUMMINGS	01/17/23	$215,000	PTA	03-ARM'S LENGTH	$215,000	$120,870	56.22	$241,732	$76,256	$138,744	$111,058	1.249	930	$149.19	07B	31.1043	BUNGALOW	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	60
72-25-07-103-040	3303 CUMMINGS	09/08/23	$241,000	WD	03-ARM'S LENGTH	$241,000	$127,950	53.09	$255,906	$77,410	$163,590	$119,796	1.366	986	$165.91	07B	19.4768	BUNGALOW	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	60
72-25-07-104-010	3358 CUMMINGS	09/29/23	$308,000	WD	03-ARM'S LENGTH	$308,000	$143,840	46.70	$287,681	$75,200	$232,800	$142,605	1.632	1,099	$211.83	07B	7.2145	BUNGALOW	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	60
72-25-07-104-045	3319 GARDEN	08/21/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$160,240	53.41	$320,479	$75,200	$224,800	$164,617	1.366	1,405	$160.00	07B	19.4744	BUNGALOW	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	69
72-25-07-127-014	3312 HARVARD	02/09/24	$292,500	WD	03-ARM'S LENGTH	$292,500	$127,850	43.71	$255,693	$56,052	$236,448	$133,987	1.765	892	$265.08	07B	20.4366	BUNGALOW	$56,052	Sec 7, W of Hospital/E of Greenfld	401	65
72-25-07-127-015	3308 HARVARD	01/08/24	$332,500	PTA	03-ARM'S LENGTH	$332,500	$150,900	45.38	$301,798	$57,395	$275,105	$164,029	1.677	1,280	$214.93	07B	11.6835	BUNGALOW	$56,052	Sec 7, W of Hospital/E of Greenfld	401	69
72-25-07-151-004	3206 GREENFIELD	05/19/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$135,870	49.41	$271,741	$41,459	$233,541	$154,552	1.511	1,142	$204.50	07B	4.9253	BUNGALOW	$40,075	C13 Greenfield to Crooks	401	66
72-25-07-152-015	3216 PRAIRIE	07/13/23	$255,000	WD	03-ARM'S LENGTH	$255,000	$117,480	46.07	$234,964	$82,403	$172,597	$102,390	1.686	910	$189.67	07B	12.5344	BUNGALOW	$80,000	Sec 7, W of Hospital/E of Greenfld	401	60
72-25-07-176-020	3259 HARVARD	09/14/22	$475,000	WD	03-ARM'S LENGTH	$475,000	$224,950	47.36	$449,908	$139,288	$335,712	$208,470	1.610	1,970	$170.41	07B	5.0023	BUNGALOW	$139,288	Sec 7, W of Hospital/E of Greenfld	401	71
72-25-07-179-003	3134 HARVARD	10/27/22	$370,000	WD	03-ARM'S LENGTH	$370,000	$170,780	46.16	$341,567	$57,770	$312,230	$190,468	1.639	1,364	$228.91	07B	7.8940	BUNGALOW	$56,052	Sec 7, W of Hospital/E of Greenfld	401	70
72-25-07-278-016	3221 PARKER	09/19/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$141,980	50.71	$283,954	$86,945	$193,055	$132,221	1.460	1,112	$173.61	07B	10.0244	BUNGALOW	$85,000	Sec 7/8-W of Woodwd, E of Hospital	401	60
		Totals:	**$4,451,000**			**$4,451,000**	**$2,143,790**		**$4,287,578**		**$3,312,654**	**$2,113,579**			**$193.44**		**0.6981**					
							Sale. Ratio =>	**48.16**				**E.C.F. =>**	**1.567**		**Std. Deviation=>**	**0.18480321**						
							Std. Dev. =>	**4.30**				**Ave. E.C.F. =>**	**1.560**		**Ave. Variance=>**	**15.2533**	**Coefficient of Var=>**	**9.775638371**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

07C (SECTION 07 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-07-102-032	3331 PRAIRIE	12/28/22	$545,000	WD	03-ARM'S LENGTH	$545,000	$263,180	48.29	$526,355	$76,430	$468,570	$323,687	1.448	2,202	$212.79	07C	12.5082	Colonial/2Sty	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	97
72-25-07-103-028	3351 CUMMINGS	01/20/23	$625,000	PTA	03-ARM'S LENGTH	$625,000	$294,850	47.18	$589,702	$76,386	$548,614	$369,292	1.486	2,174	$252.35	07C	8.7101	Colonial/2Sty	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	97
72-25-07-103-030	3343 CUMMINGS	10/31/22	$675,000	WD	03-ARM'S LENGTH	$675,000	$263,900	39.10	$527,794	$76,380	$598,620	$324,758	1.843	2,166	$276.37	07C	27.0595	Colonial/2Sty	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	97
72-25-07-104-044	3325 GARDEN	01/26/24	$490,000	WD	03-ARM'S LENGTH	$490,000	$217,360	44.36	$434,725	$75,200	$414,800	$258,651	1.604	1,830	$226.67	07C	3.1021	Colonial/2Sty	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	79
72-25-07-104-050	3334 CUMMINGS	01/05/24	$411,841	WD	03-ARM'S LENGTH	$411,841	$210,530	51.12	$421,065	$75,200	$336,641	$248,824	1.353	1,856	$181.38	07C	21.9754	Colonial/2Sty	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	72
72-25-07-126-044	3320 GARDEN	07/06/23	$606,000	WD	03-ARM'S LENGTH	$606,000	$250,840	41.39	$501,678	$81,742	$524,258	$302,112	1.735	2,117	$247.64	07C	16.2625	Colonial/2Sty	$80,000	Sec 7, W of Hospital/E of Greenfld	401	88
72-25-07-126-045	3316 GARDEN	09/14/22	$550,000	WD	03-ARM'S LENGTH	$550,000	$252,390	45.89	$504,787	$83,670	$466,330	$302,962	1.539	2,117	$220.28	07C	3.3447	Colonial/2Sty	$80,000	Sec 7, W of Hospital/E of Greenfld	401	88
72-25-07-127-018	3344 HARVARD	02/06/23	$1,200,000	WD	03-ARM'S LENGTH	$1,200,000	$587,370	48.95	$1,174,748	$77,529	$1,122,471	$789,366	1.422	3,411	$329.07	07C	15.0693	Colonial/2Sty	$77,529	Sec 7, W of Hospital/E of Greenfld	401	97
72-25-07-127-020	3372 HARVARD	06/17/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$135,220	47.45	$270,449	$61,879	$223,121	$150,050	1.487	1,264	$176.52	07C	8.5710	Colonial/2Sty	$56,052	Sec 7, W of Hospital/E of Greenfld	401	68
72-25-07-127-021	3364 HARVARD	06/29/23	$332,500	WD	03-ARM'S LENGTH	$332,500	$135,660	40.80	$271,328	$57,287	$275,213	$153,986	1.787	1,437	$191.52	07C	21.4572	Colonial/2Sty	$56,052	Sec 7, W of Hospital/E of Greenfld	401	64
72-25-07-127-024	3328 HARVARD	09/19/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$175,230	43.81	$350,463	$61,450	$338,550	$207,923	1.628	1,392	$243.21	07C	5.5563	Colonial/2Sty	$56,052	Sec 7, W of Hospital/E of Greenfld	401	83
72-25-07-127-025	3324 HARVARD	07/21/22	$410,000	WD	03-ARM'S LENGTH	$410,000	$164,320	40.08	$328,630	$60,869	$349,131	$192,634	1.812	1,392	$250.81	07C	23.9724	Colonial/2Sty	$56,052	Sec 7, W of Hospital/E of Greenfld	401	78
72-25-07-154-049	3015 GARDEN	05/03/22	$525,000	WD	03-ARM'S LENGTH	$525,000	$251,910	47.98	$503,825	$109,094	$415,906	$283,979	1.465	2,397	$173.51	07C	10.8118	Colonial/2Sty	$95,635	Sec 7, W of Hospital/E of Greenfld	401	75
72-25-07-179-001	3142 HARVARD	03/24/23	$1,150,000	WD	03-ARM'S LENGTH	$1,150,000	$519,350	45.16	$1,038,695	$102,691	$1,047,309	$673,384	1.555	3,456	$303.04	07C	1.7392	Colonial/2Sty	$97,592	Sec 7, W of Hospital/E of Greenfld	401	97
72-25-07-276-025	3326 PARKER	08/18/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$183,670	44.26	$367,345	$84,850	$330,150	$203,234	1.624	1,794	$184.03	07C	5.1800	Colonial/2Sty	$84,850	Sec 7/8-W of Woodwd, E of Hospital	401	64
72-25-08-153-017	3118 TRAFFORD	11/15/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$163,890	50.43	$327,770	$85,921	$239,079	$173,992	1.374	1,698	$140.80	07C	19.8604	Colonial/2Sty	$85,000	Sec 7/8-W of Woodwd, E of Hospital	401	63
	Totals:		**$8,945,341**			**$8,945,341**	**$4,069,670**		**$8,139,359**		**$7,698,763**	**$4,958,835**			**$225.63**		**2.0149**					
							Sale. Ratio =>	**45.49**				**E.C.F. =>**	**1.553**		**Std. Deviation=>**	**0.15578684**						
							Std. Dev. =>	**3.68**				**Ave. E.C.F. =>**	**1.573**		**Ave. Variance=>**	**12.8238**	**Coefficient of Var=>**	**8.154062172**				

07O (SECTION 07 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-07-104-035	3303 GARDEN	02/27/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$131,810	41.84	$263,611	$75,200	$239,800	$140,605	1.705	1,151	$208.34	07O	9.0510	Other	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	60
72-25-07-127-022	3362 HARVARD	06/27/22	$328,000	WD	03-ARM'S LENGTH	$328,000	$142,340	43.40	$284,680	$56,052	$271,948	$170,618	1.594	1,258	$216.17	07O	2.1074	Other	$56,052	Sec 7, W of Hospital/E of Greenfld	401	73
72-25-07-154-032	3031 GARDEN	08/24/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$166,250	43.75	$332,492	$80,000	$300,000	$188,427	1.592	1,918	$156.41	07O	2.2845	Other	$80,000	Sec 7, W of Hospital/E of Greenfld	401	68
72-25-07-177-009	3226 HARVARD	02/28/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$162,890	46.54	$325,784	$98,000	$252,000	$169,988	1.482	1,474	$170.96	07O	13.2517	Other	$97,592	Sec 7, W of Hospital/E of Greenfld	401	65
72-25-07-179-004	3128 HARVARD	05/16/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$130,030	41.28	$260,056	$56,052	$258,948	$152,242	1.701	1,071	$241.78	07O	8.5925	Other	$56,052	Sec 7, W of Hospital/E of Greenfld	401	74
	Totals:		**$1,688,000**			**$1,688,000**	**$733,320**		**$1,466,623**		**$1,322,696**	**$821,880**			**$198.73**		**0.5620**					
							Sale. Ratio =>	**43.44**				**E.C.F. =>**	**1.609**		**Std. Deviation=>**	**0.09233365**						
							Std. Dev. =>	**2.05**				**Ave. E.C.F. =>**	**1.615**		**Ave. Variance=>**	**7.0574**	**Coefficient of Var=>**	**4.369985356**				

07R (SECTION 07 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-07-102-028	3347 PRAIRIE	09/22/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$120,970	40.32	$241,937	$75,200	$224,800	$131,289	1.712	900	$249.78	07R	23.8689	Ranch	$75,200	Sec 7, Prairie Lawn Acres Subs 2&3	401	69
72-25-07-127-023	3360 HARVARD	06/07/23	$245,000	WD	03-ARM'S LENGTH	$245,000	$105,810	43.19	$211,625	$60,762	$184,238	$118,790	1.551	1,125	$163.77	07R	7.7394	Ranch	$56,052	Sec 7, W of Hospital/E of Greenfld	401	64
72-25-07-152-005	3268 PRAIRIE	03/29/24	$225,000	WD	03-ARM'S LENGTH	$225,000	$114,660	50.96	$229,328	$80,000	$145,000	$117,581	1.233	968	$149.79	07R	24.0373	Ranch	$80,000	Sec 7, W of Hospital/E of Greenfld	401	65
72-25-07-153-020	3009 PRAIRIE	11/23/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$113,200	51.45	$226,409	$77,207	$142,793	$117,482	1.215	1,092	$130.76	07R	25.8117	Ranch	$77,207	Sec 7, W of Hospital/E of Greenfld	401	60
72-25-07-154-003	3128 PRAIRIE	07/21/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$123,780	43.43	$247,551	$80,000	$205,000	$131,930	1.554	961	$213.32	07R	8.0291	Ranch	$80,000	Sec 7, W of Hospital/E of Greenfld	401	64
72-25-07-178-009	4007 ALBERT	01/12/24	$330,000	PTA	03-ARM'S LENGTH	$330,000	$138,640	42.01	$277,278	$67,007	$262,993	$165,568	1.588	1,092	$240.84	07R	11.4867	Ranch	$67,007	Sec 7, W of Hospital/E of Greenfld	401	64
72-25-07-178-022	4030 W WEBSTER	03/22/24	$305,000	WD	03-ARM'S LENGTH	$305,000	$140,510	46.07	$281,013	$105,733	$199,267	$138,016	1.444	1,362	$146.30	07R	2.9765	Ranch	$102,612	Sec 7, W of Hospital/E of Greenfld	401	60
72-25-07-178-044	3035 HARVARD	03/21/24	$267,000	WD	03-ARM'S LENGTH	$267,000	$115,810	43.37	$231,616	$82,921	$184,079	$117,083	1.572	993	$185.38	07R	9.8649	Ranch	$80,000	Sec 7, W of Hospital/E of Greenfld	401	75
72-25-07-229-010	3320 MERRILL	06/07/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$185,980	44.81	$371,961	$103,517	$311,483	$211,373	1.474	1,186	$262.63	07R	0.0052	Ranch	$96,876	Sec 7/8-W of Woodwd, E of Hospital	401	74
72-25-07-276-001	3347 MERRILL	07/10/23	$422,500	WD	03-ARM'S LENGTH	$422,500	$198,710	47.03	$397,415	$110,077	$312,423	$226,250	1.381	1,178	$265.21	07R	9.2692	Ranch	$110,077	Sec 7/8-W of Woodwd, E of Hospital	401	81
72-25-07-277-006	3157 MERRILL	03/05/24	$335,000	WD	03-ARM'S LENGTH	$335,000	$138,560	41.36	$277,112	$85,082	$249,918	$151,205	1.653	1,037	$241.00	07R	17.9281	Ranch	$84,229	Sec 7/8-W of Woodwd, E of Hospital	401	65
72-25-08-153-006	3153 WARICK	06/06/23	$212,000	WD	03-ARM'S LENGTH	$212,000	$104,290	49.19	$208,583	$85,605	$126,395	$96,833	1.305	929	$136.05	07R	16.8277	Ranch	$85,000	Sec 7/8-W of Woodwd, E of Hospital	401	60
	Totals:		**$3,561,500**			**$3,561,500**	**$1,600,920**		**$3,201,828**		**$2,548,389**	**$1,723,399**			**$198.74**		**0.5135**					
							Sale. Ratio =>	**44.95**				**E.C.F. =>**	**1.479**		**Std. Deviation=>**	**0.16143544**						
							Std. Dev. =>	**3.71**				**Ave. E.C.F. =>**	**1.474**		**Ave. Variance=>**	**13.1537**	**Coefficient of Var=>**	**8.926473189**				

07T (SECTION 07 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-07-178-006	4023 ALBERT	10/19/22	$308,000	WD	03-ARM'S LENGTH	$308,000	$150,700	48.93	$301,397	$93,161	$214,839	$161,423	1.331	1,620	$132.62	07T	6.5867	TriLevel/Quad	$92,681	Sec 7, W of Hospital/E of Greenfld	401	63
72-25-07-278-054	3260 WARICK	05/15/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$186,220	45.42	$372,441	$91,791	$318,209	$217,558	1.463	1,920	$165.73	07T	6.5867	TriLevel/Quad	$85,000	Sec 7/8-W of Woodwd, E of Hospital	401	69
	Totals:		**$718,000**			**$718,000**	**$336,920**		**$673,838**		**$533,048**	**$378,981**			**$149.18**		**0.9756**					
							Sale. Ratio =>	**46.92**				**E.C.F. =>**	**1.407**		**Std. Deviation=>**	**0.09314998**						
							Std. Dev. =>	**2.48**				**Ave. E.C.F. =>**	**1.397**		**Ave. Variance=>**	**6.5867**	**Coefficient of Var=>**	**4.715657793**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

08B (SECTION 08 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-103-020	3022 WOODSLEE	08/17/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$187,420	44.62	$374,840	$100,458	$319,542	$184,149	1.735	1,443	$221.44	08B	11.4574	BUNGALOW	$100,458	Sec 8, All Parcels	401	64
72-25-08-126-018	2726 BAMLET	06/09/22	$356,000	WD	03-ARM'S LENGTH	$356,000	$192,210	53.99	$384,422	$124,965	$231,035	$174,132	1.327	1,686	$137.03	08B	29.3883	BUNGALOW	$122,533	Sec 8, All Parcels	401	60
72-25-08-126-019	2734 BAMLET	10/12/23	$371,500	WD	03-ARM'S LENGTH	$371,500	$196,180	52.81	$392,357	$118,167	$253,333	$184,020	1.377	1,609	$157.45	08B	24.4003	BUNGALOW	$118,167	Sec 8, All Parcels	401	67
72-25-08-127-005	2735 BAMLET	11/23/22	$405,000	WD	03-ARM'S LENGTH	$405,000	$194,050	47.91	$388,091	$103,395	$301,605	$191,071	1.578	1,587	$190.05	08B	4.2166	BUNGALOW	$103,395	Sec 8, All Parcels	401	63
72-25-08-131-015	2908 SHENANDOAH	11/30/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$156,120	40.03	$312,235	$86,874	$303,126	$151,249	2.004	1,045	$290.07	08B	38.3490	BUNGALOW	$85,549	Sec 8, All Parcels	401	74
72-25-08-131-025	3015 BENJAMIN	02/21/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$148,510	46.41	$297,019	$90,764	$229,236	$138,426	1.656	1,108	$206.89	08B	3.5354	BUNGALOW	$89,506	Sec 8, All Parcels	401	64
72-25-08-155-024	2906 BEMBRIDGE	05/12/22	$399,500	WD	03-ARM'S LENGTH	$399,500	$178,540	44.69	$357,074	$86,824	$312,676	$181,376	1.724	1,471	$212.56	08B	10.3250	BUNGALOW	$86,824	Sec 8, All Parcels	401	60
72-25-08-278-007	2616 FERNCLIFF	12/08/23	$386,000	WD	03-ARM'S LENGTH	$386,000	$164,100	42.51	$328,208	$80,886	$305,114	$165,988	1.838	1,182	$258.13	08B	21.7508	BUNGALOW	$78,855	Sec 8, All Parcels	401	69
72-25-08-278-024	2613 MAPLEWOOD	09/26/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$144,210	45.07	$288,413	$96,158	$223,842	$129,030	1.735	1,146	$195.32	08B	11.4141	BUNGALOW	$96,158	Sec 8, All Parcels	401	60
72-25-08-428-006	2426 MAPLEWOOD	04/01/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$184,650	49.24	$369,302	$93,990	$281,010	$184,773	1.521	1,276	$220.23	08B	9.9824	BUNGALOW	$93,990	Sec 8, All Parcels	401	68
72-25-08-451-002	2326 BENJAMIN	06/01/23	$430,000	WD	03-ARM'S LENGTH	$430,000	$183,150	42.59	$366,298	$92,333	$337,667	$183,869	1.836	1,302	$259.34	08B	21.5791	BUNGALOW	$87,416	Sec 8, All Parcels	401	70
72-25-08-451-036	1923 CLAWSON	12/07/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$189,010	52.50	$378,027	$114,473	$245,527	$176,882	1.388	1,444	$170.03	08B	23.2577	BUNGALOW	$114,473	Sec 8, All Parcels	401	60
72-25-08-454-009	2127 WOODLAND	08/25/22	$465,000	WD	03-ARM'S LENGTH	$465,000	$230,100	49.48	$460,190	$158,393	$306,607	$202,548	1.514	1,649	$185.94	08B	10.6914	BUNGALOW	$152,058	Sec 8, All Parcels	401	63
72-25-08-485-006	1813 ROSELAND	05/27/22	$562,500	PTA	03-ARM'S LENGTH	$562,500	$247,760	44.05	$495,525	$89,549	$472,951	$272,467	1.736	2,374	$199.22	08B	11.5148	BUNGALOW	$89,167	Sec 8, All Parcels	401	70
72-25-17-207-013	1512 LINWOOD	12/09/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$148,980	54.17	$297,955	$68,756	$206,244	$153,825	1.341	1,297	$159.02	08B	27.9890	BUNGALOW	$68,756	R1716 Vinsetta Park	401	60
	Totals:	**$5,835,500**				**$5,835,500**	**$2,744,990**		**$5,489,956**		**$4,329,515**	**$2,673,806**			**$204.18**		**0.1429**					
							Sale. Ratio =>	**47.04**				**E.C.F. =>**	**1.619**		**Std. Deviation=>**	**0.20594275**						
							Std. Dev. =>	**4.52**				**Ave. E.C.F. =>**	**1.621**		**Ave. Variance=>**	**17.3234**	**Coefficient of Var=>**	**10.68910814**				

08C (SECTION 08 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-101-025	3122 GUILFORD	10/21/22	$387,500	WD	03-ARM'S LENGTH	$387,500	$189,010	48.78	$378,019	$87,853	$299,647	$197,392	1.518	1,785	$167.87	08C	10.6528	Colonial/2Sty	$87,853	Sec 8, All Parcels	401	63
72-25-08-101-037	2926 GUILFORD	08/08/23	$360,000	PTA	03-ARM'S LENGTH	$360,000	$173,140	48.09	$346,270	$95,162	$264,838	$170,822	1.550	1,568	$168.90	08C	7.4183	Colonial/2Sty	$94,423	Sec 8, All Parcels	401	60
72-25-08-104-017	3022 BAMLET	04/22/22	$566,000	WD	03-ARM'S LENGTH	$566,000	$262,500	46.38	$525,004	$100,458	$465,542	$288,807	1.612	2,293	$203.03	08C	1.2610	Colonial/2Sty	$100,458	Sec 8, All Parcels	401	76
72-25-08-126-036	2918 BAMLET	06/08/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$193,510	42.07	$387,013	$90,610	$369,390	$201,635	1.832	1,783	$207.17	08C	20.7417	Colonial/2Sty	$83,987	Sec 8, All Parcels	401	65
72-25-08-129-019	2724 TRAFFORD	11/27/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$193,650	50.30	$387,292	$106,366	$278,634	$191,106	1.458	1,648	$169.07	08C	16.6553	Colonial/2Sty	$104,351	Sec 8, All Parcels	401	60
72-25-08-130-006	2647 TRAFFORD	04/20/22	$428,000	WD	03-ARM'S LENGTH	$428,000	$200,190	46.77	$400,378	$104,266	$323,734	$201,437	1.607	1,780	$181.87	08C	1.7435	Colonial/2Sty	$102,369	Sec 8, All Parcels	401	63
72-25-08-130-007	2639 TRAFFORD	04/04/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$188,030	47.01	$376,063	$102,956	$297,044	$185,787	1.599	1,646	$180.46	08C	2.5719	Colonial/2Sty	$102,902	Sec 8, All Parcels	401	61
72-25-08-130-011	2611 TRAFFORD	08/24/23	$585,500	WD	03-ARM'S LENGTH	$585,500	$254,270	43.43	$508,549	$96,095	$489,405	$280,581	1.744	2,232	$219.27	08C	11.9696	Colonial/2Sty	$96,095	Sec 8, All Parcels	401	69
72-25-08-176-006	2833 TRAFFORD	08/14/23	$470,000	WD	03-ARM'S LENGTH	$470,000	$209,940	44.67	$419,874	$100,458	$369,542	$217,290	1.701	1,865	$198.15	08C	7.6128	Colonial/2Sty	$100,458	Sec 8, All Parcels	401	64
72-25-08-176-017	2740 GLENWOOD	08/22/23	$635,000	WD	03-ARM'S LENGTH	$635,000	$275,480	43.38	$550,958	$108,370	$526,630	$301,080	1.749	2,575	$204.52	08C	12.4575	Colonial/2Sty	$100,458	Sec 8, All Parcels	401	74
72-25-08-180-007	2645 ABERDOVEY	08/09/23	$465,000	WD	03-ARM'S LENGTH	$465,000	$187,010	40.22	$374,015	$74,888	$390,112	$203,488	1.917	1,590	$245.35	08C	29.2568	Colonial/2Sty	$73,195	Sec 8, All Parcels	401	66
72-25-08-226-013	3113 FERNCLIFF	10/12/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$159,330	51.40	$318,654	$84,067	$225,933	$159,583	1.416	1,504	$150.22	08C	20.8789	Colonial/2Sty	$84,067	Sec 8, All Parcels	401	60
72-25-08-231-012	2908 GLENVIEW	05/10/23	$511,000	WD	03-ARM'S LENGTH	$511,000	$248,190	48.57	$496,375	$94,085	$416,915	$273,667	1.523	1,800	$231.62	08C	10.1119	Colonial/2Sty	$90,673	Sec 8, All Parcels	401	79
72-25-08-251-014	2602 BENJAMIN	11/30/23	$565,000	WD	03-ARM'S LENGTH	$565,000	$261,420	46.27	$522,848	$92,210	$472,790	$292,951	1.614	1,908	$247.79	08C	1.0672	Colonial/2Sty	$90,152	Sec 8, All Parcels	401	87
72-25-08-251-050	2718 BENJAMIN	02/12/24	$502,000	WD	03-ARM'S LENGTH	$502,000	$235,190	46.85	$470,371	$95,639	$406,361	$254,920	1.594	2,106	$192.95	08C	3.0485	Colonial/2Sty	$94,225	Sec 8, All Parcels	401	79
72-25-08-253-011	2929 WOODLAND	09/08/22	$422,000	WD	03-ARM'S LENGTH	$422,000	$209,910	49.74	$419,814	$94,015	$327,985	$221,632	1.480	1,803	$181.91	08C	14.4696	Colonial/2Sty	$84,067	Sec 8, All Parcels	401	68
72-25-08-254-004	2710 LINWOOD	09/29/23	$435,000	WD	03-ARM'S LENGTH	$435,000	$186,070	42.77	$372,149	$84,067	$350,933	$195,974	1.791	1,645	$213.33	08C	16.6151	Colonial/2Sty	$84,067	Sec 8, All Parcels	401	64
72-25-08-254-030	2523 WOODLAND	09/28/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$170,550	47.38	$341,095	$84,067	$275,933	$174,849	1.578	1,631	$169.18	08C	4.6438	Colonial/2Sty	$84,067	Sec 8, All Parcels	401	60
72-25-08-277-024	2621 FERNCLIFF	11/14/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$183,380	44.73	$366,760	$84,067	$325,933	$192,308	1.695	1,416	$230.18	08C	7.0288	Colonial/2Sty	$84,067	Sec 8, All Parcels	401	69
72-25-08-278-021	2703 MAPLEWOOD	05/09/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$173,710	43.43	$347,424	$98,224	$301,776	$169,524	1.780	1,475	$204.59	08C	15.5580	Colonial/2Sty	$96,158	Sec 8, All Parcels	401	64
72-25-08-402-016	2407 ELMHURST	08/30/23	$501,000	WD	03-ARM'S LENGTH	$501,000	$214,500	42.81	$428,990	$93,045	$407,955	$228,534	1.785	2,001	$203.88	08C	16.0536	Colonial/2Sty	$91,127	Sec 8, All Parcels	401	69
72-25-08-403-020	2439 LINWOOD	10/31/23	$775,000	WD	03-ARM'S LENGTH	$775,000	$337,160	43.50	$674,316	$91,127	$683,873	$396,727	1.724	2,455	$278.56	08C	9.9227	Colonial/2Sty	$91,127	Sec 8, All Parcels	401	87
72-25-08-407-011	2214 LINWOOD	08/19/22	$585,000	WD	03-ARM'S LENGTH	$585,000	$269,640	46.09	$539,288	$110,627	$474,373	$291,606	1.627	2,460	$192.83	08C	0.2200	Colonial/2Sty	$110,035	Sec 8, All Parcels	401	72
72-25-08-407-014	2323 WOODLAND	02/03/23	$357,500	WD	03-ARM'S LENGTH	$357,500	$165,020	46.16	$330,042	$84,067	$273,433	$167,330	1.634	1,385	$197.42	08C	0.9535	Colonial/2Sty	$84,067	Sec 8, All Parcels	401	64
72-25-08-431-007	2306 WOODLAND	01/10/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$172,540	59.50	$345,074	$87,096	$202,904	$175,495	1.156	1,704	$119.08	08C	46.8380	Colonial/2Sty	$84,067	Sec 8, All Parcels	401	60
72-25-08-432-008	2228 FERNCLIFF	06/03/22	$485,000	PTA	03-ARM'S LENGTH	$485,000	$231,250	47.68	$462,498	$93,457	$391,543	$251,048	1.560	1,865	$209.94	08C	6.4928	Colonial/2Sty	$88,836	Sec 8, All Parcels	401	73
72-25-08-433-005	1803 BONNIEVIEW	08/18/23	$419,500	WD	03-ARM'S LENGTH	$419,500	$206,770	49.29	$413,545	$107,938	$311,562	$207,896	1.499	1,855	$167.96	08C	12.5916	Colonial/2Sty	$104,664	Sec 8, All Parcels	401	60
72-25-08-453-003	2106 ELMHURST	12/15/23	$397,500	WD	03-ARM'S LENGTH	$397,500	$178,120	44.81	$356,242	$92,949	$304,551	$179,111	1.700	1,592	$191.30	08C	7.5789	Colonial/2Sty	$91,127	Sec 8, All Parcels	401	60
72-25-08-481-021	1722 W HOUSTONIA	10/11/23	$462,500	WD	03-ARM'S LENGTH	$462,500	$204,000	44.11	$407,999	$85,801	$376,699	$219,182	1.719	1,984	$189.87	08C	9.4096	Colonial/2Sty	$85,801	Sec 8, All Parcels	401	64
72-25-08-482-015	1903 W HOUSTONIA	09/07/22	$599,000	WD	03-ARM'S LENGTH	$599,000	$275,450	45.98	$550,901	$92,127	$506,873	$312,091	1.624	2,318	$218.67	08C	0.0441	Colonial/2Sty	$89,167	Sec 8, All Parcels	401	76
72-25-08-483-010	1723 W HOUSTONIA	03/21/23	$425,000	WD	03-ARM'S LENGTH	$425,000	$187,340	44.08	$374,688	$93,215	$331,785	$191,478	1.733	1,583	$209.59	08C	10.8196	Colonial/2Sty	$89,167	Sec 8, All Parcels	401	69
72-25-08-483-012	1715 W HOUSTONIA	07/19/23	$474,000	WD	03-ARM'S LENGTH	$474,000	$232,950	49.15	$465,908	$90,151	$383,849	$255,617	1.502	3,094	$124.06	08C	12.2903	Colonial/2Sty	$89,167	Sec 8, All Parcels	401	60
72-25-09-353-030	1522 ROSELAND	02/24/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$185,380	52.22	$370,762	$125,029	$229,971	$167,165	1.376	1,576	$145.92	08C	24.8850	Colonial/2Sty	$123,332	Sec 8, All Parcels	401	60
72-25-09-354-014	1626 W 12 MILE	11/17/23	$380,400	WD	03-ARM'S LENGTH	$380,400	$159,180	41.85	$318,355	$71,333	$309,067	$168,042	1.839	1,733	$178.34	08C	21.4663	Colonial/2Sty	$71,333	Sec 8, All Parcels	401	54
	Totals:	**$15,563,400**				**$15,563,400**	**$7,173,780**		**$14,347,533**		**$12,367,515**	**$7,586,155**			**$193.97**		**0.5715**					
							Sale. Ratio =>	**46.09**				**E.C.F. =>**	**1.630**		**Std. Deviation=>**	**0.15267921**						
							Std. Dev. =>	**3.68**				**Ave. E.C.F. =>**	**1.625**		**Ave. Variance=>**	**11.6273**	**Coefficient of Var=>**	**7.157213412**				

08D (SECTION 08 - DUPLEX)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-280-013	2635 GLENVIEW	07/21/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$88,380	36.83	$176,765	$56,625	$183,375	$102,684	1.786	1,080	$169.79	08D	9.3895	Other	$56,625	Sec 8, All Parcels	401	60
72-25-08-280-014	2633 GLENVIEW	09/18/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$83,340	34.73	$166,672	$55,782	$184,218	$94,778	1.944	1,080	$170.57	08D	25.1756	Other	$55,399	Sec 8, All Parcels	401	60
72-25-08-281-002	2726 GLENVIEW	08/31/22	$210,000	WD	03-ARM'S LENGTH	$210,000	$95,450	45.45	$190,898	$64,112	$145,888	$108,364	1.346	1,080	$135.08	08D	34.5651	Other	$62,441	Sec 8, All Parcels	401	68
	Totals:	**$690,000**				**$690,000**	**$267,170**		**$534,335**		**$513,481**	**$305,826**			**$158.48**		**1.2928**					
							Sale. Ratio =>	**38.72**				**E.C.F. =>**	**1.679**		**Std. Deviation=>**	**0.30957411**						
							Std. Dev. =>	**5.69**				**Ave. E.C.F. =>**	**1.692**		**Ave. Variance=>**	**23.0434**	**Coefficient of Var=>**	**13.6196284**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

08O (SECTION 08 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-126-024	2758 BAMLET	04/04/23	$675,000	WD	03-ARM'S LENGTH	$675,000	$333,090	49.35	$666,174	$97,352	$577,648	$369,365	1.564	2,636	$219.14	08O	12.8001	Other	$97,352	Sec 8, All Parcels	401	65
72-25-08-127-037	2814 BEMBRIDGE	08/17/23	$480,000	WD	03-ARM'S LENGTH	$480,000	$224,820	46.84	$449,648	$98,040	$381,960	$228,317	1.673	1,946	$196.28	08O	1.8958	Other	$98,040	Sec 8, All Parcels	401	70
72-25-08-177-009	2803 GLENWOOD	05/17/22	$485,000	WD	03-ARM'S LENGTH	$485,000	$211,710	43.65	$423,427	$121,547	$363,453	$196,026	1.854	1,455	$249.80	08O	16.2211	Other	$113,643	Sec 8, All Parcels	401	68
72-25-08-254-025	2617 WOODLAND	02/15/24	$395,000	WD	03-ARM'S LENGTH	$395,000	$180,410	45.67	$360,821	$85,759	$309,241	$178,612	1.731	1,390	$222.48	08O	3.9463	Other	$84,067	Sec 8, All Parcels	401	70
72-25-08-402-015	2413 ELMHURST	06/17/22	$395,000	WD	03-ARM'S LENGTH	$395,000	$192,890	48.83	$385,787	$126,043	$268,957	$168,665	1.595	1,548	$173.74	08O	9.7273	Other	$126,043	Sec 8, All Parcels	401	60
72-25-08-403-009	2406 ELMHURST	05/30/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$182,680	44.56	$365,367	$91,127	$318,873	$178,078	1.791	1,534	$207.87	08O	9.8742	Other	$91,127	Sec 8, All Parcels	401	60
72-25-08-403-015	2417 LINWOOD	09/06/22	$353,500	WD	03-ARM'S LENGTH	$353,500	$159,070	45.00	$318,138	$91,127	$262,373	$147,410	1.780	1,258	$208.56	08O	8.7993	Other	$91,127	Sec 8, All Parcels	401	60
72-25-08-404-004	2432 LINWOOD	05/03/22	$474,600	WD	03-ARM'S LENGTH	$474,600	$215,150	45.33	$430,309	$107,892	$366,708	$223,901	1.638	1,680	$218.28	08O	5.4080	Other	$106,147	Sec 8, All Parcels	401	73
72-25-08-407-007	2302 LINWOOD	05/12/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$168,610	48.17	$337,218	$84,067	$265,933	$164,384	1.618	1,556	$170.91	08O	7.4139	Other	$84,067	Sec 8, All Parcels	401	60
72-25-08-483-011	1719 W HOUSTONIA	06/19/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$183,670	45.92	$367,349	$90,432	$309,568	$179,816	1.722	1,610	$192.28	08O	2.9684	Other	$89,167	Sec 8, All Parcels	401	60
72-25-08-484-016	1903 ROSELAND	08/31/23	$458,000	WD	03-ARM'S LENGTH	$458,000	$199,200	43.49	$398,404	$89,167	$368,833	$214,748	1.718	1,336	$276.07	08O	2.5620	Other	$89,167	Sec 8, All Parcels	401	74
72-25-08-485-018	1812 W 12 MILE	02/02/24	$295,000	WD	03-ARM'S LENGTH	$295,000	$145,400	49.29	$290,801	$71,333	$223,667	$142,512	1.569	1,573	$142.19	08O	12.2432	Other	$71,333	Sec 8, All Parcels	401	51
72-25-09-354-006	1607 ROSELAND	10/06/23	$419,000	WD	03-ARM'S LENGTH	$419,000	$190,290	45.42	$380,575	$89,167	$329,833	$189,226	1.743	1,558	$211.70	08O	5.1168	Other	$89,167	Sec 8, All Parcels	401	69
		Totals:	**$5,590,100**			**$5,590,100**	**$2,586,990**		**$5,174,018**		**$4,347,047**	**$2,581,058**			**$206.87**		**0.7685**					
							Sale. Ratio =>	**46.28**					**E.C.F. =>**	**1.684**		**Std. Deviation=>**	**0.09089116**					
							Std. Dev. =>	**2.05**					**Ave. E.C.F. =>**	**1.692**		**Ave. Variance=>**	**7.6136**	**Coefficient of Var=>**	**4.500021172**			

08R (SECTION 08 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-103-009	3029 GUILFORD	11/16/23	$321,000	WD	03-ARM'S LENGTH	$321,000	$150,410	46.86	$300,828	$97,844	$223,156	$157,352	1.418	1,104	$202.13	08R	1.2178	Ranch	$95,064	Sec 8, All Parcels	401	64
72-25-08-103-019	3030 WOODSLEE	04/05/22	$374,000	WD	03-ARM'S LENGTH	$374,000	$167,450	44.77	$334,894	$95,064	$278,936	$185,915	1.500	1,206	$231.29	08R	6.9969	Ranch	$95,064	Sec 8, All Parcels	401	68
72-25-08-104-006	3105 WOODSLEE	07/12/22	$351,999	WD	03-ARM'S LENGTH	$351,999	$158,380	44.99	$316,754	$100,458	$251,541	$167,671	1.500	1,178	$213.53	08R	6.9829	Ranch	$100,458	Sec 8, All Parcels	401	60
72-25-08-104-007	3033 WOODSLEE	02/26/24	$325,000	WD	03-ARM'S LENGTH	$325,000	$157,140	48.35	$314,283	$100,943	$224,057	$165,380	1.355	1,194	$187.65	08R	7.5572	Ranch	$100,458	Sec 8, All Parcels	401	65
72-25-08-127-015	2825 BAMLET	05/27/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$148,490	43.67	$296,981	$82,633	$257,367	$166,161	1.549	1,025	$251.09	08R	11.8525	Ranch	$74,757	Sec 8, All Parcels	401	73
72-25-08-128-010	2665 BEMBRIDGE	05/13/22	$480,000	WD	03-ARM'S LENGTH	$480,000	$211,770	44.12	$423,531	$132,085	$347,915	$225,927	1.540	1,243	$279.90	08R	10.9569	Ranch	$119,388	Sec 8, All Parcels	401	80
72-25-08-128-018	3115 SHENANDOAH	03/09/23	$354,900	WD	03-ARM'S LENGTH	$354,900	$157,310	44.33	$314,623	$111,689	$243,211	$157,313	1.546	992	$245.17	08R	11.5656	Ranch	$111,689	Sec 8, All Parcels	401	64
72-25-08-178-006	2604 ETON CROSS	01/27/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$187,070	52.70	$374,138	$134,963	$220,037	$185,407	1.187	1,453	$151.44	08R	24.3596	Ranch	$134,963	Sec 8, All Parcels	401	60
72-25-08-179-010	2705 SHENANDOAH	08/01/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$181,190	47.06	$362,374	$106,564	$278,436	$198,302	1.404	1,207	$230.68	08R	2.6276	Ranch	$106,564	Sec 8, All Parcels	401	77
72-25-08-201-018	3012 BENJAMIN	02/08/24	$275,000	WD	03-ARM'S LENGTH	$275,000	$138,550	50.38	$277,108	$80,059	$194,941	$152,751	1.276	1,092	$178.52	08R	15.4174	Ranch	$79,032	Sec 8, All Parcels	401	64
72-25-08-202-014	3107 ELMHURST	07/06/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$179,090	48.40	$358,180	$112,520	$257,480	$190,434	1.352	1,601	$160.82	08R	7.8306	Ranch	$110,398	Sec 8, All Parcels	401	69
72-25-08-203-023	3017 ELMHURST	09/11/23	$362,000	WD	03-ARM'S LENGTH	$362,000	$165,610	45.75	$331,223	$90,321	$271,679	$186,746	1.455	1,211	$224.34	08R	2.4433	Ranch	$89,496	Sec 8, All Parcels	401	70
72-25-08-203-033	2903 ELMHURST	06/17/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$179,420	46.60	$358,846	$91,937	$293,063	$206,906	1.416	1,370	$213.91	08R	1.3969	Ranch	$89,496	Sec 8, All Parcels	401	62
72-25-08-203-034	2827 ELMHURST	09/15/23	$409,000	WD	03-ARM'S LENGTH	$409,000	$165,560	40.48	$331,129	$83,823	$325,177	$191,710	1.696	1,160	$280.33	08R	26.5817	Ranch	$83,823	Sec 8, All Parcels	401	74
72-25-08-228-003	3216 MAPLEWOOD	07/26/23	$249,500	WD	03-ARM'S LENGTH	$249,500	$137,380	55.06	$274,759	$109,445	$140,055	$128,150	1.093	1,216	$115.18	08R	33.7479	Ranch	$106,861	Sec 8, All Parcels	401	60
72-25-08-228-019	3117 GLENVIEW	06/09/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$166,260	42.63	$332,521	$93,057	$296,943	$185,631	1.600	1,188	$249.95	08R	16.9267	Ranch	$93,057	Sec 8, All Parcels	401	69
72-25-08-228-032	3106 GLENVIEW	11/22/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$156,980	42.43	$313,961	$87,845	$282,155	$175,284	1.610	1,218	$231.65	08R	17.9330	Ranch	$85,288	Sec 8, All Parcels	401	69
72-25-08-229-010	2933 MAPLEWOOD	05/20/22	$272,000	WD	03-ARM'S LENGTH	$272,000	$124,320	45.71	$248,635	$85,636	$186,364	$126,356	1.475	884	$210.82	08R	4.4540	Ranch	$85,636	Sec 8, All Parcels	401	60
72-25-08-229-011	2929 MAPLEWOOD	09/01/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$139,740	49.91	$279,487	$85,636	$194,364	$150,272	1.293	1,088	$178.64	08R	13.6960	Ranch	$85,636	Sec 8, All Parcels	401	65
72-25-08-230-017	2810 MAPLEWOOD	03/06/23	$274,500	WD	03-ARM'S LENGTH	$274,500	$130,150	47.41	$260,303	$96,561	$177,939	$126,932	1.402	884	$201.29	08R	2.8527	Ranch	$95,702	Sec 8, All Parcels	401	60
72-25-08-231-031	2807 OLIVER	10/16/23	$299,900	WD	03-ARM'S LENGTH	$299,900	$135,720	45.26	$271,438	$92,033	$207,867	$139,074	1.495	1,142	$182.02	08R	6.4280	Ranch	$90,673	Sec 8, All Parcels	401	60
72-25-08-254-015	2510 LINWOOD	03/08/24	$341,000	WD	03-ARM'S LENGTH	$341,000	$152,740	44.79	$305,483	$87,052	$253,948	$169,326	1.500	1,247	$203.65	08R	6.9380	Ranch	$84,067	Sec 8, All Parcels	401	62
72-25-08-254-021	2711 WOODLAND	01/24/24	$355,000	WD	03-ARM'S LENGTH	$355,000	$156,070	43.96	$312,135	$84,067	$270,933	$176,797	1.532	1,319	$205.41	08R	10.2079	Ranch	$84,067	Sec 8, All Parcels	401	62
72-25-08-254-028	2603 WOODLAND	04/10/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$156,800	40.73	$313,595	$86,260	$298,740	$176,229	1.695	1,129	$264.61	08R	26.4809	Ranch	$84,067	Sec 8, All Parcels	401	69
72-25-08-277-001	2726 WOODLAND	09/26/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$146,490	48.83	$292,971	$84,605	$215,395	$161,524	1.334	1,081	$199.26	08R	9.6858	Ranch	$84,605	Sec 8, All Parcels	401	64
72-25-08-277-010	2606 WOODLAND	03/10/23	$326,000	WD	03-ARM'S LENGTH	$326,000	$143,020	43.87	$286,036	$86,229	$239,771	$154,889	1.548	1,008	$237.87	08R	11.7643	Ranch	$84,067	Sec 8, All Parcels	401	70
72-25-08-278-004	2708 FERNCLIFF	02/14/23	$418,000	WD	03-ARM'S LENGTH	$418,000	$188,070	44.99	$376,136	$91,828	$326,172	$220,394	1.480	1,412	$231.00	08R	4.9577	Ranch	$90,343	Sec 8, All Parcels	401	74
72-25-08-278-020	2709 MAPLEWOOD	04/21/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$133,640	48.60	$267,287	$96,158	$178,842	$132,658	1.348	1,242	$144.00	08R	8.2232	Ranch	$96,158	Sec 8, All Parcels	401	60
72-25-08-401-018	2403 CLAWSON	09/22/23	$388,000	WD	03-ARM'S LENGTH	$388,000	$154,130	39.72	$308,266	$89,842	$298,158	$169,321	1.761	1,111	$268.37	08R	33.0530	Ranch	$86,889	Sec 8, All Parcels	401	69
72-25-08-402-002	2438 CLAWSON	10/28/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$162,220	49.91	$324,430	$91,127	$233,873	$180,855	1.293	1,064	$219.81	08R	13.7223	Ranch	$91,127	Sec 8, All Parcels	401	73
72-25-08-406-022	2222 LLOYD	07/15/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$200,070	57.16	$400,141	$150,620	$199,380	$193,427	1.031	1,562	$127.64	08R	39.9598	Ranch	$149,904	Sec 8, All Parcels	401	60
72-25-08-427-007	2414 FERNCLIFF	05/18/23	$383,500	WD	03-ARM'S LENGTH	$383,500	$160,160	41.76	$320,315	$102,786	$280,714	$168,627	1.665	1,072	$261.86	08R	23.4328	Ranch	$102,786	Sec 8, All Parcels	401	69
72-25-08-454-008	2002 LINWOOD	01/02/24	$370,000	PTA	03-ARM'S LENGTH	$370,000	$185,580	50.16	$371,167	$135,023	$234,977	$183,057	1.284	1,491	$157.60	08R	14.6749	Ranch	$131,937	Sec 8, All Parcels	401	60
72-25-09-351-007	1612 SYCAMORE	02/29/24	$512,500	WD	03-ARM'S LENGTH	$512,500	$266,750	52.05	$533,494	$161,820	$350,680	$288,119	1.217	1,931	$181.61	08R	21.3240	Ranch	$157,628	Sec 8, All Parcels	401	75
72-25-09-354-019	1602 W 12 MILE	08/14/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$142,430	41.28	$284,854	$75,589	$269,411	$162,221	1.661	1,136	$237.16	08R	23.0392	Ranch	$71,333	Sec 8, All Parcels	401	63
72-25-09-355-025	1820 EVERGREEN	06/17/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$169,400	56.47	$338,794	$131,772	$168,228	$160,482	1.048	1,356	$124.06	08R	38.2108	Ranch	$131,772	Sec 8, All Parcels	401	60
72-25-09-355-026	1816 EVERGREEN	06/02/23	$402,500	WD	03-ARM'S LENGTH	$402,500	$184,720	45.89	$369,440	$128,250	$274,250	$186,969	1.467	1,177	$233.01	08R	3.6446	Ranch	$127,668	Sec 8, All Parcels	401	69
72-25-17-207-017	1418 LINWOOD	10/31/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$136,900	48.89	$273,798	$68,756	$211,244	$158,947	1.329	1,134	$186.28	08R	10.1355	Ranch	$68,756	R1716 Vinsetta Park	401	63
		Totals:	**$13,280,299**			**$13,280,299**	**$6,177,180**		**$12,354,338**		**$9,457,399**	**$6,613,518**			**$207.99**		**0.0364**					
							Sale. Ratio =>	**46.51**					**E.C.F. =>**	**1.430**		**Std. Deviation=>**	**0.17668079**					
							Std. Dev. =>	**4.26**					**Ave. E.C.F. =>**	**1.430**		**Ave. Variance=>**	**14.0337**	**Coefficient of Var=>**	**9.811197133**			

City of Royal Oak Res Non-Condo ECF Studies for 2025

09B (SECTION 09 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-103-026	3014 CROOKS	10/21/22	$205,000	WD	03-ARM'S LENGTH	$205,000	$108,810	53.08	$217,612	$79,011	$125,989	$93,021	1.354	936	$134.60	09B	22.3419	BUNGALOW	$79,011	SEC 9, ALL PARCELS	401	51
72-25-09-105-001	2946 CROOKS	04/26/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$106,880	44.53	$213,761	$75,678	$164,322	$92,673	1.773	1,002	$163.99	09B	19.5298	BUNGALOW	$75,678	SEC 9, ALL PARCELS	401	51
72-25-09-105-006	2924 CROOKS	12/21/23	$197,000	WD	03-ARM'S LENGTH	$197,000	$101,570	51.56	$203,142	$54,714	$142,286	$99,616	1.428	1,074	$132.48	09B	14.9493	BUNGALOW	$54,714	SEC 9, ALL PARCELS	401	51
72-25-09-105-017	1503 BUTTERNUT	06/30/22	$299,000	WD	03-ARM'S LENGTH	$299,000	$152,680	51.06	$305,362	$99,603	$199,397	$138,093	1.444	1,034	$192.84	09B	13.3907	BUNGALOW	$96,655	SEC 9, ALL PARCELS	401	65
72-25-09-129-025	1036 ROYAL	10/14/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$134,140	50.62	$268,285	$97,836	$167,164	$114,395	1.461	867	$192.81	09B	11.6553	BUNGALOW	$96,655	SEC 9, ALL PARCELS	401	60
72-25-09-153-012	1423 ROYAL	04/20/22	$298,200	WD	03-ARM'S LENGTH	$298,200	$134,350	45.05	$268,690	$64,487	$233,713	$137,049	1.705	895	$261.13	09B	12.7488	BUNGALOW	$63,615	SEC 9, ALL PARCELS	401	73
72-25-09-177-001	1137 ROYAL	06/17/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$161,770	51.36	$323,532	$94,105	$220,895	$153,978	1.435	1,331	$165.96	09B	14.3247	BUNGALOW	$92,500	SEC 9, ALL PARCELS	401	65
72-25-09-205-035	632 ROYAL	05/24/22	$362,500	WD	03-ARM'S LENGTH	$362,500	$167,000	46.07	$334,002	$88,307	$274,193	$164,896	1.663	1,036	$264.67	09B	8.4987	BUNGALOW	$84,402	SEC 9, ALL PARCELS	401	73
72-25-09-251-005	809 ROYAL	11/08/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$124,540	49.82	$249,074	$81,094	$168,906	$112,738	1.498	1,178	$143.38	09B	7.9623	BUNGALOW	$80,654	SEC 9, ALL PARCELS	401	60
72-25-09-251-013	707 ROYAL	11/02/22	$359,000	WD	03-ARM'S LENGTH	$359,000	$172,070	47.93	$344,132	$80,125	$278,875	$177,186	1.574	1,076	$259.18	09B	0.3925	BUNGALOW	$80,125	SEC 9, ALL PARCELS	401	78
72-25-09-251-029	519 ROYAL	05/19/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$181,050	45.26	$362,109	$95,614	$304,386	$178,856	1.702	1,236	$246.27	09B	12.4016	BUNGALOW	$94,492	SEC 9, ALL PARCELS	401	69
72-25-09-253-039	516 W WEBSTER	05/18/22	$355,000	WD	03-ARM'S LENGTH	$355,000	$161,040	45.36	$322,073	$73,034	$281,966	$167,140	1.687	1,096	$257.27	09B	10.9165	BUNGALOW	$73,034	SEC 9, ALL PARCELS	401	73
72-25-09-276-009	321 ROYAL	04/25/23	$307,000	WD	03-ARM'S LENGTH	$307,000	$152,540	49.69	$305,073	$93,483	$213,517	$142,007	1.504	1,236	$172.75	09B	7.4267	BUNGALOW	$93,483	SEC 9, ALL PARCELS	401	60
72-25-09-307-013	1402 SMITH	11/16/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$154,370	54.16	$308,740	$80,485	$204,515	$153,191	1.335	1,318	$155.17	09B	24.2806	BUNGALOW	$80,485	SEC 9, ALL PARCELS	401	60
72-25-09-308-008	1327 SMITH	11/13/23	$455,000	WD	03-ARM'S LENGTH	$455,000	$207,490	45.60	$414,975	$79,455	$375,545	$225,181	1.668	1,280	$293.39	09B	8.9909	BUNGALOW	$74,576	SEC 9, ALL PARCELS	401	79
72-25-09-381-027	1108 W 12 MILE	12/01/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$149,070	48.88	$298,136	$69,029	$235,971	$153,763	1.535	1,315	$179.45	09B	4.3197	BUNGALOW	$69,029	SEC 9, ALL PARCELS	401	57
72-25-09-408-008	529 LLOYD	07/27/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$171,640	55.37	$343,270	$92,500	$217,500	$168,302	1.292	1,525	$142.62	09B	28.5517	BUNGALOW	$92,500	SEC 9, ALL PARCELS	401	60
72-25-09-426-006	403 W WEBSTER	05/24/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$157,770	50.89	$315,543	$99,827	$210,173	$144,776	1.452	1,084	$193.89	09B	12.6124	BUNGALOW	$99,827	SEC 9, ALL PARCELS	401	69
72-25-09-430-002	419 AQUA	07/21/22	$355,000	WD	03-ARM'S LENGTH	$355,000	$146,840	41.36	$293,685	$66,570	$288,430	$152,426	1.892	989	$291.64	09B	31.4424	BUNGALOW	$65,657	SEC 9, ALL PARCELS	401	68
72-25-09-455-016	616 CHERRY	06/28/23	$279,900	WD	03-ARM'S LENGTH	$279,900	$129,770	46.36	$259,537	$79,167	$200,733	$121,054	1.658	933	$215.15	09B	8.0378	BUNGALOW	$77,391	SEC 9, ALL PARCELS	401	60
72-25-09-455-020	532 CHERRY	12/02/22	$306,000	WD	03-ARM'S LENGTH	$306,000	$163,660	53.48	$327,315	$77,391	$228,609	$167,734	1.363	1,390	$164.47	09B	21.4913	BUNGALOW	$77,391	SEC 9, ALL PARCELS	401	66
72-25-09-455-022	522 CHERRY	02/22/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$149,700	44.03	$299,405	$77,821	$262,179	$148,714	1.763	1,003	$261.39	09B	18.5137	BUNGALOW	$77,391	SEC 9, ALL PARCELS	401	70
72-25-09-456-007	703 CHERRY	06/23/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$130,800	49.36	$261,602	$92,500	$172,500	$113,491	1.520	998	$172.85	09B	5.7896	BUNGALOW	$92,500	SEC 9, ALL PARCELS	401	51
72-25-09-478-012	426 WALNUT	05/09/22	$377,000	PTA	03-ARM'S LENGTH	$377,000	$149,400	39.63	$298,800	$66,260	$310,740	$156,067	1.991	976	$318.38	09B	41.3230	BUNGALOW	$60,464	SEC 9, ALL PARCELS	401	78
72-25-09-479-006	401 WALNUT	05/06/22	$310,000	PTA	03-ARM'S LENGTH	$310,000	$136,670	44.09	$273,348	$62,243	$247,757	$141,681	1.749	1,100	$225.23	09B	17.0857	BUNGALOW	$61,223	SEC 9, ALL PARCELS	401	63
		Totals:	**$7,750,600**			**$7,750,600**	**$3,705,620**		**$7,411,203**		**$5,730,261**	**$3,618,030**			**$208.04**		**0.5970**					
							Sale. Ratio =>	**47.81**				**E.C.F. =>**	**1.584**		**Std. Deviation=>**	**0.18033598**						
							Std. Dev. =>	**4.07**				**Ave. E.C.F. =>**	**1.578**		**Ave. Variance=>**	**15.1591**	**Coefficient of Var=>**	**9.607523488**				

09C (SECTION 09 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-103-008	1613 POPLAR	01/18/24	$695,000	PTA	03-ARM'S LENGTH	$695,000	$326,680	47.00	$653,369	$68,617	$626,383	$406,078	1.543	2,276	$275.21	09C	11.2473	Colonial/2Sty	$67,901	SEC 9, ALL PARCELS	401	96
72-25-09-128-005	1216 ROYAL	08/04/23	$925,000	WD	03-ARM'S LENGTH	$925,000	$409,180	44.24	$818,358	$106,979	$818,021	$494,013	1.656	3,412	$239.75	09C	0.0876	Colonial/2Sty	$104,495	SEC 9, ALL PARCELS	401	78
72-25-09-130-007	906 ROYAL	09/23/22	$815,000	WD	03-ARM'S LENGTH	$815,000	$358,460	43.98	$716,916	$96,655	$718,345	$430,737	1.668	2,362	$304.13	09C	1.2719	Colonial/2Sty	$96,655	SEC 9, ALL PARCELS	401	92
72-25-09-202-035	719 W 13 MILE	08/04/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$188,480	50.94	$376,968	$134,664	$235,336	$168,267	1.399	1,932	$121.81	09C	25.6403	Colonial/2Sty	$132,000	SEC 9, ALL PARCELS	401	51
72-25-09-203-006	615 W 13 MILE	05/15/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$130,020	44.07	$260,032	$65,773	$229,227	$134,902	1.699	1,368	$167.56	09C	4.4218	Colonial/2Sty	$65,773	SEC 9, ALL PARCELS	401	54
72-25-09-226-004	3122 COLUMBUS	03/16/23	$741,000	WD	03-ARM'S LENGTH	$741,000	$359,880	48.57	$719,751	$107,044	$633,956	$425,491	1.490	2,988	$212.17	09C	16.5053	Colonial/2Sty	$107,044	SEC 9, ALL PARCELS	401	89
72-25-09-253-044	517 ORCHARD VIEW	10/27/23	$1,199,000	WD	03-ARM'S LENGTH	$1,199,000	$508,950	42.45	$1,017,894	$139,452	$1,059,548	$610,029	1.737	3,345	$316.76	09C	8.1888	Colonial/2Sty	$139,452	SEC 9, ALL PARCELS	401	79
72-25-09-253-045	505 ORCHARD VIEW	05/06/22	$1,385,000	WD	03-ARM'S LENGTH	$1,385,000	$682,270	49.26	$1,364,534	$144,654	$1,240,346	$847,139	1.464	4,886	$253.86	09C	19.0834	Colonial/2Sty	$139,577	SEC 9, ALL PARCELS	401	73
72-25-09-327-013	1017 W WEBSTER	05/04/23	$1,075,000	WD	03-ARM'S LENGTH	$1,075,000	$484,790	45.10	$969,581	$92,500	$982,500	$609,084	1.613	3,230	$304.18	09C	4.1915	Colonial/2Sty	$92,500	SEC 9, ALL PARCELS	401	97
72-25-09-330-003	1221 LYONS	10/05/23	$460,000	WD	03-ARM'S LENGTH	$460,000	$192,200	41.78	$384,398	$75,151	$384,849	$214,755	1.792	1,644	$234.09	09C	13.7046	Colonial/2Sty	$74,576	SEC 9, ALL PARCELS	401	69
72-25-09-333-014	908 LLOYD	05/11/23	$1,025,000	WD	03-ARM'S LENGTH	$1,025,000	$424,160	41.38	$848,325	$104,090	$920,910	$516,830	1.782	2,798	$329.13	09C	12.6851	Colonial/2Sty	$92,500	SEC 9, ALL PARCELS	401	97
72-25-09-405-005	717 MAGNOLIA	10/26/22	$585,500	WD	03-ARM'S LENGTH	$585,500	$291,340	49.76	$582,675	$92,500	$493,000	$340,399	1.448	3,096	$159.24	09C	20.6694	Colonial/2Sty	$92,500	SEC 9, ALL PARCELS	401	75
72-25-09-408-010	519 LLOYD	02/21/24	$1,031,000	WD	03-ARM'S LENGTH	$1,031,000	$449,170	43.57	$898,333	$94,973	$936,027	$557,889	1.678	3,130	$299.05	09C	2.2809	Colonial/2Sty	$92,500	SEC 9, ALL PARCELS	401	97
72-25-09-428-038	2415 N MAIN	02/20/24	$443,500	WD	03-ARM'S LENGTH	$443,500	$168,540	38.00	$337,075	$72,355	$371,145	$183,833	2.019	1,612	$230.24	09C	36.3929	Colonial/2Sty	$71,650	SEC 9, ALL PARCELS	401	64
72-25-09-429-043	224 AQUA	07/20/22	$415,000	WD	03-ARM'S LENGTH	$415,000	$168,840	40.68	$337,685	$85,972	$329,028	$174,801	1.882	1,688	$194.92	09C	22.7311	Colonial/2Sty	$83,096	SEC 9, ALL PARCELS	401	62
72-25-09-429-049	124 AQUA	06/09/22	$480,000	WD	03-ARM'S LENGTH	$480,000	$214,260	44.64	$428,520	$96,066	$383,934	$230,871	1.663	2,140	$179.41	09C	0.7989	Colonial/2Sty	$92,315	SEC 9, ALL PARCELS	401	65
72-25-09-430-009	321 AQUA	01/10/23	$418,000	PTA	03-ARM'S LENGTH	$418,000	$189,270	45.28	$378,530	$72,144	$345,856	$212,768	1.626	1,616	$214.02	09C	2.9486	Colonial/2Sty	$72,144	SEC 9, ALL PARCELS	401	69
72-25-09-451-010	713 W HOUSTONIA	01/20/23	$800,000	WD	03-ARM'S LENGTH	$800,000	$345,360	43.17	$690,727	$93,817	$706,183	$414,521	1.704	2,799	$252.30	09C	4.8620	Colonial/2Sty	$92,500	SEC 9, ALL PARCELS	401	92
72-25-09-456-003	723 CHERRY	05/04/22	$307,500	WD	03-ARM'S LENGTH	$307,500	$130,900	42.57	$261,799	$92,500	$215,000	$117,569	1.829	1,200	$179.17	09C	17.3725	Colonial/2Sty	$92,500	SEC 9, ALL PARCELS	401	60
72-25-09-483-023	1823 N CENTER	02/13/23	$540,000	WD	03-ARM'S LENGTH	$540,000	$275,050	50.94	$550,102	$67,345	$472,655	$335,248	1.410	2,390	$197.76	09C	24.5126	Colonial/2Sty	$67,345	SEC 9, ALL PARCELS	401	93
		Totals:	**$14,005,500**			**$14,005,500**	**$6,297,800**		**$12,595,572**		**$12,102,249**	**$7,425,223**			**$233.24**		**2.5109**					
							Sale. Ratio =>	**44.97**				**E.C.F. =>**	**1.630**		**Std. Deviation=>**	**0.16358265**						
							Std. Dev. =>	**3.55**				**Ave. E.C.F. =>**	**1.655**		**Ave. Variance=>**	**12.4798**	**Coefficient of Var=>**	**7.540707168**				

09D (SECTION 09 - DUPLEX)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-101-005	1635 FAIRVIEW	02/29/24	$390,000	WD	03-ARM'S LENGTH	$390,000	$184,500	47.31	$369,000	$111,311	$278,689	$193,751	1.438	1,680	$165.89	09D	16.8532	Other	$109,882	SEC 9, ALL PARCELS	401	60
72-25-09-151-026	2614 OLIVER	09/01/23	$235,000	WD	03-ARM'S LENGTH	$235,000	$97,640	41.55	$195,285	$54,104	$180,896	$106,151	1.704	1,080	$167.50	09D	9.7218	Other	$51,782	SEC 9, ALL PARCELS	401	64
72-25-09-151-035	2524 OLIVER	04/29/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$89,320	38.83	$178,641	$51,782	$178,218	$95,383	1.868	1,080	$165.02	09D	26.1534	Other	$51,782	SEC 9, ALL PARCELS	401	60
72-25-09-477-016	122 W HOUSTONIA	05/26/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$180,470	47.49	$360,943	$68,600	$311,400	$219,807	1.417	1,649	$188.84	09D	19.0220	MultiTenant	$68,600	SEC 9, ALL PARCELS	401	70
		Totals:	**$1,235,000**			**$1,235,000**	**$551,930**		**$1,103,869**		**$949,203**	**$615,092**			**$171.81**		**6.3729**					
							Sale. Ratio =>	**44.69**				**E.C.F. =>**	**1.543**		**Std. Deviation=>**	**0.21789724**						
							Std. Dev. =>	**4.31**				**Ave. E.C.F. =>**	**1.607**		**Ave. Variance=>**	**17.9376**	**Coefficient of Var=>**	**11.16271708**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

09O (SECTION 09 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-106-020	1312 ROYAL	02/22/23	$313,500	WD	03-ARM'S LENGTH	$313,500	$157,820	50.34	$315,645	$84,071	$229,429	$156,469	1.466	1,395	$164.47	09O	16.9035	Other	$84,071	SEC 9, ALL PARCELS	401	65
72-25-09-205-021	822 ROYAL	05/19/23	$675,000	WD	03-ARM'S LENGTH	$675,000	$312,510	46.30	$625,010	$93,793	$581,207	$368,901	1.576	2,228	$260.86	09O	5.9816	Other	$93,793	SEC 9, ALL PARCELS	401	90
72-25-09-229-026	518 ROYAL	07/31/23	$451,200	WD	03-ARM'S LENGTH	$451,200	$197,320	43.73	$394,644	$104,672	$346,528	$195,927	1.769	1,825	$189.88	09O	13.3332	Other	$99,979	SEC 9, ALL PARCELS	401	60
72-25-09-276-022	111 ROYAL	01/17/24	$780,000	WD	03-ARM'S LENGTH	$780,000	$346,850	44.47	$693,702	$215,113	$564,887	$323,371	1.747	3,037	$186.00	09O	11.1544	Other	$200,862	SEC 9, ALL PARCELS	401	54
72-25-09-277-061	311 ELLEN	10/03/22	$445,000	WD	03-ARM'S LENGTH	$445,000	$219,390	49.30	$438,775	$116,923	$328,077	$223,508	1.468	1,588	$206.60	09O	16.7475	Other	$116,923	SEC 9, ALL PARCELS	401	82
72-25-09-308-030	1220 LYONS	07/29/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$190,160	47.54	$380,311	$74,576	$325,424	$206,578	1.575	1,680	$193.70	09O	6.0016	Other	$74,576	SEC 9, ALL PARCELS	401	68
72-25-09-327-006	1111 W WEBSTER	05/31/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$209,870	41.97	$419,733	$100,831	$399,169	$221,460	1.802	1,690	$236.19	09O	16.7119	Other	$92,500	SEC 9, ALL PARCELS	401	74
72-25-09-408-017	612 W HOUSTONIA	08/23/22	$440,000	WD	03-ARM'S LENGTH	$440,000	$193,910	44.07	$387,818	$92,500	$347,500	$205,082	1.694	1,340	$259.33	09O	5.9118	Other	$92,500	SEC 9, ALL PARCELS	401	78
72-25-09-427-007	2514 N WASHINGTON	08/15/22	$430,000	WD	03-ARM'S LENGTH	$430,000	$173,320	40.31	$346,649	$92,544	$337,456	$176,462	1.912	1,326	$254.49	09O	27.7019	Other	$92,544	SEC 9, ALL PARCELS	401	71
72-25-09-478-009	311 W HOUSTONIA	07/19/23	$376,000	WD	03-ARM'S LENGTH	$376,000	$183,450	48.79	$366,891	$124,838	$251,162	$163,549	1.536	1,457	$172.38	09O	9.9631	Other	$124,522	SEC 9, ALL PARCELS	401	60
72-25-09-481-012	1827 N LAFAYETTE	12/01/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$177,200	49.92	$354,408	$85,285	$269,715	$186,891	1.443	1,465	$184.11	09O	19.2159	Other	$85,285	SEC 9, ALL PARCELS	401	74
	Totals:	**$5,165,700**				**$5,165,700**	**$2,361,800**		**$4,723,586**		**$3,980,554**	**$2,428,197**			**$209.82**		**0.3978**					
							Sale. Ratio =>	**45.72**				**E.C.F. =>**	**1.639**		**Std. Deviation=>**	**0.15780833**						
							Std. Dev. =>	**3.39**				**Ave. E.C.F. =>**	**1.635**		**Ave. Variance=>**	**13.6024**	**Coefficient of Var=>**	**8.317847452**				

09R (SECTION 09 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-103-011	1527 POPLAR	05/19/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$144,460	42.49	$288,923	$67,901	$272,099	$164,942	1.650	1,064	$255.73	09R	13.6132	Ranch	$67,901	SEC 9, ALL PARCELS	401	69
72-25-09-104-004	1413 POPLAR	02/09/23	$341,000	WD	03-ARM'S LENGTH	$341,000	$144,040	42.24	$288,087	$69,014	$271,986	$163,487	1.664	1,030	$264.06	09R	15.0118	Ranch	$67,901	SEC 9, ALL PARCELS	401	71
72-25-09-105-011	2904 CROOKS	08/18/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$93,920	46.96	$187,835	$54,714	$145,286	$99,344	1.462	992	$146.46	09R	5.1081	Ranch	$54,714	SEC 9, ALL PARCELS	401	51
72-25-09-127-011	912 BUTTERNUT	06/30/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$142,040	43.70	$284,077	$71,162	$253,838	$158,892	1.598	1,150	$220.73	09R	8.4018	Ranch	$71,162	SEC 9, ALL PARCELS	401	60
72-25-09-151-020	2716 OLIVER	08/29/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$135,310	54.12	$270,620	$74,000	$176,000	$146,731	1.199	1,142	$154.12	09R	31.4063	Ranch	$74,000	SEC 9, ALL PARCELS	401	60
72-25-09-152-003	2728 GALPIN	08/31/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$124,580	47.92	$249,162	$95,347	$164,653	$114,787	1.434	1,065	$154.60	09R	7.9116	Ranch	$95,347	SEC 9, ALL PARCELS	401	60
72-25-09-152-016	2805 CROOKS	06/13/22	$485,000	WD	03-ARM'S LENGTH	$485,000	$212,280	43.77	$424,551	$129,634	$355,366	$220,087	1.615	2,214	$160.51	09R	10.1125	Ranch	$127,942	SEC 9, ALL PARCELS	401	60
72-25-09-152-017	2731 CROOKS	08/19/22	$312,500	WD	03-ARM'S LENGTH	$312,500	$156,730	50.15	$313,466	$130,895	$181,605	$136,247	1.333	1,399	$129.81	09R	18.0625	Ranch	$127,942	SEC 9, ALL PARCELS	401	51
72-25-09-152-018	2725 CROOKS	06/30/23	$365,000	WD	03-ARM'S LENGTH	$365,000	$177,870	48.73	$355,749	$127,942	$237,058	$170,005	1.394	1,243	$190.71	09R	11.9119	Ranch	$127,942	SEC 9, ALL PARCELS	401	59
72-25-09-153-004	2814 CROOKS	10/20/23	$159,000	WD	03-ARM'S LENGTH	$159,000	$73,890	46.47	$147,781	$61,510	$97,490	$64,381	1.514	820	$118.89	09R	0.0724	Ranch	$57,123	SEC 9, ALL PARCELS	401	51
72-25-09-177-027	1026 HICKORY	08/10/23	$311,000	WD	03-ARM'S LENGTH	$311,000	$135,590	43.60	$271,189	$92,500	$218,500	$133,350	1.639	1,014	$215.48	09R	12.5011	Ranch	$92,500	SEC 9, ALL PARCELS	401	60
72-25-09-179-005	1216 W WEBSTER	04/13/22	$291,000	WD	03-ARM'S LENGTH	$291,000	$130,540	44.86	$261,087	$99,026	$191,974	$120,941	1.587	1,014	$189.32	09R	7.3801	Ranch	$96,226	SEC 9, ALL PARCELS	401	65
72-25-09-179-008	1202 W WEBSTER	06/27/22	$505,000	WD	03-ARM'S LENGTH	$505,000	$231,640	45.87	$463,283	$94,754	$410,246	$275,022	1.492	2,022	$202.89	09R	2.1848	Ranch	$92,500	SEC 9, ALL PARCELS	401	73
72-25-09-180-001	1137 HICKORY	04/18/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$158,010	49.38	$316,010	$93,177	$226,823	$166,293	1.364	1,314	$172.62	09R	14.9541	Ranch	$92,500	SEC 9, ALL PARCELS	401	63
72-25-09-180-002	1133 HICKORY	05/04/23	$347,000	WD	03-ARM'S LENGTH	$347,000	$149,590	43.11	$299,187	$92,500	$254,500	$154,244	1.650	1,018	$250.00	09R	13.6448	Ranch	$92,500	SEC 9, ALL PARCELS	401	69
72-25-09-180-010	1033 HICKORY	01/05/24	$305,000	PTA	03-ARM'S LENGTH	$305,000	$133,940	43.91	$267,875	$92,500	$212,500	$130,877	1.624	1,053	$201.80	09R	11.0129	Ranch	$92,500	SEC 9, ALL PARCELS	401	60
72-25-09-180-022	1112 W WEBSTER	01/24/23	$252,000	WD	03-ARM'S LENGTH	$252,000	$130,090	51.62	$260,181	$92,500	$159,500	$125,135	1.275	1,053	$151.47	09R	23.8912	Ranch	$92,500	SEC 9, ALL PARCELS	401	64
72-25-09-180-028	1022 W WEBSTER	08/15/22	$327,000	WD	03-ARM'S LENGTH	$327,000	$155,290	47.49	$310,585	$93,798	$233,202	$161,781	1.441	1,007	$231.58	09R	7.2070	Ranch	$92,500	SEC 9, ALL PARCELS	401	71
72-25-09-201-001	3221 SYLVAN	01/12/24	$302,000	WD	03-ARM'S LENGTH	$302,000	$134,260	44.46	$268,512	$65,407	$236,593	$151,571	1.561	1,102	$214.69	09R	4.7405	Ranch	$65,407	SEC 9, ALL PARCELS	401	63
72-25-09-202-015	723 POPLAR	03/11/24	$355,000	WD	03-ARM'S LENGTH	$355,000	$157,710	44.43	$315,416	$109,596	$245,404	$153,597	1.598	1,163	$211.01	09R	8.4179	Ranch	$108,083	SEC 9, ALL PARCELS	401	60
72-25-09-202-017	3088 SYLVAN	02/07/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$135,360	45.12	$270,713	$75,287	$224,713	$145,840	1.541	1,053	$213.40	09R	2.7281	Ranch	$75,287	SEC 9, ALL PARCELS	401	60
72-25-09-202-021	3056 SYLVAN	04/03/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$162,430	39.62	$324,860	$70,918	$339,082	$189,509	1.789	1,146	$295.88	09R	27.5732	Ranch	$70,918	SEC 9, ALL PARCELS	401	74
72-25-09-202-023	3046 SYLVAN	03/27/24	$340,000	WD	03-ARM'S LENGTH	$340,000	$142,220	41.83	$284,449	$70,263	$269,737	$159,840	1.688	1,142	$236.20	09R	17.4006	Ranch	$70,263	SEC 9, ALL PARCELS	401	70
72-25-09-202-025	3038 SYLVAN	08/25/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$143,870	45.67	$287,740	$79,961	$235,039	$155,059	1.516	1,131	$207.82	09R	0.2270	Ranch	$73,480	SEC 9, ALL PARCELS	401	63
72-25-09-202-026	3034 SYLVAN	06/08/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$146,830	45.18	$293,658	$75,921	$249,079	$162,490	1.533	1,286	$193.69	09R	1.9351	Ranch	$75,921	SEC 9, ALL PARCELS	401	60
72-25-09-202-054	3037 COLUMBUS	06/14/23	$236,000	WD	03-ARM'S LENGTH	$236,000	$120,680	51.14	$241,366	$71,650	$164,350	$126,654	1.298	1,017	$161.60	09R	21.5902	Ranch	$71,650	SEC 9, ALL PARCELS	401	60
72-25-09-203-004	3114 MARION	04/28/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$147,130	52.55	$294,267	$86,237	$193,763	$155,246	1.248	1,294	$149.74	09R	26.5434	Ranch	$86,237	SEC 9, ALL PARCELS	401	60
72-25-09-205-010	709 BUTTERNUT	01/16/24	$319,900	WD	03-ARM'S LENGTH	$319,900	$141,590	44.26	$283,171	$72,294	$247,606	$157,371	1.573	1,102	$224.69	09R	5.9857	Ranch	$69,424	SEC 9, ALL PARCELS	401	60
72-25-09-226-056	222 W BLOOMFIELD	05/31/22	$341,000	WD	03-ARM'S LENGTH	$341,000	$153,510	45.02	$307,010	$89,094	$251,906	$162,624	1.549	1,092	$230.68	09R	3.5475	Ranch	$87,151	SEC 9, ALL PARCELS	401	68
72-25-09-226-058	210 W BLOOMFIELD	03/13/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$149,660	41.57	$299,315	$78,640	$281,360	$164,683	1.708	980	$287.10	09R	19.4962	Ranch	$75,573	SEC 9, ALL PARCELS	401	69
72-25-09-227-015	424 W BLOOMFIELD	06/30/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$165,490	41.37	$330,985	$81,201	$318,799	$186,406	1.710	1,115	$285.92	09R	19.6706	Ranch	$76,540	SEC 9, ALL PARCELS	401	69
72-25-09-227-017	412 W BLOOMFIELD	10/20/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$136,820	41.46	$273,634	$73,169	$256,831	$149,601	1.717	1,240	$207.12	09R	20.3242	Ranch	$72,416	SEC 9, ALL PARCELS	401	60
72-25-09-228-007	429 W BLOOMFIELD	04/20/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$151,490	48.87	$302,974	$81,216	$228,784	$165,491	1.382	1,092	$209.51	09R	13.1079	Ranch	$79,694	SEC 9, ALL PARCELS	401	68
72-25-09-228-012	325 W BLOOMFIELD	10/20/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$140,600	42.61	$281,190	$79,009	$250,991	$150,881	1.663	1,113	$225.51	09R	14.9965	Ranch	$79,009	SEC 9, ALL PARCELS	401	60
72-25-09-228-031	320 W LA SALLE	10/17/22	$283,250	WD	03-ARM'S LENGTH	$283,250	$140,690	49.67	$281,388	$74,736	$208,514	$154,218	1.352	1,131	$184.36	09R	16.1461	Ranch	$74,736	SEC 9, ALL PARCELS	401	63
72-25-09-229-003	503 W LA SALLE	12/09/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$152,340	49.14	$304,677	$72,763	$237,237	$173,070	1.371	1,149	$206.47	09R	14.2778	Ranch	$72,763	SEC 9, ALL PARCELS	401	63
72-25-09-252-022	818 ORCHARD VIEW	12/11/23	$252,000	WD	03-ARM'S LENGTH	$252,000	$124,210	49.29	$248,415	$76,887	$175,113	$128,006	1.368	1,066	$164.27	09R	14.5528	Ranch	$76,887	SEC 9, ALL PARCELS	401	60
72-25-09-277-005	503 ELLEN	12/05/22	$276,500	WD	03-ARM'S LENGTH	$276,500	$140,670	50.88	$281,338	$67,155	$209,345	$159,838	1.310	1,080	$193.84	09R	20.3803	Ranch	$67,155	SEC 9, ALL PARCELS	401	63
72-25-09-278-018	326 W WEBSTER	05/09/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$127,390	45.50	$254,778	$97,163	$182,837	$117,623	1.554	895	$204.29	09R	4.0896	Ranch	$96,441	SEC 9, ALL PARCELS	401	60
72-25-09-301-012	2433 GALPIN	05/30/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$164,430	43.85	$328,856	$78,776	$296,224	$186,627	1.587	1,120	$264.49	09R	7.3718	Ranch	$75,997	SEC 9, ALL PARCELS	401	75
72-25-09-302-015	2433 EVERGREEN	10/27/22	$299,900	WD	03-ARM'S LENGTH	$299,900	$145,110	48.39	$290,224	$76,171	$223,729	$159,741	1.401	1,263	$177.14	09R	11.2962	Ranch	$76,171	SEC 9, ALL PARCELS	401	60
72-25-09-306-010	2215 EVERGREEN	11/28/23	$495,000	WD	03-ARM'S LENGTH	$495,000	$212,650	42.96	$425,304	$111,436	$383,564	$234,230	1.638	1,931	$198.63	09R	12.4019	Ranch	$105,470	SEC 9, ALL PARCELS	401	64
72-25-09-307-010	1424 SMITH	02/09/24	$372,300	WD	03-ARM'S LENGTH	$372,300	$157,140	42.21	$314,273	$114,325	$257,975	$149,215	1.729	1,136	$227.09	09R	21.5348	Ranch	$114,325	SEC 9, ALL PARCELS	401	60
72-25-09-308-004	1407 SMITH	03/10/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$167,870	39.97	$335,738	$75,901	$344,099	$193,908	1.775	1,118	$307.78	09R	26.1011	Ranch	$74,576	SEC 9, ALL PARCELS	401	74
72-25-09-333-015	904 LLOYD	06/29/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$147,380	49.13	$294,766	$92,764	$207,236	$150,748	1.375	1,125	$184.21	09R	13.8814	Ranch	$92,500	SEC 9, ALL PARCELS	401	60
72-25-09-357-010	2008 ALICIA	01/31/24	$450,000	WD	03-ARM'S LENGTH	$450,000	$193,180	42.93	$386,358	$74,035	$375,965	$233,077	1.613	1,203	$312.52	09R	9.9517	Ranch	$74,035	SEC 9, ALL PARCELS	401	79

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-09-381-011	1935 MCDONALD	09/19/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$211,340	55.62	$422,682	$166,604	$213,396	$191,103	1.117	1,393	$153.19	09R	39.6880	Ranch	$159,899	SEC 9, ALL PARCELS	401	60
72-25-09-402-006	527 W WEBSTER	12/22/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$162,360	55.04	$324,716	$107,761	$187,239	$161,907	1.156	1,120	$167.18	09R	35.7072	Ranch	$107,761	SEC 9, ALL PARCELS	401	60
72-25-09-407-011	812 W HOUSTONIA	07/15/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$159,050	46.78	$318,095	$93,910	$246,090	$167,302	1.471	1,136	$216.63	09R	4.2604	Ranch	$92,500	SEC 9, ALL PARCELS	401	70
72-25-09-431-016	208 LA PLAZA	03/30/23	$299,000	WD	03-ARM'S LENGTH	$299,000	$133,720	44.72	$267,447	$68,099	$230,901	$148,767	1.552	1,056	$218.66	09R	3.8562	Ranch	$68,099	SEC 9, ALL PARCELS	401	69
72-25-09-431-025	2207 N MAIN	07/31/23	$253,000	WD	03-ARM'S LENGTH	$253,000	$113,460	44.85	$226,922	$76,033	$176,967	$112,604	1.572	991	$178.57	09R	5.8056	Ranch	$74,849	SEC 9, ALL PARCELS	401	51
72-25-09-452-027	2007 MARYWOOD	04/11/22	$392,500	WD	03-ARM'S LENGTH	$392,500	$181,780	46.31	$363,563	$127,144	$265,356	$176,432	1.504	1,194	$222.24	09R	0.9522	Ranch	$121,072	SEC 9, ALL PARCELS	401	65
72-25-09-481-004	1826 MARYWOOD	05/25/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$172,270	41.02	$344,531	$85,715	$334,285	$193,146	1.731	1,364	$245.08	09R	21.7200	Ranch	$84,949	SEC 9, ALL PARCELS	401	72
72-25-09-483-010	1817 N CENTER	03/16/23	$223,000	WD	03-ARM'S LENGTH	$223,000	$101,120	45.35	$202,242	$68,181	$154,819	$100,046	1.547	886	$174.74	09R	3.3951	Ranch	$67,345	SEC 9, ALL PARCELS	401	60
		Totals:	**$17,665,850**			**$17,665,850**	**$8,067,620**		**$16,135,221**		**$12,967,554**	**$8,535,019**			**$206.79**		**0.5801**					
							Sale. Ratio =>	**45.67**				**E.C.F. =>**	**1.519**		**Std. Deviation=>**	**0.16102026**						
							Std. Dev. =>	**3.80**				**Ave. E.C.F. =>**	**1.514**		**Ave. Variance=>**	**13.1489**	**Coefficient of Var=>**	**8.687573384**				

09T (SECTION 09 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-226-037	216 W LAWRENCE	11/16/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$152,880	48.53	$305,767	$70,041	$244,959	$174,612	1.403	1,554	$157.63	09T	21.5089	TriLevel/Quad	$70,041	SEC 9, ALL PARCELS	401	60
72-25-09-226-047	121 W LAWRENCE	11/09/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$159,490	44.30	$318,981	$77,127	$282,873	$179,151	1.579	1,674	$168.98	09T	3.9003	TriLevel/Quad	$75,573	SEC 9, ALL PARCELS	401	64
72-25-09-277-056	210 ORCHARD VIEW	06/07/22	$440,000	WD	03-ARM'S LENGTH	$440,000	$193,630	44.01	$387,257	$146,200	$293,800	$178,561	1.645	1,763	$166.65	09T	2.7412	TriLevel/Quad	$143,513	SEC 9, ALL PARCELS	401	60
72-25-09-381-022	1860 VINSETTA	03/21/24	$559,000	WD	03-ARM'S LENGTH	$559,000	$232,260	41.55	$464,511	$146,128	$412,872	$235,839	1.751	2,713	$152.18	09T	13.2684	BiLevel	$140,374	SEC 9, ALL PARCELS	401	60
72-25-09-477-026	127 LA PLAZA	03/11/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$145,330	41.52	$290,666	$69,370	$280,630	$163,923	1.712	1,249	$224.68	09T	9.3996	TriLevel/Quad	$67,023	SEC 9, ALL PARCELS	401	73
		Totals:	**$2,024,000**			**$2,024,000**	**$883,590**		**$1,767,182**		**$1,515,134**	**$932,086**			**$174.03**		**0.7564**					
							Sale. Ratio =>	**43.66**				**E.C.F. =>**	**1.626**		**Std. Deviation=>**	**0.13690896**						
							Std. Dev. =>	**2.86**				**Ave. E.C.F. =>**	**1.618**		**Ave. Variance=>**	**10.1637**	**Coefficient of Var=>**	**6.28176828**				

10B (SECTION 10 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-10-104-011	315 E BLOOMFIELD	08/09/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$181,910	46.64	$363,826	$100,208	$289,792	$176,925	1.638	1,282	$226.05	10B	0.4748	BUNGALOW	$92,941	Sec 10 - All Parcels	401	64
72-25-10-106-035	205 DEVILLEN	06/02/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$152,650	41.82	$305,301	$64,901	$300,099	$161,342	1.860	1,384	$216.83	10B	21.7329	BUNGALOW	$64,901	Sec 10 - All Parcels	401	62
72-25-10-126-043	3109 N ALEXANDER	07/14/23	$339,000	WD	03-ARM'S LENGTH	$339,000	$145,280	42.86	$290,551	$73,714	$265,286	$145,528	1.823	1,111	$238.78	10B	18.0232	BUNGALOW	$71,197	Sec 10 - All Parcels	401	69
72-25-10-128-020	3011 N ALEXANDER	10/30/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$123,420	44.08	$246,842	$68,535	$211,465	$119,669	1.767	1,074	$196.89	10B	12.4395	BUNGALOW	$68,535	Sec 10 - All Parcels	401	64
72-25-10-129-054	2937 N ALEXANDER	04/26/23	$306,000	WD	03-ARM'S LENGTH	$306,000	$145,410	47.52	$290,814	$68,445	$237,555	$149,241	1.592	1,120	$212.10	10B	5.0931	BUNGALOW	$68,445	Sec 10 - All Parcels	401	64
72-25-10-129-055	2933 N ALEXANDER	08/10/23	$266,000	WD	03-ARM'S LENGTH	$266,000	$124,380	46.76	$248,766	$67,254	$198,746	$121,820	1.631	938	$211.88	10B	1.1215	BUNGALOW	$67,254	Sec 10 - All Parcels	401	60
72-25-10-151-013	136 DEVILLEN	06/21/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$133,020	46.67	$266,030	$66,132	$218,868	$134,160	1.631	1,018	$215.00	10B	1.1288	BUNGALOW	$64,916	Sec 10 - All Parcels	401	63
72-25-10-151-021	224 DEVILLEN	09/30/22	$287,000	WD	03-ARM'S LENGTH	$287,000	$134,000	46.69	$268,009	$69,143	$217,857	$133,467	1.632	983	$221.62	10B	1.0396	BUNGALOW	$64,916	Sec 10 - All Parcels	401	73
72-25-10-151-026	300 DEVILLEN	10/11/22	$236,000	WD	03-ARM'S LENGTH	$236,000	$114,660	48.58	$229,324	$64,916	$171,084	$110,341	1.551	911	$187.80	10B	9.2183	BUNGALOW	$64,916	Sec 10 - All Parcels	401	68
72-25-10-151-030	318 DEVILLEN	10/21/22	$249,000	WD	03-ARM'S LENGTH	$249,000	$124,850	50.14	$249,695	$85,047	$163,953	$110,502	1.484	952	$172.22	10B	15.8976	BUNGALOW	$85,047	Sec 10 - All Parcels	401	60
72-25-10-151-041	209 LINDEN	06/30/22	$306,000	WD	03-ARM'S LENGTH	$306,000	$129,120	42.20	$258,233	$64,916	$241,084	$129,743	1.858	1,022	$235.89	10B	21.5480	BUNGALOW	$64,916	Sec 10 - All Parcels	401	60
72-25-10-152-003	2712 N MAIN	11/30/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$114,400	49.74	$228,805	$57,832	$172,168	$114,747	1.500	930	$185.13	10B	14.2272	BUNGALOW	$57,832	Sec 10 - All Parcels	401	62
72-25-10-152-006	112 LINDEN	08/22/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$126,040	48.48	$252,084	$64,916	$195,084	$125,616	1.553	906	$215.32	10B	8.9669	BUNGALOW	$64,916	Sec 10 - All Parcels	401	60
72-25-10-152-007	118 LINDEN	07/19/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$127,850	47.35	$255,705	$64,916	$205,084	$128,046	1.602	1,161	$176.64	10B	4.1047	BUNGALOW	$64,916	Sec 10 - All Parcels	401	60
72-25-10-152-015	204 LINDEN	10/17/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$112,070	40.03	$224,146	$64,916	$215,084	$106,866	2.013	911	$236.10	10B	36.9970	BUNGALOW	$64,916	Sec 10 - All Parcels	401	69
72-25-10-152-052	2717 ROCHESTER	01/11/24	$220,000	PTA	03-ARM'S LENGTH	$220,000	$101,990	46.36	$203,970	$46,265	$173,735	$105,842	1.641	911	$190.71	10B	0.1234	BUNGALOW	$46,265	Sec 10 - All Parcels	401	59
72-25-10-153-003	2610 N MAIN	03/15/24	$325,000	WD	03-ARM'S LENGTH	$325,000	$145,230	44.69	$290,451	$83,895	$241,105	$138,628	1.739	1,124	$214.51	10B	9.6535	BUNGALOW	$83,895	Sec 10 - All Parcels	401	59
72-25-10-153-031	201 E WEBSTER	03/10/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$112,860	47.03	$225,727	$69,512	$170,488	$104,842	1.626	923	$184.71	10B	1.6548	BUNGALOW	$64,916	Sec 10 - All Parcels	401	64
72-25-10-201-004	3210 N ALEXANDER	12/13/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$126,970	50.79	$253,937	$73,844	$176,156	$120,868	1.457	946	$186.21	10B	18.5259	BUNGALOW	$73,844	Sec 10 - All Parcels	401	60
72-25-10-201-008	3124 N ALEXANDER	02/22/23	$272,400	WD	03-ARM'S LENGTH	$272,400	$144,660	53.11	$289,325	$75,340	$197,060	$143,614	1.372	1,218	$161.79	10B	27.0537	BUNGALOW	$75,340	Sec 10 - All Parcels	401	60
72-25-10-201-012	3106 N ALEXANDER	03/11/24	$402,000	WD	03-ARM'S LENGTH	$402,000	$169,490	42.16	$338,973	$76,779	$325,221	$175,969	1.848	1,332	$244.16	10B	20.5485	BUNGALOW	$76,779	Sec 10 - All Parcels	401	70
72-25-10-201-022	3121 N ALTADENA	02/06/23	$249,900	WD	03-ARM'S LENGTH	$249,900	$115,820	46.35	$231,645	$75,614	$174,286	$104,719	1.664	947	$184.04	10B	2.1638	BUNGALOW	$75,614	Sec 10 - All Parcels	401	60
72-25-10-201-024	3111 N ALTADENA	10/04/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$120,090	43.67	$240,172	$76,346	$198,654	$109,950	1.807	948	$209.55	10B	16.4075	BUNGALOW	$76,346	Sec 10 - All Parcels	401	60
72-25-10-201-025	3107 N ALTADENA	06/22/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$133,280	49.36	$266,550	$76,724	$193,276	$127,400	1.517	958	$201.75	10B	12.5606	BUNGALOW	$76,724	Sec 10 - All Parcels	401	60
72-25-10-202-009	3118 N ALTADENA	08/12/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,090	44.03	$264,184	$72,993	$227,007	$128,316	1.769	950	$238.95	10B	12.6437	BUNGALOW	$72,993	Sec 10 - All Parcels	401	62
72-25-10-202-021	3125 FERRIS	05/05/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$140,630	44.64	$281,269	$74,055	$240,945	$139,070	1.733	953	$252.83	10B	8.9861	BUNGALOW	$72,993	Sec 10 - All Parcels	401	73
72-25-10-202-024	3111 FERRIS	01/03/24	$320,000	PTA	03-ARM'S LENGTH	$320,000	$145,560	45.49	$291,112	$74,129	$245,871	$145,626	1.688	1,391	$176.76	10B	4.5685	BUNGALOW	$72,993	Sec 10 - All Parcels	401	60
72-25-10-203-007	3128 FERRIS	12/08/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$168,160	45.45	$336,323	$74,464	$295,536	$175,744	1.682	1,177	$251.09	10B	3.8939	BUNGALOW	$72,993	Sec 10 - All Parcels	401	74
72-25-10-203-016	3215 N BLAIR	11/07/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$134,460	48.02	$268,910	$72,993	$207,007	$131,488	1.574	933	$221.87	10B	6.8344	BUNGALOW	$72,993	Sec 10 - All Parcels	401	65
72-25-10-203-024	3111 N BLAIR	12/28/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$159,930	45.69	$319,863	$74,126	$275,874	$164,924	1.673	1,093	$252.40	10B	3.0046	BUNGALOW	$72,993	Sec 10 - All Parcels	401	73
72-25-10-203-025	3107 N BLAIR	10/28/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$129,120	46.95	$258,249	$72,993	$202,007	$124,333	1.625	942	$214.44	10B	1.7959	BUNGALOW	$72,993	Sec 10 - All Parcels	401	65
72-25-10-204-024	3111 N VERMONT	06/09/22	$282,000	WD	03-ARM'S LENGTH	$282,000	$126,710	44.93	$253,420	$78,147	$203,853	$117,633	1.733	942	$216.40	10B	9.0273	BUNGALOW	$72,314	Sec 10 - All Parcels	401	73
72-25-10-205-005	3002 N ALEXANDER	11/13/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$133,080	45.89	$266,160	$80,202	$209,798	$124,804	1.681	937	$223.90	10B	3.8333	BUNGALOW	$80,202	Sec 10 - All Parcels	401	64
72-25-10-205-008	2948 N ALEXANDER	12/13/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$113,720	51.69	$227,432	$81,379	$138,621	$98,022	1.414	940	$147.47	10B	22.8506	BUNGALOW	$81,379	Sec 10 - All Parcels	401	60
72-25-10-205-011	2934 N ALEXANDER	01/22/24	$362,000	WD	03-ARM'S LENGTH	$362,000	$163,340	45.12	$326,676	$82,326	$279,674	$163,993	1.705	1,232	$227.01	10B	6.2713	BUNGALOW	$82,326	Sec 10 - All Parcels	401	66
72-25-10-205-014	2922 N ALEXANDER	07/26/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$121,590	45.88	$243,171	$83,367	$181,633	$107,251	1.694	947	$191.80	10B	5.0846	BUNGALOW	$83,367	Sec 10 - All Parcels	401	60
72-25-10-205-031	2931 N ALTADENA	10/11/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$136,330	53.46	$272,652	$82,585	$172,415	$127,562	1.352	956	$180.35	10B	29.1066	BUNGALOW	$82,585	Sec 10 - All Parcels	401	60
72-25-10-206-005	3018 N ALTADENA	06/30/23	$338,000	WD	03-ARM'S LENGTH	$338,000	$141,980	42.01	$283,951	$74,084	$263,916	$140,850	1.874	904	$291.94	10B	23.1048	BUNGALOW	$73,466	Sec 10 - All Parcels	401	69
72-25-10-206-011	2934 N ALTADENA	05/09/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$164,830	45.79	$329,664	$73,466	$286,534	$171,945	1.666	1,206	$237.59	10B	2.3742	BUNGALOW	$73,466	Sec 10 - All Parcels	401	69
72-25-10-206-021	3031 FERRIS	05/20/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$145,010	45.32	$290,015	$79,929	$240,071	$140,997	1.703	947	$253.51	10B	5.9978	BUNGALOW	$73,466	Sec 10 - All Parcels	401	68
72-25-10-206-034	2919 FERRIS	07/14/22	$288,000	WD	03-ARM'S LENGTH	$288,000	$119,930	41.64	$239,860	$73,466	$214,534	$111,674	1.921	945	$227.02	10B	27.8391	BUNGALOW	$73,466	Sec 10 - All Parcels	401	65
72-25-10-206-036	2911 FERRIS	09/29/22	$399,000	WD	03-ARM'S LENGTH	$399,000	$178,920	44.84	$357,838	$73,466	$325,534	$190,854	1.706	1,110	$293.27	10B	6.2987	BUNGALOW	$73,466	Sec 10 - All Parcels	401	78
72-25-10-207-016	2914 FERRIS	11/17/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$154,590	46.85	$309,183	$73,466	$256,534	$158,199	1.622	933	$274.96	10B	2.1099	BUNGALOW	$73,466	Sec 10 - All Parcels	401	73
72-25-10-208-031	2931 N VERMONT	10/07/22	$384,000	WD	03-ARM'S LENGTH	$384,000	$172,530	44.93	$345,058	$76,803	$307,197	$180,037	1.706	1,219	$252.01	10B	6.3614	BUNGALOW	$72,483	Sec 10 - All Parcels	401	78
72-25-10-226-014	3225 N CONNECTICUT	09/30/22	$259,000	WD	03-ARM'S LENGTH	$259,000	$119,540	46.15	$239,082	$72,029	$186,971	$112,116	1.668	947	$197.44	10B	2.4969	BUNGALOW	$72,029	Sec 10 - All Parcels	401	54
72-25-10-227-009	3118 N CONNECTICUT	04/28/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$137,260	49.02	$274,528	$78,913	$201,087	$131,285	1.532	928	$216.69	10B	11.1006	BUNGALOW	$78,213	Sec 10 - All Parcels	401	68
72-25-10-227-012	3106 N CONNECTICUT	06/20/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$164,630	42.21	$329,256	$79,800	$310,200	$167,420	1.853	1,085	$285.90	10B	21.0138	BUNGALOW	$78,213	Sec 10 - All Parcels	401	74

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-10-227-019	3203 N WILSON	10/05/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$158,610	48.80	$317,222	$80,284	$244,716	$159,019	1.539	1,002	$244.23	10B	10.3774	BUNGALOW	$78,213	Sec 10 - All Parcels	401	73
72-25-10-227-022	3121 N WILSON	06/13/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$149,100	44.51	$298,203	$78,984	$256,016	$147,127	1.740	1,028	$249.04	10B	9.7418	BUNGALOW	$78,213	Sec 10 - All Parcels	401	68
72-25-10-227-025	3107 N WILSON	10/24/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$131,380	46.10	$262,766	$78,213	$206,787	$123,861	1.670	1,005	$205.76	10B	2.6822	BUNGALOW	$78,213	Sec 10 - All Parcels	401	62
72-25-10-227-026	3103 N WILSON	03/15/24	$325,000	WD	03-ARM'S LENGTH	$325,000	$137,910	42.43	$275,827	$74,418	$250,582	$135,174	1.854	1,005	$249.34	10B	21.1090	BUNGALOW	$72,029	Sec 10 - All Parcels	401	68
72-25-10-229-013	2926 N VERMONT	07/05/23	$289,000	WD	03-ARM'S LENGTH	$289,000	$138,890	48.06	$277,777	$78,396	$210,604	$133,813	1.574	947	$222.39	10B	6.8815	BUNGALOW	$78,396	Sec 10 - All Parcels	401	69
72-25-10-229-021	3031 N CONNECTICUT	08/15/22	$288,000	WD	03-ARM'S LENGTH	$288,000	$141,520	49.14	$283,038	$81,827	$206,173	$135,041	1.527	1,180	$174.72	10B	11.5942	BUNGALOW	$78,396	Sec 10 - All Parcels	401	60
72-25-10-229-035	2915 N CONNECTICUT	05/16/22	$320,000	PTA	03-ARM'S LENGTH	$320,000	$157,080	49.09	$314,163	$78,396	$241,604	$158,233	1.527	1,326	$182.21	10B	11.5797	BUNGALOW	$78,396	Sec 10 - All Parcels	401	60
72-25-10-230-001	3034 N CONNECTICUT	07/07/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$121,280	45.77	$242,552	$76,941	$188,059	$111,148	1.692	948	$198.37	10B	4.9278	BUNGALOW	$76,941	Sec 10 - All Parcels	401	60
72-25-10-230-009	3002 N CONNECTICUT	11/22/22	$293,250	WD	03-ARM'S LENGTH	$293,250	$145,130	49.49	$290,251	$80,188	$213,062	$140,982	1.511	947	$224.99	10B	13.1414	BUNGALOW	$78,058	Sec 10 - All Parcels	401	68
72-25-10-230-017	2910 N CONNECTICUT	08/17/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$146,320	47.97	$292,631	$78,058	$226,942	$144,009	1.576	948	$239.39	10B	6.6795	BUNGALOW	$78,058	Sec 10 - All Parcels	401	69
72-25-10-230-020	3035 N WILSON	07/21/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$147,340	44.65	$294,674	$76,303	$253,697	$146,558	1.731	1,022	$248.24	10B	8.8352	BUNGALOW	$76,303	Sec 10 - All Parcels	401	69
72-25-10-230-035	2915 N WILSON	02/23/24	$330,000	WD	03-ARM'S LENGTH	$330,000	$150,950	45.74	$301,901	$76,997	$253,003	$150,942	1.676	1,036	$244.21	10B	3.3471	BUNGALOW	$76,997	Sec 10 - All Parcels	401	70
72-25-10-231-008	3006 N WILSON	05/05/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$156,300	48.84	$312,609	$73,959	$246,041	$160,168	1.536	1,341	$183.48	10B	10.6541	BUNGALOW	$72,577	Sec 10 - All Parcels	401	60
72-25-10-276-016	2807 N CONNECTICUT	03/01/24	$335,000	WD	03-ARM'S LENGTH	$335,000	$164,070	48.98	$328,139	$79,114	$255,886	$167,131	1.531	1,342	$190.68	10B	11.1634	BUNGALOW	$79,114	Sec 10 - All Parcels	401	65
72-25-10-276-024	2625 N CONNECTICUT	08/14/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$166,670	46.95	$333,333	$79,114	$275,886	$170,617	1.617	1,210	$228.00	10B	2.5694	BUNGALOW	$79,114	Sec 10 - All Parcels	401	69
72-25-10-277-016	2811 N WILSON	02/29/24	$459,000	WD	03-ARM'S LENGTH	$459,000	$189,710	41.33	$379,414	$75,773	$383,227	$203,786	1.881	1,426	$268.74	10B	23.7851	BUNGALOW	$74,866	Sec 10 - All Parcels	401	80
72-25-10-277-028	2617 N WILSON	05/22/23	$480,000	WD	03-ARM'S LENGTH	$480,000	$195,760	40.78	$391,511	$82,865	$397,135	$207,145	1.917	1,467	$270.71	10B	27.4498	BUNGALOW	$80,518	Sec 10 - All Parcels	401	76
72-25-10-278-014	2612 N WILSON	04/22/22	$320,000	PTA	03-ARM'S LENGTH	$320,000	$160,870	50.27	$321,741	$83,074	$236,926	$160,179	1.479	1,164	$203.54	10B	16.3555	BUNGALOW	$83,074	Sec 10 - All Parcels	401	68
72-25-10-278-015	2606 N WILSON	07/11/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$165,170	47.88	$330,347	$83,074	$261,926	$165,955	1.578	1,504	$174.15	10B	6.4391	BUNGALOW	$83,074	Sec 10 - All Parcels	401	64
72-25-10-327-036	329 PARKDALE	04/10/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$157,350	55.21	$314,702	$88,408	$196,592	$151,875	1.294	1,225	$160.48	10B	34.8255	BUNGALOW	$88,408	Sec 10 - All Parcels	401	60
72-25-10-329-006	626 GOLF	02/15/24	$369,000	WD	03-ARM'S LENGTH	$369,000	$159,420	43.20	$318,833	$82,497	$286,503	$158,615	1.806	1,098	$260.93	10B	16.3596	BUNGALOW	$75,512	Sec 10 - All Parcels	401	70
72-25-10-376-024	301 E 12 MILE	11/13/23	$175,000	WD	03-ARM'S LENGTH	$175,000	$96,580	55.19	$193,160	$50,681	$124,319	$95,623	1.300	1,048	$118.63	10B	34.2598	BUNGALOW	$50,681	Sec 10 - All Parcels	401	51
72-25-10-377-009	1910 CLIFTON	12/15/22	$301,000	WD	03-ARM'S LENGTH	$301,000	$150,980	50.16	$301,961	$63,352	$237,648	$160,140	1.484	1,043	$227.85	10B	15.8687	BUNGALOW	$63,352	Sec 10 - All Parcels	401	73
72-25-10-378-018	1923 ARDMORE	06/12/23	$309,000	WD	03-ARM'S LENGTH	$309,000	$136,740	44.25	$273,488	$62,993	$246,007	$141,272	1.741	1,058	$232.52	10B	9.8687	BUNGALOW	$61,747	Sec 10 - All Parcels	401	64
72-25-10-378-023	1903 ARDMORE	11/16/22	$224,000	WD	03-ARM'S LENGTH	$224,000	$113,510	50.67	$227,013	$61,747	$162,253	$110,917	1.463	1,038	$156.31	10B	17.9851	BUNGALOW	$61,747	Sec 10 - All Parcels	401	60
72-25-10-379-006	1918 ARDMORE	05/25/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$129,590	44.69	$259,170	$65,163	$224,837	$130,206	1.727	1,060	$212.11	10B	8.4092	BUNGALOW	$61,747	Sec 10 - All Parcels	401	60
72-25-10-379-007	1914 ARDMORE	12/13/23	$318,000	WD	03-ARM'S LENGTH	$318,000	$143,540	45.14	$287,088	$64,458	$253,542	$149,416	1.697	1,067	$237.62	10B	5.4199	BUNGALOW	$61,747	Sec 10 - All Parcels	401	64
72-25-10-379-009	1906 ARDMORE	04/18/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$111,400	45.47	$222,807	$61,747	$183,253	$108,094	1.695	1,138	$161.03	10B	5.2626	BUNGALOW	$61,747	Sec 10 - All Parcels	401	60
72-25-10-379-018	1919 BROOKWOOD	08/18/22	$259,278	WD	03-ARM'S LENGTH	$259,278	$123,900	47.79	$247,795	$61,977	$197,301	$124,710	1.582	1,044	$188.99	10B	6.0609	BUNGALOW	$61,747	Sec 10 - All Parcels	401	60
72-25-10-379-021	1907 BROOKWOOD	08/05/22	$224,500	WD	03-ARM'S LENGTH	$224,500	$122,790	54.69	$245,571	$61,747	$162,753	$123,372	1.319	1,040	$156.49	10B	32.3479	BUNGALOW	$61,747	Sec 10 - All Parcels	401	60
72-25-10-379-023	1831 BROOKWOOD	06/08/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$147,400	49.13	$294,801	$61,747	$238,253	$156,412	1.523	1,031	$231.09	10B	11.9447	BUNGALOW	$61,747	Sec 10 - All Parcels	401	81
72-25-10-427-005	2518 N VERMONT	05/24/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$163,900	46.83	$327,803	$87,377	$262,623	$161,360	1.628	1,097	$239.40	10B	1.5124	BUNGALOW	$86,072	Sec 10 - All Parcels	401	74
72-25-10-427-006	2514 N VERMONT	08/18/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$155,850	47.23	$311,700	$87,863	$242,137	$150,226	1.612	1,222	$198.15	10B	3.0870	BUNGALOW	$86,072	Sec 10 - All Parcels	401	64
72-25-10-427-007	2508 N VERMONT	04/27/23	$402,500	WD	03-ARM'S LENGTH	$402,500	$177,310	44.05	$354,616	$86,072	$316,428	$180,231	1.756	1,120	$282.53	10B	11.2995	BUNGALOW	$86,072	Sec 10 - All Parcels	401	74
72-25-10-427-028	2451 N CONNECTICUT	10/10/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$149,950	46.14	$299,895	$79,114	$245,886	$148,175	1.659	1,048	$234.62	10B	1.6742	BUNGALOW	$79,114	Sec 10 - All Parcels	401	60
72-25-10-428-006	2514 N CONNECTICUT	03/14/24	$346,500	WD	03-ARM'S LENGTH	$346,500	$141,670	40.89	$283,347	$79,880	$266,620	$136,555	1.952	1,055	$252.72	10B	30.9787	BUNGALOW	$79,114	Sec 10 - All Parcels	401	62
72-25-10-428-026	2517 N WILSON	05/06/22	$260,000	PTA	03-ARM'S LENGTH	$260,000	$133,090	51.19	$266,187	$80,920	$179,080	$124,340	1.440	1,036	$172.86	10B	20.2445	BUNGALOW	$79,114	Sec 10 - All Parcels	401	60
72-25-10-428-029	2501 N WILSON	03/17/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$141,410	44.19	$282,814	$82,110	$237,890	$134,701	1.766	1,191	$199.74	10B	12.3378	BUNGALOW	$79,114	Sec 10 - All Parcels	401	60
72-25-10-428-032	2441 N WILSON	04/27/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$139,960	45.89	$279,913	$72,000	$233,000	$139,539	1.670	1,306	$178.41	10B	2.7099	BUNGALOW	$72,000	Sec 10 - All Parcels	401	60
72-25-10-428-033	2437 N WILSON	07/17/23	$303,000	WD	03-ARM'S LENGTH	$303,000	$143,620	47.40	$287,233	$72,000	$231,000	$144,452	1.599	1,085	$212.90	10B	4.3535	BUNGALOW	$72,000	Sec 10 - All Parcels	401	60
72-25-10-428-039	2413 N WILSON	03/27/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$142,520	49.14	$285,031	$72,000	$218,000	$142,974	1.525	1,063	$205.08	10B	11.7932	BUNGALOW	$72,000	Sec 10 - All Parcels	401	64
72-25-10-431-022	2307 N CONNECTICUT	08/30/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$154,710	41.81	$309,415	$87,760	$282,240	$148,762	1.897	1,038	$271.91	10B	25.4576	BUNGALOW	$86,072	Sec 10 - All Parcels	401	69
72-25-10-431-029	2203 N CONNECTICUT	12/13/22	$409,000	WD	03-ARM'S LENGTH	$409,000	$197,180	48.21	$394,356	$81,429	$327,571	$210,018	1.560	1,493	$219.40	10B	8.2959	BUNGALOW	$79,114	Sec 10 - All Parcels	401	73
72-25-10-432-013	2128 N CONNECTICUT	05/06/22	$268,000	WD	03-ARM'S LENGTH	$268,000	$140,670	52.49	$281,331	$92,891	$175,109	$126,470	1.385	1,038	$168.70	10B	25.8095	BUNGALOW	$92,891	Sec 10 - All Parcels	401	60
72-25-10-432-019	2321 N WILSON	10/14/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$152,800	48.51	$305,605	$72,000	$243,000	$156,782	1.550	1,172	$207.34	10B	9.2762	BUNGALOW	$72,000	Sec 10 - All Parcels	401	64
72-25-10-432-023	2301 N WILSON	03/20/23	$321,000	WD	03-ARM'S LENGTH	$321,000	$138,720	43.21	$277,432	$72,000	$249,000	$137,874	1.806	1,055	$236.02	10B	16.3313	BUNGALOW	$72,000	Sec 10 - All Parcels	401	60
72-25-10-432-034	2109 N WILSON	05/27/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$161,100	44.75	$322,198	$84,643	$275,357	$159,433	1.727	1,120	$245.85	10B	8.4417	BUNGALOW	$83,306	Sec 10 - All Parcels	401	68
72-25-10-432-041	2210 N CONNECTICUT	01/06/23	$350,100	PTA	03-ARM'S LENGTH	$350,100	$171,910	49.10	$343,810	$91,671	$258,429	$169,221	1.527	1,105	$233.87	10B	11.5516	BUNGALOW	$91,538	Sec 10 - All Parcels	401	70
72-25-10-433-011	2204 N WILSON	04/19/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$179,330	47.82	$358,651	$102,435	$272,565	$171,957	1.585	1,030	$264.63	10B	5.7610	BUNGALOW	$99,200	Sec 10 - All Parcels	401	73
72-25-10-477-034	1921 N CONNECTICUT	04/28/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$142,340	49.08	$284,672	$82,524	$207,476	$135,670	1.529	925	$224.30	10B	11.3414	BUNGALOW	$79,114	Sec 10 - All Parcels	401	73
	Totals:	**$29,979,428**				**$29,979,428**	**$13,908,690**		**$27,817,234**		**$22,670,953**	**$13,764,268**			**$216.97**		**0.4401**					
							Sale. Ratio =>	**46.39**				**E.C.F. =>**	**1.647**		**Std. Deviation=>**	**0.14838252**						
							Std. Dev. =>	**3.22**				**Ave. E.C.F. =>**	**1.643**		**Ave. Variance=>**	**11.7266**	**Coefficient of Var=>**	**7.138702987**				

10C (SECTION 10 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-10-101-027	145 E LAWRENCE	12/14/22	$580,750	WD	03-ARM'S LENGTH	$580,750	$277,090	47.71	$554,181	$80,327	$500,423	$329,065	1.521	2,040	$245.31	10C	14.0936	Colonial/2Sty	$80,327	Sec 10 - All Parcels	401	88
72-25-10-102-017	335 E LAWRENCE	07/18/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$153,460	48.72	$306,924	$80,327	$234,673	$157,359	1.491	1,454	$161.40	10C	17.0355	Colonial/2Sty	$80,327	Sec 10 - All Parcels	401	60
72-25-10-106-066	212 E LA SALLE	01/05/24	$504,000	PTA	03-ARM'S LENGTH	$504,000	$210,420	41.75	$420,845	$78,713	$425,287	$237,592	1.790	1,765	$240.96	10C	12.8314	Colonial/2Sty	$78,713	Sec 10 - All Parcels	401	71
72-25-10-128-014	707 E LA SALLE	08/08/22	$500,000	WD	03-ARM'S LENGTH	$500,000	$247,460	49.49	$494,925	$90,343	$409,657	$280,960	1.458	2,074	$197.52	10C	20.3614	Colonial/2Sty	$83,282	Sec 10 - All Parcels	401	78
72-25-10-151-003	2812 N MAIN	06/26/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$140,680	43.29	$281,354	$60,654	$264,346	$153,264	1.725	1,535	$172.21	10C	6.3100	Colonial/2Sty	$60,654	Sec 10 - All Parcels	401	59
72-25-10-178-036	507 GIRARD	01/05/24	$962,000	PTA	03-ARM'S LENGTH	$962,000	$373,680	38.84	$747,359	$81,650	$880,350	$462,298	1.904	3,093	$284.63	10C	24.2615	Colonial/2Sty	$81,650	Sec 10 - All Parcels	401	97
72-25-10-179-009	2712 ARDMORE	11/20/23	$580,000	WD	03-ARM'S LENGTH	$580,000	$260,610	44.93	$521,226	$85,701	$494,299	$302,448	1.634	2,054	$240.65	10C	2.7349	Colonial/2Sty	$84,672	Sec 10 - All Parcels	401	87
72-25-10-326-086	448 GIRARD	09/25/23	$710,000	WD	03-ARM'S LENGTH	$710,000	$289,070	40.71	$578,138	$141,192	$568,808	$303,435	1.875	2,594	$219.28	10C	21.2888	Colonial/2Sty	$136,342	Sec 10 - All Parcels	401	71
72-25-10-327-020	422 DETROIT	08/30/23	$750,000	WD	03-ARM'S LENGTH	$750,000	$322,120	42.95	$644,244	$118,684	$631,316	$364,972	1.730	2,263	$278.97	10C	6.8088	Colonial/2Sty	$112,628	Sec 10 - All Parcels	401	89
72-25-10-327-023	436 DETROIT	04/19/23	$800,000	WD	03-ARM'S LENGTH	$800,000	$374,020	46.75	$748,043	$113,324	$686,676	$440,777	1.558	2,835	$242.21	10C	10.3801	Colonial/2Sty	$112,249	Sec 10 - All Parcels	401	93
72-25-10-327-041	419 PARKDALE	01/10/24	$999,000	PTA	03-ARM'S LENGTH	$999,000	$455,360	45.58	$910,729	$115,011	$883,989	$552,582	1.600	3,102	$284.97	10C	6.1934	Colonial/2Sty	$112,453	Sec 10 - All Parcels	401	97
72-25-10-327-063	2418 ROCHESTER	05/25/22	$590,000	PTA	03-ARM'S LENGTH	$590,000	$240,990	40.85	$481,984	$70,251	$519,749	$285,926	1.818	1,910	$272.12	10C	15.6099	Colonial/2Sty	$65,387	Sec 10 - All Parcels	401	77
72-25-10-327-071	505 PARKDALE	09/11/23	$895,000	WD	03-ARM'S LENGTH	$895,000	$358,590	40.07	$717,178	$78,886	$816,114	$443,258	1.841	3,006	$271.50	10C	17.9493	Colonial/2Sty	$77,328	Sec 10 - All Parcels	401	97
72-25-10-328-017	723 GOLF	10/11/22	$705,000	WD	03-ARM'S LENGTH	$705,000	$304,940	43.25	$609,875	$77,969	$627,031	$369,379	1.698	2,530	$247.84	10C	3.5850	Colonial/2Sty	$75,512	Sec 10 - All Parcels	401	92
72-25-10-329-003	612 GOLF	01/05/23	$908,000	WD	03-ARM'S LENGTH	$908,000	$351,900	38.76	$703,804	$77,459	$830,541	$434,962	1.909	2,874	$288.98	10C	24.7780	Colonial/2Sty	$75,512	Sec 10 - All Parcels	401	97

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-10-329-010	716 GOLF	11/21/23	$799,000	WD	03-ARM'S LENGTH	$799,000	$346,300	43.34	$692,606	$78,907	$720,093	$426,180	1.690	2,804	$256.81	10C	2.7969	Colonial/2Sty	$75,512	Sec 10 - All Parcels	401	91
72-25-10-330-002	624 DETROIT	10/20/23	$430,000	WD	03-ARM'S LENGTH	$430,000	$192,380	44.74	$384,763	$77,892	$352,108	$213,105	1.652	2,110	$166.88	10C	0.9401	Colonial/2Sty	$76,718	Sec 10 - All Parcels	401	69
72-25-10-330-036	707 PARKDALE	03/30/23	$969,000	WD	03-ARM'S LENGTH	$969,000	$378,870	39.10	$757,748	$92,202	$876,798	$462,185	1.897	3,123	$280.76	10C	23.5396	Colonial/2Sty	$90,140	Sec 10 - All Parcels	401	97
72-25-10-330-045	720 DETROIT	05/22/23	$720,000	WD	03-ARM'S LENGTH	$720,000	$350,260	48.65	$700,523	$79,965	$640,035	$430,943	1.485	2,650	$241.52	10C	17.6481	Colonial/2Sty	$75,512	Sec 10 - All Parcels	401	76
72-25-10-331-032	2317 ARDMORE	03/16/23	$254,000	WD	03-ARM'S LENGTH	$254,000	$123,010	48.43	$246,022	$81,483	$172,517	$114,263	1.510	1,098	$157.12	10C	15.1856	Colonial/2Sty	$79,524	Sec 10 - All Parcels	401	60
72-25-10-377-031	1909 FERN	10/27/22	$660,000	WD	03-ARM'S LENGTH	$660,000	$287,450	43.55	$574,908	$78,877	$581,123	$344,466	1.687	2,358	$246.45	10C	2.5349	Colonial/2Sty	$75,733	Sec 10 - All Parcels	401	92
72-25-10-429-014	2432 N WILSON	10/19/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$147,940	53.80	$295,870	$74,286	$200,714	$153,878	1.304	1,391	$144.29	10C	35.7304	Colonial/2Sty	$74,286	Sec 10 - All Parcels	401	60
72-25-10-431-038	2326 N VERMONT	06/01/23	$860,000	WD	03-ARM'S LENGTH	$860,000	$384,080	44.66	$768,152	$104,364	$755,636	$460,964	1.639	2,485	$304.08	10C	2.2425	Colonial/2Sty	$99,588	Sec 10 - All Parcels	401	92
72-25-10-477-002	2032 N VERMONT	12/06/22	$405,000	WD	03-ARM'S LENGTH	$405,000	$199,870	49.35	$399,730	$86,072	$318,928	$217,818	1.464	1,656	$192.59	10C	19.7483	Colonial/2Sty	$86,072	Sec 10 - All Parcels	401	72
		Totals:	**$15,495,750**			**$15,495,750**	**$6,770,550**		**$13,541,131**		**$13,391,211**	**$7,942,078**			**$234.96**		**2.4432**					
							Sale. Ratio =>	**43.69**				**E.C.F. =>**	**1.686**		**Std. Deviation=>**	**0.1658351**						
							Std. Dev. =>	**3.95**				**Ave. E.C.F. =>**	**1.662**		**Ave. Variance=>**	**13.5245**	**Coefficient of Var=>**	**8.139062872**				

10O (SECTION 10 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-10-101-009	124 E 13 MILE	04/27/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$131,640	43.88	$263,286	$64,262	$235,738	$130,081	1.812	1,408	$167.43	10O	18.9158	Other	$64,262	Sec 10 - All Parcels	401	51
72-25-10-106-025	324 E LA SALLE	06/07/22	$372,500	WD	03-ARM'S LENGTH	$372,500	$182,920	49.11	$365,836	$85,410	$287,090	$196,102	1.464	1,378	$208.34	10O	15.9099	Other	$85,410	Sec 10 - All Parcels	401	78
72-25-10-151-048	241 LINDEN	02/27/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$147,620	49.21	$295,238	$64,916	$235,084	$150,537	1.562	1,460	$161.02	10O	6.1448	Other	$64,916	Sec 10 - All Parcels	401	60
72-25-10-201-018	3207 N ALTADENA	02/28/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$137,860	50.13	$275,726	$74,135	$200,865	$131,759	1.524	1,118	$179.66	10O	9.8592	Other	$74,135	Sec 10 - All Parcels	401	60
72-25-10-202-007	3128 N ALTADENA	07/21/22	$406,000	WD	03-ARM'S LENGTH	$406,000	$187,940	46.29	$375,871	$72,993	$333,007	$211,803	1.572	1,502	$221.71	10O	5.0831	Other	$72,993	Sec 10 - All Parcels	401	77
72-25-10-204-009	3118 N BLAIR	05/11/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$194,400	48.60	$388,806	$74,278	$325,722	$205,574	1.584	2,030	$160.45	10O	3.8629	Other	$72,314	Sec 10 - All Parcels	401	63
72-25-10-204-012	3106 N BLAIR	04/25/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$175,490	45.58	$350,985	$75,001	$309,999	$180,382	1.719	1,449	$213.94	10O	9.5491	Other	$72,314	Sec 10 - All Parcels	401	69
72-25-10-204-023	3115 N VERMONT	07/31/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$150,060	45.47	$300,121	$75,526	$254,474	$146,794	1.734	1,130	$225.20	10O	11.0462	Other	$72,314	Sec 10 - All Parcels	401	64
72-25-10-206-023	3023 FERRIS	08/02/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$155,150	40.30	$310,294	$77,581	$307,419	$152,100	2.021	1,148	$267.79	10O	39.8082	Other	$73,466	Sec 10 - All Parcels	401	69
72-25-10-228-001	3224 N WILSON	11/15/22	$291,000	WD	03-ARM'S LENGTH	$291,000	$139,880	48.07	$279,760	$71,432	$219,568	$145,684	1.507	1,247	$176.08	10O	11.5928	Other	$70,384	Sec 10 - All Parcels	401	66
72-25-10-229-010	2940 N VERMONT	06/10/22	$450,000	WD	03-ARM'S LENGTH	$450,000	$218,390	48.53	$436,777	$78,396	$371,604	$250,616	1.483	2,077	$178.91	10O	14.0320	Other	$78,396	Sec 10 - All Parcels	401	72
72-25-10-277-010	2624 N CONNECTICUT	05/25/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$166,610	47.60	$333,217	$82,003	$267,997	$164,192	1.632	1,535	$174.59	10O	0.9134	Other	$79,114	Sec 10 - All Parcels	401	65
72-25-10-277-023	2705 N WILSON	11/03/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$152,130	53.38	$304,256	$83,156	$201,844	$144,510	1.397	1,232	$163.83	10O	22.6332	Other	$79,114	Sec 10 - All Parcels	401	60
72-25-10-326-051	513 DETROIT	04/14/22	$387,500	WD	03-ARM'S LENGTH	$387,500	$188,710	48.70	$377,413	$123,321	$264,179	$177,687	1.487	1,207	$218.87	10O	13.6313	Other	$123,321	Sec 10 - All Parcels	401	73
72-25-10-378-028	1813 ARDMORE	09/18/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$155,230	43.12	$310,450	$61,747	$298,253	$173,918	1.715	1,310	$227.67	10O	9.1822	Other	$61,747	Sec 10 - All Parcels	401	72
72-25-10-427-009	2452 N VERMONT	07/06/22	$396,000	WD	03-ARM'S LENGTH	$396,000	$180,440	45.57	$360,879	$88,038	$307,962	$190,798	1.614	1,288	$239.10	10O	0.9007	Other	$86,072	Sec 10 - All Parcels	401	72
72-25-10-431-007	2220 N VERMONT	01/29/24	$319,000	WD	03-ARM'S LENGTH	$319,000	$150,620	47.22	$301,240	$86,072	$232,928	$140,633	1.656	1,252	$186.04	10O	3.3205	Other	$86,072	Sec 10 - All Parcels	401	60
72-25-10-431-033	2117 N CONNECTICUT	05/05/23	$427,000	WD	03-ARM'S LENGTH	$427,000	$203,980	47.77	$407,950	$79,114	$347,886	$229,955	1.513	1,677	$207.45	10O	11.0239	Other	$79,114	Sec 10 - All Parcels	401	74
72-25-10-477-007	2006 N VERMONT	04/01/22	$383,500	WD	03-ARM'S LENGTH	$383,500	$182,480	47.58	$364,962	$86,072	$297,428	$182,281	1.632	1,358	$219.02	10O	0.8619	Other	$86,072	Sec 10 - All Parcels	401	69
72-25-10-479-002	2032 N WILSON	08/07/23	$435,000	WD	03-ARM'S LENGTH	$435,000	$177,780	40.87	$355,564	$74,286	$360,714	$196,698	1.834	1,276	$282.69	10O	21.0766	Other	$74,286	Sec 10 - All Parcels	401	81
		Totals:	**$7,237,500**			**$7,237,500**	**$3,379,330**		**$6,758,631**		**$5,659,761**	**$3,502,103**			**$203.99**		**0.6978**					
							Sale. Ratio =>	**46.69**				**E.C.F. =>**	**1.616**		**Std. Deviation=>**	**0.150042**						
							Std. Dev. =>	**3.11**				**Ave. E.C.F. =>**	**1.623**		**Ave. Variance=>**	**11.4674**	**Coefficient of Var=>**	**7.06519549**				

10R (SECTION 10 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-10-105-043	333 E LA SALLE	12/14/23	$337,500	WD	03-ARM'S LENGTH	$337,500	$147,230	43.62	$294,453	$81,277	$256,223	$160,283	1.599	1,175	$218.06	10R	8.5919	Ranch	$81,277	Sec 10 - All Parcels	401	74
72-25-10-106-050	321 DEVILLEN	09/22/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$144,390	53.48	$288,788	$89,675	$180,325	$149,709	1.205	1,005	$179.43	10R	30.8146	Ranch	$85,961	Sec 10 - All Parcels	401	73
72-25-10-126-033	603 E BLOOMFIELD	01/19/24	$325,000	PTA	03-ARM'S LENGTH	$325,000	$152,410	46.90	$304,819	$100,720	$224,280	$153,458	1.462	1,025	$218.81	10R	5.1141	Ranch	$100,720	Sec 10 - All Parcels	401	64
72-25-10-127-016	503 E LA SALLE	06/13/22	$327,000	WD	03-ARM'S LENGTH	$327,000	$135,720	41.50	$271,431	$85,071	$241,929	$140,120	1.727	994	$243.39	10R	21.3931	Ranch	$85,071	Sec 10 - All Parcels	401	60
72-25-10-127-021	535 E LA SALLE	05/11/22	$353,500	WD	03-ARM'S LENGTH	$353,500	$151,300	42.80	$302,609	$87,406	$266,094	$161,807	1.645	1,010	$263.46	10R	13.1867	Ranch	$85,071	Sec 10 - All Parcels	401	63
72-25-10-128-015	711 E LA SALLE	05/02/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$144,950	41.41	$289,892	$83,178	$266,822	$155,424	1.717	1,021	$261.33	10R	20.4086	Ranch	$83,178	Sec 10 - All Parcels	401	73
72-25-10-128-016	717 E LA SALLE	03/15/23	$316,000	WD	03-ARM'S LENGTH	$316,000	$141,910	44.91	$283,822	$90,147	$225,853	$145,620	1.551	1,021	$221.21	10R	3.8322	Ranch	$89,060	Sec 10 - All Parcels	401	64
72-25-10-129-014	512 E LA SALLE	07/27/22	$348,000	WD	03-ARM'S LENGTH	$348,000	$164,580	47.29	$329,162	$91,381	$256,619	$178,783	1.435	1,380	$185.96	10R	7.7282	Ranch	$91,381	Sec 10 - All Parcels	401	63
72-25-10-129-015	524 E LA SALLE	05/03/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$142,350	47.45	$284,706	$92,960	$207,040	$144,170	1.436	1,021	$202.78	10R	7.6567	Ranch	$91,381	Sec 10 - All Parcels	401	63
72-25-10-129-030	431 DEVILLEN	05/23/22	$230,000	PTA	03-ARM'S LENGTH	$230,000	$112,740	49.02	$225,475	$79,475	$150,525	$109,774	1.371	865	$174.02	10R	14.1429	Ranch	$79,475	Sec 10 - All Parcels	401	63
72-25-10-153-001	2620 N MAIN	03/20/23	$257,000	WD	03-ARM'S LENGTH	$257,000	$118,960	46.29	$237,913	$90,542	$166,458	$110,805	1.502	997	$166.96	10R	1.0393	Ranch	$90,542	Sec 10 - All Parcels	401	54
72-25-10-178-034	524 DEVILLEN	06/29/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$108,410	39.42	$216,812	$87,164	$187,836	$97,480	1.927	1,044	$179.92	10R	41.4274	Ranch	$87,164	Sec 10 - All Parcels	401	60
72-25-10-179-001	2828 ARDMORE	07/20/23	$270,000	WD	03-ARM'S LENGTH	$270,000	$109,610	40.60	$219,212	$68,472	$201,528	$113,338	1.778	996	$202.34	10R	26.5460	Ranch	$67,985	Sec 10 - All Parcels	401	60
72-25-10-179-017	714 DEVILLEN	12/30/22	$170,000	PTA	03-ARM'S LENGTH	$170,000	$90,900	53.47	$181,799	$63,167	$106,833	$89,197	1.198	750	$142.44	10R	31.4930	Ranch	$63,167	Sec 10 - All Parcels	401	60
72-25-10-231-027	2941 N CAMPBELL	10/07/22	$273,250	WD	03-ARM'S LENGTH	$273,250	$122,010	44.65	$244,020	$74,151	$199,099	$127,721	1.559	1,170	$170.17	10R	4.6208	Ranch	$72,577	Sec 10 - All Parcels	401	62
72-25-10-329-017	623 DETROIT	12/18/23	$247,250	WD	03-ARM'S LENGTH	$247,250	$117,570	47.55	$235,137	$75,512	$171,738	$120,019	1.431	816	$210.46	10R	8.1724	Ranch	$75,512	Sec 10 - All Parcels	401	64
72-25-10-330-009	607 FAIRWAY	10/23/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$130,920	43.64	$261,832	$76,500	$223,500	$139,347	1.604	1,071	$208.68	10R	9.1256	Ranch	$75,512	Sec 10 - All Parcels	401	64
72-25-10-330-011	619 FAIRWAY	11/07/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$138,270	44.60	$276,537	$76,601	$233,399	$150,328	1.553	1,059	$220.40	10R	3.9950	Ranch	$75,524	Sec 10 - All Parcels	401	64
72-25-10-330-020	714 FAIRWAY	05/02/22	$372,000	WD	03-ARM'S LENGTH	$372,000	$155,950	41.92	$311,904	$77,598	$294,402	$176,170	1.671	1,283	$229.46	10R	15.8475	Ranch	$75,062	Sec 10 - All Parcels	401	73
72-25-10-330-025	618 FAIRWAY	12/29/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$164,970	42.85	$329,944	$77,775	$307,225	$189,601	1.620	1,024	$300.02	10R	10.7729	Ranch	$77,775	Sec 10 - All Parcels	401	72
72-25-10-330-026	614 FAIRWAY	01/05/23	$310,000	PTA	03-ARM'S LENGTH	$310,000	$134,480	43.38	$268,963	$81,308	$228,692	$141,094	1.621	1,055	$216.77	10R	10.8199	Ranch	$77,788	Sec 10 - All Parcels	401	61
72-25-10-331-042	706 PARKDALE	05/02/22	$258,000	PTA	03-ARM'S LENGTH	$258,000	$131,610	51.01	$263,211	$90,717	$167,283	$129,695	1.290	1,013	$165.14	10R	22.2829	Ranch	$90,140	Sec 10 - All Parcels	401	69
72-25-10-376-015	1931 CLIFTON	08/24/23	$245,000	WD	03-ARM'S LENGTH	$245,000	$124,060	50.64	$248,113	$87,678	$157,322	$120,628	1.304	1,134	$138.73	10R	20.8456	Ranch	$87,625	Sec 10 - All Parcels	401	60
72-25-10-376-016	1927 CLIFTON	10/17/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$140,760	48.54	$281,516	$87,893	$202,107	$145,581	1.388	1,523	$132.70	10R	12.4373	Ranch	$87,625	Sec 10 - All Parcels	401	60
72-25-10-376-020	1903 CLIFTON	11/28/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$114,880	51.06	$229,767	$63,352	$161,648	$125,124	1.292	940	$171.97	10R	22.0748	Ranch	$63,352	Sec 10 - All Parcels	401	63
72-25-10-378-032	513 E 12 MILE	12/04/23	$237,000	WD	03-ARM'S LENGTH	$237,000	$101,410	42.79	$202,828	$55,689	$181,311	$110,631	1.639	927	$195.59	10R	12.6233	Ranch	$55,689	Sec 10 - All Parcels	401	54
72-25-10-380-013	1814 BROOKWOOD	10/18/22	$218,000	WD	03-ARM'S LENGTH	$218,000	$113,930	52.26	$227,863	$71,338	$146,662	$117,688	1.246	1,072	$136.81	10R	26.6456	Ranch	$71,338	Sec 10 - All Parcels	401	64
72-25-10-432-020	2317 N WILSON	02/02/24	$325,000	WD	03-ARM'S LENGTH	$325,000	$144,640	44.50	$289,281	$103,137	$221,863	$139,958	1.585	1,034	$214.57	10R	7.2563	Ranch	$99,588	Sec 10 - All Parcels	401	60
		Totals:	**$8,124,500**			**$8,124,500**	**$3,700,920**		**$7,401,809**		**$5,834,616**	**$3,843,553**			**$198.99**		**0.5377**					
							Sale. Ratio =>	**45.55**				**E.C.F. =>**	**1.518**		**Std. Deviation=>**	**0.18268712**						

City of Royal Oak Res Non-Condo ECF Studies for 2025

							Std. Dev. =>	4.00				Ave. E.C.F. =>	1.513		Ave. Variance=>	15.0320	Coefficient of Var=>	9.937498765					

10T (SECTION 10 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-10-176-009	430 DEVILLEN	08/15/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$172,660	49.33	$345,314	$87,018	$262,982	$206,637	1.273	1,428	$184.16	10T	22.3742	TriLevel/Quad	$86,861	Sec 10 - All Parcels	401	78
72-25-10-327-045	445 PARKDALE	06/21/22	$426,000	WD	03-ARM'S LENGTH	$426,000	$170,940	40.13	$341,870	$118,197	$307,803	$178,938	1.720	1,316	$233.89	10T	22.3742	TriLevel/Quad	$112,378	Sec 10 - All Parcels	401	73
		Totals:	**$776,000**			**$776,000**	**$343,600**		**$687,184**		**$570,785**	**$385,575**			**$209.03**		**1.6073**					
							Sale. Ratio =>	**44.28**				**E.C.F. =>**	**1.480**		**Std. Deviation=>**	**0.31641915**						
							Std. Dev. =>	**6.51**				**Ave. E.C.F. =>**	**1.496**		**Ave. Variance=>**	**22.3742**	**Coefficient of Var=>**	**14.9518305**				

14B (SECTION 14 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-14-301-011	829 N EDISON	09/15/23	$325,800	WD	03-ARM'S LENGTH	$325,800	$136,140	41.79	$272,283	$76,783	$249,017	$131,208	1.898	984	$253.07	14B	22.9691	BUNGALOW	$76,783	Sec 14, All parcels	401	64
72-25-14-302-014	808 N EDISON	06/07/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$135,460	43.00	$270,924	$69,662	$245,338	$135,075	1.816	974	$251.89	14B	14.8119	BUNGALOW	$68,000	Sec 14, All parcels	401	69
72-25-14-304-005	908 N KENWOOD	08/26/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$136,370	49.59	$272,742	$68,000	$207,000	$137,411	1.506	971	$213.18	14B	16.1755	BUNGALOW	$68,000	Sec 14, All parcels	401	68
72-25-14-304-016	927 N EDGEWORTH	02/23/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$131,080	45.99	$262,151	$94,602	$190,398	$112,449	1.693	989	$192.52	14B	2.5007	BUNGALOW	$94,602	Sec 14, All parcels	401	59
72-25-14-304-026	817 N EDGEWORTH	11/30/23	$262,000	WD	03-ARM'S LENGTH	$262,000	$121,740	46.47	$243,489	$68,000	$194,000	$117,778	1.647	970	$200.00	14B	2.1019	BUNGALOW	$68,000	Sec 14, All parcels	401	60
72-25-14-305-042	637 N DORCHESTER	08/21/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$139,190	42.18	$278,378	$68,000	$262,000	$141,193	1.856	1,011	$259.15	14B	18.7425	BUNGALOW	$68,000	Sec 14, All parcels	401	69
72-25-14-306-014	612 N DORCHESTER	12/07/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$139,320	44.23	$278,649	$67,477	$247,523	$141,726	1.746	1,030	$240.31	14B	7.8300	BUNGALOW	$67,477	Sec 14, All parcels	401	64
72-25-14-306-020	2111 E FARNUM	06/14/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$131,780	43.21	$263,566	$68,784	$236,216	$130,726	1.807	915	$258.16	14B	13.8765	BUNGALOW	$68,000	Sec 14, All parcels	401	73
72-25-14-326-002	920 N EDGEWORTH	08/12/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$144,050	52.38	$288,090	$82,507	$192,493	$137,975	1.395	975	$197.43	14B	27.3060	BUNGALOW	$81,290	Sec 14, All parcels	401	68
72-25-14-327-001	924 SYMES	09/16/22	$293,000	WD	03-ARM'S LENGTH	$293,000	$130,780	44.63	$261,569	$97,563	$195,437	$110,071	1.776	970	$201.48	14B	10.7364	BUNGALOW	$97,563	Sec 14, All parcels	401	66
72-25-14-351-006	410 N CAMPBELL	06/06/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$124,490	43.68	$248,982	$74,576	$210,424	$117,051	1.798	1,005	$209.38	14B	12.9524	BUNGALOW	$74,576	Sec 14, All parcels	401	58
72-25-14-351-031	1715 TAYLOR	06/22/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$121,230	41.09	$242,453	$71,305	$223,695	$114,864	1.947	986	$226.87	14B	27.9282	BUNGALOW	$71,305	Sec 14, All parcels	401	60
72-25-14-351-038	1823 TAYLOR	02/28/23	$277,500	WD	03-ARM'S LENGTH	$277,500	$146,770	52.89	$293,536	$83,565	$193,935	$140,920	1.376	1,226	$158.19	14B	29.1983	BUNGALOW	$83,565	Sec 14, All parcels	401	60
72-25-14-352-003	510 N KENWOOD	08/29/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$135,540	47.56	$271,080	$82,734	$202,266	$126,407	1.600	1,031	$196.18	14B	6.8067	BUNGALOW	$82,734	Sec 14, All parcels	401	65
72-25-14-352-023	407 N EDGEWORTH	06/23/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$141,810	51.57	$283,625	$82,734	$192,266	$134,826	1.426	1,137	$169.10	14B	24.2159	BUNGALOW	$82,734	Sec 14, All parcels	401	60
72-25-14-353-011	201 N EDISON	04/20/23	$343,000	WD	03-ARM'S LENGTH	$343,000	$166,780	48.62	$333,561	$87,954	$255,046	$164,837	1.547	1,073	$237.69	14B	12.0925	BUNGALOW	$84,526	Sec 14, All parcels	401	74
72-25-14-354-017	315 N KENWOOD	06/02/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$157,560	47.75	$315,128	$114,434	$215,566	$134,694	1.600	983	$219.29	14B	6.7774	BUNGALOW	$114,434	Sec 14, All parcels	401	68
72-25-14-376-017	509 N MINERVA	01/18/24	$320,000	PTA	03-ARM'S LENGTH	$320,000	$142,270	44.46	$284,533	$66,345	$253,655	$146,435	1.732	984	$257.78	14B	6.4015	BUNGALOW	$65,105	Sec 14, All parcels	401	73
72-25-14-377-006	216 N EDGEWORTH	07/12/22	$366,000	WD	03-ARM'S LENGTH	$366,000	$167,560	45.78	$335,110	$83,744	$282,256	$168,702	1.673	1,289	$218.97	14B	0.4916	BUNGALOW	$82,734	Sec 14, All parcels	401	68
72-25-14-377-015	305 N MINERVA	05/18/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$128,450	40.78	$256,904	$65,105	$249,895	$128,724	1.941	962	$259.77	14B	27.3134	BUNGALOW	$65,105	Sec 14, All parcels	401	69
72-25-14-378-009	2207 SPRAGUE	09/27/22	$287,000	WD	03-ARM'S LENGTH	$287,000	$137,870	48.04	$275,732	$77,169	$209,831	$133,264	1.575	982	$213.68	14B	9.3634	BUNGALOW	$77,169	Sec 14, All parcels	401	73
72-25-14-379-003	2210 SPRAGUE	11/08/23	$239,900	WD	03-ARM'S LENGTH	$239,900	$110,300	45.98	$220,596	$72,356	$167,544	$99,490	1.684	985	$170.10	14B	1.5842	BUNGALOW	$70,225	Sec 14, All parcels	401	60
72-25-14-381-015	2233 MACE	08/11/22	$248,000	WD	03-ARM'S LENGTH	$248,000	$121,020	48.80	$242,033	$87,688	$160,312	$103,587	1.548	981	$163.42	14B	12.0584	BUNGALOW	$84,916	Sec 14, All parcels	401	63
72-25-14-382-002	2206 MACE	11/10/22	$262,000	WD	03-ARM'S LENGTH	$262,000	$129,850	49.56	$259,704	$70,225	$191,775	$127,167	1.508	970	$197.71	14B	16.0133	BUNGALOW	$70,225	Sec 14, All parcels	401	65
72-25-14-382-004	2216 MACE	03/26/24	$272,000	WD	03-ARM'S LENGTH	$272,000	$132,210	48.61	$264,426	$71,090	$200,910	$129,756	1.548	970	$207.12	14B	11.9816	BUNGALOW	$70,225	Sec 14, All parcels	401	66
72-25-15-479-004	508 N WILSON	04/25/23	$299,900	WD	03-ARM'S LENGTH	$299,900	$135,070	45.04	$270,140	$83,602	$216,298	$125,193	1.728	964	$224.38	14B	5.9525	BUNGALOW	$83,602	Sec 15, Gardenia to 11 mile	401	64
		Totals:	**$7,681,100**			**$7,681,100**	**$3,544,690**		**$7,089,384**		**$5,645,096**	**$3,391,530**			**$215.26**		**0.3719**					
							Sale. Ratio =>	**46.15**				**E.C.F. =>**	**1.664**		**Std. Deviation=>**	**0.16209584**						
							Std. Dev. =>	**3.39**				**Ave. E.C.F. =>**	**1.668**		**Ave. Variance=>**	**13.3916**	**Coefficient of Var=>**	**8.02763913**				

14C (SECTION 14 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-14-303-031	800 N DORCHESTER	07/07/23	$575,000	WD	03-ARM'S LENGTH	$575,000	$262,440	45.64	$524,872	$68,000	$507,000	$317,272	1.598	2,166	$234.07	14C	5.3151	Colonial/2Sty	$68,000	Sec 14, All parcels	401	90
72-25-14-305-013	709 N EDISON	06/16/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$147,260	46.75	$294,528	$83,297	$231,703	$146,688	1.580	1,242	$186.56	14C	3.4716	Colonial/2Sty	$79,252	Sec 14, All parcels	401	69
72-25-14-354-033	130 N EDISON	03/07/24	$305,000	WD	03-ARM'S LENGTH	$305,000	$146,780	48.12	$293,557	$89,955	$215,045	$141,390	1.521	1,056	$203.64	14C	2.3914	Colonial/2Sty	$89,022	Sec 14, All parcels	401	67
72-25-14-355-031	122 N KENWOOD	06/01/22	$462,000	WD	03-ARM'S LENGTH	$462,000	$220,210	47.66	$440,424	$84,783	$377,217	$246,973	1.527	1,520	$248.17	14C	1.7484	Colonial/2Sty	$82,734	Sec 14, All parcels	401	88
72-25-14-381-010	2211 MACE	04/04/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$167,120	48.44	$334,237	$68,743	$276,257	$184,371	1.498	1,406	$196.48	14C	4.6469	Colonial/2Sty	$63,910	Sec 14, All parcels	401	73
		Totals:	**$2,002,000**			**$2,002,000**	**$943,810**		**$1,887,618**		**$1,607,222**	**$1,036,694**			**$213.78**		**0.5488**					
							Sale. Ratio =>	**47.14**				**E.C.F. =>**	**1.550**		**Std. Deviation=>**	**0.04203309**						
							Std. Dev. =>	**1.14**				**Ave. E.C.F. =>**	**1.545**		**Ave. Variance=>**	**3.5147**	**Coefficient of Var=>**	**2.275092094**				

14O (SECTION 14 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-14-303-012	812 N DORCHESTER	01/23/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$178,950	46.48	$357,906	$68,000	$317,000	$202,731	1.564	1,446	$219.23	14O	8.2680	Other	$68,000	Sec 14, All parcels	401	77
72-25-14-353-016	117 N EDISON	12/20/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$147,750	45.46	$295,505	$68,739	$256,261	$148,213	1.729	1,376	$186.24	14O	8.2680	Other	$68,000	Sec 14, All parcels	401	57
		Totals:	**$710,000**			**$710,000**	**$326,700**		**$653,411**		**$573,261**	**$350,945**			**$202.73**		**1.2844**					
							Sale. Ratio =>	**46.01**				**E.C.F. =>**	**1.633**		**Std. Deviation=>**	**0.11692661**						
							Std. Dev. =>	**0.72**				**Ave. E.C.F. =>**	**1.646**		**Ave. Variance=>**	**8.2680**	**Coefficient of Var=>**	**5.022072326**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

14R (SECTION 14 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-14-151-021	2001 KENWOOD	06/08/22	$331,000	WD	03-ARM'S LENGTH	$331,000	$168,990	51.05	$337,986	$105,932	$225,068	$178,503	1.261	1,225	$183.73	14R	17.7723	Ranch	$104,245	Sec 14, All parcels	401	63
72-25-14-151-036	1003 N KENWOOD	11/30/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$128,860	44.43	$257,724	$80,668	$209,332	$136,197	1.537	1,135	$184.43	14R	9.8394	Ranch	$80,668	Sec 14, All parcels	401	58
72-25-14-152-011	1101 N EDGEWORTH	08/07/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$142,270	45.17	$284,549	$87,132	$227,868	$154,232	1.477	1,257	$181.28	14R	3.8850	Ranch	$85,583	Sec 14, All parcels	401	60
72-25-14-152-017	1003 N EDGEWORTH	10/18/22	$302,500	WD	03-ARM'S LENGTH	$302,500	$141,310	46.71	$282,614	$85,800	$216,700	$151,395	1.431	1,128	$192.11	14R	0.7235	Ranch	$84,367	Sec 14, All parcels	401	61
72-25-14-176-006	1030 N EDGEWORTH	08/31/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$157,600	42.03	$315,194	$78,613	$296,387	$181,985	1.629	1,262	$234.85	14R	19.0044	Ranch	$77,748	Sec 14, All parcels	401	69
72-25-14-176-017	1029 SYMES	06/13/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$158,560	44.04	$317,120	$91,090	$268,910	$173,869	1.547	1,051	$255.86	14R	10.8035	Ranch	$88,900	Sec 14, All parcels	401	74
72-25-14-306-008	636 N DORCHESTER	06/02/23	$270,000	WD	03-ARM'S LENGTH	$270,000	$122,060	45.21	$244,127	$66,703	$203,297	$136,480	1.490	836	$243.18	14R	5.0987	Ranch	$66,162	Sec 14, All parcels	401	74
72-25-14-306-029	709 SYMES	11/02/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$136,630	53.58	$273,267	$91,904	$163,096	$141,690	1.151	1,202	$135.69	14R	28.7509	Ranch	$85,490	Sec 14, All parcels	401	60
72-25-14-330-013	606 SYMES	07/11/22	$252,000	WD	03-ARM'S LENGTH	$252,000	$125,810	49.92	$251,624	$85,975	$166,025	$129,413	1.283	1,005	$165.20	14R	15.5681	Ranch	$84,609	Sec 14, All parcels	401	60
72-25-14-351-012	300 N CAMPBELL	05/27/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$116,470	42.35	$232,935	$71,851	$203,149	$123,911	1.639	908	$223.73	14R	20.0892	Ranch	$71,851	Sec 14, All parcels	401	58
72-25-14-354-025	201 N KENWOOD	12/02/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$141,590	49.68	$283,189	$82,734	$202,266	$154,196	1.312	1,080	$187.28	14R	12.6842	Ranch	$82,734	Sec 14, All parcels	401	63
72-25-14-355-016	301 N EDGEWORTH	09/16/22	$327,000	WD	03-ARM'S LENGTH	$327,000	$158,250	48.39	$316,499	$83,955	$243,045	$178,880	1.359	1,108	$219.35	14R	7.9882	Ranch	$82,734	Sec 14, All parcels	401	73
72-25-14-382-008	2232 MACE	05/01/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$114,360	43.15	$228,711	$63,910	$201,090	$126,770	1.586	876	$229.55	14R	14.7672	Ranch	$63,910	Sec 14, All parcels	401	70
	Totals:		**$3,902,500**			**$3,902,500**	**$1,812,760**		**$3,625,539**		**$2,826,233**	**$1,967,522**			**$202.79**		**0.2144**					
							Sale. Ratio =>	**46.45**				**E.C.F. =>**	**1.436**		**Std. Deviation=>**	**0.15404253**						
							Std. Dev. =>	**3.63**				**Ave. E.C.F. =>**	**1.439**		**Ave. Variance=>**	**12.8442**	**Coefficient of Var=>**	**8.928349228**				

15B (SECTION 15 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-15-102-015	258 E 12 MILE	10/20/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$102,450	44.54	$204,898	$57,018	$172,982	$99,248	1.743	916	$188.84	15B	7.3814	BUNGALOW	$54,882	Sec 15, North of Gardenia	401	59
72-25-15-103-018	322 MARLIN	09/30/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$149,810	44.72	$299,617	$68,603	$266,397	$155,043	1.718	1,059	$251.56	15B	4.9107	BUNGALOW	$68,603	Sec 15, North of Gardenia	401	73
72-25-15-104-031	306 DEWEY	08/19/22	$279,900	WD	03-ARM'S LENGTH	$279,900	$120,940	43.21	$241,877	$69,731	$210,169	$115,534	1.819	985	$213.37	15B	14.9999	BUNGALOW	$68,603	Sec 15, North of Gardenia	401	63
72-25-15-126-020	714 E 12 MILE	07/31/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$118,180	42.97	$236,363	$56,475	$218,525	$120,730	1.810	1,090	$200.48	15B	14.0920	BUNGALOW	$54,882	Sec 15, North of Gardenia	401	54
72-25-15-127-001	500 MARLIN	11/07/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$149,160	45.20	$298,329	$71,313	$258,687	$152,360	1.698	885	$292.30	15B	2.8763	BUNGALOW	$68,603	Sec 15, North of Gardenia	401	78
72-25-15-127-002	504 MARLIN	03/01/23	$268,100	WD	03-ARM'S LENGTH	$268,100	$121,230	45.22	$242,455	$70,880	$197,220	$115,151	1.713	931	$211.84	15B	4.3600	BUNGALOW	$68,603	Sec 15, North of Gardenia	401	69
72-25-15-127-031	601 DEWEY	03/01/24	$220,000	WD	03-ARM'S LENGTH	$220,000	$105,410	47.91	$210,824	$69,462	$150,538	$94,874	1.587	900	$167.26	15B	8.2389	BUNGALOW	$68,603	Sec 15, North of Gardenia	401	60
72-25-15-128-002	504 DEWEY	03/26/24	$296,000	WD	03-ARM'S LENGTH	$296,000	$128,210	43.31	$256,421	$69,605	$226,395	$125,380	1.806	878	$257.85	15B	13.6565	BUNGALOW	$68,603	Sec 15, North of Gardenia	401	70
72-25-15-201-014	1507 N ALEXANDER	06/29/22	$363,000	WD	03-ARM'S LENGTH	$363,000	$168,530	46.43	$337,063	$77,410	$285,590	$174,264	1.639	1,041	$274.34	15B	3.0270	BUNGALOW	$77,410	Sec 15, North of Gardenia	401	71
72-25-15-201-015	1503 N ALEXANDER	04/01/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$138,090	52.11	$276,175	$84,218	$180,782	$128,830	1.403	1,073	$168.48	15B	26.5849	BUNGALOW	$84,218	Sec 15, North of Gardenia	401	65
72-25-15-201-024	1307 N ALEXANDER	06/16/23	$346,000	WD	03-ARM'S LENGTH	$346,000	$146,680	42.39	$293,351	$86,932	$259,068	$138,536	1.870	1,014	$255.49	15B	20.0931	BUNGALOW	$84,218	Sec 15, North of Gardenia	401	74
72-25-15-201-030	1209 N ALEXANDER	10/14/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$154,830	50.76	$309,652	$79,572	$225,428	$154,416	1.460	1,054	$213.88	15B	20.9234	BUNGALOW	$77,410	Sec 15, North of Gardenia	401	70
72-25-15-201-039	1101 N ALEXANDER	04/26/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$155,230	44.35	$310,468	$77,410	$272,590	$156,415	1.743	994	$274.24	15B	7.3631	BUNGALOW	$77,410	Sec 15, North of Gardenia	401	69
72-25-15-201-040	1039 N ALEXANDER	06/30/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$114,220	38.72	$228,447	$77,410	$217,590	$101,367	2.147	980	$222.03	15B	47.7447	BUNGALOW	$77,410	Sec 15, North of Gardenia	401	60
72-25-15-202-001	1722 N ALEXANDER	05/12/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$126,100	42.75	$252,209	$85,411	$209,589	$111,945	1.872	990	$211.71	15B	20.3143	BUNGALOW	$85,411	Sec 15, North of Gardenia	401	54
72-25-15-202-002	1716 N ALEXANDER	11/16/23	$245,000	WD	03-ARM'S LENGTH	$245,000	$118,290	48.28	$236,575	$87,609	$157,391	$99,977	1.574	1,015	$155.07	15B	9.4838	BUNGALOW	$85,371	Sec 15, North of Gardenia	401	60
72-25-15-202-015	1506 N ALEXANDER	07/11/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$139,720	50.81	$279,445	$86,657	$188,343	$129,388	1.456	1,057	$178.19	15B	21.3461	BUNGALOW	$84,843	Sec 15, North of Gardenia	401	64
72-25-15-202-029	1525 N ALTADENA	05/27/22	$225,000	PTA	03-ARM'S LENGTH	$225,000	$111,260	49.45	$222,513	$82,674	$142,326	$93,852	1.516	932	$152.71	15B	15.2608	BUNGALOW	$82,674	Sec 15, North of Gardenia	401	60
72-25-15-202-035	1529 N ALTADENA	05/31/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$152,400	51.66	$304,792	$129,359	$165,641	$117,740	1.407	930	$178.11	15B	26.2273	BUNGALOW	$129,359	Sec 15, North of Gardenia	401	60
72-25-15-203-021	1502 N ALTADENA	05/18/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$162,050	43.80	$324,100	$86,262	$283,738	$159,623	1.778	1,032	$274.94	15B	10.8446	BUNGALOW	$82,599	Sec 15, North of Gardenia	401	74
72-25-15-203-027	1601 FERRIS	05/31/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$127,460	49.02	$254,917	$92,027	$167,973	$109,322	1.536	1,060	$158.47	15B	13.2612	BUNGALOW	$90,853	Sec 15, North of Gardenia	401	60
72-25-15-203-032	1507 FERRIS	05/12/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$138,510	56.53	$277,025	$91,380	$153,620	$124,594	1.233	1,038	$148.00	15B	43.6142	BUNGALOW	$90,853	Sec 15, North of Gardenia	401	60
72-25-15-205-015	1506 N BLAIR	04/14/22	$434,000	WD	03-ARM'S LENGTH	$434,000	$169,840	39.13	$339,687	$81,351	$352,649	$173,380	2.034	1,244	$283.48	15B	36.4860	BUNGALOW	$81,351	Sec 15, North of Gardenia	401	73
72-25-15-205-020	1617 N VERMONT	03/09/23	$346,000	WD	03-ARM'S LENGTH	$346,000	$158,750	45.88	$317,508	$84,758	$261,242	$156,208	1.672	967	$270.16	15B	0.3291	BUNGALOW	$84,758	Sec 15, North of Gardenia	401	74
72-25-15-206-007	1316 N ALEXANDER	06/08/22	$282,000	PTA	03-ARM'S LENGTH	$282,000	$125,170	44.39	$250,343	$78,014	$203,986	$115,657	1.764	914	$223.18	15B	9.4607	BUNGALOW	$77,657	Sec 15, North of Gardenia	401	60
72-25-15-207-008	1314 N ALTADENA	10/27/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$173,150	50.93	$346,293	$83,388	$256,612	$176,446	1.454	1,049	$244.63	15B	21.4773	BUNGALOW	$82,697	Sec 15, North of Gardenia	401	73
72-25-15-207-009	1310 N ALTADENA	09/23/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$149,460	47.45	$298,922	$82,705	$232,295	$145,112	1.601	972	$238.99	15B	6.8310	BUNGALOW	$82,705	Sec 15, North of Gardenia	401	68
72-25-15-208-016	1423 N BLAIR	07/13/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$131,880	46.27	$263,756	$85,671	$199,329	$119,520	1.668	943	$211.38	15B	0.1363	BUNGALOW	$83,509	Sec 15, North of Gardenia	401	63
72-25-15-209-001	1422 N BLAIR	05/04/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$136,860	46.39	$273,710	$81,382	$213,618	$129,079	1.655	910	$234.75	15B	1.4170	BUNGALOW	$81,382	Sec 15, North of Gardenia	401	67
72-25-15-209-021	1323 N VERMONT	06/23/22	$326,000	WD	03-ARM'S LENGTH	$326,000	$152,240	46.70	$304,474	$90,172	$235,828	$143,827	1.640	1,277	$184.67	15B	2.9441	BUNGALOW	$90,172	Sec 15, North of Gardenia	401	63
72-25-15-227-020	1615 N CONNECTICUT	07/26/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$158,990	41.30	$317,982	$81,981	$303,019	$158,390	1.913	1,055	$287.22	15B	24.4013	BUNGALOW	$80,303	Sec 15, North of Gardenia	401	74
72-25-15-228-008	1608 N CONNECTICUT	04/07/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$149,020	43.83	$298,030	$79,608	$260,392	$146,592	1.776	1,074	$242.45	15B	10.7198	BUNGALOW	$79,608	Sec 15, North of Gardenia	401	72
72-25-15-228-010	1600 N CONNECTICUT	05/03/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$143,970	40.55	$287,946	$85,848	$269,152	$135,636	1.984	1,048	$256.82	15B	31.5259	BUNGALOW	$76,561	Sec 15, North of Gardenia	401	69
72-25-15-253-030	1005 N BLAIR	05/31/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$141,720	46.47	$283,441	$70,632	$234,368	$142,825	1.641	1,125	$208.33	15B	2.8160	BUNGALOW	$70,632	Sec 15, North of Gardenia	401	69
72-25-15-253-031	1001 N BLAIR	07/13/22	$545,000	WD	03-ARM'S LENGTH	$545,000	$237,460	43.57	$474,919	$77,654	$467,346	$266,621	1.753	1,866	$250.45	15B	8.3742	BUNGALOW	$71,945	Sec 15, North of Gardenia	401	78
72-25-15-254-027	1023 N VERMONT	02/15/24	$298,500	WD	03-ARM'S LENGTH	$298,500	$153,120	51.30	$306,241	$85,614	$212,886	$148,072	1.438	1,130	$188.39	15B	23.1386	BUNGALOW	$85,614	Sec 15, North of Gardenia	401	60
72-25-15-278-016	1037 N CONNECTICUT	09/27/22	$325,400	WD	03-ARM'S LENGTH	$325,400	$157,350	48.36	$314,699	$86,225	$239,175	$153,338	1.560	1,100	$217.43	15B	10.9320	BUNGALOW	$86,225	Sec 15, North of Gardenia	401	68
72-25-15-279-002	1036 N CONNECTICUT	10/07/22	$297,000	WD	03-ARM'S LENGTH	$297,000	$145,000	48.82	$290,007	$88,583	$208,417	$135,184	1.542	1,120	$186.09	15B	12.7378	BUNGALOW	$88,583	Sec 15, North of Gardenia	401	60
72-25-15-279-006	1016 N CONNECTICUT	08/29/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$142,870	44.65	$285,735	$91,488	$228,512	$130,367	1.753	1,122	$203.66	15B	8.3727	BUNGALOW	$87,104	Sec 15, North of Gardenia	401	64
72-25-15-279-016	1041 GROVE	10/14/22	$333,000	WD	03-ARM'S LENGTH	$333,000	$152,360	45.75	$304,723	$67,247	$265,753	$159,380	1.667	1,184	$224.45	15B	0.1688	BUNGALOW	$65,902	Sec 15, North of Gardenia	401	73
72-25-15-279-023	1013 GROVE	08/02/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$162,120	39.07	$324,236	$78,522	$336,478	$164,909	2.040	1,176	$286.12	15B	37.1282	BUNGALOW	$78,522	Sec 15, North of Gardenia	401	74
72-25-15-280-001	1128 GROVE	07/18/22	$296,000	WD	03-ARM'S LENGTH	$296,000	$145,020	48.99	$290,048	$82,761	$213,239	$139,119	1.533	912	$233.81	15B	13.6324	BUNGALOW	$79,450	Sec 15, North of Gardenia	401	73
72-25-15-280-009	1040 GROVE	05/10/22	$278,500	WD	03-ARM'S LENGTH	$278,500	$123,850	44.47	$247,704	$65,672	$212,828	$122,169	1.742	858	$248.05	15B	7.2970	BUNGALOW	$65,672	Sec 15, North of Gardenia	401	73
72-25-15-280-011	1032 GROVE	04/26/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$126,740	43.70	$253,479	$65,672	$224,328	$126,045	1.780	858	$261.45	15B	11.0638	BUNGALOW	$65,672	Sec 15, North of Gardenia	401	68
72-25-15-280-015	1016 GROVE	07/22/22	$278,000	WD	03-ARM'S LENGTH	$278,000	$147,580	53.09	$295,159	$65,672	$212,328	$154,018	1.379	1,093	$194.26	15B	29.0516	BUNGALOW	$65,672	Sec 15, North of Gardenia	401	73
72-25-15-280-022	1107 N WILSON	04/04/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$131,940	47.12	$263,878	$65,672	$214,328	$133,024	1.611	944	$227.04	15B	5.7911	BUNGALOW	$65,672	Sec 15, North of Gardenia	401	68
72-25-15-280-028	1031 N WILSON	07/29/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$122,140	46.09	$244,287	$69,912	$195,088	$117,030	1.667	860	$226.85	15B	0.2119	BUNGALOW	$65,672	Sec 15, North of Gardenia	401	71
72-25-15-280-031	1019 N WILSON	08/26/22	$248,000	WD	03-ARM'S LENGTH	$248,000	$106,640	43.00	$213,286	$65,672	$182,328	$99,070	1.840	854	$213.50	15B	17.1292	BUNGALOW	$65,672	Sec 15, North of Gardenia	401	60
72-25-15-280-035	1513 GARDENIA	11/10/22	$299,000	WD	03-ARM'S LENGTH	$299,000	$133,310	44.59	$266,618	$77,136	$221,864	$127,169	1.745	1,019	$217.73	15B	7.5530	BUNGALOW	$76,113	Sec 15, North of Gardenia	401	63
72-25-15-281-003	1118 N WILSON	03/29/24	$305,000	WD	03-ARM'S LENGTH	$305,000	$116,110	38.07	$232,228	$67,281	$237,719	$110,703	2.147	871	$272.93	15B	47.8257	BUNGALOW	$67,281	Sec 15, North of Gardenia	401	63

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-15-281-008	1044 N WILSON	01/04/23	$310,000	PTA	03-ARM'S LENGTH	$310,000	$124,340	40.11	$248,688	$68,033	$241,967	$121,245	1.996	854	$283.33	15B	32.6580	BUNGALOW	$67,281	Sec 15, North of Gardenia	401	67
72-25-15-281-011	1032 N WILSON	10/27/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$119,820	48.91	$239,640	$67,281	$177,719	$115,677	1.536	860	$206.65	15B	13.2771	BUNGALOW	$67,281	Sec 15, North of Gardenia	401	67
72-25-15-281-012	1028 N WILSON	10/12/23	$217,000	WD	03-ARM'S LENGTH	$217,000	$110,480	50.91	$220,955	$67,281	$149,719	$103,137	1.452	868	$172.49	15B	21.7454	BUNGALOW	$67,281	Sec 15, North of Gardenia	401	57
72-25-15-376-032	313 CURRY	08/03/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$157,790	39.45	$315,574	$83,424	$316,576	$155,805	2.032	1,165	$271.74	15B	36.2761	BUNGALOW	$83,424	Sec 15, Gardenia to 11 mile	401	69
72-25-15-381-010	630 SAINT CHARLES	07/11/23	$222,500	WD	03-ARM'S LENGTH	$222,500	$111,140	49.95	$222,270	$71,144	$151,356	$101,427	1.492	992	$152.58	15B	17.6840	BUNGALOW	$71,144	Sec 15, Gardenia to 11 mile	401	60
72-25-15-383-001	132 CURRY	12/13/22	$329,000	WD	03-ARM'S LENGTH	$329,000	$156,130	47.46	$312,262	$85,049	$243,951	$152,492	1.600	1,048	$232.78	15B	6.9344	BUNGALOW	$85,049	Sec 15, Gardenia to 11 mile	401	68
72-25-15-403-006	900 N ALEXANDER	04/27/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$168,860	51.96	$337,714	$91,323	$233,677	$165,363	1.413	1,088	$214.78	15B	25.5993	BUNGALOW	$87,750	Sec 15, Gardenia to 11 mile	401	69
72-25-15-405-018	907 N REMBRANDT	05/20/22	$360,000	PTA	03-ARM'S LENGTH	$360,000	$156,510	43.48	$313,010	$92,301	$267,699	$148,127	1.807	1,117	$239.66	15B	13.8121	BUNGALOW	$87,750	Sec 15, Gardenia to 11 mile	401	63
72-25-15-406-023	815 N BLAIR	11/18/22	$589,500	WD	03-ARM'S LENGTH	$589,500	$250,460	42.49	$500,911	$88,247	$501,253	$276,956	1.810	2,111	$237.45	15B	14.0760	BUNGALOW	$88,247	Sec 15, Gardenia to 11 mile	401	87
72-25-15-406-025	807 N BLAIR	06/02/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$132,000	51.76	$263,996	$88,236	$166,764	$117,960	1.414	959	$173.89	15B	25.5371	BUNGALOW	$88,236	Sec 15, Gardenia to 11 mile	401	60
72-25-15-409-002	722 N ALEXANDER	06/15/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$142,920	46.10	$285,841	$91,193	$218,807	$130,636	1.675	1,026	$213.26	15B	0.5826	BUNGALOW	$87,750	Sec 15, Gardenia to 11 mile	401	68
72-25-15-409-031	729 N ALTADENA	06/27/22	$420,000	WD	03-ARM'S LENGTH	$420,000	$187,640	44.68	$375,286	$98,407	$321,593	$185,825	1.731	1,514	$212.41	15B	6.1517	BUNGALOW	$96,459	Sec 15, Gardenia to 11 mile	401	68
72-25-15-410-009	622 N ALTADENA	03/14/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$136,230	45.41	$272,464	$87,750	$212,250	$123,969	1.712	833	$254.80	15B	4.3013	BUNGALOW	$87,750	Sec 15, Gardenia to 11 mile	401	64
72-25-15-410-021	703 N GAINSBOROUGH	12/08/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$138,060	43.83	$276,127	$88,821	$226,179	$125,709	1.799	908	$249.10	15B	13.0123	BUNGALOW	$87,750	Sec 15, Gardenia to 11 mile	401	69
72-25-15-410-027	611 N GAINSBOROUGH	06/28/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$136,750	50.65	$273,491	$90,960	$179,040	$122,504	1.462	991	$180.67	15B	20.7604	BUNGALOW	$87,750	Sec 15, Gardenia to 11 mile	401	60
72-25-15-411-012	610 N GAINSBOROUGH	05/09/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$143,590	46.32	$287,187	$87,750	$222,250	$133,850	1.660	1,103	$201.50	15B	0.8671	BUNGALOW	$87,750	Sec 15, Gardenia to 11 mile	401	64
72-25-15-411-015	729 N REMBRANDT	04/11/22	$420,000	WD	03-ARM'S LENGTH	$420,000	$190,780	45.42	$381,554	$103,107	$316,893	$186,877	1.696	1,122	$282.44	15B	2.6621	BUNGALOW	$87,750	Sec 15, Gardenia to 11 mile	401	73
72-25-15-412-019	715 N BLAIR	10/10/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$141,270	46.32	$282,545	$91,102	$213,898	$128,485	1.665	1,094	$195.52	15B	0.4340	BUNGALOW	$88,198	Sec 15, Gardenia to 11 mile	401	60
72-25-15-427-018	831 N CONNECTICUT	01/23/23	$358,000	WD	03-ARM'S LENGTH	$358,000	$151,220	42.24	$302,430	$90,485	$267,515	$142,245	1.881	1,002	$266.98	15B	21.1557	BUNGALOW	$89,132	Sec 15, Gardenia to 11 mile	401	71
72-25-15-428-012	818 N CONNECTICUT	02/13/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$157,020	45.51	$314,043	$96,449	$248,551	$146,036	1.702	1,086	$228.87	15B	3.2874	BUNGALOW	$94,781	Sec 15, Gardenia to 11 mile	401	71
72-25-15-431-019	711 N CONNECTICUT	05/05/23	$384,000	WD	03-ARM'S LENGTH	$384,000	$160,030	41.67	$320,059	$81,717	$302,283	$159,961	1.890	1,083	$279.12	15B	22.0621	BUNGALOW	$81,117	Sec 15, Gardenia to 11 mile	401	78
72-25-15-431-028	603 N CONNECTICUT	08/22/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$162,650	47.14	$325,303	$96,205	$248,795	$153,757	1.618	1,096	$227.00	15B	5.1003	BUNGALOW	$93,808	Sec 15, Gardenia to 11 mile	401	69
72-25-15-452-036	401 N ALTADENA	12/07/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$161,750	49.02	$323,501	$115,120	$214,880	$139,853	1.536	1,158	$185.56	15B	13.2637	BUNGALOW	$110,458	Sec 15, Gardenia to 11 mile	401	70
72-25-15-453-004	506 N ALTADENA	10/14/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$127,890	56.84	$255,788	$80,357	$144,643	$117,739	1.229	922	$156.88	15B	44.0601	BUNGALOW	$79,859	Sec 15, Gardenia to 11 mile	401	60
72-25-15-455-018	515 N BLAIR	10/27/23	$395,000	WD	03-ARM'S LENGTH	$395,000	$175,590	44.45	$351,183	$107,945	$287,055	$163,247	1.758	1,106	$259.54	15B	8.9302	BUNGALOW	$107,945	Sec 15, Gardenia to 11 mile	401	64
72-25-15-455-019	509 N BLAIR	10/16/23	$305,300	WD	03-ARM'S LENGTH	$305,300	$144,300	47.26	$288,598	$110,337	$194,963	$119,638	1.630	1,018	$191.52	15B	3.9503	BUNGALOW	$107,933	Sec 15, Gardenia to 11 mile	401	61
72-25-15-455-024	407 N BLAIR	07/06/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$152,790	44.94	$305,589	$88,073	$251,927	$145,984	1.726	1,024	$246.02	15B	5.6611	BUNGALOW	$88,073	Sec 15, Gardenia to 11 mile	401	68
72-25-15-456-003	219 N ALEXANDER	11/04/22	$225,773	WD	03-ARM'S LENGTH	$225,773	$110,100	48.77	$220,193	$80,629	$145,144	$93,667	1.550	830	$174.87	15B	11.9535	BUNGALOW	$79,859	Sec 15, Gardenia to 11 mile	401	60
72-25-15-457-002	224 N ALEXANDER	05/24/23	$242,000	WD	03-ARM'S LENGTH	$242,000	$120,180	49.66	$240,362	$82,523	$159,477	$105,932	1.505	816	$195.44	15B	16.3645	BUNGALOW	$79,859	Sec 15, Gardenia to 11 mile	401	60
72-25-15-460-006	204 N REMBRANDT	12/13/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$130,130	48.20	$260,254	$88,572	$181,428	$115,223	1.575	918	$197.63	15B	9.4523	BUNGALOW	$88,098	Sec 15, Gardenia to 11 mile	401	60
72-25-15-460-021	129 N BLAIR	08/02/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$151,020	48.72	$302,039	$87,969	$222,031	$143,671	1.545	1,046	$212.27	15B	12.3696	BUNGALOW	$87,969	Sec 15, Gardenia to 11 mile	401	68
72-25-15-476-016	521 N VERMONT	06/21/22	$341,000	WD	03-ARM'S LENGTH	$341,000	$135,090	39.62	$270,187	$81,073	$259,927	$126,922	2.048	1,064	$244.29	15B	37.8817	BUNGALOW	$79,221	Sec 15, Gardenia to 11 mile	401	60
72-25-15-476-021	417 N VERMONT	03/05/24	$305,000	WD	03-ARM'S LENGTH	$305,000	$146,630	48.08	$293,252	$82,267	$222,733	$141,601	1.573	1,015	$219.44	15B	9.6142	BUNGALOW	$81,469	Sec 15, Gardenia to 11 mile	401	65
72-25-15-476-022	413 N VERMONT	01/12/23	$278,000	PTA	03-ARM'S LENGTH	$278,000	$147,070	52.90	$294,133	$81,279	$196,721	$142,855	1.377	1,017	$193.43	15B	29.2040	BUNGALOW	$81,279	Sec 15, Gardenia to 11 mile	401	60
72-25-15-476-025	401 N VERMONT	06/30/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$146,000	50.34	$291,991	$83,939	$206,061	$139,632	1.476	1,006	$204.83	15B	19.3366	BUNGALOW	$83,939	Sec 15, Gardenia to 11 mile	401	60
72-25-15-476-027	319 N VERMONT	01/27/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$165,920	46.74	$331,830	$83,541	$271,459	$166,637	1.629	1,319	$205.81	15B	4.0062	BUNGALOW	$83,541	Sec 15, Gardenia to 11 mile	401	64
72-25-15-477-001	522 N VERMONT	08/09/22	$359,000	WD	03-ARM'S LENGTH	$359,000	$169,190	47.13	$338,382	$89,373	$269,627	$167,120	1.613	1,142	$236.10	15B	5.5735	BUNGALOW	$89,373	Sec 15, Gardenia to 11 mile	401	65
72-25-15-477-012	310 N VERMONT	05/31/23	$405,000	WD	03-ARM'S LENGTH	$405,000	$183,570	45.33	$367,149	$81,117	$323,883	$191,968	1.687	1,262	$256.64	15B	1.8066	BUNGALOW	$81,117	Sec 15, Gardenia to 11 mile	401	79
72-25-15-478-005	416 N CONNECTICUT	04/29/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$146,840	45.89	$293,680	$87,628	$232,372	$138,290	1.680	1,006	$230.99	15B	1.1217	BUNGALOW	$86,258	Sec 15, Gardenia to 11 mile	401	73
72-25-15-478-012	310 N CONNECTICUT	10/06/23	$342,000	WD	03-ARM'S LENGTH	$342,000	$144,540	42.26	$289,089	$86,258	$255,742	$136,128	1.879	1,014	$252.21	15B	20.9578	BUNGALOW	$86,258	Sec 15, Gardenia to 11 mile	401	69
72-25-15-478-026	315 N WILSON	04/28/22	$328,000	WD	03-ARM'S LENGTH	$328,000	$151,850	46.30	$303,703	$86,258	$241,742	$145,936	1.656	1,194	$202.46	15B	1.2617	BUNGALOW	$86,258	Sec 15, Gardenia to 11 mile	401	60
72-25-15-479-007	414 N WILSON	05/16/23	$319,000	WD	03-ARM'S LENGTH	$319,000	$141,880	44.48	$283,769	$83,602	$235,398	$134,340	1.752	1,032	$228.10	15B	8.3145	BUNGALOW	$83,602	Sec 15, Gardenia to 11 mile	401	70
72-25-15-479-031	305 N CAMPBELL	12/14/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$117,150	48.81	$234,308	$74,617	$165,383	$107,175	1.543	1,028	$160.88	15B	12.5998	BUNGALOW	$74,617	Sec 15, Gardenia to 11 mile	401	58
72-25-15-480-006	204 N BLAIR	10/24/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$147,230	49.91	$294,453	$92,497	$202,503	$135,541	1.494	991	$204.34	15B	17.5072	BUNGALOW	$92,497	Sec 15, Gardenia to 11 mile	401	63
72-25-15-480-023	123 N VERMONT	08/31/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$154,990	41.33	$309,985	$81,064	$293,936	$153,638	1.913	1,020	$288.17	15B	24.4062	BUNGALOW	$79,751	Sec 15, Gardenia to 11 mile	401	74
72-25-15-482-004	214 N CONNECTICUT	06/09/23	$351,950	WD	03-ARM'S LENGTH	$351,950	$157,800	44.84	$315,600	$91,918	$260,032	$150,122	1.732	1,076	$241.67	15B	6.3029	BUNGALOW	$86,258	Sec 15, Gardenia to 11 mile	401	69
72-25-15-482-013	114 N CONNECTICUT	10/27/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$162,770	50.08	$325,536	$86,258	$238,742	$160,589	1.487	1,280	$186.52	15B	18.2445	BUNGALOW	$86,258	Sec 15, Gardenia to 11 mile	401	67
72-25-15-482-018	215 N WILSON	11/10/23	$313,750	WD	03-ARM'S LENGTH	$313,750	$143,880	45.86	$287,760	$86,258	$227,492	$135,236	1.682	992	$229.33	15B	1.3075	BUNGALOW	$86,258	Sec 15, Gardenia to 11 mile	401	60
72-25-15-483-002	226 N WILSON	09/09/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$129,010	50.59	$258,029	$81,117	$173,883	$118,733	1.464	1,081	$160.85	15B	20.4618	BUNGALOW	$81,117	Sec 15, Gardenia to 11 mile	401	60
72-25-15-483-032	118 N WILSON	05/31/22	$367,632	PTA	03-ARM'S LENGTH	$367,632	$173,720	47.25	$347,442	$81,133	$286,499	$178,731	1.603	1,303	$219.88	15B	6.6144	BUNGALOW	$81,133	Sec 15, Gardenia to 11 mile	401	68
	Totals:	**$31,592,805**				**$31,592,805**	**$14,517,990**		**$29,035,990**		**$23,300,107**	**$13,921,672**			**$221.50**		**0.4550**					
							Sale. Ratio =>	**45.95**				**E.C.F. =>**	**1.674**		**Std. Deviation=>**	**0.18381542**						
							Std. Dev. =>	**3.75**				**Ave. E.C.F. =>**	**1.669**		**Ave. Variance=>**	**14.2606**	**Coefficient of Var=>**	**8.543856367**				

15C (SECTION 15 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-15-104-005	222 DEWEY	07/31/23	$645,000	WD	03-ARM'S LENGTH	$645,000	$289,580	44.90	$579,166	$68,603	$576,397	$344,975	1.671	2,260	$255.04	15C	2.2452	Colonial/2Sty	$68,603	Sec 15, North of Gardenia	401	97
72-25-15-127-036	621 DEWEY	08/15/22	$433,000	WD	03-ARM'S LENGTH	$433,000	$197,900	45.70	$395,801	$72,329	$360,671	$218,562	1.650	2,084	$173.07	15C	0.1813	Colonial/2Sty	$68,603	Sec 15, North of Gardenia	401	69
72-25-15-127-045	715 DEWEY	07/13/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$160,080	53.36	$320,152	$70,500	$229,500	$168,684	1.361	1,388	$165.35	15C	28.7852	Colonial/2Sty	$68,603	Sec 15, North of Gardenia	401	70
72-25-15-127-048	528 MARLIN	06/27/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$209,880	49.38	$419,765	$70,433	$354,567	$236,035	1.502	1,789	$198.19	15C	14.6207	Colonial/2Sty	$68,603	Sec 15, North of Gardenia	401	79
72-25-15-128-016	626 DEWEY	05/15/23	$515,000	WD	03-ARM'S LENGTH	$515,000	$221,810	43.07	$443,616	$68,603	$446,397	$253,387	1.762	2,154	$207.24	15C	11.3334	Colonial/2Sty	$68,603	Sec 15, North of Gardenia	401	72
72-25-15-204-007	1700 FERRIS	05/24/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$145,730	52.05	$291,466	$93,242	$186,758	$133,935	1.394	1,280	$145.90	15C	25.3994	Colonial/2Sty	$90,853	Sec 15, North of Gardenia	401	60
72-25-15-204-015	1512 FERRIS	10/17/22	$455,000	WD	03-ARM'S LENGTH	$455,000	$186,600	41.01	$373,208	$94,925	$360,075	$188,029	1.915	1,320	$272.78	15C	26.6611	Colonial/2Sty	$93,749	Sec 15, North of Gardenia	401	73
72-25-15-204-024	1527 N BLAIR	09/22/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$158,590	44.67	$317,188	$90,853	$264,147	$152,929	1.727	1,279	$206.53	15C	7.8867	Colonial/2Sty	$90,853	Sec 15, North of Gardenia	401	60
72-25-15-208-023	1313 N BLAIR	08/29/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$182,900	45.73	$365,793	$90,853	$309,147	$185,770	1.664	2,122	$145.69	15C	1.5751	Colonial/2Sty	$90,853	Sec 15, North of Gardenia	401	60
72-25-15-251-028	1021 N ALTADENA	08/09/23	$425,000	WD	03-ARM'S LENGTH	$425,000	$204,530	48.12	$409,055	$82,674	$342,326	$220,528	1.552	2,201	$155.53	15C	9.6082	Colonial/2Sty	$82,674	Sec 15, North of Gardenia	401	60
72-25-15-253-002	1120 FERRIS	05/10/22	$319,500	PTA	03-ARM'S LENGTH	$319,500	$176,000	55.09	$352,003	$90,853	$228,647	$176,453	1.296	1,224	$186.80	15C	35.2588	Colonial/2Sty	$90,853	Sec 15, North of Gardenia	401	71
72-25-15-253-003	1116 FERRIS	04/21/22	$855,000	WD	03-ARM'S LENGTH	$855,000	$398,190	46.57	$796,371	$96,152	$758,848	$473,121	1.604	2,658	$285.50	15C	4.4466	Colonial/2Sty	$90,853	Sec 15, North of Gardenia	401	96
72-25-15-253-009	1032 FERRIS	12/28/22	$659,000	PTA	03-ARM'S LENGTH	$659,000	$311,260	47.23	$622,522	$87,934	$571,066	$361,208	1.581	2,441	$233.95	15C	6.7396	Colonial/2Sty	$87,934	Sec 15, North of Gardenia	401	90
72-25-15-253-026	1023 N BLAIR	05/19/23	$510,000	WD	03-ARM'S LENGTH	$510,000	$210,260	41.23	$420,512	$84,669	$425,331	$226,921	1.874	1,735	$245.15	15C	22.5972	Colonial/2Sty	$83,509	Sec 15, North of Gardenia	401	79
72-25-15-254-011	1024 N BLAIR	06/30/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$184,930	43.51	$369,850	$84,895	$340,105	$192,537	1.766	1,921	$177.05	15C	11.8053	Colonial/2Sty	$81,601	Sec 15, North of Gardenia	401	66

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-15-303-024	123 HAWTHORN	10/20/23	$425,000	WD	03-ARM'S LENGTH	$425,000	$188,260	44.30	$376,516	$92,875	$332,125	$191,649	1.733	1,386	$239.63	15C	8.4597	Colonial/2Sty	$92,875	Sec 15, Gardenia to 11 mile	401	69
72-25-15-303-047	311 HAWTHORN	06/27/22	$999,500	WD	03-ARM'S LENGTH	$999,500	$494,560	49.48	$989,112	$128,461	$871,039	$581,521	1.498	3,289	$264.83	15C	15.0522	Colonial/2Sty	$128,461	Sec 15, Gardenia to 11 mile	401	92
72-25-15-304-016	133 FOREST	09/08/23	$920,000	WD	03-ARM'S LENGTH	$920,000	$407,170	44.26	$814,349	$128,826	$791,174	$463,191	1.708	2,835	$279.07	15C	5.9708	Colonial/2Sty	$123,692	Sec 15, Gardenia to 11 mile	401	92
72-25-15-326-005	519 GARDENIA	09/09/22	$331,000	WD	03-ARM'S LENGTH	$331,000	$168,550	50.92	$337,095	$71,818	$259,182	$179,241	1.446	1,541	$168.19	15C	20.2390	Colonial/2Sty	$71,818	Sec 15, North of Gardenia	401	61
72-25-15-327-007	526 GARDENIA	04/10/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$130,260	49.15	$260,510	$71,618	$193,382	$127,630	1.515	1,314	$147.17	15C	13.3205	Colonial/2Sty	$71,129	Sec 15, North of Gardenia	401	62
72-25-15-327-018	517 HAWTHORN	10/14/22	$309,900	WD	03-ARM'S LENGTH	$309,900	$172,860	55.78	$345,721	$92,836	$217,064	$170,868	1.270	1,436	$151.16	15C	37.8027	Colonial/2Sty	$92,836	Sec 15, Gardenia to 11 mile	401	64
72-25-15-327-019	523 HAWTHORN	12/02/22	$299,900	WD	03-ARM'S LENGTH	$299,900	$152,340	50.80	$304,687	$92,832	$207,068	$143,145	1.447	1,287	$160.89	15C	20.1827	Colonial/2Sty	$92,832	Sec 15, Gardenia to 11 mile	401	60
72-25-15-329-013	503 FOREST	11/29/23	$545,000	WD	03-ARM'S LENGTH	$545,000	$253,520	46.52	$507,044	$113,894	$431,106	$265,642	1.623	2,336	$184.55	15C	2.5501	Colonial/2Sty	$103,815	Sec 15, Gardenia to 11 mile	401	63
72-25-15-330-003	708 HAWTHORN	07/18/22	$415,000	WD	03-ARM'S LENGTH	$415,000	$173,960	41.92	$347,925	$78,044	$336,956	$182,352	1.848	1,419	$237.46	15C	19.9447	Colonial/2Sty	$78,044	Sec 15, Gardenia to 11 mile	401	72
72-25-15-330-014	810 HAWTHORN	04/12/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$176,340	52.64	$352,676	$78,044	$256,956	$185,562	1.385	1,688	$152.23	15C	26.3642	Colonial/2Sty	$78,044	Sec 15, Gardenia to 11 mile	401	73
72-25-15-330-030	813 FOREST	08/22/22	$495,000	WD	03-ARM'S LENGTH	$495,000	$236,980	47.87	$473,965	$86,843	$408,157	$261,569	1.560	1,914	$213.25	15C	8.7967	Colonial/2Sty	$86,843	Sec 15, Gardenia to 11 mile	401	78
72-25-15-331-006	524 FOREST	10/16/23	$760,000	WD	03-ARM'S LENGTH	$760,000	$334,100	43.96	$668,208	$114,211	$645,789	$374,322	1.725	2,736	$236.03	15C	7.6836	Colonial/2Sty	$101,800	Sec 15, Gardenia to 11 mile	401	81
72-25-15-331-008	604 FOREST	02/09/24	$965,000	WD	03-ARM'S LENGTH	$965,000	$366,010	37.93	$732,025	$108,927	$856,073	$421,012	2.033	2,736	$312.89	15C	38.4983	Colonial/2Sty	$107,188	Sec 15, Gardenia to 11 mile	401	98
72-25-15-331-019	720 FOREST	07/27/23	$670,000	WD	03-ARM'S LENGTH	$670,000	$254,670	38.01	$509,349	$85,995	$584,005	$286,050	2.042	2,055	$284.19	15C	39.3233	Colonial/2Sty	$83,946	Sec 15, Gardenia to 11 mile	401	88
72-25-15-331-028	808 FOREST	07/13/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$156,460	49.67	$312,927	$83,829	$231,171	$154,796	1.493	1,540	$150.11	15C	15.4994	Colonial/2Sty	$83,829	Sec 15, Gardenia to 11 mile	401	60
72-25-15-331-053	709 BALDWIN	04/11/22	$1,150,000	WD	03-ARM'S LENGTH	$1,150,000	$488,650	42.49	$977,309	$150,395	$999,605	$558,726	1.789	3,320	$301.09	15C	14.0695	Colonial/2Sty	$145,087	Sec 15, Gardenia to 11 mile	401	93
72-25-15-331-072	622 FOREST	06/24/22	$570,000	WD	03-ARM'S LENGTH	$570,000	$250,870	44.01	$501,740	$106,470	$463,530	$267,074	1.736	1,915	$242.05	15C	8.7199	Colonial/2Sty	$102,130	Sec 15, Gardenia to 11 mile	401	77
72-25-15-332-013	628 BALDWIN	10/24/22	$312,000	WD	03-ARM'S LENGTH	$312,000	$158,700	50.87	$317,391	$91,472	$220,528	$152,648	1.445	1,310	$168.34	15C	20.3702	Colonial/2Sty	$86,152	Sec 15, Gardenia to 11 mile	401	73
72-25-15-332-032	601 E FARNUM	09/22/23	$700,000	WD	03-ARM'S LENGTH	$700,000	$289,440	41.35	$578,872	$104,714	$595,286	$320,377	1.858	2,340	$254.40	15C	20.9694	Colonial/2Sty	$94,048	Sec 15, Gardenia to 11 mile	401	88
72-25-15-332-039	701 E FARNUM	06/13/23	$470,000	WD	03-ARM'S LENGTH	$470,000	$208,480	44.36	$416,954	$93,256	$376,744	$218,715	1.723	1,646	$228.88	15C	7.4150	Colonial/2Sty	$91,247	Sec 15, Gardenia to 11 mile	401	74
72-25-15-332-053	609 N ALEXANDER	09/23/22	$645,000	WD	03-ARM'S LENGTH	$645,000	$283,790	44.00	$567,573	$101,703	$543,297	$314,777	1.726	2,358	$230.41	15C	7.7589	Colonial/2Sty	$95,467	Sec 15, Gardenia to 11 mile	401	87
72-25-15-352-017	311 PINGREE	03/10/23	$405,000	WD	03-ARM'S LENGTH	$405,000	$183,300	45.26	$366,595	$92,565	$312,435	$185,155	1.687	1,576	$198.25	15C	3.9035	Colonial/2Sty	$92,565	Sec 15, Gardenia to 11 mile	401	69
72-25-15-354-019	304 N TROY	02/01/24	$785,000	WD	03-ARM'S LENGTH	$785,000	$326,110	41.54	$652,215	$110,980	$674,020	$365,699	1.843	2,820	$239.01	15C	19.4713	Colonial/2Sty	$110,980	Sec 15, Gardenia to 11 mile	401	77
72-25-15-354-023	305 VIRGINIA	07/20/23	$810,000	WD	03-ARM'S LENGTH	$810,000	$377,040	46.55	$754,081	$100,420	$709,580	$441,663	1.607	2,677	$265.07	15C	4.1775	Colonial/2Sty	$93,166	Sec 15, Gardenia to 11 mile	401	80
72-25-15-354-024	319 E UNIVERSITY	05/26/22	$594,900	WD	03-ARM'S LENGTH	$594,900	$282,830	47.54	$565,669	$120,472	$474,428	$300,809	1.577	1,981	$239.49	15C	7.1211	Colonial/2Sty	$120,472	Sec 15, Gardenia to 11 mile	401	71
72-25-15-357-022	217 FAIRGROVE	06/01/22	$707,000	WD	03-ARM'S LENGTH	$707,000	$326,140	46.13	$652,271	$105,951	$601,049	$369,135	1.628	2,518	$238.70	15C	2.0123	Colonial/2Sty	$95,258	Sec 15, Gardenia to 11 mile	401	89
72-25-15-379-027	615 FREDERICK	06/23/23	$455,000	WD	03-ARM'S LENGTH	$455,000	$169,440	37.24	$338,879	$71,144	$383,856	$180,902	2.122	1,355	$283.29	15C	47.3514	Colonial/2Sty	$71,144	Sec 15, Gardenia to 11 mile	401	81
72-25-15-380-017	623 SAINT CHARLES	05/02/22	$661,000	PTA	03-ARM'S LENGTH	$661,000	$291,800	44.15	$583,598	$72,406	$588,594	$345,400	1.704	2,093	$281.22	15C	5.5708	Colonial/2Sty	$71,144	Sec 15, Gardenia to 11 mile	401	95
72-25-15-381-019	627 E UNIVERSITY	10/31/23	$682,500	WD	03-ARM'S LENGTH	$682,500	$285,710	41.86	$571,423	$73,140	$609,360	$336,678	1.810	2,016	$302.26	15C	16.1536	Colonial/2Sty	$71,144	Sec 15, Gardenia to 11 mile	401	97
72-25-15-382-008	622 E UNIVERSITY	12/13/22	$657,000	WD	03-ARM'S LENGTH	$657,000	$297,230	45.24	$594,453	$71,144	$585,856	$353,587	1.657	2,153	$272.11	15C	0.8507	Colonial/2Sty	$71,144	Sec 15, Gardenia to 11 mile	401	97
72-25-15-383-027	115 POTTER	10/13/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$184,850	55.18	$369,696	$87,134	$247,866	$190,920	1.298	1,646	$150.59	15C	35.0116	Colonial/2Sty	$87,134	Sec 15, Gardenia to 11 mile	401	66
72-25-15-402-003	819 N ALEXANDER	06/21/22	$715,000	WD	03-ARM'S LENGTH	$715,000	$303,120	42.39	$606,231	$83,038	$631,962	$353,509	1.788	2,417	$261.47	15C	13.9299	Colonial/2Sty	$83,038	Sec 15, Gardenia to 11 mile	401	86
72-25-15-404-030	833 N GAINSBOROUGH	12/28/22	$910,000	PTA	03-ARM'S LENGTH	$910,000	$356,150	39.14	$712,290	$89,154	$820,846	$421,038	1.950	2,798	$293.37	15C	30.1192	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	97
72-25-15-406-001	924 N REMBRANDT	04/11/22	$579,000	WD	03-ARM'S LENGTH	$579,000	$269,130	46.48	$538,267	$96,342	$482,658	$298,598	1.616	2,334	$206.79	15C	3.1971	Colonial/2Sty	$91,216	Sec 15, Gardenia to 11 mile	401	75
72-25-15-410-018	715 N GAINSBOROUGH	04/26/23	$725,000	WD	03-ARM'S LENGTH	$725,000	$314,200	43.34	$628,401	$87,750	$637,250	$365,305	1.744	2,400	$265.52	15C	9.6049	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	91
72-25-15-410-026	615 N GAINSBOROUGH	04/22/22	$384,900	PTA	03-ARM'S LENGTH	$384,900	$171,290	44.50	$342,575	$89,272	$295,628	$171,151	1.727	1,320	$223.96	15C	7.8911	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	68
72-25-15-410-029	603 N GAINSBOROUGH	07/21/23	$680,000	WD	03-ARM'S LENGTH	$680,000	$310,920	45.72	$621,835	$99,629	$580,371	$352,842	1.645	1,991	$291.50	15C	0.3538	Colonial/2Sty	$92,492	Sec 15, Gardenia to 11 mile	401	90
72-25-15-427-003	1416 GARDENIA	04/08/22	$700,000	PTA	03-ARM'S LENGTH	$700,000	$328,380	46.91	$656,768	$78,733	$621,267	$390,564	1.591	2,796	$222.20	15C	5.7694	Colonial/2Sty	$78,733	Sec 15, North of Gardenia	401	86
72-25-15-429-025	830 N WILSON	05/11/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$170,980	48.85	$341,950	$98,241	$251,759	$164,668	1.529	1,599	$157.45	15C	11.9499	Colonial/2Sty	$94,324	Sec 15, Gardenia to 11 mile	401	57
72-25-15-429-026	831 N CAMPBELL	02/14/24	$520,000	WD	03-ARM'S LENGTH	$520,000	$256,890	49.40	$513,776	$90,922	$429,078	$285,712	1.502	2,097	$204.62	15C	14.6601	Colonial/2Sty	$89,200	Sec 15, Gardenia to 11 mile	401	82
72-25-15-431-009	628 N VERMONT	06/20/23	$679,000	WD	03-ARM'S LENGTH	$679,000	$357,850	52.70	$715,706	$96,970	$582,030	$418,065	1.392	2,266	$256.85	15C	25.6185	Colonial/2Sty	$96,970	Sec 15, Gardenia to 11 mile	401	91
72-25-15-433-013	602 N WILSON	03/15/23	$599,500	WD	03-ARM'S LENGTH	$599,500	$301,120	50.23	$602,238	$88,822	$510,678	$346,903	1.472	2,573	$198.48	15C	17.6278	Colonial/2Sty	$88,822	Sec 15, Gardenia to 11 mile	401	88
72-25-15-452-024	423 N ALTADENA	11/21/22	$758,500	WD	03-ARM'S LENGTH	$758,500	$344,800	45.46	$689,607	$87,750	$670,750	$406,660	1.649	2,648	$253.30	15C	0.1026	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	97
72-25-15-452-038	306 N ALEXANDER	06/16/23	$720,000	WD	03-ARM'S LENGTH	$720,000	$306,250	42.53	$612,490	$84,611	$635,389	$356,675	1.781	2,306	$275.54	15C	13.3037	Colonial/2Sty	$79,859	Sec 15, Gardenia to 11 mile	401	88
72-25-15-453-019	507 N GAINSBOROUGH	04/07/23	$735,000	WD	03-ARM'S LENGTH	$735,000	$319,760	43.50	$639,524	$89,377	$645,623	$371,721	1.737	2,498	$258.46	15C	8.8463	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	89
72-25-15-453-025	401 N GAINSBOROUGH	04/29/22	$625,000	WD	03-ARM'S LENGTH	$625,000	$262,920	42.07	$525,830	$87,750	$537,250	$296,000	1.815	2,144	$250.58	15C	16.6648	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	87
72-25-15-454-007	414 N GAINSBOROUGH	08/22/22	$765,000	WD	03-ARM'S LENGTH	$765,000	$320,640	41.91	$641,276	$92,863	$672,137	$370,549	1.814	2,383	$282.05	15C	16.5508	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	92
72-25-15-454-009	404 N GAINSBOROUGH	07/12/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$178,660	45.81	$357,323	$87,750	$302,250	$182,144	1.659	1,612	$187.50	15C	1.1017	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	69
72-25-15-454-010	400 N GAINSBOROUGH	08/16/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$351,720	45.38	$703,446	$89,800	$685,200	$414,626	1.653	2,783	$246.21	15C	0.4189	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	91
72-25-15-454-033	501 N REMBRANDT	08/24/23	$725,000	WD	03-ARM'S LENGTH	$725,000	$331,230	45.69	$662,461	$87,750	$637,250	$388,318	1.641	2,448	$260.31	15C	0.7335	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	89
72-25-15-457-007	204 N ALEXANDER	02/05/24	$425,900	WD	03-ARM'S LENGTH	$425,900	$200,750	47.14	$401,501	$79,859	$346,041	$217,326	1.592	1,838	$188.27	15C	5.6116	Colonial/2Sty	$79,859	Sec 15, Gardenia to 11 mile	401	65
72-25-15-458-024	119 N GAINSBOROUGH	10/05/22	$625,000	WD	03-ARM'S LENGTH	$625,000	$305,630	48.90	$611,265	$97,126	$527,874	$347,391	1.520	2,250	$234.61	15C	12.8848	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	88
72-25-15-459-010	124 N GAINSBOROUGH	05/31/22	$790,000	WD	03-ARM'S LENGTH	$790,000	$358,440	45.37	$716,885	$87,750	$702,250	$425,091	1.652	2,556	$274.75	15C	0.3613	Colonial/2Sty	$87,750	Sec 15, Gardenia to 11 mile	401	92
72-25-15-460-004	212 N REMBRANDT	02/02/23	$725,000	WD	03-ARM'S LENGTH	$725,000	$331,140	45.67	$662,273	$89,321	$635,679	$387,130	1.642	2,526	$251.65	15C	0.6354	Colonial/2Sty	$88,098	Sec 15, Gardenia to 11 mile	401	97
72-25-15-477-014	302 N VERMONT	08/31/22	$685,000	WD	03-ARM'S LENGTH	$685,000	$321,430	46.92	$642,862	$97,205	$587,795	$368,687	1.594	2,510	$234.18	15C	5.4093	Colonial/2Sty	$89,132	Sec 15, Gardenia to 11 mile	401	89
72-25-15-477-024	315 N CONNECTICUT	08/29/22	$507,000	WD	03-ARM'S LENGTH	$507,000	$245,250	48.37	$490,508	$149,035	$357,965	$230,725	1.551	2,156	$166.03	15C	9.6906	Colonial/2Sty	$141,233	Sec 15, Gardenia to 11 mile	401	63
72-25-15-478-033	507 N WILSON	04/22/22	$430,000	WD	03-ARM'S LENGTH	$430,000	$218,760	50.87	$437,525	$91,671	$338,329	$233,685	1.448	1,459	$231.89	15C	20.0587	Colonial/2Sty	$86,258	Sec 15, Gardenia to 11 mile	401	75
72-25-15-480-005	208 N BLAIR	10/06/23	$530,000	WD	03-ARM'S LENGTH	$530,000	$227,370	42.90	$454,745	$92,497	$437,503	$244,762	1.787	1,824	$239.86	15C	13.9076	Colonial/2Sty	$92,497	Sec 15, Gardenia to 11 mile	401	83
72-25-15-480-007	200 N BLAIR	09/21/23	$800,000	WD	03-ARM'S LENGTH	$800,000	$343,300	42.91	$686,606	$92,497	$707,503	$401,425	1.762	2,726	$259.54	15C	11.4093	Colonial/2Sty	$92,497	Sec 15, Gardenia to 11 mile	401	94
72-25-15-480-014	223 N VERMONT	04/08/22	$450,000	WD	03-ARM'S LENGTH	$450,000	$213,620	47.47	$427,240	$110,094	$339,906	$214,288	1.586	1,564	$217.33	15C	6.2173	Colonial/2Sty	$110,094	Sec 15, Gardenia to 11 mile	401	73
72-25-15-481-022	135 N CONNECTICUT	11/20/23	$387,000	WD	03-ARM'S LENGTH	$387,000	$183,820	47.50	$367,635	$81,117	$305,883	$193,593	1.580	1,705	$179.40	15C	6.8356	Colonial/2Sty	$81,117	Sec 15, Gardenia to 11 mile	401	64
		Totals:	**$43,682,000**			**$43,682,000**	**$19,814,180**		**$39,628,335**		**$36,677,367**	**$22,043,042**			**$226.37**		**1.5512**					
							Sale. Ratio =>	**45.36**				**E.C.F. =>**	**1.664**		**Std. Deviation=>**	**0.17105728**						
							Std. Dev. =>	**3.97**				**Ave. E.C.F. =>**	**1.648**		**Ave. Variance=>**	**13.1740**	**Coefficient of Var=>**	**7.992064463**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

15O (SECTION 15 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-15-103-031	227 DEWEY	06/28/23	$395,000	WD	03-ARM'S LENGTH	$395,000	$165,530	41.91	$331,059	$72,549	$322,451	$172,340	1.871	1,246	$258.79	15O	12.1404	Other	$68,603	Sec 15, North of Gardenia	401	71
72-25-15-205-017	1709 N VERMONT	10/03/23	$372,500	WD	03-ARM'S LENGTH	$372,500	$159,300	42.77	$318,603	$97,867	$274,633	$147,157	1.866	976	$281.39	15O	11.6642	Other	$91,869	Sec 15, North of Gardenia	401	74
72-25-15-205-022	1605 N VERMONT	03/15/24	$347,000	WD	03-ARM'S LENGTH	$347,000	$158,350	45.63	$316,692	$84,881	$262,119	$148,597	1.764	1,336	$196.20	15O	1.4349	Other	$84,881	Sec 15, North of Gardenia	401	60
72-25-15-206-025	1311 N ALTADENA	01/04/24	$425,000	PTA	03-ARM'S LENGTH	$425,000	$162,840	38.32	$325,687	$84,424	$340,576	$160,842	2.117	1,195	$285.00	15O	36.7845	Other	$82,674	Sec 15, North of Gardenia	401	74
72-25-15-228-015	1500 N CONNECTICUT	04/22/22	$410,000	WD	03-ARM'S LENGTH	$410,000	$174,590	42.58	$349,177	$82,161	$327,839	$171,164	1.915	1,289	$254.34	15O	16.5737	Other	$76,561	Sec 15, North of Gardenia	401	70
72-25-15-229-003	1410 N VERMONT	06/22/22	$436,500	WD	03-ARM'S LENGTH	$436,500	$177,040	40.56	$354,076	$90,194	$346,306	$175,921	1.969	1,322	$261.96	15O	21.8915	Other	$85,269	Sec 15, North of Gardenia	401	79
72-25-15-251-034	923 GARDENIA	03/13/24	$404,000	WD	03-ARM'S LENGTH	$404,000	$192,630	47.68	$385,251	$75,501	$328,499	$198,558	1.654	1,750	$187.71	15O	9.5186	Other	$75,501	Sec 15, North of Gardenia	401	62
72-25-15-279-010	1119 GROVE	03/24/23	$357,000	WD	03-ARM'S LENGTH	$357,000	$138,580	38.82	$277,168	$66,077	$290,923	$140,727	2.067	1,020	$285.22	15O	31.7669	Other	$66,077	Sec 15, North of Gardenia	401	76
72-25-15-303-009	232 GARDENIA	07/21/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$167,680	51.59	$335,368	$122,724	$202,276	$136,310	1.484	1,098	$184.22	15O	26.5674	Other	$118,107	Sec 15, North of Gardenia	401	62
72-25-15-303-030	219 HAWTHORN	11/02/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$157,360	46.28	$314,715	$92,875	$247,125	$142,205	1.738	1,262	$195.82	15O	1.1806	Other	$92,875	Sec 15, Gardenia to 11 mile	401	60
72-25-15-326-017	701 GARDENIA	01/10/24	$290,000	PTA	03-ARM'S LENGTH	$290,000	$141,570	48.82	$283,143	$70,997	$219,003	$135,991	1.610	1,494	$146.59	15O	13.9190	Other	$70,997	Sec 15, North of Gardenia	401	54
72-25-15-326-029	807 GARDENIA	04/28/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$133,680	43.83	$267,354	$70,891	$234,109	$125,938	1.859	1,080	$216.77	15O	10.9313	Other	$69,440	Sec 15, North of Gardenia	401	62
72-25-15-328-026	731 HAWTHORN	04/27/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$149,690	44.03	$299,383	$70,039	$269,961	$147,015	1.836	1,115	$242.12	15O	8.6665	Other	$70,039	Sec 15, Gardenia to 11 mile	401	68
72-25-15-330-010	730 HAWTHORN	01/31/23	$339,000	WD	03-ARM'S LENGTH	$339,000	$159,610	47.08	$319,225	$78,044	$260,956	$154,603	1.688	1,216	$214.60	15O	6.1704	Other	$78,044	Sec 15, Gardenia to 11 mile	401	60
72-25-15-330-018	703 FOREST	07/22/22	$585,000	WD	03-ARM'S LENGTH	$585,000	$263,320	45.01	$526,643	$113,322	$471,678	$275,547	1.712	2,042	$230.99	15O	3.7827	Other	$110,882	Sec 15, Gardenia to 11 mile	401	79
72-25-15-331-003	510 FOREST	10/28/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$168,030	50.16	$336,052	$102,738	$232,262	$149,560	1.553	1,400	$165.90	15O	19.6646	Other	$101,855	Sec 15, Gardenia to 11 mile	401	63
72-25-15-332-012	622 BALDWIN	02/16/24	$400,000	WD	03-ARM'S LENGTH	$400,000	$175,320	43.83	$350,645	$109,184	$290,816	$154,783	1.879	1,332	$218.33	15O	12.9254	Other	$109,184	Sec 15, Gardenia to 11 mile	401	68
72-25-15-351-021	211 PINGREE	04/06/22	$500,000	PTA	03-ARM'S LENGTH	$500,000	$251,940	50.39	$503,875	$99,517	$400,483	$259,204	1.545	2,062	$194.22	15O	20.4562	Other	$97,721	Sec 15, Gardenia to 11 mile	401	68
72-25-15-357-008	324 E UNIVERSITY	07/08/22	$456,000	WD	03-ARM'S LENGTH	$456,000	$228,470	50.10	$456,948	$153,746	$302,254	$194,360	1.555	1,938	$155.96	15O	19.4490	Other	$153,746	Sec 15, Gardenia to 11 mile	401	60
72-25-15-357-030	230 VIRGINIA	10/02/23	$685,000	WD	03-ARM'S LENGTH	$685,000	$279,360	40.78	$558,711	$141,775	$543,225	$289,539	1.876	1,885	$288.18	15O	12.6561	Other	$139,760	Sec 15, Gardenia to 11 mile	401	87
72-25-15-376-035	301 CURRY	05/30/23	$445,000	WD	03-ARM'S LENGTH	$445,000	$181,770	40.85	$363,543	$80,770	$364,230	$188,515	1.932	1,437	$253.47	15O	18.2485	Other	$77,935	Sec 15, Gardenia to 11 mile	401	72
72-25-15-379-004	614 E FARNUM	01/15/24	$310,000	PTA	03-ARM'S LENGTH	$310,000	$140,100	45.19	$280,209	$76,337	$233,663	$130,687	1.788	1,200	$194.72	15O	3.8344	Other	$76,337	Sec 15, Gardenia to 11 mile	401	64
72-25-15-379-016	510 CURRY	08/03/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$160,270	53.42	$320,540	$84,179	$215,821	$157,574	1.370	1,305	$165.38	15O	37.9964	Other	$84,179	Sec 15, Gardenia to 11 mile	401	71
72-25-15-380-018	627 SAINT CHARLES	06/18/22	$415,000	WD	03-ARM'S LENGTH	$415,000	$168,940	40.71	$337,889	$71,144	$343,856	$186,659	1.842	1,954	$175.98	15O	9.2550	Other	$71,144	Sec 15, Gardenia to 11 mile	401	61
72-25-15-381-014	712 SAINT CHARLES	02/07/24	$285,000	PTA	03-ARM'S LENGTH	$285,000	$139,450	48.93	$278,893	$72,283	$212,717	$132,442	1.606	1,314	$161.89	15O	14.3502	Other	$71,144	Sec 15, Gardenia to 11 mile	401	60
72-25-15-385-002	810 STANLEY	12/09/22	$289,000	WD	03-ARM'S LENGTH	$289,000	$135,490	46.88	$270,980	$76,223	$212,777	$129,838	1.639	1,012	$210.25	15O	11.0824	Other	$76,223	Sec 15, Gardenia to 11 mile	401	73
72-25-15-406-010	814 N REMBRANDT	12/18/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$166,930	47.69	$333,851	$89,220	$260,780	$156,815	1.663	1,472	$177.16	15O	8.6631	Other	$88,098	Sec 15, Gardenia to 11 mile	401	60
72-25-15-407-002	723 N ALEXANDER	09/08/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$135,820	46.83	$271,633	$87,750	$202,250	$117,874	1.716	1,152	$175.56	15O	3.3793	Other	$87,750	Sec 15, Gardenia to 11 mile	401	60
72-25-15-452-003	514 N ALEXANDER	05/09/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$148,980	51.37	$297,962	$80,712	$209,288	$139,263	1.503	1,242	$168.51	15O	24.6785	Other	$79,859	Sec 15, Gardenia to 11 mile	401	63
72-25-15-453-015	302 N ALTADENA	04/14/23	$397,000	WD	03-ARM'S LENGTH	$397,000	$183,380	46.19	$366,767	$89,614	$307,386	$177,662	1.730	1,342	$229.05	15O	1.9441	Other	$87,750	Sec 15, Gardenia to 11 mile	401	69
72-25-15-453-016	521 N GAINSBOROUGH	08/05/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$144,090	43.01	$288,189	$84,242	$250,758	$135,965	1.844	1,102	$227.55	15O	9.4676	Other	$79,076	Sec 15, Gardenia to 11 mile	401	71
72-25-15-455-011	322 N REMBRANDT	06/02/23	$313,600	WD	03-ARM'S LENGTH	$313,600	$151,420	48.28	$302,844	$89,576	$224,024	$136,710	1.639	1,028	$217.92	15O	11.0935	Other	$88,098	Sec 15, Gardenia to 11 mile	401	70
72-25-15-455-030	307 N BLAIR	08/10/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$153,370	43.20	$306,730	$89,200	$265,800	$139,442	1.906	1,298	$204.78	15O	15.6552	Other	$88,035	Sec 15, Gardenia to 11 mile	401	64
	Totals:		**$12,421,600**			**$12,421,600**	**$5,614,900**		**$11,229,805**		**$9,470,844**	**$5,409,809**			**$212.92**		**0.1068**					
							Sale. Ratio =>	**45.20**				**E.C.F. =>**	**1.751**		**Std. Deviation=>**	**0.17242542**						
							Std. Dev. =>	**3.89**				**Ave. E.C.F. =>**	**1.750**		**Ave. Variance=>**	**14.1755**	**Coefficient of Var=>**	**8.1020892**				

15R (SECTION 15 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-15-102-041	335 MARLIN	01/17/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$132,920	42.20	$265,848	$70,516	$244,484	$144,690	1.690	989	$247.20	15R	22.3769	Ranch	$68,603	Sec 15, North of Gardenia	401	65
72-25-15-102-043	403 MARLIN	08/22/22	$293,000	WD	03-ARM'S LENGTH	$293,000	$133,170	45.45	$266,347	$68,603	$224,397	$146,477	1.532	902	$248.78	15R	6.6025	Ranch	$68,603	Sec 15, North of Gardenia	401	69
72-25-15-103-039	327 DEWEY	06/23/23	$318,000	WD	03-ARM'S LENGTH	$318,000	$134,280	42.23	$268,557	$68,603	$249,397	$155,003	1.609	1,133	$220.12	15R	14.3045	Ranch	$68,603	Sec 15, North of Gardenia	401	74
72-25-15-103-040	329 DEWEY	08/31/23	$187,000	WD	03-ARM'S LENGTH	$187,000	$87,240	46.65	$174,470	$68,603	$118,397	$78,420	1.510	973	$121.68	15R	4.3845	Ranch	$68,603	Sec 15, North of Gardenia	401	60
72-25-15-103-065	231 DEWEY	09/20/22	$199,900	WD	03-ARM'S LENGTH	$199,900	$95,920	47.98	$191,841	$71,062	$128,838	$89,466	1.440	822	$156.74	15R	2.5857	Ranch	$71,062	Sec 15, North of Gardenia	401	60
72-25-15-127-028	525 DEWEY	09/11/23	$262,000	WD	03-ARM'S LENGTH	$262,000	$116,300	44.39	$232,594	$68,603	$193,397	$121,475	1.592	734	$263.48	15R	12.6139	Ranch	$68,603	Sec 15, North of Gardenia	401	67
72-25-15-202-024	1613 N ALTADENA	01/27/23	$282,500	WD	03-ARM'S LENGTH	$282,500	$140,800	49.84	$281,608	$83,686	$198,814	$146,609	1.356	1,169	$170.07	15R	10.9852	Ranch	$82,674	Sec 15, North of Gardenia	401	60
72-25-15-204-011	1602 FERRIS	06/30/22	$256,000	WD	03-ARM'S LENGTH	$256,000	$127,090	49.64	$254,176	$93,175	$162,825	$119,260	1.365	866	$188.02	15R	10.0642	Ranch	$90,853	Sec 15, North of Gardenia	401	60
72-25-15-204-013	1520 FERRIS	10/07/22	$420,000	WD	03-ARM'S LENGTH	$420,000	$167,330	39.84	$334,660	$92,290	$327,710	$187,884	1.744	1,318	$248.64	15R	27.8281	Ranch	$90,853	Sec 15, North of Gardenia	401	73
72-25-15-251-011	1028 N ALEXANDER	06/08/22	$316,500	WD	03-ARM'S LENGTH	$316,500	$156,660	49.50	$313,315	$80,969	$235,531	$172,108	1.369	1,270	$185.46	15R	9.7430	Ranch	$80,969	Sec 15, North of Gardenia	401	63
72-25-15-276-015	1201 N WILSON	12/13/22	$210,000	WD	03-ARM'S LENGTH	$210,000	$106,900	50.90	$213,804	$60,559	$149,441	$113,515	1.316	720	$207.56	15R	14.9447	Ranch	$60,041	Sec 15, North of Gardenia	401	68
72-25-15-326-018	703 GARDENIA	01/11/24	$190,000	PTA	03-ARM'S LENGTH	$190,000	$103,300	54.37	$206,600	$70,867	$119,133	$100,543	1.185	960	$124.10	15R	28.1039	Ranch	$70,867	Sec 15, North of Gardenia	401	56
72-25-15-326-028	803 GARDENIA	10/21/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$114,650	52.11	$229,294	$69,569	$150,431	$118,315	1.271	1,017	$147.92	15R	19.4489	Ranch	$69,569	Sec 15, North of Gardenia	401	54
72-25-15-328-032	819 HAWTHORN	03/01/24	$292,000	WD	03-ARM'S LENGTH	$292,000	$125,770	43.07	$251,534	$70,039	$221,961	$134,441	1.651	945	$234.88	15R	18.5059	Ranch	$70,039	Sec 15, Gardenia to 11 mile	401	68
72-25-15-331-007	600 FOREST	09/09/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$165,750	48.75	$331,493	$119,320	$220,680	$164,475	1.342	1,021	$216.14	15R	12.4214	Ranch	$102,941	Sec 15, Gardenia to 11 mile	401	73
72-25-15-332-004	516 BALDWIN	10/13/23	$247,000	WD	03-ARM'S LENGTH	$247,000	$122,550	49.62	$245,106	$87,105	$159,895	$117,038	1.366	851	$187.89	15R	9.9753	Ranch	$87,105	Sec 15, Gardenia to 11 mile	401	60
72-25-15-332-026	511 E FARNUM	05/31/22	$235,600	WD	03-ARM'S LENGTH	$235,600	$121,900	51.74	$243,798	$92,691	$142,909	$111,931	1.277	1,125	$127.03	15R	18.9177	Ranch	$91,663	Sec 15, Gardenia to 11 mile	401	60
72-25-15-376-007	524 E FARNUM	09/29/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$140,530	46.08	$281,069	$75,238	$229,762	$159,559	1.440	998	$230.22	15R	2.5954	Ranch	$75,238	Sec 15, Gardenia to 11 mile	401	78
72-25-15-376-011	500 FAIRGROVE	09/29/23	$251,000	WD	03-ARM'S LENGTH	$251,000	$126,330	50.33	$252,655	$83,424	$167,576	$125,356	1.337	982	$170.65	15R	12.9138	Ranch	$83,424	Sec 15, Gardenia to 11 mile	401	64
72-25-15-380-013	712 FREDERICK	04/28/23	$236,000	WD	03-ARM'S LENGTH	$236,000	$104,360	44.22	$208,720	$71,144	$164,856	$101,908	1.618	988	$166.86	15R	15.1756	Ranch	$71,144	Sec 15, Gardenia to 11 mile	401	64
72-25-15-429-018	819 N CAMPBELL	03/06/24	$318,000	WD	03-ARM'S LENGTH	$318,000	$145,740	45.83	$291,488	$89,757	$228,243	$149,430	1.527	1,126	$202.70	15R	6.1485	Ranch	$89,757	Sec 15, Gardenia to 11 mile	401	60
72-25-15-431-008	632 N VERMONT	07/26/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$169,970	41.46	$339,933	$98,162	$311,838	$187,419	1.664	1,126	$276.94	15R	19.7916	Ranch	$96,970	Sec 15, Gardenia to 11 mile	401	74
72-25-15-432-011	616 N CONNECTICUT	06/05/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$131,170	45.23	$262,347	$96,948	$193,052	$122,518	1.576	986	$195.79	15R	10.9770	Ranch	$94,725	Sec 15, Gardenia to 11 mile	401	64
72-25-15-432-012	612 N CONNECTICUT	04/12/23	$293,500	WD	03-ARM'S LENGTH	$293,500	$142,120	48.42	$284,249	$94,725	$198,775	$140,388	1.416	979	$203.04	15R	5.0040	Ranch	$94,725	Sec 15, Gardenia to 11 mile	401	64
72-25-15-433-010	616 N WILSON	05/13/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$128,170	49.30	$256,335	$94,324	$165,676	$120,008	1.381	994	$166.68	15R	8.5396	Ranch	$94,324	Sec 15, Gardenia to 11 mile	401	60

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-15-433-011	612 N WILSON	08/18/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$160,200	47.82	$320,401	$92,063	$242,937	$177,006	1.372	1,164	$208.71	15R	9.3458	Ranch	$91,126	Sec 15, Gardenia to 11 mile	401	73
72-25-15-433-021	629 N CAMPBELL	04/29/22	$262,000	WD	03-ARM'S LENGTH	$262,000	$127,140	48.53	$254,285	$96,267	$165,733	$117,050	1.416	998	$166.07	15R	5.0024	Ranch	$96,267	Sec 15, Gardenia to 11 mile	401	58
72-25-15-454-016	302 N GAINSBOROUGH	12/22/23	$245,000	WD	03-ARM'S LENGTH	$245,000	$111,650	45.57	$223,298	$87,750	$157,250	$100,406	1.566	979	$160.62	15R	10.0207	Ranch	$87,750	Sec 15, Gardenia to 11 mile	401	60
72-25-15-457-017	217 N ALTADENA	02/24/23	$222,000	WD	03-ARM'S LENGTH	$222,000	$110,230	49.65	$220,458	$81,208	$140,792	$103,148	1.365	686	$205.24	15R	10.0986	Ranch	$79,859	Sec 15, Gardenia to 11 mile	401	60
72-25-15-457-022	131 N ALTADENA	05/09/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$118,690	47.48	$237,385	$82,855	$167,145	$114,467	1.460	682	$245.08	15R	0.5729	Ranch	$79,859	Sec 15, Gardenia to 11 mile	401	70
72-25-15-457-038	116 N ALEXANDER	07/27/23	$347,000	WD	03-ARM'S LENGTH	$347,000	$146,490	42.22	$292,971	$82,173	$264,827	$163,409	1.621	1,030	$257.11	15R	15.4700	Ranch	$79,859	Sec 15, Gardenia to 11 mile	401	74
72-25-15-476-005	418 N BLAIR	09/06/23	$382,000	WD	03-ARM'S LENGTH	$382,000	$174,810	45.76	$349,613	$115,257	$266,743	$173,597	1.537	1,057	$252.36	15R	7.0628	Ranch	$103,839	Sec 15, Gardenia to 11 mile	401	70
		Totals:	**$8,991,000**			**$8,991,000**	**$4,190,130**		**$8,380,252**		**$6,313,445**	**$4,277,320**			**$200.12**		**1.0092**					
							Sale. Ratio =>	**46.60**				**E.C.F. =>**	**1.476**		**Std. Deviation=>**	**0.13943318**						
							Std. Dev. =>	**3.46**				**Ave. E.C.F. =>**	**1.466**		**Ave. Variance=>**	**11.9539**	**Coefficient of Var=>**	**8.154453848**				

15T (SECTION 15 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-15-227-017	1707 N CONNECTICUT	10/05/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$163,830	42.01	$327,650	$87,367	$302,633	$192,226	1.574	1,640	$184.53	15T	11.4849	BiLevel	$87,187	Sec 15, North of Gardenia	401	69
72-25-15-458-017	213 N GAINSBOROUGH	12/11/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$135,570	47.57	$271,132	$88,003	$196,997	$146,503	1.345	1,406	$140.11	15T	11.4849	TriLevel/Quad	$87,750	Sec 15, Gardenia to 11 mile	401	64
		Totals:	**$675,000**			**$675,000**	**$299,400**		**$598,782**		**$499,630**	**$338,730**			**$162.32**		**1.5503**					
							Sale. Ratio =>	**44.36**				**E.C.F. =>**	**1.475**		**Std. Deviation=>**	**0.16242034**						
							Std. Dev. =>	**3.93**				**Ave. E.C.F. =>**	**1.460**		**Ave. Variance=>**	**11.4849**	**Coefficient of Var=>**	**7.868985861**				

16B (SECTION 16 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-128-004	1232 WOODSBORO	06/27/22	$560,000	WD	03-ARM'S LENGTH	$560,000	$298,470	53.30	$596,944	$234,431	$325,569	$243,297	1.338	1,891	$172.17	16B	37.5442	BUNGALOW	$228,430	Sec 16, All Parcels	401	66
72-25-16-130-014	1016 ORCHARD GROVE	05/02/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$155,820	46.51	$311,642	$91,006	$243,994	$148,078	1.648	1,053	$231.71	16B	6.5854	BUNGALOW	$91,006	Sec 16, All Parcels	401	68
72-25-16-132-003	1017 ORCHARD GROVE	07/20/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$155,640	42.06	$311,283	$91,006	$278,994	$147,837	1.887	1,164	$239.69	16B	17.3579	BUNGALOW	$91,006	Sec 16, All Parcels	401	64
72-25-16-178-013	1206 MAYFIELD	11/10/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$166,520	43.25	$333,036	$91,006	$293,994	$162,436	1.810	1,120	$262.49	16B	9.6309	BUNGALOW	$91,006	Sec 16, All Parcels	401	68
72-25-16-179-004	917 CLOVERDALE	05/24/23	$462,000	WD	03-ARM'S LENGTH	$462,000	$192,220	41.61	$384,442	$91,006	$370,994	$196,937	1.884	1,573	$235.85	16B	17.0227	BUNGALOW	$91,006	Sec 16, All Parcels	401	74
72-25-16-201-008	1626 MAXWELL	01/03/23	$372,000	PTA	03-ARM'S LENGTH	$372,000	$176,380	47.41	$352,768	$88,782	$283,218	$177,172	1.599	1,356	$208.86	16B	11.5045	BUNGALOW	$87,386	Sec 16, All Parcels	401	77
72-25-16-202-028	1623 N PLEASANT	04/15/22	$371,500	WD	03-ARM'S LENGTH	$371,500	$169,840	45.72	$339,678	$93,926	$277,574	$164,934	1.683	1,133	$244.99	16B	3.0658	BUNGALOW	$93,926	Sec 16, All Parcels	401	70
72-25-16-226-002	423 W 12 MILE	05/31/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$110,260	45.00	$220,523	$65,767	$179,233	$103,863	1.726	1,118	$160.32	16B	1.2071	BUNGALOW	$65,767	Sec 16, All Parcels	401	51
72-25-16-226-020	402 WAVERLEY	06/22/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$149,370	48.97	$298,733	$82,181	$222,819	$145,337	1.533	1,250	$178.26	16B	18.0475	BUNGALOW	$82,181	Sec 16, All Parcels	401	60
72-25-16-227-005	213 W 12 MILE	07/14/22	$276,000	WD	03-ARM'S LENGTH	$276,000	$137,650	49.87	$275,306	$127,055	$148,945	$99,497	1.497	982	$151.68	16B	21.6620	BUNGALOW	$124,610	Sec 16, All Parcels	401	51
72-25-16-251-008	1308 MAXWELL	09/14/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$143,060	48.49	$286,123	$92,727	$202,273	$129,796	1.558	1,005	$201.27	16B	15.5203	BUNGALOW	$90,287	Sec 16, All Parcels	401	73
72-25-16-251-017	1407 N MAPLE	06/13/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$153,380	49.48	$306,766	$90,287	$219,713	$145,288	1.512	1,220	$180.09	16B	20.1336	BUNGALOW	$90,287	Sec 16, All Parcels	401	60
72-25-16-251-024	1203 N MAPLE	11/07/22	$328,000	WD	03-ARM'S LENGTH	$328,000	$150,860	45.99	$301,719	$90,287	$237,713	$141,901	1.675	1,352	$175.82	16B	3.8388	BUNGALOW	$90,287	Sec 16, All Parcels	401	60
72-25-16-252-014	1421 N PLEASANT	05/23/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$162,390	51.55	$324,785	$93,358	$221,642	$155,320	1.427	1,257	$176.33	16B	28.6594	BUNGALOW	$93,358	Sec 16, All Parcels	401	60
72-25-16-253-018	1303 EDGEWOOD	06/21/22	$410,000	WD	03-ARM'S LENGTH	$410,000	$169,140	41.25	$338,285	$91,364	$318,636	$165,719	1.923	1,202	$265.09	16B	20.9156	BUNGALOW	$91,364	Sec 16, All Parcels	401	60
72-25-16-254-003	1418 EDGEWOOD	07/17/23	$446,050	WD	03-ARM'S LENGTH	$446,050	$185,530	41.59	$371,067	$112,013	$334,037	$173,862	1.921	1,187	$281.41	16B	20.7684	BUNGALOW	$109,762	Sec 16, All Parcels	401	69
72-25-16-254-014	1419 MARYWOOD	11/16/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$171,660	51.24	$343,315	$100,721	$234,279	$162,815	1.439	1,453	$161.24	16B	27.4665	BUNGALOW	$100,721	Sec 16, All Parcels	401	60
72-25-16-255-002	1130 MAXWELL	03/18/24	$390,000	WD	03-ARM'S LENGTH	$390,000	$149,620	38.36	$299,234	$90,287	$299,713	$140,233	2.137	1,088	$275.47	16B	42.3657	BUNGALOW	$90,287	Sec 16, All Parcels	401	65
72-25-16-255-009	1024 MAXWELL	03/03/23	$301,000	WD	03-ARM'S LENGTH	$301,000	$145,470	48.33	$290,936	$91,949	$209,051	$133,548	1.565	1,164	$179.60	16B	14.8237	BUNGALOW	$90,287	Sec 16, All Parcels	401	69
72-25-16-255-015	1103 N MAPLE	07/31/23	$267,500	WD	03-ARM'S LENGTH	$267,500	$130,900	48.93	$261,793	$93,186	$174,314	$113,159	1.540	1,034	$168.58	16B	17.3162	BUNGALOW	$90,287	Sec 16, All Parcels	401	60
72-25-16-257-009	1018 N PLEASANT	09/25/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$149,450	37.36	$298,900	$87,347	$312,653	$141,982	2.202	1,143	$273.54	16B	48.8468	BUNGALOW	$83,979	Sec 16, All Parcels	401	63
72-25-16-257-023	616 CATALPA	12/29/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$134,130	49.68	$268,258	$88,463	$181,537	$120,668	1.504	1,118	$162.38	16B	20.9159	BUNGALOW	$88,463	Sec 16, All Parcels	401	59
72-25-16-303-042	908 OAKRIDGE	04/01/22	$307,750	WD	03-ARM'S LENGTH	$307,750	$145,150	47.16	$290,306	$128,841	$178,909	$108,366	1.651	934	$191.55	16B	6.2622	BUNGALOW	$128,841	Sec 16, All Parcels	401	60
72-25-16-304-001	1421 CATALPA	09/22/23	$281,000	WD	03-ARM'S LENGTH	$281,000	$117,540	41.83	$235,081	$69,622	$211,378	$111,046	1.904	965	$219.04	16B	18.9917	BUNGALOW	$68,471	Sec 16, All Parcels	401	62
72-25-16-304-034	905 FORESTDALE	07/12/23	$424,000	WD	03-ARM'S LENGTH	$424,000	$163,610	38.59	$327,224	$74,000	$350,000	$169,949	2.059	1,092	$320.51	16B	34.5846	BUNGALOW	$74,000	Sec 16, All Parcels	401	74
72-25-16-306-006	810 FORESTDALE	02/02/24	$457,000	WD	03-ARM'S LENGTH	$457,000	$176,770	38.68	$353,540	$74,000	$383,000	$187,611	2.041	1,188	$322.39	16B	32.7866	BUNGALOW	$74,000	Sec 16, All Parcels	401	74
72-25-16-328-003	1015 CATALPA	04/19/23	$309,000	WD	03-ARM'S LENGTH	$309,000	$125,850	40.73	$251,690	$74,000	$235,000	$119,255	1.971	1,088	$215.99	16B	25.6972	BUNGALOW	$74,000	Sec 16, All Parcels	401	58
72-25-16-378-003	521 HILLDALE	10/06/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$158,160	50.21	$316,312	$110,096	$204,904	$138,400	1.481	1,072	$191.14	16B	23.3075	BUNGALOW	$110,096	Sec 16, All Parcels	401	60
72-25-16-378-004	1102 PARK	07/14/23	$430,000	WD	03-ARM'S LENGTH	$430,000	$185,800	43.21	$371,599	$113,319	$316,681	$173,342	1.827	1,276	$248.18	16B	11.3316	BUNGALOW	$110,096	Sec 16, All Parcels	401	69
72-25-16-379-046	407 BAKER	03/23/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$149,740	47.54	$299,471	$90,519	$224,481	$140,236	1.601	934	$240.34	16B	11.2860	BUNGALOW	$88,956	Sec 16, All Parcels	401	68
72-25-16-404-018	923 EDGEWOOD	07/01/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$144,080	48.03	$288,150	$79,055	$220,945	$140,332	1.574	1,108	$199.41	16B	13.9153	BUNGALOW	$76,343	Sec 16, All Parcels	401	63
72-25-16-405-001	525 CATALPA	06/02/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$130,780	40.24	$261,555	$81,119	$243,881	$121,098	2.014	1,238	$197.00	16B	30.0320	BUNGALOW	$80,220	Sec 16, All Parcels	401	58
72-25-16-451-007	807 W FARNUM	06/30/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$173,680	45.71	$347,369	$84,190	$295,810	$176,630	1.675	1,140	$259.48	16B	3.8853	BUNGALOW	$84,190	Sec 16, All Parcels	401	73
72-25-16-463-004	716 LOUIS	01/08/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$119,220	50.73	$238,441	$89,361	$145,639	$100,054	1.456	852	$170.94	16B	25.7987	BUNGALOW	$88,463	Sec 16, All Parcels	401	60
		Totals:	**$11,827,800**			**$11,827,800**	**$5,348,140**		**$10,696,274**		**$8,581,523**	**$4,999,998**			**$216.55**		**0.2710**					
							Sale. Ratio =>	**45.22**				**E.C.F. =>**	**1.716**		**Std. Deviation=>**	**0.22846605**						
							Std. Dev. =>	**4.40**				**Ave. E.C.F. =>**	**1.714**		**Ave. Variance=>**	**19.5023**	**Coefficient of Var=>**	**11.38091228**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

16C (SECTION 16 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-155-012	1042 OAKRIDGE	09/16/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$160,050	53.35	$320,090	$95,370	$204,630	$151,838	1.348	1,654	$123.72	16C	31.7547	Colonial/2Sty	$95,370	Sec 16, All Parcels	401	60
72-25-16-155-013	1038 OAKRIDGE	04/19/22	$540,000	WD	03-ARM'S LENGTH	$540,000	$233,810	43.30	$467,621	$110,345	$429,655	$241,403	1.780	2,104	$204.21	16C	11.4592	Colonial/2Sty	$110,345	Sec 16, All Parcels	401	73
72-25-16-155-022	1033 MAPLEGROVE	05/04/22	$515,000	WD	03-ARM'S LENGTH	$515,000	$242,090	47.01	$484,175	$93,829	$421,171	$263,747	1.597	2,012	$209.33	16C	6.8362	Colonial/2Sty	$93,829	Sec 16, All Parcels	401	73
72-25-16-183-009	1107 LAWNDALE	01/24/24	$477,000	WD	03-ARM'S LENGTH	$477,000	$193,160	40.49	$386,324	$91,006	$385,994	$199,539	1.934	1,780	$216.85	16C	26.9192	Colonial/2Sty	$91,006	Sec 16, All Parcels	401	67
72-25-16-201-044	1511 N MAPLE	07/19/22	$647,000	WD	03-ARM'S LENGTH	$647,000	$260,600	40.28	$521,193	$88,836	$558,164	$292,133	1.911	2,035	$274.28	16C	24.5414	Colonial/2Sty	$87,386	Sec 16, All Parcels	401	86
72-25-16-205-019	1506 EDGEWOOD	10/21/22	$387,000	WD	03-ARM'S LENGTH	$387,000	$181,290	46.84	$362,587	$95,401	$291,599	$180,531	1.615	1,416	$205.93	16C	5.0006	Colonial/2Sty	$94,866	Sec 16, All Parcels	401	66
72-25-16-226-028	1713 N WASHINGTON	07/28/23	$590,000	WD	03-ARM'S LENGTH	$590,000	$331,610	56.21	$663,223	$150,931	$439,069	$346,143	1.268	4,576	$95.95	16C	39.6775	Colonial/2Sty	$150,931	Sec 16, All Parcels	401	54
72-25-16-229-017	1615 N WASHINGTON	11/17/23	$433,000	WD	03-ARM'S LENGTH	$433,000	$199,100	45.98	$398,205	$94,645	$338,355	$205,108	1.650	1,924	$175.86	16C	1.5593	Colonial/2Sty	$93,368	Sec 16, All Parcels	401	57
72-25-16-229-019	1603 N WASHINGTON	02/28/23	$985,000	WD	03-ARM'S LENGTH	$985,000	$432,720	43.93	$865,432	$117,530	$867,470	$505,339	1.717	3,149	$275.47	16C	5.1374	Colonial/2Sty	$117,530	Sec 16, All Parcels	401	80
72-25-16-251-012	1202 MAXWELL	05/24/22	$760,000	WD	03-ARM'S LENGTH	$760,000	$349,660	46.01	$699,323	$90,287	$669,713	$411,511	1.627	2,849	$235.07	16C	3.7786	Colonial/2Sty	$90,287	Sec 16, All Parcels	401	91
72-25-16-252-024	1203 N PLEASANT	05/04/23	$432,000	WD	03-ARM'S LENGTH	$432,000	$189,370	43.84	$378,736	$93,137	$338,863	$192,972	1.756	1,600	$211.79	16C	9.0784	Colonial/2Sty	$93,137	Sec 16, All Parcels	401	64
72-25-16-255-012	1117 N MAPLE	10/11/23	$890,000	WD	03-ARM'S LENGTH	$890,000	$331,610	37.26	$663,223	$95,223	$794,777	$383,784	2.071	2,420	$328.42	16C	40.5663	Colonial/2Sty	$90,287	Sec 16, All Parcels	401	93
72-25-16-276-010	309 WOODSBORO	09/29/23	$361,000	WD	03-ARM'S LENGTH	$361,000	$189,720	52.55	$379,435	$104,417	$256,583	$185,823	1.381	1,705	$150.49	16C	28.4443	Colonial/2Sty	$102,352	Sec 16, All Parcels	401	65
72-25-16-276-033	1301 N WASHINGTON	11/23/22	$345,500	WD	03-ARM'S LENGTH	$345,500	$170,790	49.43	$341,576	$80,097	$265,403	$176,675	1.502	1,743	$152.27	16C	16.3025	Colonial/2Sty	$80,097	Sec 16, All Parcels	401	57
72-25-16-280-007	1123 N WASHINGTON	04/20/22	$415,000	WD	03-ARM'S LENGTH	$415,000	$171,950	41.43	$343,898	$80,097	$334,903	$178,244	1.879	1,391	$240.76	16C	21.3668	Colonial/2Sty	$80,097	Sec 16, All Parcels	401	66
72-25-16-302-006	1814 W FARNUM	07/07/23	$405,000	WD	03-ARM'S LENGTH	$405,000	$172,290	42.54	$344,581	$87,765	$317,235	$173,524	1.828	1,301	$243.84	16C	16.2952	Colonial/2Sty	$77,685	Sec 16, All Parcels	401	74
72-25-16-304-047	615 FORESTDALE	10/06/22	$317,000	WD	03-ARM'S LENGTH	$317,000	$141,890	44.76	$283,781	$74,000	$243,000	$141,744	1.714	1,144	$212.41	16C	4.9124	Colonial/2Sty	$74,000	Sec 16, All Parcels	401	73
72-25-16-304-049	605 FORESTDALE	07/18/23	$479,900	WD	03-ARM'S LENGTH	$479,900	$212,730	44.33	$425,465	$75,402	$404,498	$236,529	1.710	1,767	$228.92	16C	4.4906	Colonial/2Sty	$73,007	Sec 16, All Parcels	401	74
72-25-16-307-008	600 FORESTDALE	08/09/23	$354,000	WD	03-ARM'S LENGTH	$354,000	$146,880	41.49	$293,753	$68,583	$285,417	$152,142	1.876	1,176	$242.70	16C	21.0757	Colonial/2Sty	$68,583	Sec 16, All Parcels	401	67
72-25-16-307-016	601 FERNWOOD	01/24/24	$355,000	WD	03-ARM'S LENGTH	$355,000	$149,420	42.09	$298,837	$77,349	$277,651	$149,654	1.855	1,248	$222.48	16C	19.0050	Colonial/2Sty	$73,867	Sec 16, All Parcels	401	62
72-25-16-334-013	807 MAXWELL	11/03/22	$370,000	WD	03-ARM'S LENGTH	$370,000	$181,040	48.93	$362,086	$86,398	$283,602	$186,276	1.522	1,302	$217.82	16C	14.2750	Colonial/2Sty	$83,056	Sec 16, All Parcels	401	78
72-25-16-336-003	704 LOCKWOOD	07/26/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$143,210	42.12	$286,410	$73,250	$266,750	$144,027	1.852	1,239	$215.29	16C	18.6848	Colonial/2Sty	$73,250	Sec 16, All Parcels	401	67
72-25-16-337-012	703 WOODCREST	10/26/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$177,090	44.27	$354,182	$89,826	$310,174	$178,619	1.737	1,616	$191.94	16C	7.1277	Colonial/2Sty	$88,035	Sec 16, All Parcels	401	64
72-25-16-338-003	706 WOODCREST	07/27/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$191,480	46.14	$382,963	$92,455	$322,545	$196,289	1.643	1,622	$198.86	16C	2.2022	Colonial/2Sty	$88,996	Sec 16, All Parcels	401	64
72-25-16-355-018	441 CAMBRIDGE	07/11/22	$435,000	WD	03-ARM'S LENGTH	$435,000	$206,380	47.44	$412,768	$117,398	$317,602	$199,574	1.591	1,767	$179.74	16C	7.3838	Colonial/2Sty	$117,398	Sec 16, All Parcels	401	68
72-25-16-380-004	326 BAKER	12/19/23	$679,000	WD	03-ARM'S LENGTH	$679,000	$294,710	43.40	$589,428	$88,463	$590,537	$338,490	1.745	2,032	$290.62	16C	7.9387	Colonial/2Sty	$88,463	Sec 16, All Parcels	401	97
72-25-16-405-015	904 EDGEWOOD	05/23/23	$445,000	WD	03-ARM'S LENGTH	$445,000	$180,640	40.59	$361,276	$85,744	$359,256	$186,170	1.930	1,456	$246.74	16C	26.4482	Colonial/2Sty	$82,511	Sec 16, All Parcels	401	71
72-25-16-428-002	822 MARYWOOD	05/02/22	$1,037,500	WD	03-ARM'S LENGTH	$1,037,500	$470,570	45.36	$941,134	$106,161	$931,339	$564,171	1.651	3,143	$296.32	16C	1.4425	Colonial/2Sty	$103,345	Sec 16, All Parcels	401	96
72-25-16-429-003	207 CRANE	06/16/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$189,540	52.65	$379,082	$101,307	$258,693	$187,686	1.378	1,836	$140.90	16C	28.6905	Colonial/2Sty	$101,307	Sec 16, All Parcels	401	60
72-25-16-429-007	119 CRANE	04/17/23	$550,000	WD	03-ARM'S LENGTH	$550,000	$244,140	44.39	$488,276	$117,317	$432,683	$250,648	1.726	1,840	$235.15	16C	6.1023	Colonial/2Sty	$101,307	Sec 16, All Parcels	401	70
72-25-16-451-009	832 PARK	05/19/23	$717,000	WD	03-ARM'S LENGTH	$717,000	$323,410	45.11	$646,810	$85,190	$631,810	$379,473	1.665	2,712	$232.97	16C	0.0268	Colonial/2Sty	$84,190	Sec 16, All Parcels	401	81
72-25-16-459-005	208 MAXWELL	09/14/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$204,120	48.03	$408,238	$94,160	$330,840	$212,215	1.559	1,434	$230.71	16C	10.6249	Colonial/2Sty	$92,075	Sec 16, All Parcels	401	78
72-25-16-459-010	207 N MAPLE	12/22/23	$1,025,000	WD	03-ARM'S LENGTH	$1,025,000	$452,740	44.17	$905,486	$95,698	$929,302	$547,154	1.698	3,036	$306.09	16C	3.3193	Colonial/2Sty	$93,131	Sec 16, All Parcels	401	97
72-25-16-461-006	617 FLORENCE	04/03/23	$270,000	WD	03-ARM'S LENGTH	$270,000	$140,030	51.86	$280,055	$88,463	$181,537	$129,454	1.402	1,292	$140.51	16C	26.2908	Colonial/2Sty	$88,463	Sec 16, All Parcels	401	60
72-25-16-461-017	620 OAKLAND	09/01/22	$518,500	WD	03-ARM'S LENGTH	$518,500	$237,230	45.75	$474,454	$88,463	$430,037	$260,805	1.649	1,806	$238.12	16C	1.6350	Colonial/2Sty	$88,463	Sec 16, All Parcels	401	77
72-25-16-476-022	318 PARK	10/12/22	$485,000	WD	03-ARM'S LENGTH	$485,000	$236,920	48.85	$473,836	$87,827	$397,173	$260,817	1.523	1,737	$228.65	16C	14.2431	Colonial/2Sty	$87,827	Sec 16, All Parcels	401	86
72-25-16-481-010	223 N WASHINGTON	08/22/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$164,640	47.04	$329,273	$97,996	$252,004	$156,268	1.613	1,344	$187.50	16C	5.2598	Colonial/2Sty	$97,996	Sec 16, All Parcels	401	65
72-25-16-482-019	521 N CENTER	08/21/23	$620,000	WD	03-ARM'S LENGTH	$620,000	$267,460	43.14	$534,923	$84,417	$535,583	$304,396	1.759	2,397	$223.44	16C	9.4259	Colonial/2Sty	$79,600	Sec 16, All Parcels	401	78
72-25-16-483-001	528 N CENTER	08/16/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$172,950	53.22	$345,890	$98,767	$226,233	$166,975	1.355	1,340	$168.83	16C	31.0344	Colonial/2Sty	$98,767	Sec 16, All Parcels	401	69
72-25-16-483-008	500 N CENTER	09/08/23	$655,000	WD	03-ARM'S LENGTH	$655,000	$306,940	46.86	$613,873	$65,102	$589,898	$370,791	1.591	2,462	$239.60	16C	7.4318	Colonial/2Sty	$65,102	Sec 16, All Parcels	401	89
	Totals:		**$20,410,400**			**$20,410,400**	**$9,245,980**		**$18,491,901**		**$16,701,748**	**$9,988,682**			**$216.51**		**0.6832**					
							Sale. Ratio =>	**45.30**				**E.C.F. =>**	**1.672**		**Std. Deviation=>**	**0.18239133**						
							Std. Dev. =>	**4.13**				**Ave. E.C.F. =>**	**1.665**		**Ave. Variance=>**	**14.1947**	**Coefficient of Var=>**	**8.524153813**				

16D (SECTION 16 - DUPLEX)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-227-004	219 W 12 MILE	08/04/23	$358,000	WD	03-ARM'S LENGTH	$358,000	$145,410	40.62	$290,813	$74,199	$283,801	$152,545	1.860	1,950	$145.54	16D	30.7930	Other	$74,199	Sec 16, All Parcels	401	51
72-25-16-231-019	214 WOODSBORO	07/28/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$170,760	57.88	$341,514	$85,448	$209,552	$180,328	1.162	1,529	$137.05	16D	39.0451	TwnHse/Duplex	$85,448	Sec 16, All Parcels	401	60
72-25-16-280-017	324 CATALPA	07/28/22	$370,000	WD	03-ARM'S LENGTH	$370,000	$171,680	46.40	$343,359	$74,116	$295,884	$189,608	1.561	2,074	$142.66	16D	0.7995	Other	$74,116	Sec 16, All Parcels	401	54
72-25-16-280-018	320 CATALPA	07/17/23	$395,000	WD	03-ARM'S LENGTH	$395,000	$177,230	44.87	$354,463	$76,433	$318,567	$195,796	1.627	1,960	$162.53	16D	7.4527	Other	$76,433	Sec 16, All Parcels	401	54
	Totals:		**$1,418,000**			**$1,418,000**	**$665,080**		**$1,330,149**		**$1,107,804**	**$718,277**			**$146.95**		**1.0203**					
							Sale. Ratio =>	**46.90**				**E.C.F. =>**	**1.542**		**Std. Deviation=>**	**0.29033953**					
							Std. Dev. =>	**7.38**				**Ave. E.C.F. =>**	**1.553**		**Ave. Variance=>**	**19.5226**	**Coefficient of Var=>**	**12.57483985**			

16O (SECTION 16 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-132-011	907 ORCHARD GROVE	11/22/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$202,340	44.96	$404,680	$96,622	$353,378	$197,473	1.789	1,694	$208.61	16O	7.3897	Other	$91,006	Sec 16, All Parcels	401	70
72-25-16-153-004	1035 IROQUOIS	07/31/23	$585,000	WD	03-ARM'S LENGTH	$585,000	$242,270	41.41	$484,547	$127,741	$457,259	$228,722	1.999	1,706	$268.03	16O	28.3590	Other	$127,083	Sec 16, All Parcels	401	69
72-25-16-156-004	1118 MAPLEGROVE	04/14/23	$480,000	WD	03-ARM'S LENGTH	$480,000	$217,140	45.24	$434,289	$108,563	$371,437	$208,799	1.779	1,687	$220.18	16O	6.3321	Other	$108,563	Sec 16, All Parcels	401	69
72-25-16-156-012	1119 FORESTDALE	07/20/23	$520,000	WD	03-ARM'S LENGTH	$520,000	$206,850	39.78	$413,698	$93,829	$426,171	$213,246	1.998	1,517	$280.93	16O	28.2892	Other	$93,829	Sec 16, All Parcels	401	74
72-25-16-157-016	1103 FERNWOOD	11/09/22	$277,000	WD	03-ARM'S LENGTH	$277,000	$135,140	48.79	$270,277	$80,755	$196,245	$125,511	1.564	1,198	$163.81	16O	15.2038	Other	$80,755	Sec 16, All Parcels	401	60
72-25-16-157-020	1023 FERNWOOD	07/06/22	$339,000	WD	03-ARM'S LENGTH	$339,000	$172,650	50.93	$345,301	$82,127	$256,873	$168,701	1.523	1,752	$146.62	16O	19.2953	Other	$80,755	Sec 16, All Parcels	401	70
72-25-16-157-024	1024 FORESTDALE	05/01/23	$600,000	WD	03-ARM'S LENGTH	$600,000	$247,150	41.19	$494,308	$116,157	$483,843	$262,605	1.842	1,679	$288.17	16O	12.6872	Other	$107,450	Sec 16, All Parcels	401	81
72-25-16-201-013	1604 MAXWELL	08/23/23	$242,000	WD	03-ARM'S LENGTH	$242,000	$126,210	52.15	$252,427	$89,906	$152,094	$107,630	1.413	900	$168.99	16O	30.2481	Other	$87,386	Sec 16, All Parcels	401	60
72-25-16-203-005	1700 N PLEASANT	03/03/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$179,000	51.88	$357,999	$91,364	$253,636	$170,920	1.484	1,576	$160.94	16O	23.1656	Other	$91,364	Sec 16, All Parcels	401	62
72-25-16-203-016	1516 N PLEASANT	07/24/23	$433,000	WD	03-ARM'S LENGTH	$433,000	$215,210	49.70	$430,410	$91,364	$341,636	$217,337	1.572	1,617	$211.28	16O	14.3686	Other	$91,364	Sec 16, All Parcels	401	68
72-25-16-230-013	212 EUCLID	08/25/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$160,230	53.41	$320,452	$88,788	$211,212	$153,420	1.377	1,484	$142.33	16O	33.8910	Other	$86,262	Sec 16, All Parcels	401	60
72-25-16-256-024	706 CATALPA	05/31/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$148,370	42.39	$296,737	$84,254	$265,746	$136,207	1.951	1,191	$223.13	16O	23.5442	Other	$81,312	Sec 16, All Parcels	401	58

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-16-258-018	1015 MARYWOOD	08/29/22	$622,000	WD	03-ARM'S LENGTH	$622,000	$271,980	43.73	$543,957	$108,475	$513,525	$290,321	1.769	2,202	$233.21	16O	5.3213	Other	$107,300	Sec 16, All Parcels	401	78
72-25-16-276-036	1201 N WASHINGTON	08/25/22	$372,000	WD	03-ARM'S LENGTH	$372,000	$171,460	46.09	$342,924	$84,831	$287,169	$172,062	1.669	1,488	$192.99	16O	4.6617	Other	$80,097	Sec 16, All Parcels	401	66
72-25-16-301-017	1705 W FARNUM	09/20/23	$352,000	WD	03-ARM'S LENGTH	$352,000	$174,480	49.57	$348,956	$96,061	$255,939	$167,480	1.528	1,501	$170.51	16O	18.7427	Other	$95,332	Sec 16, All Parcels	401	60
72-25-16-302-012	1718 W FARNUM	10/28/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$170,130	47.26	$340,257	$79,444	$280,556	$167,188	1.678	1,460	$192.16	16O	3.7514	Other	$79,444	Sec 16, All Parcels	401	64
72-25-16-306-001	830 FORESTDALE	10/19/22	$405,000	WD	03-ARM'S LENGTH	$405,000	$163,300	40.32	$326,600	$60,891	$344,109	$177,139	1.943	1,356	$253.77	16O	22.6987	Other	$60,891	Sec 16, All Parcels	401	73
72-25-16-306-002	826 FORESTDALE	06/02/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$165,200	40.29	$330,399	$60,891	$349,109	$179,672	1.943	1,335	$261.50	16O	22.7432	Other	$60,891	Sec 16, All Parcels	401	72
72-25-16-306-004	818 FORESTDALE	05/17/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$152,200	45.43	$304,409	$77,663	$257,337	$151,164	1.702	964	$266.95	16O	1.3233	Other	$74,000	Sec 16, All Parcels	401	73
72-25-16-327-006	934 LOCKWOOD	04/27/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$186,300	44.89	$372,592	$85,766	$329,234	$183,863	1.791	1,734	$189.87	16O	7.5047	Other	$85,766	Sec 16, All Parcels	401	68
72-25-16-327-011	910 LOCKWOOD	06/30/22	$450,000	WD	03-ARM'S LENGTH	$450,000	$223,090	49.58	$446,185	$85,766	$364,234	$231,038	1.577	2,236	$162.90	16O	13.9090	Other	$85,766	Sec 16, All Parcels	401	67
72-25-16-332-010	821 HILLDALE	09/22/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$144,180	45.77	$288,360	$81,858	$233,142	$132,373	1.761	936	$249.08	16O	4.5647	Other	$81,858	Sec 16, All Parcels	401	64
72-25-16-337-013	617 WOODCREST	08/29/22	$362,500	WD	03-ARM'S LENGTH	$362,500	$161,730	44.62	$323,459	$88,035	$274,465	$156,949	1.749	1,182	$232.20	16O	3.3146	Other	$88,035	Sec 16, All Parcels	401	72
72-25-16-338-015	607 MAXWELL	02/22/23	$419,000	WD	03-ARM'S LENGTH	$419,000	$207,370	49.49	$414,741	$91,071	$327,929	$207,481	1.581	1,560	$210.21	16O	13.5076	Other	$89,712	Sec 16, All Parcels	401	69
72-25-16-338-019	707 MAXWELL	06/03/22	$437,000	WD	03-ARM'S LENGTH	$437,000	$206,930	47.35	$413,857	$90,043	$346,957	$207,573	1.671	1,845	$188.05	16O	4.4110	Other	$90,043	Sec 16, All Parcels	401	63
72-25-16-378-023	903 PARK	12/29/23	$435,000	WD	03-ARM'S LENGTH	$435,000	$191,720	44.07	$383,438	$88,093	$346,907	$189,324	1.832	1,365	$254.14	16O	11.6745	Other	$88,093	Sec 16, All Parcels	401	68
72-25-16-404-022	903 EDGEWOOD	05/17/23	$552,000	WD	03-ARM'S LENGTH	$552,000	$226,650	41.06	$453,291	$84,570	$467,430	$245,814	1.902	1,825	$256.13	16O	18.5957	Other	$82,511	Sec 16, All Parcels	401	80
72-25-16-405-017	836 EDGEWOOD	07/18/23	$337,000	WD	03-ARM'S LENGTH	$337,000	$148,530	44.07	$297,053	$82,511	$254,489	$137,527	1.850	1,157	$219.96	16O	13.4864	Other	$82,511	Sec 16, All Parcels	401	65
72-25-16-405-020	933 MARYWOOD	08/22/22	$520,000	WD	03-ARM'S LENGTH	$520,000	$239,360	46.03	$478,714	$121,715	$398,285	$237,999	1.673	1,532	$259.98	16O	4.2132	Other	$121,715	Sec 16, All Parcels	401	73
72-25-16-426-026	323 CATALPA	09/08/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$136,510	53.53	$273,013	$129,481	$125,519	$95,054	1.320	1,012	$124.03	16O	39.5105	Other	$129,481	Sec 16, All Parcels	401	54
72-25-16-426-027	934 LAFAYETTE	09/27/22	$344,900	WD	03-ARM'S LENGTH	$344,900	$159,930	46.37	$319,851	$80,269	$264,631	$159,721	1.657	1,386	$190.93	16O	5.8773	Other	$80,269	Sec 16, All Parcels	401	73
72-25-16-427-018	932 N CENTER	11/09/23	$333,000	WD	03-ARM'S LENGTH	$333,000	$160,340	48.15	$320,670	$71,809	$261,191	$159,526	1.637	1,306	$199.99	16O	7.8311	Other	$71,809	Sec 16, All Parcels	401	66
72-25-16-428-019	813 N WASHINGTON	08/31/23	$590,000	WD	03-ARM'S LENGTH	$590,000	$250,220	42.41	$500,434	$99,233	$490,767	$267,467	1.835	2,236	$219.48	16O	11.9264	Other	$99,233	Sec 16, All Parcels	401	71
72-25-16-455-006	613 PARK	09/15/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$141,860	44.33	$283,711	$89,854	$230,146	$129,238	1.781	984	$233.89	16O	6.5189	Other	$88,463	Sec 16, All Parcels	401	78
72-25-16-476-014	430 PARK	07/26/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$161,330	46.76	$322,662	$95,551	$249,449	$145,584	1.713	1,168	$213.57	16O	0.2166	Other	$95,551	Sec 16, All Parcels	401	62
72-25-16-481-002	218 N LAFAYETTE	06/01/23	$364,900	WD	03-ARM'S LENGTH	$364,900	$152,280	41.73	$304,552	$33,541	$331,359	$173,725	1.907	1,274	$260.09	16O	19.1774	Other	$33,541	C11 - ELEVEN MILE	401	69
		Totals:	**$14,572,300**			**$14,572,300**	**$6,619,640**		**$13,239,210**		**$11,353,408**	**$6,555,855**			**$214.41**		**1.6194**					
							Sale. Ratio =>	**45.43**				**E.C.F. =>**	**1.732**		**Std. Deviation=>**	**0.17442984**						
							Std. Dev. =>	**3.83**				**Ave. E.C.F. =>**	**1.716**		**Ave. Variance=>**	**14.1182**	**Coefficient of Var=>**	**8.229304184**				

16R (SECTION 16 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-127-004	1005 W 12 MILE	01/29/24	$194,900	WD	03-ARM'S LENGTH	$194,900	$89,290	45.81	$178,580	$74,779	$120,121	$78,637	1.528	809	$148.48	16R	7.3781	Ranch	$72,805	Sec 16, All Parcels	401	51
72-25-16-127-011	907 W 12 MILE	12/23/22	$215,000	WD	03-ARM'S LENGTH	$215,000	$102,140	47.51	$204,285	$72,805	$142,195	$99,606	1.428	903	$157.47	16R	2.6180	Ranch	$72,805	Sec 16, All Parcels	401	51
72-25-16-127-020	922 CEDAR HILL	06/24/22	$252,000	WD	03-ARM'S LENGTH	$252,000	$120,350	47.76	$240,699	$91,006	$160,994	$113,404	1.420	802	$200.74	16R	3.4101	Ranch	$91,006	Sec 16, All Parcels	401	60
72-25-16-135-005	1007 WOODSBORO	06/30/22	$252,500	WD	03-ARM'S LENGTH	$252,500	$122,080	48.35	$244,151	$91,006	$161,494	$116,019	1.392	784	$205.99	16R	6.1792	Ranch	$91,006	Sec 16, All Parcels	401	60
72-25-16-135-021	916 GREENLEAF	09/13/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$136,300	42.59	$272,603	$95,437	$224,563	$134,217	1.673	838	$267.97	16R	21.9384	Ranch	$91,006	Sec 16, All Parcels	401	70
72-25-16-135-023	906 GREENLEAF	07/14/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$157,120	45.54	$314,235	$93,747	$251,253	$167,036	1.504	1,050	$239.29	16R	5.0427	Ranch	$91,006	Sec 16, All Parcels	401	71
72-25-16-184-013	926 CATALPA	10/27/22	$269,000	WD	03-ARM'S LENGTH	$269,000	$128,840	47.90	$257,676	$96,010	$172,990	$122,474	1.412	910	$190.10	16R	4.1294	Ranch	$94,387	Sec 16, All Parcels	401	61
72-25-16-201-033	1527 N MAPLE	05/22/23	$276,240	WD	03-ARM'S LENGTH	$276,240	$138,600	50.17	$277,202	$89,093	$187,147	$142,507	1.313	1,104	$169.52	16R	14.0505	Ranch	$87,386	Sec 16, All Parcels	401	60
72-25-16-201-039	811 W 12 MILE	09/01/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$132,390	47.28	$264,789	$71,064	$208,936	$146,761	1.424	1,261	$165.69	16R	3.0110	Ranch	$71,064	Sec 16, All Parcels	401	60
72-25-16-202-008	1616 N MAPLE	09/02/22	$256,000	WD	03-ARM'S LENGTH	$256,000	$126,540	49.43	$253,078	$84,992	$171,008	$127,338	1.343	890	$192.14	16R	11.0807	Ranch	$83,324	Sec 16, All Parcels	401	63
72-25-16-230-014	208 EUCLID	12/06/22	$210,000	WD	03-ARM'S LENGTH	$210,000	$100,060	47.65	$200,128	$89,873	$120,127	$83,527	1.438	881	$136.35	16R	1.5564	Ranch	$86,262	Sec 16, All Parcels	401	54
72-25-16-276-020	1309 N LAFAYETTE	07/06/23	$475,000	WD	03-ARM'S LENGTH	$475,000	$204,900	43.14	$409,801	$108,147	$366,853	$228,526	1.605	1,471	$249.39	16R	15.1549	Ranch	$102,354	Sec 16, All Parcels	401	69
72-25-16-276-023	1203 N LAFAYETTE	05/31/22	$482,000	WD	03-ARM'S LENGTH	$482,000	$232,710	48.28	$465,411	$130,905	$351,095	$253,414	1.385	1,512	$232.21	16R	6.8292	Ranch	$128,841	Sec 16, All Parcels	401	73
72-25-16-279-008	1014 MARYWOOD	03/25/24	$502,000	WD	03-ARM'S LENGTH	$502,000	$213,400	42.51	$426,803	$118,858	$383,142	$233,292	1.642	1,786	$214.53	16R	18.8576	Ranch	$116,926	Sec 16, All Parcels	401	65
72-25-16-279-009	1119 N LAFAYETTE	05/26/22	$575,000	WD	03-ARM'S LENGTH	$575,000	$271,750	47.26	$543,505	$184,053	$390,947	$272,312	1.436	2,514	$155.51	16R	1.8096	Ranch	$184,053	Sec 16, All Parcels	401	70
72-25-16-302-024	825 OAKRIDGE	08/18/23	$263,000	WD	03-ARM'S LENGTH	$263,000	$120,370	45.77	$240,748	$88,085	$174,915	$115,654	1.512	1,001	$174.74	16R	5.8648	Ranch	$84,985	Sec 16, All Parcels	401	64
72-25-16-329-015	907 MAXWELL	03/15/24	$320,000	WD	03-ARM'S LENGTH	$320,000	$161,530	50.48	$323,059	$87,139	$232,861	$178,727	1.303	1,255	$185.55	16R	15.0869	Ranch	$87,139	Sec 16, All Parcels	401	60
72-25-16-335-004	709 LOCKWOOD	05/11/22	$320,000	PTA	03-ARM'S LENGTH	$320,000	$151,200	47.25	$302,409	$75,758	$244,242	$171,705	1.422	1,040	$234.85	16R	3.1305	Ranch	$75,393	Sec 16, All Parcels	401	73
72-25-16-356-013	438 CAMBRIDGE	08/08/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$136,750	54.70	$273,502	$119,199	$130,801	$116,896	1.119	898	$145.66	16R	33.4804	Ranch	$119,199	Sec 16, All Parcels	401	60
72-25-16-379-007	400 JOSEPHINE	03/04/24	$210,000	WD	03-ARM'S LENGTH	$210,000	$81,980	39.04	$163,950	$71,698	$138,302	$69,888	1.979	600	$230.50	16R	52.5159	Ranch	$71,698	Sec 16, All Parcels	401	65
72-25-16-403-008	934 N MAPLE	05/23/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$110,280	44.11	$220,553	$76,343	$173,657	$109,250	1.590	732	$237.24	16R	13.5784	Ranch	$76,343	Sec 16, All Parcels	401	63
72-25-16-403-009	930 N MAPLE	11/30/22	$210,000	WD	03-ARM'S LENGTH	$210,000	$111,030	52.87	$222,055	$76,343	$133,657	$110,388	1.211	700	$190.94	16R	24.2960	Ranch	$76,343	Sec 16, All Parcels	401	63
72-25-16-426-003	417 CATALPA	06/08/23	$225,000	WD	03-ARM'S LENGTH	$225,000	$99,740	44.33	$199,477	$73,670	$151,330	$95,308	1.588	774	$195.52	16R	13.4040	Ranch	$73,670	Sec 16, All Parcels	401	58
72-25-16-461-018	616 OAKLAND	09/30/22	$302,000	WD	03-ARM'S LENGTH	$302,000	$159,460	52.80	$318,920	$88,463	$213,537	$174,589	1.223	1,215	$175.75	16R	23.0668	Ranch	$88,463	Sec 16, All Parcels	401	63
		Totals:	**$7,254,640**			**$7,254,640**	**$3,408,810**		**$6,817,619**		**$5,006,167**	**$3,461,474**			**$195.67**		**0.7501**					
							Sale. Ratio =>	**46.99**				**E.C.F. =>**	**1.446**		**Std. Deviation=>**	**0.1774068**						
							Std. Dev. =>	**3.60**				**Ave. E.C.F. =>**	**1.454**		**Ave. Variance=>**	**12.8112**	**Coefficient of Var=>**	**8.812514145**				

16T (SECTION 16 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-426-015	908 MARYWOOD	07/06/22	$416,000	WD	03-ARM'S LENGTH	$416,000	$167,850	40.35	$335,701	$102,958	$313,042	$186,194	1.681	1,859	$168.39	16T	0.0000	TriLevel/Quad	$101,618	Sec 16, All Parcels	401	60
		Totals:	**$416,000**			**$416,000**	**$167,850**		**$335,701**		**$313,042**	**$186,194**			**$168.39**		**0.0000**					
							Sale. Ratio =>	**40.35**				**E.C.F. =>**	**1.681**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.681**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

17B (SECTION 17 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-157-001	1319 MAYFIELD	06/16/23	$395,000	WD	03-ARM'S LENGTH	$395,000	$199,210	50.43	$398,414	$122,178	$272,822	$185,393	1.472	1,458	$187.12	17B	5.3950	BUNGALOW	$120,767	R1716 Vinsetta Park	401	63
72-25-17-207-027	1705 SUNSET	10/18/22	$440,000	WD	03-ARM'S LENGTH	$440,000	$234,420	53.28	$468,842	$128,623	$311,377	$228,335	1.364	2,148	$144.96	17B	5.3950	BUNGALOW	$127,107	R1716 Vinsetta Park	401	65
		Totals:	**$835,000**			**$835,000**	**$433,630**		**$867,256**		**$584,199**	**$413,728**			**$166.04**		**0.5600**					
							Sale. Ratio =>	**51.93**				**E.C.F. =>**	**1.412**		**Std. Deviation=>**	**0.07629658**						
							Std. Dev. =>	**2.01**				**Ave. E.C.F. =>**	**1.418**		**Ave. Variance=>**	**5.3950**	**Coefficient of Var=>**	**3.805621016**				

17C (SECTION 17 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-359-004	1840 VINSETTA	10/27/22	$420,000	WD	03-ARM'S LENGTH	$420,000	$210,260	50.06	$420,519	$135,289	$284,711	$192,723	1.477	1,615	$176.29	17C	14.3954	Colonial/2Sty	$133,497	SEC 9, ALL PARCELS	401	66
72-25-09-403-019	2600 VINSETTA	07/08/22	$1,050,000	WD	03-ARM'S LENGTH	$1,050,000	$464,820	44.27	$929,635	$191,647	$858,353	$508,957	1.686	3,444	$249.23	17C	6.5233	Colonial/2Sty	$185,673	SEC 9, ALL PARCELS	401	92
72-25-09-428-010	3120 VINSETTA	05/27/22	$650,000	WD	03-ARM'S LENGTH	$650,000	$281,190	43.26	$562,372	$115,072	$534,928	$302,230	1.770	2,182	$245.15	17C	14.8678	Colonial/2Sty	$113,544	SEC 9, ALL PARCELS	401	80
72-25-16-104-006	1721 FORESTDALE	03/15/24	$385,000	OTH	03-ARM'S LENGTH	$385,000	$176,970	45.97	$353,947	$97,137	$287,863	$173,520	1.659	1,678	$171.55	17C	3.7698	Colonial/2Sty	$97,137	R1716 Vinsetta Park	401	57
72-25-16-104-015	1609 FORESTDALE	07/14/23	$731,500	WD	03-ARM'S LENGTH	$731,500	$363,160	49.65	$726,329	$117,037	$614,463	$411,684	1.493	3,227	$190.41	17C	12.8700	Colonial/2Sty	$115,182	R1716 Vinsetta Park	401	74
72-25-16-106-007	1319 WOODSBORO	10/05/23	$800,000	WD	03-ARM'S LENGTH	$800,000	$315,320	39.42	$630,646	$160,435	$639,565	$317,710	2.013	2,657	$240.71	17C	39.1785	Colonial/2Sty	$160,435	R1716 Vinsetta Park	401	74
72-25-16-152-020	1304 VINSETTA	05/26/22	$1,490,000	PTA	03-ARM'S LENGTH	$1,490,000	$706,030	47.38	$1,412,058	$206,479	$1,283,521	$831,434	1.544	4,755	$269.93	17C	7.7517	Colonial/2Sty	$161,180	R1716 Vinsetta Park	401	85
72-25-17-226-008	1907 W 12 MILE	04/24/23	$485,000	WD	03-ARM'S LENGTH	$485,000	$246,960	50.92	$493,920	$164,821	$320,179	$222,364	1.440	2,116	$151.31	17C	18.1375	Colonial/2Sty	$164,821	R1716 Vinsetta Park	401	51
72-25-17-229-007	1712 WOODSBORO	08/31/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$222,310	49.40	$444,625	$174,158	$275,842	$182,748	1.509	1,818	$151.73	17C	11.1849	Colonial/2Sty	$162,542	R1716 Vinsetta Park	401	60
		Totals:	**$6,461,500**			**$6,461,500**	**$2,987,020**		**$5,974,051**		**$5,099,425**	**$3,143,370**			**$205.15**		**0.1019**					
							Sale. Ratio =>	**46.23**				**E.C.F. =>**	**1.622**		**Std. Deviation=>**	**0.18370466**						
							Std. Dev. =>	**3.82**				**Ave. E.C.F. =>**	**1.621**		**Ave. Variance=>**	**14.2976**	**Coefficient of Var=>**	**8.818841042**				

17O (SECTION 17 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-306-003	1525 NORTHWOOD	08/09/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$192,210	49.92	$384,418	$86,287	$298,713	$201,440	1.483	1,793	$166.60	17O	0.7137	Other	$86,287	SEC 9, ALL PARCELS	401	69
72-25-10-303-024	111 LAKESIDE	09/02/22	$970,000	WD	03-ARM'S LENGTH	$970,000	$517,470	53.35	$1,034,944	$740,659	$229,341	$196,190	1.169	1,678	$136.68	17O	32.1052	Other	$723,602	Sec 10 - All Parcels	401	51
72-25-16-101-004	1545 W 12 MILE	02/24/23	$490,000	WD	03-ARM'S LENGTH	$490,000	$239,920	48.96	$479,839	$149,269	$340,731	$220,380	1.546	2,328	$146.36	17O	5.6081	Other	$149,269	R1716 Vinsetta Park	401	51
72-25-17-227-003	1716 CEDAR HILL	10/24/22	$1,472,000	WD	03-ARM'S LENGTH	$1,472,000	$668,700	45.43	$1,337,395	$183,884	$1,288,116	$801,049	1.608	3,512	$366.78	17O	11.8010	Other	$162,537	R1716 Vinsetta Park	401	84
72-25-17-230-020	1914 GREENLEAF	08/08/23	$555,000	WD	03-ARM'S LENGTH	$555,000	$262,060	47.22	$524,125	$202,789	$352,211	$214,224	1.644	1,953	$180.34	17O	15.4099	Other	$183,395	R1716 Vinsetta Park	401	60
		Totals:	**$3,872,000**			**$3,872,000**	**$1,880,360**		**$3,760,721**		**$2,509,112**	**$1,633,283**			**$199.35**		**4.6212**					
							Sale. Ratio =>	**48.56**				**E.C.F. =>**	**1.536**		**Std. Deviation=>**	**0.18969922**						
							Std. Dev. =>	**2.99**				**Ave. E.C.F. =>**	**1.490**		**Ave. Variance=>**	**13.1276**	**Coefficient of Var=>**	**8.810289694**				

17R (SECTION 17 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-404-001	2802 VINSETTA	04/21/23	$545,000	WD	03-ARM'S LENGTH	$545,000	$224,970	41.28	$449,935	$159,284	$385,716	$228,859	1.685	1,609	$239.72	17R	16.6277	Ranch	$149,243	SEC 9, ALL PARCELS	401	69
72-25-09-404-006	2832 VINSETTA	02/22/24	$643,000	WD	03-ARM'S LENGTH	$643,000	$283,380	44.07	$566,764	$139,399	$503,601	$321,327	1.567	2,116	$238.00	17R	4.8144	Ranch	$139,399	SEC 9, ALL PARCELS	401	79
72-25-09-427-012	3203 VINSETTA	04/03/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$150,280	44.20	$300,555	$102,750	$237,250	$155,752	1.523	985	$240.86	17R	0.4146	Ranch	$100,871	SEC 9, ALL PARCELS	401	69
72-25-09-427-013	3207 VINSETTA	05/22/23	$405,000	WD	03-ARM'S LENGTH	$405,000	$170,890	42.20	$341,784	$104,138	$300,862	$178,681	1.684	1,017	$295.83	17R	16.4683	Ranch	$103,806	SEC 9, ALL PARCELS	401	74
72-25-17-207-025	1719 SUNSET	05/31/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$188,700	45.47	$377,399	$127,107	$287,893	$197,080	1.461	1,657	$173.74	17R	5.8319	Ranch	$127,107	R1716 Vinsetta Park	401	51
72-25-17-207-035	1515 SUNSET	07/07/22	$479,000	WD	03-ARM'S LENGTH	$479,000	$216,760	45.25	$433,514	$118,663	$360,337	$236,730	1.522	1,256	$286.89	17R	0.3034	Ranch	$113,358	R1716 Vinsetta Park	401	78
72-25-17-226-001	1712 SUNSET	09/01/23	$323,000	WD	03-ARM'S LENGTH	$323,000	$160,370	49.65	$320,744	$127,107	$195,893	$152,470	1.285	1,281	$152.92	17R	23.4313	Ranch	$127,107	R1716 Vinsetta Park	401	51
72-25-17-276-019	1800 VINTON	07/03/23	$425,000	WD	03-ARM'S LENGTH	$425,000	$198,690	46.75	$397,380	$171,738	$253,262	$177,671	1.425	1,445	$175.27	17R	9.3653	Ranch	$166,363	R1716 Vinsetta Park	401	60
		Totals:	**$3,575,000**			**$3,575,000**	**$1,594,040**		**$3,188,075**		**$2,524,814**	**$1,648,571**			**$225.41**		**1.2408**					
							Sale. Ratio =>	**44.59**				**E.C.F. =>**	**1.532**		**Std. Deviation=>**	**0.13319558**						
							Std. Dev. =>	**2.62**				**Ave. E.C.F. =>**	**1.519**		**Ave. Variance=>**	**9.6571**	**Coefficient of Var=>**	**6.357093549**				

20B (SECTION 20 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-126-008	1023 W 11 MILE	07/20/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$144,710	56.75	$289,412	$95,061	$159,939	$130,437	1.226	1,265	$126.43	20B	0.0000	BUNGALOW	$93,915	Sec 21, All Parcels	401	51
		Totals:	**$255,000**			**$255,000**	**$144,710**		**$289,412**		**$159,939**	**$130,437**			**$126.43**		**0.0000**					
							Sale. Ratio =>	**56.75**				**E.C.F. =>**	**1.226**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.226**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

20C (SECTION 20 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-128-019	306 HENDRIE	10/28/22	$1,144,000	WD	03-ARM'S LENGTH	$1,144,000	$579,340	50.64	$1,158,683	$222,376	$921,624	$641,306	1.437	3,439	$267.99	20C	6.7754	Colonial/2Sty	$194,685	Sec 21, All Parcels	401	81
72-25-21-130-001	405 HENDRIE	01/13/23	$470,000	PTA	03-ARM'S LENGTH	$470,000	$240,700	51.21	$481,409	$129,184	$340,816	$241,250	1.413	1,719	$198.26	20C	9.2149	Colonial/2Sty	$129,184	Sec 21, All Parcels	401	70
72-25-21-131-007	414 HENDRIE	08/24/22	$749,000	WD	03-ARM'S LENGTH	$749,000	$368,400	49.19	$736,797	$154,035	$594,965	$399,152	1.491	2,167	$274.56	20C	1.4286	Colonial/2Sty	$146,643	Sec 21, All Parcels	401	63
72-25-21-403-009	25820 YORK	08/22/23	$900,000	WD	03-ARM'S LENGTH	$900,000	$398,290	44.25	$796,575	$134,979	$765,021	$453,148	1.688	2,989	$255.95	20C	18.3379	Colonial/2Sty	$131,222	Sec 21, All Parcels	401	75
72-25-21-404-011	25595 DUNDEE	06/30/22	$1,020,000	PTA	03-ARM'S LENGTH	$1,020,000	$499,770	49.00	$999,543	$162,167	$857,833	$573,545	1.496	3,678	$233.23	20C	0.9190	Colonial/2Sty	$160,206	Sec 21, All Parcels	401	78
		Totals:	**$4,283,000**			**$4,283,000**	**$2,086,500**		**$4,173,007**		**$3,480,259**	**$2,308,401**			**$246.00**		**0.2791**					
							Sale. Ratio =>	**48.72**				**E.C.F. =>**	**1.508**		**Std. Deviation=>**	**0.10839548**						
							Std. Dev. =>	**2.74**				**Ave. E.C.F. =>**	**1.505**		**Ave. Variance=>**	**7.3351**	**Coefficient of Var=>**	**4.874313627**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

20O (SECTION 20 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-253-002	611 HENDRIE	12/08/23	$532,500	WD	03-ARM'S LENGTH	$532,500	$238,350	44.76	$476,708	$147,193	$385,307	$228,830	1.684	1,499	$257.04	20O	0.0000	Other	$143,241	Sec 21, All Parcels	401	74
		Totals:	**$532,500**			**$532,500**	**$238,350**		**$476,708**		**$385,307**	**$228,830**			**$257.04**		**0.0000**					
							Sale. Ratio =>	**44.76**				**E.C.F. =>**	**1.684**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.684**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

21B (SECTION 21 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-212-013	523 S LAUREL	05/02/22	$465,000	WD	03-ARM'S LENGTH	$465,000	$210,340	45.23	$420,673	$114,390	$350,610	$205,559	1.706	1,286	$272.64	21B	0.0000	BUNGALOW	$109,964	Sec 21, All Parcels	401	78
		Totals:	**$465,000**			**$465,000**	**$210,340**		**$420,673**		**$350,610**	**$205,559**			**$272.64**		**0.0000**					
							Sale. Ratio =>	**45.23**				**E.C.F. =>**	**1.706**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.706**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

21C (SECTION 21 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-201-011	316 OAKDALE	07/26/23	$950,000	WD	03-ARM'S LENGTH	$950,000	$420,410	44.25	$840,825	$134,518	$815,482	$487,108	1.674	3,139	$259.79	21C	7.3178	Colonial/2Sty	$132,298	Sec 21, All Parcels	401	93
72-25-21-202-012	213 OAKDALE	02/07/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$186,370	46.59	$372,744	$99,345	$300,655	$188,551	1.595	1,888	$159.25	21C	0.6395	Colonial/2Sty	$94,275	Sec 21, All Parcels	401	64
72-25-21-208-016	334 S LAUREL	10/03/23	$359,000	WD	03-ARM'S LENGTH	$359,000	$198,730	55.36	$397,457	$161,468	$197,532	$162,751	1.214	1,660	$119.00	21C	38.7244	Colonial/2Sty	$160,518	Sec 21, All Parcels	401	60
72-25-21-211-004	607 W 4TH	06/17/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$138,270	44.60	$276,531	$84,094	$225,906	$132,715	1.702	1,298	$174.04	21C	10.1236	Colonial/2Sty	$84,094	Sec 21, All Parcels	401	66
72-25-21-211-019	502 S LAUREL	07/07/22	$530,000	WD	03-ARM'S LENGTH	$530,000	$249,570	47.09	$499,139	$109,462	$420,538	$268,743	1.565	2,014	$208.81	21C	3.6116	Colonial/2Sty	$109,462	Sec 21, All Parcels	401	73
72-25-21-255-007	608 S WEST	06/26/23	$600,000	WD	03-ARM'S LENGTH	$600,000	$241,980	40.33	$483,969	$107,263	$492,737	$259,797	1.897	2,504	$196.78	21C	29.5671	Colonial/2Sty	$105,654	Sec 21, All Parcels	401	74
72-25-21-407-019	417 W LINCOLN	03/22/24	$530,000	WD	03-ARM'S LENGTH	$530,000	$217,080	40.96	$434,165	$132,284	$397,716	$208,194	1.910	2,156	$184.47	21C	30.9366	Colonial/2Sty	$132,284	Sec 21, All Parcels	401	63
72-25-21-408-028	504 W HUDSON	07/13/23	$407,000	WD	03-ARM'S LENGTH	$407,000	$195,230	47.97	$390,459	$99,322	$307,678	$200,784	1.532	1,519	$202.55	21C	6.8568	Colonial/2Sty	$98,224	Sec 21, All Parcels	401	79
72-25-21-409-014	502 W HARRISON	03/22/24	$517,500	WD	03-ARM'S LENGTH	$517,500	$232,690	44.96	$465,388	$106,058	$411,442	$247,814	1.660	2,152	$191.19	21C	5.9337	Colonial/2Sty	$105,024	Sec 21, All Parcels	401	67
72-25-21-410-013	1106 S LAFAYETTE	03/20/23	$308,000	WD	03-ARM'S LENGTH	$308,000	$159,000	51.62	$317,995	$85,364	$222,636	$160,435	1.388	1,464	$152.07	21C	21.3250	Colonial/2Sty	$84,976	Sec 21, All Parcels	401	60
72-25-21-430-005	315 W HUDSON	06/29/22	$445,000	WD	03-ARM'S LENGTH	$445,000	$214,120	48.12	$428,233	$113,413	$331,587	$217,117	1.527	1,405	$236.00	21C	7.3725	Colonial/2Sty	$113,413	Sec 21, All Parcels	401	69
72-25-21-431-015	126 W HARRISON	09/15/23	$307,000	WD	03-ARM'S LENGTH	$307,000	$154,200	50.23	$308,405	$120,407	$186,593	$129,654	1.439	1,270	$146.92	21C	16.1787	Colonial/2Sty	$119,718	Sec 21, All Parcels	401	60
72-25-21-434-006	325 W PARENT	06/06/23	$472,500	WD	03-ARM'S LENGTH	$472,500	$209,230	44.28	$418,461	$116,214	$356,286	$208,446	1.709	1,766	$201.75	21C	10.8296	Colonial/2Sty	$116,214	Sec 21, All Parcels	401	68
		Totals:	**$6,136,000**			**$6,136,000**	**$2,816,880**		**$5,633,771**		**$4,666,788**	**$2,872,110**			**$187.12**		**2.3914**					
							Sale. Ratio =>	**45.91**				**E.C.F. =>**	**1.625**		**Std. Deviation=>**	**0.1930181**						
							Std. Dev. =>	**4.16**				**Ave. E.C.F. =>**	**1.601**		**Ave. Variance=>**	**14.5705**	**Coefficient of Var=>**	**9.101176353**				

21D (SECTION 21 - DUPLEX)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-204-007	205 S PLEASANT	06/09/22	$499,900	WD	03-ARM'S LENGTH	$499,900	$192,870	38.58	$385,733	$105,000	$394,900	$233,944	1.688	2,152	$183.50	21D	28.0154	TwnHse/Duplex	$105,000	Sec 21, All Parcels	401	68
72-25-21-408-025	518 W HUDSON	08/19/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$156,470	52.16	$312,936	$98,224	$201,776	$178,927	1.128	1,800	$112.10	21D	28.0154	TwnHse/Duplex	$98,224	Sec 21, All Parcels	401	60
		Totals:	**$799,900**			**$799,900**	**$349,340**		**$698,669**		**$596,676**	**$412,871**			**$147.80**		**3.7332**					
							Sale. Ratio =>	**43.67**				**E.C.F. =>**	**1.445**		**Std. Deviation=>**	**0.39619714**						
							Std. Dev. =>	**9.60**				**Ave. E.C.F. =>**	**1.408**		**Ave. Variance=>**	**28.0154**	**Coefficient of Var=>**	**19.89931579**				

21O (SECTION 21 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-207-008	308 S PLEASANT	06/13/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$189,330	54.88	$378,654	$88,474	$256,526	$190,908	1.344	1,521	$168.66	21O	33.0276	Other	$85,797	Sec 21, All Parcels	401	60
72-25-21-207-009	312 S PLEASANT	10/13/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$188,050	50.15	$376,096	$85,797	$289,203	$190,986	1.514	1,419	$203.81	21O	15.9731	Other	$85,797	Sec 21, All Parcels	401	69
72-25-21-208-009	310 S LAUREL	03/22/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$142,040	40.58	$284,082	$69,777	$280,223	$142,870	1.961	981	$285.65	21O	28.7392	Other	$69,777	Sec 21, All Parcels	401	75
72-25-21-212-009	501 S LAUREL	06/01/22	$450,000	WD	03-ARM'S LENGTH	$450,000	$215,670	47.93	$431,331	$100,999	$349,001	$220,221	1.585	1,326	$263.20	21O	8.9219	Other	$100,999	Sec 21, All Parcels	401	78
72-25-21-253-025	738 S PLEASANT	08/14/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$151,750	39.93	$303,505	$109,819	$270,181	$127,425	2.120	910	$296.90	21O	44.6322	Other	$102,063	Sec 21, All Parcels	401	69
72-25-21-256-003	713 S PLEASANT	05/27/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$151,580	44.58	$303,164	$103,317	$236,683	$133,231	1.776	1,164	$203.34	21O	10.2489	Other	$103,317	Sec 21, All Parcels	401	73
72-25-21-256-018	606 W LINCOLN	07/21/22	$495,000	WD	03-ARM'S LENGTH	$495,000	$216,260	43.69	$432,514	$110,905	$384,095	$211,585	1.815	2,163	$177.58	21O	14.1331	Other	$107,755	Sec 21, All Parcels	401	61
72-25-21-409-016	424 W HARRISON	10/17/22	$448,000	WD	03-ARM'S LENGTH	$448,000	$216,380	48.30	$432,756	$105,024	$342,976	$218,488	1.570	1,477	$232.21	21O	10.4222	Other	$105,024	Sec 21, All Parcels	401	78
72-25-21-430-002	327 W HUDSON	05/16/22	$415,000	WD	03-ARM'S LENGTH	$415,000	$214,170	51.61	$428,331	$113,413	$301,587	$207,183	1.456	1,544	$195.33	21O	21.8336	Other	$113,413	Sec 21, All Parcels	401	68
72-25-21-432-012	318 W PARENT	06/15/23	$442,000	WD	03-ARM'S LENGTH	$442,000	$205,870	46.58	$411,738	$119,420	$322,580	$206,016	1.566	1,698	$189.98	21O	10.8192	Other	$116,214	Sec 21, All Parcels	401	69
72-25-21-434-003	339 W PARENT	05/03/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$127,610	46.40	$255,217	$93,926	$181,074	$106,113	1.706	992	$182.53	21O	3.2442	Other	$93,437	Sec 21, All Parcels	401	60
		Totals:	**$4,315,000**			**$4,315,000**	**$2,018,710**		**$4,037,388**		**$3,214,129**	**$1,955,026**			**$218.11**		**2.9958**					
							Sale. Ratio =>	**46.78**				**E.C.F. =>**	**1.644**		**Std. Deviation=>**	**0.22937371**						
							Std. Dev. =>	**4.51**				**Ave. E.C.F. =>**	**1.674**		**Ave. Variance=>**	**18.3632**	**Coefficient of Var=>**	**10.96970225**				

21R (SECTION 21 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-210-015	417 OAKDALE	01/26/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$163,710	46.77	$327,419	$123,139	$226,861	$162,127	1.399	1,182	$191.93	21R	2.3740	Ranch	$120,472	Sec 21, All Parcels	401	60
72-25-21-407-009	613 W LINCOLN	07/15/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$163,190	45.33	$326,387	$99,612	$260,388	$179,980	1.447	1,248	$208.64	21R	2.3740	Ranch	$99,612	Sec 21, All Parcels	401	60
		Totals:	**$710,000**			**$710,000**	**$326,900**		**$653,806**		**$487,249**	**$342,107**			**$200.29**		**0.1239**					
							Sale. Ratio =>	**46.04**				**E.C.F. =>**	**1.424**		**Std. Deviation=>**	**0.03357328**						
							Std. Dev. =>	**1.02**				**Ave. E.C.F. =>**	**1.423**		**Ave. Variance=>**	**2.3740**	**Coefficient of Var=>**	**1.668275795**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

22B (SECTION 22 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-131-003	710 E 2ND	03/20/24	$425,000	WD	03-ARM'S LENGTH	$425,000	$174,690	41.10	$349,382	$114,665	$310,335	$157,528	1.970	1,095	$283.41	22B	28.8575	BUNGALOW	$112,535	Sec 22, N of Lincoln	401	65
72-25-22-176-029	619 E 6TH	06/16/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$204,280	48.07	$408,565	$92,411	$332,589	$212,184	1.567	1,260	$263.96	22B	11.3997	BUNGALOW	$92,411	Sec 22, N of Lincoln	401	73
72-25-22-182-002	806 E 6TH	10/20/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$163,410	38.91	$326,825	$77,873	$342,127	$167,082	2.048	1,227	$278.83	22B	36.6207	BUNGALOW	$76,967	Sec 22, N of Lincoln	401	69
72-25-22-182-010	631 IRVING	04/11/23	$377,004	WD	03-ARM'S LENGTH	$377,004	$171,930	45.60	$343,856	$83,371	$293,633	$174,822	1.680	1,180	$248.84	22B	0.1844	BUNGALOW	$83,371	Sec 22, N of Lincoln	401	74
72-25-22-182-012	703 IRVING	10/24/23	$252,000	WD	03-ARM'S LENGTH	$252,000	$131,990	52.38	$263,984	$84,709	$167,291	$120,319	1.390	1,080	$154.90	22B	29.1056	BUNGALOW	$83,371	Sec 22, N of Lincoln	401	60
72-25-22-182-024	634 S ALEXANDER	08/29/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$174,490	48.47	$348,980	$87,020	$272,980	$175,812	1.553	1,094	$249.52	22B	12.8773	BUNGALOW	$83,371	Sec 22, N of Lincoln	401	73
72-25-22-182-041	810 E 6TH	06/23/23	$402,000	WD	03-ARM'S LENGTH	$402,000	$174,110	43.31	$348,226	$78,120	$323,880	$181,279	1.787	1,049	$308.75	22B	10.5183	BUNGALOW	$76,967	Sec 22, N of Lincoln	401	74
72-25-22-201-021	937 E 2ND	04/04/22	$362,500	WD	03-ARM'S LENGTH	$362,500	$154,910	42.73	$309,825	$82,162	$280,338	$152,794	1.835	1,104	$253.93	22B	15.3292	BUNGALOW	$82,162	Sec 22, N of Lincoln	401	65
72-25-22-202-011	119 S GAINSBOROUGH	04/26/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$146,650	43.78	$293,293	$83,674	$251,326	$140,684	1.786	1,000	$251.33	22B	10.5005	BUNGALOW	$80,478	Sec 22, N of Lincoln	401	69
72-25-22-202-016	1203 E 2ND	12/16/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$127,850	51.14	$255,706	$81,130	$168,870	$117,165	1.441	1,003	$168.36	22B	24.0154	BUNGALOW	$81,130	Sec 22, N of Lincoln	401	57
72-25-22-203-008	934 E 2ND	10/03/22	$306,000	WD	03-ARM'S LENGTH	$306,000	$153,860	50.28	$307,722	$86,855	$219,145	$148,233	1.478	1,181	$185.56	22B	20.3071	BUNGALOW	$86,855	Sec 22, N of Lincoln	401	60
72-25-22-209-012	1222 E 4TH	03/18/24	$343,000	WD	03-ARM'S LENGTH	$343,000	$131,790	38.42	$263,585	$69,758	$273,242	$130,085	2.100	1,093	$249.99	22B	41.9031	BUNGALOW	$68,841	Sec 22, N of Lincoln	401	68
72-25-22-209-022	1205 E 5TH	08/11/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$145,290	54.83	$290,583	$81,704	$183,296	$140,187	1.308	993	$184.59	22B	37.3945	BUNGALOW	$81,704	Sec 22, N of Lincoln	401	64
72-25-22-209-023	1209 E 5TH	03/10/23	$256,000	WD	03-ARM'S LENGTH	$256,000	$126,340	49.35	$252,675	$82,375	$173,625	$114,295	1.519	976	$177.89	22B	16.2363	BUNGALOW	$81,704	Sec 22, N of Lincoln	401	60
72-25-22-226-007	119 S BLAIR	04/28/22	$290,000	WD	03-ARM'S LENGTH	$290,000	$147,860	50.99	$295,722	$92,644	$197,356	$136,294	1.448	1,074	$183.76	22B	23.3437	BUNGALOW	$92,644	Sec 22, N of Lincoln	401	60
72-25-22-230-007	123 S CONNECTICUT	04/12/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$167,340	45.23	$334,671	$94,891	$275,109	$160,926	1.710	1,011	$272.12	22B	2.8082	BUNGALOW	$94,891	Sec 22, N of Lincoln	401	72
72-25-22-230-014	128 S WILSON	04/08/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$153,070	45.69	$306,136	$91,990	$243,010	$143,722	1.691	1,179	$206.12	22B	0.9378	BUNGALOW	$86,775	Sec 22, N of Lincoln	401	63
72-25-22-232-001	203 S VERMONT	04/28/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$157,460	44.99	$314,929	$86,718	$263,282	$153,162	1.719	1,011	$260.42	22B	3.7526	BUNGALOW	$86,718	Sec 22, N of Lincoln	401	69
72-25-22-232-003	211 S VERMONT	09/15/22	$312,000	WD	03-ARM'S LENGTH	$312,000	$153,460	49.19	$306,918	$86,718	$225,282	$147,785	1.524	1,172	$192.22	22B	15.7066	BUNGALOW	$86,718	Sec 22, N of Lincoln	401	63
72-25-22-232-010	202 S CONNECTICUT	06/23/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$161,280	43.01	$322,561	$90,789	$284,211	$155,552	1.827	989	$287.37	22B	14.5662	BUNGALOW	$86,718	Sec 22, N of Lincoln	401	74
72-25-22-233-013	210 S WILSON	02/02/24	$267,500	WD	03-ARM'S LENGTH	$267,500	$134,820	50.40	$269,634	$86,577	$180,923	$122,857	1.473	904	$200.14	22B	20.8824	BUNGALOW	$85,568	Sec 22, N of Lincoln	401	65
72-25-22-238-010	1611 E 5TH	08/19/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$139,900	49.09	$279,801	$81,704	$203,296	$132,951	1.529	1,128	$180.23	22B	15.2349	BUNGALOW	$81,704	Sec 22, N of Lincoln	401	60
72-25-22-251-003	912 E 5TH	06/05/23	$578,500	WD	03-ARM'S LENGTH	$578,500	$235,790	40.76	$471,575	$127,008	$451,492	$231,253	1.952	1,455	$310.30	22B	27.0919	BUNGALOW	$120,024	Sec 22, N of Lincoln	401	74
72-25-22-252-009	1015 E 6TH	04/19/23	$389,250	WD	03-ARM'S LENGTH	$389,250	$168,950	43.40	$337,901	$88,849	$300,401	$167,149	1.797	1,138	$263.97	22B	11.5751	BUNGALOW	$86,775	Sec 22, N of Lincoln	401	69
72-25-22-254-001	1200 E 5TH	04/18/22	$327,000	OTH	03-ARM'S LENGTH	$327,000	$155,390	47.52	$310,789	$105,077	$221,923	$138,062	1.607	938	$236.59	22B	7.4035	BUNGALOW	$103,734	Sec 22, N of Lincoln	401	60
72-25-22-255-010	629 S ALEXANDER	02/20/24	$299,000	WD	03-ARM'S LENGTH	$299,000	$136,240	45.57	$272,471	$95,855	$203,145	$118,534	1.714	874	$232.43	22B	3.2355	BUNGALOW	$94,344	Sec 22, N of Lincoln	401	60
72-25-22-255-019	727 S ALEXANDER	08/09/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$156,710	41.79	$313,412	$87,717	$287,283	$151,473	1.897	885	$324.61	22B	21.5140	BUNGALOW	$87,717	Sec 22, N of Lincoln	401	73
72-25-22-256-028	710 S GAINSBOROUGH	08/23/22	$307,000	WD	03-ARM'S LENGTH	$307,000	$144,590	47.10	$289,170	$94,344	$212,656	$130,756	1.626	922	$230.65	22B	5.5093	BUNGALOW	$94,344	Sec 22, N of Lincoln	401	63
72-25-22-257-025	630 S REMBRANDT	10/03/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$132,880	46.62	$265,759	$87,048	$197,952	$119,940	1.650	875	$226.23	22B	3.1032	BUNGALOW	$85,860	Sec 22, N of Lincoln	401	69
72-25-22-257-029	700 S REMBRANDT	06/20/23	$495,000	WD	03-ARM'S LENGTH	$495,000	$191,490	38.68	$382,970	$86,412	$408,588	$199,032	2.053	1,442	$283.35	22B	37.1420	BUNGALOW	$85,860	Sec 22, N of Lincoln	401	74
72-25-22-258-021	723 S REMBRANDT	10/04/23	$425,000	WD	03-ARM'S LENGTH	$425,000	$162,550	38.25	$325,105	$85,860	$339,140	$160,567	2.112	1,244	$272.62	22B	43.0685	BUNGALOW	$85,860	Sec 22, N of Lincoln	401	60
72-25-22-258-024	624 S BLAIR	10/28/22	$264,355	WD	03-ARM'S LENGTH	$264,355	$131,210	49.63	$262,411	$76,477	$187,878	$124,788	1.506	1,048	$179.27	22B	17.5875	BUNGALOW	$76,477	Sec 22, N of Lincoln	401	60
72-25-22-258-026	632 S BLAIR	08/30/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$117,190	50.95	$234,384	$76,857	$153,143	$105,723	1.449	877	$174.62	22B	23.2921	BUNGALOW	$76,410	Sec 22, N of Lincoln	401	61
72-25-22-258-030	700 S BLAIR	04/05/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$165,670	41.42	$331,344	$76,274	$323,726	$171,188	1.891	1,098	$294.83	22B	20.9602	BUNGALOW	$76,274	Sec 22, N of Lincoln	401	70
72-25-22-276-014	526 S VERMONT	05/02/22	$462,000	WD	03-ARM'S LENGTH	$462,000	$193,980	41.99	$387,959	$92,601	$369,399	$198,227	1.864	1,270	$290.87	22B	18.2063	BUNGALOW	$90,580	Sec 22, N of Lincoln	401	78
72-25-22-276-016	514 S VERMONT	03/17/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$132,150	42.63	$264,293	$85,553	$224,447	$119,960	1.871	1,005	$223.33	22B	18.9566	BUNGALOW	$85,553	Sec 22, N of Lincoln	401	64
72-25-22-277-002	507 S VERMONT	02/12/24	$374,000	WD	03-ARM'S LENGTH	$374,000	$152,430	40.76	$304,866	$82,734	$291,266	$149,082	1.954	1,014	$287.24	22B	27.2278	BUNGALOW	$82,734	Sec 22, N of Lincoln	401	70
72-25-22-282-022	606 S CONNECTICUT	08/16/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$150,890	48.67	$301,781	$102,678	$207,322	$133,626	1.552	1,100	$188.47	22B	12.9946	BUNGALOW	$98,903	Sec 22, N of Lincoln	401	61
72-25-22-282-026	626 S CONNECTICUT	08/21/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$169,990	44.73	$339,983	$102,295	$277,705	$159,522	1.741	1,113	$249.51	22B	5.9402	BUNGALOW	$98,903	Sec 22, N of Lincoln	401	69
72-25-22-282-037	732 S CONNECTICUT	08/15/23	$330,000	WD	03-ARM'S LENGTH	$330,000	$162,600	49.27	$325,193	$102,578	$227,422	$149,406	1.522	1,072	$212.15	22B	15.9280	BUNGALOW	$98,903	Sec 22, N of Lincoln	401	68
72-25-22-283-010	647 S CONNECTICUT	07/10/23	$367,300	WD	03-ARM'S LENGTH	$367,300	$165,420	45.04	$330,830	$98,903	$268,397	$155,656	1.724	1,221	$219.82	22B	4.2845	BUNGALOW	$98,903	Sec 22, N of Lincoln	401	65
72-25-22-330-008	526 E HUDSON	04/22/22	$346,700	WD	03-ARM'S LENGTH	$346,700	$147,960	42.68	$295,921	$82,023	$264,677	$143,556	1.844	1,034	$255.97	22B	16.2269	BUNGALOW	$81,454	Sec 22, S of Lincoln	401	70
72-25-22-357-012	226 RHODE ISLAND	05/31/22	$263,000	WD	03-ARM'S LENGTH	$263,000	$128,730	48.95	$257,466	$85,589	$177,411	$115,354	1.538	1,124	$157.84	22B	14.3480	BUNGALOW	$85,589	Sec 22, S of Lincoln	401	60
72-25-22-379-006	1323 LONGFELLOW	02/08/24	$280,000	WD	03-ARM'S LENGTH	$280,000	$128,550	45.91	$257,098	$73,105	$206,895	$123,485	1.675	808	$256.06	22B	0.5990	BUNGALOW	$73,105	Sec 22, S of Lincoln	401	70
72-25-22-379-010	1415 LONGFELLOW	10/27/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$133,090	47.53	$266,176	$73,135	$206,865	$129,558	1.597	1,040	$198.91	22B	8.4752	BUNGALOW	$72,748	Sec 22, S of Lincoln	401	64
72-25-22-380-001	1503 IRVING	06/13/23	$255,000	WD	03-ARM'S LENGTH	$255,000	$117,080	45.91	$234,151	$71,461	$183,539	$109,188	1.681	942	$194.84	22B	0.0508	BUNGALOW	$71,461	Sec 22, S of Lincoln	401	60
72-25-22-380-004	1515 IRVING	06/27/23	$268,000	WD	03-ARM'S LENGTH	$268,000	$132,220	49.34	$264,444	$71,461	$196,539	$129,519	1.517	1,090	$180.31	22B	16.3998	BUNGALOW	$71,461	Sec 22, S of Lincoln	401	64
72-25-22-380-006	1523 IRVING	02/15/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$116,210	48.42	$232,415	$71,461	$168,539	$108,023	1.560	938	$179.68	22B	12.1237	BUNGALOW	$71,461	Sec 22, S of Lincoln	401	64
72-25-22-380-019	1518 LONGFELLOW	11/28/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$119,130	44.95	$238,264	$74,230	$190,770	$110,090	1.733	800	$238.46	22B	5.1402	BUNGALOW	$71,461	Sec 22, S of Lincoln	401	73
72-25-22-403-011	921 MOHAWK	04/22/22	$278,000	WD	03-ARM'S LENGTH	$278,000	$118,820	42.74	$237,649	$76,792	$201,208	$107,958	1.864	981	$205.10	22B	18.2313	BUNGALOW	$76,792	Sec 22, S of Lincoln	401	60
72-25-22-405-010	907 CHEROKEE	05/10/22	$285,000	PTA	03-ARM'S LENGTH	$285,000	$134,560	47.21	$269,124	$89,843	$195,157	$120,323	1.622	1,114	$175.19	22B	5.9509	BUNGALOW	$89,843	Sec 22, S of Lincoln	401	60
72-25-22-406-019	902 OWANA	09/20/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$144,900	51.75	$289,792	$89,843	$190,157	$134,194	1.417	1,003	$189.59	22B	26.4423	BUNGALOW	$89,843	Sec 22, S of Lincoln	401	63
72-25-22-426-009	907 OWANA	09/08/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$156,980	42.43	$313,958	$89,843	$280,157	$150,413	1.863	944	$296.78	22B	18.1134	BUNGALOW	$89,843	Sec 22, S of Lincoln	401	74
72-25-22-426-023	910 HOFFMAN	09/05/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$158,780	45.37	$317,555	$76,954	$273,046	$161,477	1.691	1,066	$256.14	22B	0.9472	BUNGALOW	$74,802	Sec 22, S of Lincoln	401	74
72-25-22-426-024	914 HOFFMAN	05/10/22	$370,000	WD	03-ARM'S LENGTH	$370,000	$167,810	45.35	$335,619	$74,730	$295,270	$175,093	1.686	1,183	$249.59	22B	0.4904	BUNGALOW	$74,730	Sec 22, S of Lincoln	401	70
72-25-22-426-027	1006 HOFFMAN	10/14/22	$319,000	WD	03-ARM'S LENGTH	$319,000	$149,000	46.71	$297,997	$74,862	$244,138	$149,755	1.630	943	$258.90	22B	5.1205	BUNGALOW	$74,514	Sec 22, S of Lincoln	401	73
72-25-22-426-032	1028 HOFFMAN	05/13/22	$326,000	WD	03-ARM'S LENGTH	$326,000	$138,750	42.56	$277,503	$68,510	$257,490	$140,264	1.836	1,011	$254.69	22B	15.4302	BUNGALOW	$67,459	Sec 22, S of Lincoln	401	68
72-25-22-427-015	1011 HOFFMAN	09/20/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$148,790	45.78	$297,574	$75,250	$249,750	$149,211	1.674	1,013	$246.54	22B	0.7647	BUNGALOW	$71,680	Sec 22, S of Lincoln	401	78
72-25-22-428-005	1606 E LINCOLN	09/14/22	$294,900	WD	03-ARM'S LENGTH	$294,900	$139,740	47.39	$279,471	$67,954	$226,946	$141,958	1.599	1,058	$214.50	22B	8.2767	BUNGALOW	$65,234	Sec 22, S of Lincoln	401	66
72-25-22-429-003	1626 E LINCOLN	06/07/22	$271,500	WD	03-ARM'S LENGTH	$271,500	$99,180	36.53	$198,350	$40,075	$231,425	$106,225	2.179	945	$244.89	22B	49.7180	BUNGALOW	$40,075	CED- 4TH,6TH,LINCOLN	401	51
72-25-22-429-006	813 S WILSON	07/01/22	$320,000	WD	03-ARM'S LENGTH	$320,000	$143,960	44.99	$287,924	$70,135	$249,865	$146,167	1.709	940	$265.81	22B	2.7994	BUNGALOW	$68,389	CED- 4TH,6TH,LINCOLN	401	68
72-25-22-452-008	1311 MOHAWK	01/19/24	$240,000	WD	03-ARM'S LENGTH	$240,000	$130,510	54.38	$261,016	$76,980	$163,020	$123,514	1.320	1,086	$150.11	22B	36.1604	BUNGALOW	$72,000	Sec 22, S of Lincoln	401	70
72-25-22-453-004	1115 WYANDOTTE	11/22/22	$242,900	WD	03-ARM'S LENGTH	$242,900	$119,530	49.21	$239,064	$87,940	$154,960	$101,426	1.528	1,080	$143.48	22B	15.3633	BUNGALOW	$85,485	Sec 22, S of Lincoln	401	60
72-25-22-453-008	1209 WYANDOTTE	04/14/22	$352,000	WD	03-ARM'S LENGTH	$352,000	$157,750	44.82	$315,493	$85,157	$266,843	$154,588	1.726	1,076	$248.00	22B	4.4703	BUNGALOW	$85,157	Sec 22, S of Lincoln	401	68
72-25-22-453-045	1322 CHEROKEE	05/17/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$131,240	46.05	$262,486	$72,000	$213,000	$127,843	1.666	942	$226.11	22B	1.5347	BUNGALOW	$72,000	Sec 22, S of Lincoln	401	68
72-25-22-453-049	1410 CHEROKEE	07/21/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$143,920	50.50	$287,843	$72,000	$213,000	$144,861	1.470	1,185	$179.75	22B	21.1080	BUNGALOW	$72,000	Sec 22, S of Lincoln	401	63
72-25-22-454-045	1412 ETOWAH	08/19/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$125,680	50.27	$251,368	$82,611	$167,389	$113,260	1.478	944	$177.32	22B	20.3532	BUNGALOW	$82,611	Sec 22, S of Lincoln	401	61
72-25-22-456-002	1506 MOHAWK	03/29/24	$248,000	WD	03-ARM'S LENGTH	$248,000	$130,250	52.52	$260,499	$88,301	$159,699	$115,569	1.382	1,018	$156.88	22B	29.9606	BUNGALOW	$86,072	Sec 22, S of Lincoln	401	60
72-25-22-459-016	1502 ETOWAH	12/21/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$150,300	52.74	$300,598	$79,114	$205,886	$148,647	1.385	1,213	$169.73	22B	29.6387	BUNGALOW	$79,114	Sec 22, S of Lincoln	401	69

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-22-460-020	1512 OWANA	11/07/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$110,170	42.37	$220,344	$69,425	$190,575	$101,288	1.882	871	$218.80	22B	20.0064	BUNGALOW	$67,556	Sec 22, S of Lincoln	401	69
72-25-22-477-020	1520 HOFFMAN	05/09/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$130,030	42.63	$260,069	$73,540	$231,460	$125,187	1.849	988	$234.27	22B	16.7456	BUNGALOW	$71,244	Sec 22, S of Lincoln	401	74
72-25-22-477-038	1505 OWANA	09/25/23	$301,100	WD	03-ARM'S LENGTH	$301,100	$130,840	43.45	$261,689	$70,917	$230,183	$128,035	1.798	870	$264.58	22B	11.6361	BUNGALOW	$70,917	Sec 22, S of Lincoln	401	71
72-25-22-478-049	1206 MCLEAN	09/28/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$161,340	41.91	$322,684	$67,919	$317,081	$170,983	1.854	1,130	$280.60	22B	17.3003	Other	$65,234	Sec 22, S of Lincoln	401	74
72-25-22-479-007	1127 MCLEAN	06/15/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$149,560	43.35	$299,126	$68,982	$276,018	$154,459	1.787	994	$277.68	22B	10.5544	BUNGALOW	$68,982	Sec 22, S of Lincoln	401	68
72-25-22-479-008	1203 MCLEAN	05/19/23	$210,000	WD	03-ARM'S LENGTH	$210,000	$104,180	49.61	$208,353	$79,978	$130,022	$86,158	1.509	703	$184.95	22B	17.2338	BUNGALOW	$76,621	Sec 22, S of Lincoln	401	60
72-25-22-479-031	1527 MCLEAN	10/04/23	$220,000	WD	03-ARM'S LENGTH	$220,000	$115,540	52.52	$231,087	$84,256	$135,744	$98,544	1.377	1,001	$135.61	22B	30.3962	BUNGALOW	$83,270	Sec 22, S of Lincoln	401	60
		Totals:	**$24,472,509**			**$24,472,509**	**$11,137,980**		**$22,275,945**		**$18,163,155**	**$10,715,833**			**$227.77**		**1.3529**					
							Sale. Ratio =>	**45.51**				**E.C.F. =>**	**1.695**		**Std. Deviation=>**	**0.19861876**						
							Std. Dev. =>	**4.07**				**Ave. E.C.F. =>**	**1.681**		**Ave. Variance=>**	**16.1265**	**Coefficient of Var=>**	**9.590800858**				

22C (SECTION 22 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-153-023	520 KNOWLES	08/18/23	$682,400	WD	03-ARM'S LENGTH	$682,400	$313,570	45.95	$627,138	$87,345	$595,055	$370,992	1.604	2,526	$235.57	22C	0.1944	Colonial/2Sty	$87,345	Sec 22, N of Lincoln	401	82
72-25-22-156-017	403 E 7TH	06/16/23	$1,120,000	WD	03-ARM'S LENGTH	$1,120,000	$436,940	39.01	$873,875	$105,310	$1,014,690	$528,223	1.921	3,044	$333.34	22C	31.8935	Colonial/2Sty	$101,905	Sec 22, N of Lincoln	401	97
72-25-22-176-005	519 KNOWLES	06/16/23	$430,000	WD	03-ARM'S LENGTH	$430,000	$195,270	45.41	$390,534	$95,921	$334,079	$202,483	1.650	1,744	$191.56	22C	4.7897	Colonial/2Sty	$93,603	Sec 22, N of Lincoln	401	70
72-25-22-176-017	620 E 5TH	12/22/23	$585,000	WD	03-ARM'S LENGTH	$585,000	$243,900	41.69	$487,793	$94,486	$490,514	$270,314	1.815	2,064	$237.65	22C	21.2594	Colonial/2Sty	$93,605	Sec 22, N of Lincoln	401	82
72-25-22-178-004	814 E 5TH	09/23/22	$721,000	WD	03-ARM'S LENGTH	$721,000	$338,730	46.98	$677,453	$87,819	$633,181	$405,247	1.562	2,538	$249.48	22C	3.9555	Colonial/2Sty	$86,896	Sec 22, N of Lincoln	401	89
72-25-22-180-028	613 E LINCOLN	01/06/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$161,330	58.67	$322,650	$108,867	$166,133	$146,930	1.131	1,547	$107.39	22C	47.1318	Colonial/2Sty	$108,867	Sec 22, N of Lincoln	401	57
72-25-22-203-007	930 E 2ND	10/30/23	$590,000	WD	03-ARM'S LENGTH	$590,000	$284,130	48.16	$568,259	$91,853	$498,147	$327,427	1.521	2,281	$218.39	22C	8.0614	Colonial/2Sty	$86,855	Sec 22, N of Lincoln	401	84
72-25-22-203-020	929 E 3RD	08/10/22	$700,000	WD	03-ARM'S LENGTH	$700,000	$320,390	45.77	$640,774	$88,599	$611,401	$379,502	1.611	2,520	$242.62	22C	0.9049	Colonial/2Sty	$87,558	Sec 22, N of Lincoln	401	93
72-25-22-206-011	302 S BLAIR	08/31/23	$803,000	WD	03-ARM'S LENGTH	$803,000	$320,010	39.85	$640,020	$90,957	$712,043	$377,363	1.887	2,416	$294.72	22C	28.4879	Colonial/2Sty	$89,146	Sec 22, N of Lincoln	401	92
72-25-22-208-029	906 E 4TH	11/04/22	$730,000	WD	03-ARM'S LENGTH	$730,000	$331,620	45.43	$663,244	$83,960	$646,040	$398,133	1.623	2,707	$238.66	22C	2.0659	Colonial/2Sty	$83,960	Sec 22, N of Lincoln	401	97
72-25-22-226-008	123 S BLAIR	01/19/24	$925,000	WD	03-ARM'S LENGTH	$925,000	$509,080	55.04	$1,018,153	$97,065	$827,935	$633,050	1.308	3,075	$269.25	22C	29.4163	Colonial/2Sty	$97,065	Sec 22, N of Lincoln	401	98
72-25-22-228-016	316 S VERMONT	03/01/24	$725,000	WD	03-ARM'S LENGTH	$725,000	$335,230	46.24	$670,464	$100,056	$624,944	$392,033	1.594	2,500	$249.98	22C	0.7903	Colonial/2Sty	$95,257	Sec 22, N of Lincoln	401	89
72-25-22-232-002	207 S VERMONT	08/05/22	$665,000	WD	03-ARM'S LENGTH	$665,000	$273,640	41.15	$547,271	$92,845	$572,155	$312,320	1.832	2,362	$242.23	22C	22.9936	Colonial/2Sty	$86,718	Sec 22, N of Lincoln	401	87
72-25-22-232-020	1401 E 4TH	11/01/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$137,440	42.95	$274,883	$67,516	$252,484	$142,520	1.772	1,174	$215.06	22C	16.9552	Colonial/2Sty	$67,516	Sec 22, N of Lincoln	401	61
72-25-22-234-033	222 S CAMPBELL	05/22/23	$582,500	WD	03-ARM'S LENGTH	$582,500	$249,210	42.78	$498,427	$92,128	$490,372	$279,243	1.756	2,275	$215.55	22C	15.4061	Colonial/2Sty	$92,128	Sec 22, N of Lincoln	401	79
72-25-22-235-007	1303 E 5TH	04/28/22	$565,000	WD	03-ARM'S LENGTH	$565,000	$245,410	43.44	$490,821	$75,854	$489,146	$285,201	1.715	2,139	$228.68	22C	11.3081	Colonial/2Sty	$73,419	Sec 22, N of Lincoln	401	83
72-25-22-238-015	1600 E 4TH	06/06/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$150,900	45.04	$301,790	$102,353	$232,647	$137,070	1.697	1,166	$199.53	22C	9.5271	Colonial/2Sty	$95,218	Sec 22, N of Lincoln	401	60
72-25-22-252-002	1008 E 5TH	05/27/22	$410,000	WD	03-ARM'S LENGTH	$410,000	$189,870	46.31	$379,748	$123,963	$286,037	$175,797	1.627	1,358	$210.63	22C	2.5071	Colonial/2Sty	$120,024	Sec 22, N of Lincoln	401	68
72-25-22-255-009	623 S ALEXANDER	03/15/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$153,890	43.97	$307,779	$94,344	$255,656	$146,691	1.743	1,392	$183.66	22C	14.0810	Colonial/2Sty	$94,344	Sec 22, N of Lincoln	401	60
72-25-22-255-037	919 E LINCOLN	06/29/23	$460,000	WD	03-ARM'S LENGTH	$460,000	$196,720	42.77	$393,446	$120,666	$339,334	$187,478	1.810	1,699	$199.73	22C	20.7984	Colonial/2Sty	$116,618	Sec 22, N of Lincoln	401	62
72-25-22-255-038	925 E LINCOLN	10/25/22	$459,000	WD	03-ARM'S LENGTH	$459,000	$214,040	46.63	$428,087	$101,339	$357,661	$224,569	1.593	1,760	$203.22	22C	0.9359	Colonial/2Sty	$101,339	Sec 22, N of Lincoln	401	70
72-25-22-256-014	707 S ALTADENA	08/03/22	$750,000	WD	03-ARM'S LENGTH	$750,000	$390,660	52.09	$781,320	$95,973	$654,027	$471,029	1.389	2,539	$257.59	22C	21.3506	Colonial/2Sty	$94,344	Sec 22, N of Lincoln	401	89
72-25-22-257-007	1126 E 6TH	04/27/22	$715,000	PTA	03-ARM'S LENGTH	$715,000	$318,320	44.52	$636,634	$82,737	$632,263	$380,685	1.661	2,383	$265.32	22C	5.8842	Colonial/2Sty	$82,737	Sec 22, N of Lincoln	401	88
72-25-22-257-021	614 S REMBRANDT	09/23/22	$576,000	WD	03-ARM'S LENGTH	$576,000	$277,460	48.17	$554,911	$85,860	$490,140	$322,372	1.520	2,077	$235.98	22C	8.1595	Colonial/2Sty	$85,860	Sec 22, N of Lincoln	401	88
72-25-22-258-012	631 S REMBRANDT	03/29/23	$289,000	WD	03-ARM'S LENGTH	$289,000	$140,480	48.61	$280,958	$85,860	$203,140	$134,088	1.515	1,054	$192.73	22C	8.7038	Colonial/2Sty	$85,860	Sec 22, N of Lincoln	401	64
72-25-22-280-012	705 S BLAIR	01/13/23	$650,000	PTA	03-ARM'S LENGTH	$650,000	$315,920	48.60	$631,837	$82,737	$567,263	$377,388	1.503	2,531	$224.13	22C	9.8885	Colonial/2Sty	$82,737	Sec 22, N of Lincoln	401	92
72-25-22-280-013	709 S BLAIR	05/09/23	$1,050,000	WD	03-ARM'S LENGTH	$1,050,000	$471,510	44.91	$943,023	$103,344	$946,656	$577,099	1.640	2,918	$324.42	22C	3.8357	Colonial/2Sty	$100,887	Sec 22, N of Lincoln	401	92
72-25-22-280-014	602 S VERMONT	04/12/22	$540,000	PTA	03-ARM'S LENGTH	$540,000	$261,470	48.42	$522,940	$123,174	$416,826	$274,753	1.517	1,928	$216.20	22C	8.4921	Colonial/2Sty	$123,174	Sec 22, N of Lincoln	401	84
72-25-22-282-009	639 S VERMONT	05/16/22	$265,000	WD	03-ARM'S LENGTH	$265,000	$136,140	51.37	$272,285	$90,908	$174,092	$124,658	1.397	1,060	$164.24	22C	20.5453	Colonial/2Sty	$90,908	Sec 22, N of Lincoln	401	60
72-25-22-283-021	642 S WILSON	02/09/23	$758,000	WD	03-ARM'S LENGTH	$758,000	$357,830	47.21	$715,663	$98,903	$659,097	$423,890	1.555	3,012	$218.82	22C	4.7136	Colonial/2Sty	$98,903	Sec 22, N of Lincoln	401	91
72-25-22-328-005	820 E LINCOLN	11/21/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$148,140	47.79	$296,282	$80,376	$229,624	$148,389	1.547	1,167	$196.76	22C	5.4567	Colonial/2Sty	$80,376	Sec 22, S of Lincoln	401	66
72-25-22-330-029	1008 BATAVIA	06/22/22	$307,500	WD	03-ARM'S LENGTH	$307,500	$141,840	46.13	$283,683	$67,175	$240,325	$148,803	1.615	1,544	$155.65	22C	1.3044	Colonial/2Sty	$62,074	Sec 22, S of Lincoln	401	60
72-25-22-336-007	1207 IRVING	11/28/22	$358,000	WD	03-ARM'S LENGTH	$358,000	$163,660	45.72	$327,327	$72,779	$285,221	$174,947	1.630	1,350	$211.27	22C	2.8314	Colonial/2Sty	$71,461	Sec 22, S of Lincoln	401	69
72-25-22-336-016	1118 LONGFELLOW	12/15/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$132,850	54.22	$265,698	$71,461	$173,539	$133,496	1.300	1,231	$140.97	22C	30.2059	Colonial/2Sty	$71,461	Sec 22, S of Lincoln	401	60
72-25-22-352-021	319 E KENILWORTH	07/08/22	$395,000	WD	03-ARM'S LENGTH	$395,000	$167,180	42.32	$334,360	$67,076	$327,924	$183,700	1.785	1,502	$218.32	22C	18.3089	Colonial/2Sty	$67,076	Sec 22, S of Lincoln	401	68
72-25-22-354-005	322 E KENILWORTH	05/08/23	$355,000	MLC	03-ARM'S LENGTH	$355,000	$179,710	50.62	$359,427	$100,284	$254,716	$178,105	1.430	1,738	$146.56	22C	17.1869	Colonial/2Sty	$98,025	Sec 22, S of Lincoln	401	60
72-25-22-354-010	408 E KENILWORTH	09/08/22	$440,000	WD	03-ARM'S LENGTH	$440,000	$211,190	48.00	$422,371	$103,499	$336,501	$219,156	1.535	1,691	$199.00	22C	6.6573	Colonial/2Sty	$103,499	Sec 22, S of Lincoln	401	68
72-25-22-358-008	406 RHODE ISLAND	05/09/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$239,080	47.82	$478,165	$85,589	$414,411	$269,812	1.536	2,096	$197.72	22C	6.6087	Colonial/2Sty	$85,589	Sec 22, S of Lincoln	401	82
72-25-22-404-018	1015 WYANDOTTE	10/30/23	$366,500	WD	03-ARM'S LENGTH	$366,500	$161,870	44.17	$323,730	$85,771	$280,729	$163,546	1.717	1,634	$171.80	22C	11.4504	Colonial/2Sty	$85,771	Sec 22, S of Lincoln	401	66
72-25-22-426-014	1013 OWANA	08/05/22	$725,000	WD	03-ARM'S LENGTH	$725,000	$325,290	44.87	$650,574	$89,843	$635,157	$385,382	1.648	2,675	$237.44	22C	4.6109	Colonial/2Sty	$89,843	Sec 22, S of Lincoln	401	92
72-25-22-426-016	1023 OWANA	06/16/23	$655,000	WD	03-ARM'S LENGTH	$655,000	$284,980	43.51	$569,952	$89,843	$565,157	$329,972	1.713	2,064	$273.82	22C	11.0730	Colonial/2Sty	$89,843	Sec 22, S of Lincoln	401	93
72-25-22-427-017	1019 HOFFMAN	10/05/22	$289,900	WD	03-ARM'S LENGTH	$289,900	$134,990	46.56	$269,974	$65,234	$224,666	$140,715	1.597	1,116	$201.31	22C	0.5408	Colonial/2Sty	$65,234	Sec 22, S of Lincoln	401	63
72-25-22-427-028	1020 MCLEAN	03/17/23	$248,000	WD	03-ARM'S LENGTH	$248,000	$126,640	51.06	$253,281	$65,234	$182,766	$129,242	1.414	1,027	$177.96	22C	18.7875	Colonial/2Sty	$65,234	Sec 22, S of Lincoln	401	60
72-25-22-427-047	914 MCLEAN	08/25/22	$590,000	WD	03-ARM'S LENGTH	$590,000	$283,200	48.00	$566,396	$71,680	$518,320	$340,011	1.524	2,169	$238.97	22C	7.7592	Colonial/2Sty	$71,680	Sec 22, S of Lincoln	401	93
72-25-22-451-010	1314 MOHAWK	04/27/23	$412,000	WD	03-ARM'S LENGTH	$412,000	$195,550	47.46	$391,105	$72,000	$340,000	$219,316	1.550	1,786	$190.37	22C	5.1740	Colonial/2Sty	$72,000	Sec 22, S of Lincoln	401	69
72-25-22-453-015	1305 WYANDOTTE	07/15/22	$505,000	PTA	03-ARM'S LENGTH	$505,000	$226,360	44.82	$452,717	$74,106	$430,894	$260,214	1.656	1,736	$248.21	22C	5.3910	Colonial/2Sty	$72,000	Sec 22, S of Lincoln	401	84
72-25-22-454-029	1122 ETOWAH	08/22/23	$780,000	WD	03-ARM'S LENGTH	$780,000	$350,460	44.93	$700,925	$87,109	$692,891	$421,867	1.642	2,906	$238.43	22C	4.0427	Colonial/2Sty	$87,109	Sec 22, S of Lincoln	401	94
72-25-22-455-047	1418 OWANA	11/30/22	$529,900	WD	03-ARM'S LENGTH	$529,900	$254,820	48.09	$509,647	$72,834	$457,066	$300,215	1.522	2,043	$223.72	22C	7.9552	Colonial/2Sty	$67,516	Sec 22, S of Lincoln	401	82
72-25-22-456-019	1512 MOHAWK	08/14/23	$649,900	WD	03-ARM'S LENGTH	$649,900	$341,410	52.53	$682,819	$72,000	$577,900	$419,807	1.377	2,866	$201.64	22C	22.5428	Colonial/2Sty	$72,000	Sec 22, S of Lincoln	401	90
72-25-22-457-015	1502 WYANDOTTE	03/08/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$159,610	45.60	$319,211	$82,611	$267,389	$162,612	1.644	1,322	$202.26	22C	4.2327	Colonial/2Sty	$82,611	Sec 22, S of Lincoln	401	65
72-25-22-477-039	1509 OWANA	02/14/24	$435,000	WD	03-ARM'S LENGTH	$435,000	$191,060	43.92	$382,117	$70,917	$364,083	$213,883	1.702	1,558	$233.69	22C	10.0238	Colonial/2Sty	$70,917	Sec 22, S of Lincoln	401	75
72-25-22-478-065	1420 MCLEAN	11/16/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$164,330	43.24	$328,661	$75,955	$304,045	$173,681	1.751	1,214	$250.45	22C	14.8580	Colonial/2Sty	$73,926	Sec 22, S of Lincoln	401	73
		Totals:	**$27,852,600**			**$27,852,600**	**$12,855,330**		**$25,710,602**		**$23,276,482**	**$14,525,419**			**$219.67**		**0.0452**					
							Sale. Ratio =>	**46.15**				**E.C.F. =>**	**1.602**		**Std. Deviation=>**	**0.15333178**						
							Std. Dev. =>	**3.75**				**Ave. E.C.F. =>**	**1.602**		**Ave. Variance=>**	**11.5777**	**Coefficient of Var=>**	**7.226952659**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

22D (SECTION 22 - DUPLEX)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-205-019	905 E 4TH	01/20/23	$156,000	PTA	03-ARM'S LENGTH	$156,000	$83,870	53.76	$167,742	$52,490	$103,510	$87,312	1.186	944	$109.65	22D	26.3509	Other	$52,490	Sec 22, N of Lincoln	401	54
72-25-22-205-029	1009 E 4TH	12/02/22	$200,000	PTA	03-ARM'S LENGTH	$200,000	$87,310	43.66	$174,627	$61,158	$138,842	$85,961	1.615	918	$151.24	22D	16.6141	Other	$61,158	Sec 22, N of Lincoln	401	54
72-25-22-238-005	1616 E 4TH	06/02/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$106,700	53.35	$213,396	$68,841	$131,159	$109,511	1.198	917	$143.03	22D	25.1351	Other	$68,841	Sec 22, N of Lincoln	401	60
72-25-22-258-007	1226 E 6TH	03/28/24	$397,000	WD	03-ARM'S LENGTH	$397,000	$172,110	43.35	$344,216	$79,845	$317,155	$200,281	1.584	1,742	$182.06	22D	13.4523	TwnHse/Duplex	$79,845	Sec 22, N of Lincoln	401	65
72-25-22-330-034	1026 BATAVIA	01/12/24	$315,000	PTA	03-ARM'S LENGTH	$315,000	$133,090	42.25	$266,185	$78,447	$236,553	$142,226	1.663	1,336	$177.06	22D	21.4196	TwnHse/Duplex	$74,206	Sec 22, S of Lincoln	401	60
	Totals:	**$1,268,000**				**$1,268,000**	**$583,080**		**$1,166,166**		**$927,219**	**$625,292**			**$152.61**		**3.3832**					
							Sale. Ratio =>	**45.98**				**E.C.F. =>**	**1.483**		**Std. Deviation=>**	**0.23674565**						
							Std. Dev. =>	**5.76**				**Ave. E.C.F. =>**	**1.449**		**Ave. Variance=>**	**20.5944**	**Coefficient of Var=>**	**14.21259743**				

22O (SECTION 22 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-110-014	403 E 5TH	07/15/22	$435,000	WD	03-ARM'S LENGTH	$435,000	$180,370	41.46	$360,748	$74,065	$360,935	$191,122	1.889	1,650	$218.75	22O	15.0165	Other	$73,520	Sec 22, N of Lincoln	401	69
72-25-22-132-007	720 E 3RD	04/12/22	$520,000	WD	03-ARM'S LENGTH	$520,000	$243,440	46.82	$486,871	$90,308	$429,692	$264,375	1.625	1,544	$278.30	22O	11.3030	Other	$90,308	Sec 22, N of Lincoln	401	72
72-25-22-133-025	615 E 5TH	08/29/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$187,150	48.61	$374,308	$83,153	$301,847	$194,103	1.555	1,329	$227.12	22O	18.3256	Other	$83,153	Sec 22, N of Lincoln	401	68
72-25-22-153-005	523 S TROY	09/01/23	$391,550	WD	03-ARM'S LENGTH	$391,550	$176,330	45.03	$352,657	$95,818	$295,732	$167,322	1.767	1,630	$181.43	22O	2.9104	Other	$95,027	Sec 22, N of Lincoln	401	67
72-25-22-153-006	529 S TROY	07/24/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$144,810	45.25	$289,610	$87,345	$232,655	$131,769	1.766	1,253	$185.68	22O	2.7291	Other	$87,345	Sec 22, N of Lincoln	401	60
72-25-22-159-009	413 E LINCOLN	09/05/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$189,710	49.28	$379,412	$127,663	$257,337	$164,006	1.569	1,626	$158.26	22O	16.9269	Other	$127,663	Sec 22, N of Lincoln	401	54
72-25-22-176-016	614 E 5TH	08/10/22	$367,500	WD	03-ARM'S LENGTH	$367,500	$162,580	44.24	$325,167	$93,826	$273,674	$150,711	1.816	1,024	$267.26	22O	7.7548	Other	$93,826	Sec 22, N of Lincoln	401	68
72-25-22-180-010	713 LAWSON	08/05/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$218,720	54.68	$437,440	$110,032	$289,968	$213,295	1.359	2,006	$144.55	22O	37.8872	Other	$110,032	Sec 22, N of Lincoln	401	60
72-25-22-181-001	702 E 6TH	07/28/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$174,710	45.38	$349,411	$98,150	$286,850	$163,688	1.752	1,344	$213.43	22O	1.4079	Other	$95,932	Sec 22, N of Lincoln	401	64
72-25-22-181-033	707 E LINCOLN	02/22/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$160,490	44.58	$320,974	$89,722	$270,278	$154,168	1.753	1,204	$224.48	22O	1.4799	Other	$88,874	Sec 22, N of Lincoln	401	64
72-25-22-201-024	1007 E 2ND	06/03/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$155,930	42.72	$311,850	$98,717	$266,283	$138,849	1.918	1,243	$214.23	22O	17.9450	Other	$98,717	Sec 22, N of Lincoln	401	61
72-25-22-203-003	910 E 2ND	06/27/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$192,510	42.78	$385,018	$76,282	$373,718	$205,824	1.816	1,382	$270.42	22O	7.7376	Other	$76,282	Sec 22, N of Lincoln	401	71
72-25-22-205-007	920 E 3RD	12/20/22	$359,900	WD	03-ARM'S LENGTH	$359,900	$173,410	48.18	$346,810	$106,273	$253,627	$160,358	1.582	1,106	$229.32	22O	15.6711	Other	$103,778	Sec 22, N of Lincoln	401	73
72-25-22-208-019	927 E 5TH	01/12/23	$435,000	PTA	03-ARM'S LENGTH	$435,000	$188,700	43.38	$377,403	$100,167	$334,833	$184,824	1.812	1,256	$266.59	22O	7.3291	Other	$97,325	Sec 22, N of Lincoln	401	74
72-25-22-232-019	318 S CONNECTICUT	08/18/22	$515,000	WD	03-ARM'S LENGTH	$515,000	$239,950	46.59	$479,893	$99,857	$415,143	$253,357	1.639	2,052	$202.31	22O	9.9773	Other	$99,857	Sec 22, N of Lincoln	401	79
72-25-22-236-011	1423 E 5TH	07/08/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$162,690	42.81	$325,386	$88,002	$291,998	$158,256	1.845	1,184	$246.62	22O	10.6759	Other	$81,704	Sec 22, N of Lincoln	401	73
72-25-22-253-011	1125 E 6TH	04/22/22	$425,000	WD	03-ARM'S LENGTH	$425,000	$171,710	40.40	$343,424	$88,008	$336,992	$166,395	2.025	1,438	$234.35	22O	28.6915	Other	$86,775	Sec 22, N of Lincoln	401	60
72-25-22-254-014	1227 E 6TH	10/17/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$176,720	46.51	$353,445	$84,651	$295,349	$179,196	1.648	1,214	$243.29	22O	9.0151	Other	$84,651	Sec 22, N of Lincoln	401	73
72-25-22-257-011	629 S GAINSBOROUGH	11/15/23	$475,000	WD	03-ARM'S LENGTH	$475,000	$199,980	42.10	$399,966	$98,854	$376,146	$200,741	1.874	1,525	$246.65	22O	13.5444	Other	$94,344	Sec 22, N of Lincoln	401	74
72-25-22-258-018	711 S REMBRANDT	08/03/23	$391,000	WD	03-ARM'S LENGTH	$391,000	$174,640	44.66	$349,275	$85,860	$305,140	$171,606	1.778	1,200	$254.28	22O	3.9804	Other	$85,860	Sec 22, N of Lincoln	401	69
72-25-22-278-010	518 S WILSON	09/21/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$153,210	46.43	$306,423	$82,734	$247,266	$145,726	1.697	1,334	$185.36	22O	4.1550	Other	$82,734	Sec 22, N of Lincoln	401	60
72-25-22-280-001	603 S BLAIR	07/12/22	$227,500	WD	03-ARM'S LENGTH	$227,500	$128,050	56.29	$256,100	$98,907	$128,593	$102,406	1.256	834	$154.19	22O	48.2621	Other	$98,907	Sec 22, N of Lincoln	401	60
72-25-22-282-005	621 S VERMONT	03/02/23	$200,000	WD	03-ARM'S LENGTH	$200,000	$110,180	55.09	$220,362	$90,908	$109,092	$84,335	1.294	777	$140.40	22O	44.4783	Other	$90,908	Sec 22, N of Lincoln	401	60
72-25-22-282-012	707 S VERMONT	11/22/22	$267,000	WD	03-ARM'S LENGTH	$267,000	$135,430	50.72	$270,857	$92,292	$174,708	$116,329	1.502	974	$179.37	22O	23.6497	Other	$90,908	Sec 22, N of Lincoln	401	60
72-25-22-326-012	903 KNOWLES	06/03/22	$360,000	PTA	03-ARM'S LENGTH	$360,000	$158,330	43.98	$316,656	$66,093	$293,907	$163,233	1.801	1,386	$212.05	22O	6.2194	Other	$66,093	Sec 22, S of Lincoln	401	63
72-25-22-328-004	814 E LINCOLN	12/13/23	$440,000	WD	03-ARM'S LENGTH	$440,000	$171,080	38.88	$342,168	$84,663	$355,337	$171,670	2.070	1,428	$248.84	22O	33.1544	Other	$83,806	Sec 22, S of Lincoln	401	66
72-25-22-328-011	909 IRVING	04/03/23	$510,000	WD	03-ARM'S LENGTH	$510,000	$185,510	36.37	$371,019	$71,461	$438,539	$199,705	2.196	1,529	$286.81	22O	45.7590	Other	$71,461	Sec 22, S of Lincoln	401	72
72-25-22-332-012	1006 LONGFELLOW	01/06/23	$350,000	PTA	03-ARM'S LENGTH	$350,000	$164,090	46.88	$328,179	$74,305	$275,695	$165,390	1.667	1,553	$177.52	22O	7.1404	Other	$74,305	Sec 22, S of Lincoln	401	64
72-25-22-335-015	1206 IRVING	08/18/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$146,920	39.18	$293,831	$69,540	$305,460	$149,527	2.043	1,139	$268.18	22O	30.4497	Other	$69,540	Sec 22, S of Lincoln	401	74
72-25-22-352-035	437 E KENILWORTH	06/09/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$107,230	44.68	$214,452	$81,499	$158,501	$86,614	1.830	810	$195.68	22O	9.1622	Other	$79,337	Sec 22, S of Lincoln	401	69
72-25-22-357-021	217 E MARYLAND	08/31/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$146,650	46.56	$293,296	$88,455	$226,545	$133,447	1.698	1,396	$162.28	22O	4.0699	Other	$85,589	Sec 22, S of Lincoln	401	60
72-25-22-403-008	903 MOHAWK	09/30/22	$690,000	WD	03-ARM'S LENGTH	$690,000	$324,380	47.01	$648,763	$106,216	$583,784	$361,698	1.614	2,692	$216.86	22O	12.4331	Other	$106,216	Sec 22, S of Lincoln	401	78
72-25-22-406-009	917 ETOWAH	05/24/23	$405,200	WD	03-ARM'S LENGTH	$405,200	$191,070	47.15	$382,141	$89,843	$315,357	$190,422	1.656	1,660	$189.97	22O	8.2247	Other	$89,843	Sec 22, S of Lincoln	401	64
72-25-22-428-002	1534 E LINCOLN	09/28/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$175,280	46.13	$350,550	$66,643	$313,357	$184,956	1.694	1,698	$184.54	22O	4.4113	Other	$65,234	Sec 22, S of Lincoln	401	63
72-25-22-451-016	1408 MOHAWK	08/16/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$168,090	50.94	$336,187	$72,000	$258,000	$172,109	1.499	1,659	$155.52	22O	23.9289	Other	$72,000	Sec 22, S of Lincoln	401	60
72-25-22-454-038	1308 ETOWAH	05/31/22	$420,000	PTA	03-ARM'S LENGTH	$420,000	$179,360	42.70	$358,728	$128,777	$291,223	$149,805	1.944	1,318	$220.96	22O	20.5670	Other	$125,359	Sec 22, S of Lincoln	401	63
72-25-22-476-020	1210 HOFFMAN	02/20/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$154,230	44.07	$308,451	$66,863	$283,137	$157,386	1.799	1,190	$237.93	22O	6.0653	Other	$66,863	Sec 22, S of Lincoln	401	70
72-25-22-476-022	1218 HOFFMAN	04/02/22	$405,000	WD	03-ARM'S LENGTH	$405,000	$177,130	43.74	$354,262	$89,507	$315,493	$176,503	1.787	1,292	$244.19	22O	4.9121	Other	$89,507	Sec 22, S of Lincoln	401	73
72-25-22-478-009	1207 HOFFMAN	04/19/22	$365,800	WD	03-ARM'S LENGTH	$365,800	$150,290	41.09	$300,587	$66,168	$299,632	$152,716	1.962	1,208	$248.04	22O	22.3681	Other	$65,234	Sec 22, S of Lincoln	401	68
	Totals:	**$15,085,450**				**$15,085,450**	**$6,801,060**		**$13,602,080**		**$11,621,823**	**$6,677,943**			**$215.80**		**0.1989**					
							Sale. Ratio =>	**45.08**				**E.C.F. =>**	**1.740**		**Std. Deviation=>**	**0.20185233**						
							Std. Dev. =>	**4.23**				**Ave. E.C.F. =>**	**1.738**		**Ave. Variance=>**	**15.3774**	**Coefficient of Var=>**	**8.846032321**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

22R (SECTION 22 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-126-015	206 PHILLIPS	05/24/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$162,210	48.42	$324,412	$114,253	$220,747	$159,211	1.387	1,099	$200.86	22R	7.8872	Ranch	$108,347	Sec 22, N of Lincoln	401	68
72-25-22-127-018	212 KAYSER	11/21/22	$274,000	WD	03-ARM'S LENGTH	$274,000	$137,050	50.02	$274,090	$110,776	$163,224	$123,723	1.319	942	$173.27	22R	14.6103	Ranch	$108,347	Sec 22, N of Lincoln	401	60
72-25-22-127-025	625 E 3RD	04/14/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$125,790	41.93	$251,588	$85,945	$214,055	$125,487	1.706	767	$279.08	22R	24.0417	Ranch	$85,860	Sec 22, N of Lincoln	401	73
72-25-22-156-013	422 E 6TH	09/01/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$113,950	43.00	$227,894	$105,085	$159,915	$93,037	1.719	967	$165.37	22R	25.3455	Ranch	$103,804	Sec 22, N of Lincoln	401	60
72-25-22-234-008	311 S WILSON	06/23/23	$235,000	WD	03-ARM'S LENGTH	$235,000	$108,980	46.37	$217,960	$82,737	$152,263	$102,442	1.486	897	$169.75	22R	2.0963	Ranch	$82,737	Sec 22, N of Lincoln	401	60
72-25-22-234-032	218 S CAMPBELL	09/02/22	$242,000	WD	03-ARM'S LENGTH	$242,000	$130,170	53.79	$260,337	$94,223	$147,777	$125,844	1.174	1,118	$132.18	22R	29.1088	Ranch	$92,128	Sec 22, N of Lincoln	401	58
72-25-22-258-017	707 S REMBRANDT	08/12/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$124,220	47.78	$248,449	$86,542	$173,458	$122,657	1.414	961	$180.50	22R	5.1202	Ranch	$85,860	Sec 22, N of Lincoln	401	60
72-25-22-352-012	412 E PARENT	07/07/22	$225,000	WD	03-ARM'S LENGTH	$225,000	$97,640	43.40	$195,283	$70,882	$154,118	$94,243	1.635	769	$200.41	22R	16.9947	Ranch	$70,882	Sec 22, S of Lincoln	401	63
72-25-22-380-007	1527 IRVING	05/15/23	$276,000	WD	03-ARM'S LENGTH	$276,000	$119,450	43.28	$238,906	$73,389	$202,611	$125,392	1.616	855	$236.97	22R	15.0450	Ranch	$71,461	Sec 22, S of Lincoln	401	63
72-25-22-381-003	1511 LONGFELLOW	07/12/23	$220,000	WD	03-ARM'S LENGTH	$220,000	$99,070	45.03	$198,136	$69,114	$150,886	$97,744	1.544	691	$218.36	22R	7.8311	Ranch	$68,234	Sec 22, S of Lincoln	401	60
72-25-22-404-008	823 WYANDOTTE	02/01/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$106,500	54.62	$213,007	$85,771	$109,229	$96,391	1.133	766	$142.60	22R	33.2188	Ranch	$85,771	Sec 22, S of Lincoln	401	60
72-25-22-404-010	831 WYANDOTTE	07/06/23	$255,000	WD	03-ARM'S LENGTH	$255,000	$115,370	45.24	$230,735	$90,364	$164,636	$106,342	1.548	945	$174.22	22R	8.2804	Ranch	$85,771	Sec 22, S of Lincoln	401	64
72-25-22-404-028	916 CHEROKEE	07/06/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$129,980	44.06	$259,953	$89,889	$205,111	$128,836	1.592	944	$217.28	22R	12.6652	Ranch	$89,889	Sec 22, S of Lincoln	401	60
72-25-22-426-001	1402 E LINCOLN	06/01/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$117,090	53.22	$234,179	$89,921	$130,079	$109,286	1.190	949	$137.07	22R	27.5117	Ranch	$89,921	Sec 22, S of Lincoln	401	54
72-25-22-426-018	814 HOFFMAN	09/19/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$122,640	51.10	$245,285	$100,144	$139,856	$109,955	1.272	713	$196.15	22R	19.3440	Ranch	$97,225	Sec 22, S of Lincoln	401	63
72-25-22-428-033	1018 S WILSON	08/15/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$120,380	42.99	$240,766	$69,261	$210,739	$129,928	1.622	782	$269.49	22R	15.6592	Ranch	$69,261	Sec 22, S of Lincoln	401	69
72-25-22-429-030	1012 S CAMPBELL	11/27/23	$259,000	WD	03-ARM'S LENGTH	$259,000	$116,450	44.96	$232,894	$78,849	$180,151	$116,701	1.544	971	$185.53	22R	7.8325	Ranch	$72,018	Sec 22, S of Lincoln	401	54
72-25-22-451-011	1320 MOHAWK	09/23/22	$165,000	WD	03-ARM'S LENGTH	$165,000	$81,790	49.57	$163,584	$74,400	$90,600	$67,564	1.341	703	$128.88	22R	12.4417	Ranch	$72,000	Sec 22, S of Lincoln	401	60
72-25-22-454-039	1318 ETOWAH	10/10/23	$270,000	WD	03-ARM'S LENGTH	$270,000	$111,350	41.24	$222,700	$76,156	$193,844	$111,018	1.746	837	$231.59	22R	28.0681	Ranch	$72,000	Sec 22, S of Lincoln	401	64
72-25-22-455-003	1310 E HUDSON	07/22/22	$195,000	WD	03-ARM'S LENGTH	$195,000	$90,800	46.56	$181,606	$71,966	$123,034	$83,061	1.481	705	$174.52	22R	1.5880	Ranch	$71,966	Sec 22, S of Lincoln	401	67
72-25-22-478-072	1600 MCLEAN	06/24/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$142,260	51.73	$284,515	$113,155	$161,845	$129,818	1.247	989	$163.65	22R	21.8670	Ranch	$107,935	Sec 22, S of Lincoln	401	63
72-25-22-479-015	1307 MCLEAN	03/27/23	$299,000	WD	03-ARM'S LENGTH	$299,000	$140,000	46.82	$279,994	$73,402	$225,598	$156,509	1.441	1,238	$182.23	22R	2.3938	Ranch	$73,402	Sec 22, S of Lincoln	401	64
72-25-22-479-059	1416 S WILSON	05/16/22	$328,000	PTA	03-ARM'S LENGTH	$328,000	$146,820	44.76	$293,644	$92,921	$235,079	$152,063	1.546	1,048	$224.31	22R	8.0558	Ranch	$92,921	Sec 22, S of Lincoln	401	63
		Totals:	**$5,908,000**			**$5,908,000**	**$2,759,960**		**$5,519,917**		**$3,908,855**	**$2,667,252**			**$190.62**		**0.0124**					
							Sale. Ratio =>	**46.72**				**E.C.F. =>**	**1.465**		**Std. Deviation=>**	**0.1810892**						
							Std. Dev. =>	**3.95**				**Ave. E.C.F. =>**	**1.465**		**Ave. Variance=>**	**15.0873**	**Coefficient of Var=>**	**10.29583625**				

23B (SECTION 23 - BUNGALOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-23-101-009	304 S EDISON	05/22/23	$295,100	WD	03-ARM'S LENGTH	$295,100	$129,060	43.73	$258,111	$63,372	$231,728	$130,697	1.773	1,007	$230.12	23B	12.3254	BUNGALOW	$63,372	Sec 23, All Parcels	401	66
72-25-23-102-015	317 S EDISON	10/27/22	$263,000	WD	03-ARM'S LENGTH	$263,000	$130,330	49.56	$260,669	$75,282	$187,718	$124,421	1.509	1,006	$186.60	23B	14.1024	BUNGALOW	$75,282	Sec 23, All Parcels	401	63
72-25-23-102-030	308 S DORCHESTER	08/04/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$139,730	44.36	$279,455	$64,000	$251,000	$144,601	1.736	1,021	$245.84	23B	8.6056	BUNGALOW	$64,000	Sec 23, All Parcels	401	69
72-25-23-102-035	1809 E 4TH	08/22/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$149,330	50.62	$298,661	$62,006	$232,994	$158,829	1.467	1,056	$220.64	23B	18.2809	BUNGALOW	$60,996	Sec 23, All Parcels	401	73
72-25-23-103-019	313 S DORCHESTER	05/30/23	$321,000	WD	03-ARM'S LENGTH	$321,000	$142,820	44.49	$285,636	$65,584	$255,416	$147,686	1.729	1,001	$255.16	23B	7.9695	BUNGALOW	$64,000	Sec 23, All Parcels	401	74
72-25-23-103-058	128 S KENWOOD	04/13/22	$270,000	WD	03-ARM'S LENGTH	$270,000	$150,780	55.84	$301,550	$111,430	$158,570	$127,597	1.243	1,044	$151.89	23B	40.7021	BUNGALOW	$111,430	Sec 23, All Parcels	401	60
72-25-23-105-024	128 S MINERVA	07/25/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$136,390	46.23	$272,773	$65,320	$229,680	$139,230	1.650	1,014	$226.51	23B	0.0117	BUNGALOW	$65,320	Sec 23, All Parcels	401	68
72-25-23-105-029	216 S MINERVA	11/17/23	$343,000	WD	03-ARM'S LENGTH	$343,000	$140,420	40.94	$280,838	$66,247	$276,753	$144,021	1.922	1,010	$274.01	23B	27.1859	BUNGALOW	$65,320	Sec 23, All Parcels	401	69
72-25-23-126-022	219 S MINERVA	08/26/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$124,310	54.05	$248,624	$65,320	$164,680	$123,023	1.339	1,025	$160.66	23B	31.1145	BUNGALOW	$65,320	Sec 23, All Parcels	401	60
72-25-23-126-047	2213 E 4TH	12/29/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$127,040	40.33	$254,070	$62,261	$252,739	$128,731	1.963	1,044	$242.09	23B	31.3554	BUNGALOW	$61,275	Sec 23, All Parcels	401	62
72-25-23-151-001	1700 E 4TH	04/07/22	$282,500	WD	03-ARM'S LENGTH	$282,500	$130,190	46.08	$260,379	$60,996	$221,504	$133,814	1.655	1,050	$210.96	23B	0.5553	BUNGALOW	$60,996	Sec 23, All Parcels	401	60
72-25-23-151-010	501 S CAMPBELL	04/24/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$117,730	42.81	$235,465	$64,000	$211,000	$115,077	1.834	1,003	$210.37	23B	18.3793	BUNGALOW	$64,000	Sec 23, All Parcels	401	63
72-25-23-151-012	509 S CAMPBELL	04/20/23	$283,100	WD	03-ARM'S LENGTH	$283,100	$129,470	45.73	$258,932	$64,000	$219,100	$130,827	1.675	1,007	$217.58	23B	2.4974	BUNGALOW	$64,000	Sec 23, All Parcels	401	63
72-25-23-151-015	519 S CAMPBELL	04/08/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$102,480	46.58	$204,955	$64,000	$156,000	$94,601	1.649	1,008	$154.76	23B	0.0722	BUNGALOW	$64,000	Sec 23, All Parcels	401	51
72-25-23-152-013	509 S EDISON	05/27/22	$363,000	WD	03-ARM'S LENGTH	$363,000	$146,130	40.26	$292,250	$64,000	$299,000	$153,188	1.952	1,046	$285.85	23B	30.2092	BUNGALOW	$64,000	Sec 23, All Parcels	401	68
72-25-23-152-026	516 S DORCHESTER	05/22/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$156,150	41.09	$312,292	$65,612	$314,388	$165,557	1.899	1,105	$284.51	23B	24.9212	BUNGALOW	$64,000	Sec 23, All Parcels	401	74
72-25-23-154-003	2006 E 4TH	06/14/23	$279,900	WD	03-ARM'S LENGTH	$279,900	$130,750	46.71	$261,490	$58,424	$221,476	$136,286	1.625	1,086	$203.94	23B	2.4675	BUNGALOW	$58,424	Sec 23, All Parcels	401	67
72-25-23-154-014	505 S KENWOOD	05/06/22	$346,000	WD	03-ARM'S LENGTH	$346,000	$150,380	43.46	$300,767	$65,220	$280,780	$158,085	1.776	1,104	$254.33	23B	12.6372	BUNGALOW	$64,000	Sec 23, All Parcels	401	73
72-25-23-155-003	2108 E 4TH	11/28/22	$288,000	WD	03-ARM'S LENGTH	$288,000	$121,710	42.26	$243,421	$64,311	$223,689	$120,208	1.861	1,056	$211.83	23B	21.1090	BUNGALOW	$64,311	Sec 23, All Parcels	401	57
72-25-23-155-024	512 S MINERVA	04/04/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$144,830	43.23	$289,656	$65,405	$269,595	$150,504	1.791	1,050	$256.76	23B	14.1522	BUNGALOW	$64,000	Sec 23, All Parcels	401	68
72-25-23-156-004	615 S CAMPBELL	06/10/22	$242,000	WD	03-ARM'S LENGTH	$242,000	$107,010	44.22	$214,022	$64,000	$178,000	$100,686	1.768	994	$179.07	23B	11.8115	BUNGALOW	$64,000	Sec 23, All Parcels	401	54
72-25-23-156-010	701 S CAMPBELL	03/11/24	$240,000	WD	03-ARM'S LENGTH	$240,000	$106,340	44.31	$212,687	$64,000	$176,000	$99,790	1.764	1,003	$175.47	23B	11.3946	BUNGALOW	$64,000	Sec 23, All Parcels	401	51
72-25-23-156-018	600 S EDISON	03/01/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$134,440	48.89	$268,871	$64,000	$211,000	$137,497	1.535	953	$221.41	23B	11.5183	BUNGALOW	$64,000	Sec 23, All Parcels	401	65
72-25-23-157-003	615 S EDISON	05/18/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$127,460	42.49	$254,916	$65,029	$234,971	$127,441	1.844	989	$237.58	23B	19.4005	BUNGALOW	$64,000	Sec 23, All Parcels	401	69
72-25-23-157-012	709 S EDISON	03/13/24	$339,700	WD	03-ARM'S LENGTH	$339,700	$145,450	42.82	$290,893	$64,000	$275,700	$152,277	1.811	1,003	$274.88	23B	16.0755	BUNGALOW	$64,000	Sec 23, All Parcels	401	75
72-25-23-158-036	1917 E LINCOLN	08/11/22	$299,500	WD	03-ARM'S LENGTH	$299,500	$135,740	45.32	$271,484	$60,996	$238,504	$141,267	1.688	1,046	$228.02	23B	3.8561	BUNGALOW	$60,996	Sec 23, All Parcels	401	70
72-25-23-159-023	624 S EDGEWORTH	05/12/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$139,950	41.16	$279,902	$64,000	$276,000	$144,901	1.905	1,010	$273.27	23B	25.4994	BUNGALOW	$64,000	Sec 23, All Parcels	401	68
72-25-23-159-028	704 S EDGEWORTH	10/26/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$172,990	48.73	$345,977	$64,000	$291,000	$189,246	1.538	1,314	$221.46	23B	11.2080	BUNGALOW	$64,000	Sec 23, All Parcels	401	81
72-25-23-176-005	2218 E 4TH	08/12/22	$277,000	WD	03-ARM'S LENGTH	$277,000	$124,680	45.01	$249,350	$61,275	$215,725	$126,225	1.709	1,063	$202.94	23B	5.9295	BUNGALOW	$61,275	Sec 23, All Parcels	401	57
72-25-23-176-017	412 HELENE	12/28/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$146,480	48.83	$292,968	$82,899	$217,101	$140,986	1.540	1,006	$215.81	23B	10.9882	BUNGALOW	$78,086	Sec 23, All Parcels	401	67
72-25-23-176-021	504 HELENE	09/01/23	$298,000	WD	03-ARM'S LENGTH	$298,000	$133,200	44.70	$266,395	$65,890	$232,110	$134,567	1.725	1,153	$201.31	23B	7.5105	BUNGALOW	$64,000	Sec 23, All Parcels	401	68
72-25-23-177-002	2304 E 4TH	10/05/23	$287,900	WD	03-ARM'S LENGTH	$287,900	$120,850	41.98	$241,702	$62,513	$225,387	$120,261	1.874	1,042	$216.30	23B	22.4389	BUNGALOW	$61,275	Sec 23, All Parcels	401	57
72-25-23-177-013	525 HELENE	06/09/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$139,920	47.43	$279,832	$65,424	$229,576	$143,898	1.595	1,061	$216.38	23B	5.4351	BUNGALOW	$65,424	Sec 23, All Parcels	401	68
72-25-23-177-025	528 WELLESLEY	10/28/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$138,120	49.33	$276,232	$69,585	$210,415	$138,689	1.517	1,101	$191.11	23B	13.2590	BUNGALOW	$64,000	Sec 23, All Parcels	401	68
72-25-23-178-017	512 S STEPHENSON	06/06/22	$242,000	WD	03-ARM'S LENGTH	$242,000	$105,520	43.60	$211,035	$48,084	$193,916	$109,363	1.773	1,064	$182.25	23B	12.3381	BUNGALOW	$45,556	Sec 23, All Parcels	401	54
72-25-23-179-024	2201 E LINCOLN	12/08/23	$235,000	WD	03-ARM'S LENGTH	$235,000	$99,820	42.48	$199,639	$58,195	$176,805	$94,929	1.862	1,006	$175.75	23B	21.2741	BUNGALOW	$57,837	Sec 23, All Parcels	401	58
72-25-23-182-015	710 S STEPHENSON	07/31/23	$239,000	WD	03-ARM'S LENGTH	$239,000	$108,840	45.54	$217,678	$54,173	$184,827	$109,735	1.684	1,008	$183.36	23B	3.4546	BUNGALOW	$54,173	Sec 23, All Parcels	401	54
72-25-23-182-023	2409 TUFTS	07/18/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$138,290	39.51	$276,585	$62,713	$287,287	$143,538	2.001	967	$297.09	23B	35.1708	BUNGALOW	$61,553	Sec 23, All Parcels	401	74
72-25-23-301-013	1822 E LINCOLN	08/15/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$129,490	41.77	$258,979	$61,710	$248,290	$132,395	1.875	1,094	$226.96	23B	22.5610	BUNGALOW	$60,088	Sec 23, All Parcels	401	68
72-25-23-301-028	1909 HARWOOD	08/29/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$123,090	43.96	$246,171	$61,275	$218,725	$124,091	1.763	1,078	$202.90	23B	11.2855	BUNGALOW	$61,275	Sec 23, All Parcels	401	60

City of Royal Oak Res Non-Condo ECF Studies for 2025

72-25-23-302-004	1716 HARWOOD	04/29/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$143,260	43.41	$286,517	$61,700	$268,300	$150,884	1.778	982	$273.22	23B	12.8430	BUNGALOW	$60,716	Sec 23, All Parcels	401	68
72-25-23-303-028	1915 E HUDSON	10/21/22	$254,100	WD	03-ARM'S LENGTH	$254,100	$126,750	49.88	$253,494	$61,743	$192,357	$128,692	1.495	988	$194.69	23B	15.5050	BUNGALOW	$59,020	Sec 23, All Parcels	401	63
72-25-23-304-026	1909 BROCKTON	03/04/24	$284,000	WD	03-ARM'S LENGTH	$284,000	$128,800	45.35	$257,606	$71,642	$212,358	$124,808	1.701	998	$212.78	23B	5.1718	BUNGALOW	$70,744	Sec 23, All Parcels	401	65
72-25-23-304-028	1921 BROCKTON	05/27/22	$237,000	WD	03-ARM'S LENGTH	$237,000	$105,780	44.63	$211,561	$70,744	$166,256	$94,508	1.759	980	$169.65	23B	10.9414	BUNGALOW	$70,744	Sec 23, All Parcels	401	60
72-25-23-305-014	1916 BROCKTON	07/12/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$114,330	44.84	$228,666	$71,797	$183,203	$105,281	1.740	1,016	$180.32	23B	9.0371	BUNGALOW	$70,744	Sec 23, All Parcels	401	63
72-25-23-305-026	1901 DALLAS	03/01/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$162,880	46.54	$325,755	$71,789	$278,211	$170,447	1.632	1,426	$195.10	23B	1.7515	BUNGALOW	$70,744	Sec 23, All Parcels	401	73
72-25-23-305-039	1900 BROCKTON	10/20/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$130,070	47.30	$260,142	$70,744	$204,256	$127,113	1.607	854	$239.18	23B	4.2870	BUNGALOW	$70,744	Sec 23, All Parcels	401	71
72-25-23-307-003	2014 HARWOOD	11/03/23	$340,500	WD	03-ARM'S LENGTH	$340,500	$147,720	43.38	$295,442	$62,315	$278,185	$156,461	1.778	1,200	$231.82	23B	12.8223	BUNGALOW	$60,716	Sec 23, All Parcels	401	64
72-25-23-307-009	2108 HARWOOD	05/04/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$135,430	42.32	$270,854	$60,716	$259,284	$141,032	1.838	942	$275.25	23B	18.8715	BUNGALOW	$60,716	Sec 23, All Parcels	401	69
72-25-23-307-021	2007 KALAMA	05/12/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$131,900	39.37	$263,791	$60,716	$274,284	$136,292	2.012	918	$298.78	23B	36.2715	BUNGALOW	$60,716	Sec 23, All Parcels	401	74
72-25-23-307-031	2119 KALAMA	02/21/24	$319,900	WD	03-ARM'S LENGTH	$319,900	$143,770	44.94	$287,540	$73,582	$246,318	$143,596	1.715	1,045	$235.71	23B	6.5596	BUNGALOW	$72,582	Sec 23, All Parcels	401	70
72-25-23-309-019	2001 BROCKTON	12/20/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$132,720	44.99	$265,430	$68,813	$226,187	$131,958	1.714	974	$232.22	23B	6.4328	BUNGALOW	$67,511	Sec 23, All Parcels	401	71
72-25-23-310-007	2026 BROCKTON	08/02/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$111,550	44.62	$223,103	$59,178	$190,822	$110,017	1.734	988	$193.14	23B	8.4722	BUNGALOW	$59,178	Sec 23, All Parcels	401	61
72-25-23-310-041	2117 DALLAS	03/08/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$136,870	43.45	$273,745	$70,820	$244,180	$136,191	1.793	958	$254.89	23B	14.3161	BUNGALOW	$70,820	Sec 23, All Parcels	401	60
72-25-23-328-022	2420 HARWOOD	07/12/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$142,670	41.35	$285,339	$60,716	$284,284	$150,754	1.886	1,066	$266.68	23B	23.5993	BUNGALOW	$60,716	Sec 23, All Parcels	401	68
72-25-23-328-037	2455 KALAMA	04/08/22	$190,000	WD	03-ARM'S LENGTH	$190,000	$118,640	62.44	$237,278	$71,337	$118,663	$111,370	1.065	908	$130.69	23B	58.4272	BUNGALOW	$71,337	Sec 23, All Parcels	401	60
72-25-23-352-024	2101 BARRETT	09/29/22	$196,000	WD	03-ARM'S LENGTH	$196,000	$112,460	57.38	$224,916	$69,877	$126,123	$104,053	1.212	973	$129.62	23B	43.7656	BUNGALOW	$69,877	Sec 23, All Parcels	401	60
72-25-23-352-027	2115 BARRETT	08/05/22	$168,300	WD	03-ARM'S LENGTH	$168,300	$91,520	54.38	$183,039	$48,401	$119,899	$90,361	1.327	982	$122.10	23B	32.2871	BUNGALOW	$48,401	Sec 23, All Parcels	401	60
72-25-23-352-035	2217 BARRETT	06/29/22	$254,500	WD	03-ARM'S LENGTH	$254,500	$119,950	47.13	$239,893	$64,592	$189,908	$117,652	1.614	984	$193.00	23B	3.5604	BUNGALOW	$60,188	Sec 23, All Parcels	401	70
72-25-23-353-020	2020 BARRETT	11/01/23	$321,000	WD	03-ARM'S LENGTH	$321,000	$145,300	45.26	$290,592	$79,659	$241,341	$141,566	1.705	926	$260.63	23B	5.5039	BUNGALOW	$78,466	Sec 23, All Parcels	401	64
72-25-23-353-056	2017 ROWLAND	03/27/23	$342,000	WD	03-ARM'S LENGTH	$342,000	$158,980	46.49	$317,960	$78,466	$263,534	$160,734	1.640	1,182	$222.96	23B	1.0195	BUNGALOW	$78,466	Sec 23, All Parcels	401	69
72-25-23-353-070	2221 ROWLAND	09/27/23	$175,000	WD	03-ARM'S LENGTH	$175,000	$97,590	55.77	$195,187	$63,250	$111,750	$88,548	1.262	1,020	$109.56	23B	38.7736	BUNGALOW	$61,719	Sec 23, All Parcels	401	60
72-25-23-355-017	2216 ROWLAND	08/11/23	$172,000	WD	03-ARM'S LENGTH	$172,000	$106,150	61.72	$212,306	$61,686	$110,314	$101,087	1.091	803	$137.38	23B	55.8484	BUNGALOW	$60,761	Sec 23, All Parcels	401	75
72-25-23-376-001	2200 GUTHRIE	10/17/22	$158,400	WD	03-ARM'S LENGTH	$158,400	$89,020	56.20	$178,040	$59,294	$99,106	$79,695	1.244	804	$123.27	23B	40.6198	BUNGALOW	$59,294	Sec 23, All Parcels	401	60
72-25-23-376-011	2215 E 10 MILE	08/15/23	$157,000	WD	03-ARM'S LENGTH	$157,000	$97,760	62.27	$195,515	$48,528	$108,472	$98,649	1.100	932	$116.39	23B	55.0183	BUNGALOW	$48,528	Sec 23, All Parcels	401	64
72-25-23-378-018	2301 BARRETT	05/23/22	$245,000	PTA	03-ARM'S LENGTH	$245,000	$122,780	50.11	$245,561	$68,035	$176,965	$119,145	1.485	1,056	$167.58	23B	16.4467	BUNGALOW	$68,035	Sec 23, All Parcels	401	67
72-25-23-378-023	2321 BARRETT	09/09/22	$195,000	WD	03-ARM'S LENGTH	$195,000	$121,820	62.47	$243,632	$61,940	$133,060	$121,941	1.091	1,243	$107.05	23B	55.8575	BUNGALOW	$61,940	Sec 23, All Parcels	401	60
72-25-23-378-026	2333 BARRETT	03/30/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$127,560	45.56	$255,121	$63,511	$216,489	$128,597	1.683	920	$235.31	23B	3.3706	BUNGALOW	$62,070	Sec 23, All Parcels	401	71
72-25-23-378-028	2405 BARRETT	07/27/23	$257,000	WD	03-ARM'S LENGTH	$257,000	$116,330	45.26	$232,662	$62,730	$194,270	$114,048	1.703	1,009	$192.54	23B	5.3642	BUNGALOW	$62,166	Sec 23, All Parcels	401	68
72-25-23-380-007	2326 ROWLAND	02/05/24	$222,000	WD	03-ARM'S LENGTH	$222,000	$108,920	49.06	$217,834	$59,294	$162,706	$106,403	1.529	1,008	$161.41	23B	12.0606	BUNGALOW	$59,294	Sec 23, All Parcels	401	60
72-25-23-380-027	2335 GUTHRIE	06/17/22	$208,000	WD	03-ARM'S LENGTH	$208,000	$98,440	47.33	$196,873	$59,294	$148,706	$92,335	1.611	1,004	$148.11	23B	3.9252	BUNGALOW	$59,294	Sec 23, All Parcels	401	63
72-25-23-402-001	1000 S STEPHENSON	09/20/23	$220,000	MLC	03-ARM'S LENGTH	$220,000	$101,630	46.20	$203,252	$68,689	$151,311	$90,311	1.675	942	$160.63	23B	2.5690	BUNGALOW	$68,689	Sec 23, All Parcels	401	51
72-25-23-403-002	1100 S STEPHENSON	09/20/23	$180,000	MLC	03-ARM'S LENGTH	$180,000	$94,690	52.61	$189,370	$46,323	$133,677	$96,005	1.392	936	$142.82	23B	25.7358	BUNGALOW	$46,323	Sec 23, All Parcels	401	51
	Totals:	**$20,226,400**				**$20,226,400**	**$9,301,750**		**$18,603,328**		**$15,493,928**	**$9,309,299**			**$207.15**		**1.4591**					
							Sale. Ratio =>	**45.99**				**E.C.F. =>**	**1.664**		**Std. Deviation=>**	**0.22510093**						
							Std. Dev. =>	**5.47**				**Ave. E.C.F. =>**	**1.650**		**Ave. Variance=>**	**17.0972**	**Coefficient of Var=>**		**10.36347834**			

23C (SECTION 23 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-23-102-008	125 S EDISON	09/07/23	$393,000	WD	03-ARM'S LENGTH	$393,000	$171,750	43.70	$343,503	$64,805	$328,195	$200,502	1.637	1,496	$219.38	23C	3.2314	Colonial/2Sty	$64,000	Sec 23, All Parcels	401	69
72-25-23-151-013	511 S CAMPBELL	04/26/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$136,940	39.69	$273,886	$64,000	$281,000	$150,997	1.861	1,608	$174.75	23C	25.6412	Colonial/2Sty	$64,000	Sec 23, All Parcels	401	58
72-25-23-157-040	600 S DORCHESTER	06/23/22	$680,000	WD	03-ARM'S LENGTH	$680,000	$288,640	42.45	$577,274	$65,352	$614,648	$368,289	1.669	2,240	$274.40	23C	6.4377	Colonial/2Sty	$64,169	Sec 23, All Parcels	401	93
72-25-23-157-041	604 S DORCHESTER	04/07/22	$606,000	PTA	03-ARM'S LENGTH	$606,000	$263,650	43.51	$527,309	$64,165	$541,835	$333,197	1.626	2,195	$246.85	23C	2.1619	Colonial/2Sty	$64,165	Sec 23, All Parcels	401	92
72-25-23-159-046	717 S KENWOOD	04/15/22	$525,000	WD	03-ARM'S LENGTH	$525,000	$282,660	53.84	$565,324	$68,898	$456,102	$357,141	1.277	2,194	$207.89	23C	32.7459	Colonial/2Sty	$64,000	Sec 23, All Parcels	401	72
72-25-23-159-047	721 S KENWOOD	05/25/23	$544,500	WD	03-ARM'S LENGTH	$544,500	$265,840	48.82	$531,685	$70,982	$473,518	$331,441	1.429	2,298	$206.06	23C	17.5886	Colonial/2Sty	$64,000	Sec 23, All Parcels	401	70
72-25-23-176-032	519 S MINERVA	08/05/22	$625,000	WD	03-ARM'S LENGTH	$625,000	$251,250	40.20	$502,494	$74,398	$550,602	$307,983	1.788	2,160	$254.91	23C	18.3218	Colonial/2Sty	$70,324	Sec 23, All Parcels	401	89
72-25-23-176-035	531 S MINERVA	01/26/24	$850,000	PTA	03-ARM'S LENGTH	$850,000	$394,230	46.38	$788,458	$76,508	$773,492	$512,194	1.510	2,863	$270.17	23C	9.4397	Colonial/2Sty	$76,508	Sec 23, All Parcels	401	97
72-25-23-179-031	627 S MINERVA	07/26/23	$643,200	WD	03-ARM'S LENGTH	$643,200	$306,110	47.59	$612,218	$65,730	$577,470	$393,157	1.469	2,492	$231.73	23C	13.5748	Colonial/2Sty	$64,000	Sec 23, All Parcels	401	97
72-25-23-179-032	631 S MINERVA	06/16/23	$640,008	WD	03-ARM'S LENGTH	$640,008	$298,670	46.67	$611,877	$65,628	$574,380	$392,985	1.462	2,454	$234.06	23C	14.2968	Colonial/2Sty	$64,000	Sec 23, All Parcels	401	99
72-25-23-179-033	635 S MINERVA	12/22/23	$650,000	WD	03-ARM'S LENGTH	$650,000	$300,030	46.16	$600,054	$65,591	$584,409	$384,506	1.520	2,472	$236.41	23C	8.4654	Colonial/2Sty	$64,000	Sec 23, All Parcels	401	97
72-25-23-180-007	705 HELENE	07/18/23	$800,000	WD	03-ARM'S LENGTH	$800,000	$380,620	47.58	$761,232	$90,492	$709,508	$482,547	1.470	3,144	$225.67	23C	13.4210	Colonial/2Sty	$90,492	Sec 23, All Parcels	401	97
72-25-23-183-002	2404 TUFTS	08/22/23	$410,000	WD	03-ARM'S LENGTH	$410,000	$166,080	40.51	$332,164	$61,553	$348,447	$194,684	1.790	1,412	$246.78	23C	18.5256	Colonial/2Sty	$61,553	Sec 23, All Parcels	401	69
72-25-23-303-012	1904 KALAMA	01/30/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$171,820	49.09	$343,647	$74,351	$275,649	$193,738	1.423	1,426	$193.30	23C	18.1759	Colonial/2Sty	$72,265	Sec 23, All Parcels	401	79
72-25-23-304-008	1818 E HUDSON	06/06/22	$395,000	WD	03-ARM'S LENGTH	$395,000	$158,380	40.10	$316,753	$70,744	$324,256	$176,985	1.832	1,261	$257.14	23C	22.7560	Colonial/2Sty	$70,744	Sec 23, All Parcels	401	81
72-25-23-305-038	1824 BROCKTON	12/15/22	$366,000	WD	03-ARM'S LENGTH	$366,000	$149,120	40.74	$298,243	$70,744	$295,256	$163,668	1.804	1,207	$244.62	23C	19.9439	Colonial/2Sty	$70,744	Sec 23, All Parcels	401	74
72-25-23-307-047	2006 HARWOOD	09/22/23	$580,000	WD	03-ARM'S LENGTH	$580,000	$259,030	44.66	$518,055	$60,716	$519,284	$329,021	1.578	2,131	$243.68	23C	2.6280	Colonial/2Sty	$60,716	Sec 23, All Parcels	401	90
72-25-23-329-005	2448 KALAMA	11/15/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$163,230	40.81	$326,465	$61,915	$338,085	$190,324	1.776	1,478	$228.74	23C	17.1817	Colonial/2Sty	$60,716	Sec 23, All Parcels	401	69
72-25-23-352-026	2109 BARRETT	07/07/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$176,590	45.28	$353,188	$69,877	$320,123	$203,821	1.571	1,507	$212.42	23C	3.3941	Colonial/2Sty	$69,877	Sec 23, All Parcels	401	81
72-25-23-355-019	2224 ROWLAND	03/20/23	$575,000	WD	03-ARM'S LENGTH	$575,000	$253,780	44.14	$507,550	$60,761	$514,239	$321,431	1.600	1,935	$265.76	23C	0.4708	Colonial/2Sty	$60,761	Sec 23, All Parcels	401	97
	Totals:	**$10,767,708**				**$10,767,708**	**$4,838,420**		**$9,691,379**		**$9,400,498**	**$5,988,611**			**$233.74**		**3.4822**					
							Sale. Ratio =>	**44.93**				**E.C.F. =>**	**1.570**		**Std. Deviation=>**	**0.1632556**						
							Std. Dev. =>	**3.76**				**Ave. E.C.F. =>**	**1.605**		**Ave. Variance=>**	**13.4201**	**Coefficient of Var=>**		**8.363781935**			

City of Royal Oak Res Non-Condo ECF Studies for 2025

23O (SECTION 23 - OTHER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-23-127-011	215 HELENE	03/13/23	$262,000	WD	03-ARM'S LENGTH	$262,000	$139,560	53.27	$279,123	$87,588	$174,412	$128,547	1.357	1,120	$155.73	23O	25.4631	Other	$86,690	Sec 23, All Parcels	401	60
72-25-23-157-011	705 S EDISON	08/11/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$160,290	43.92	$320,572	$65,447	$299,553	$171,225	1.749	1,192	$251.30	23O	13.8045	Other	$64,000	Sec 23, All Parcels	401	75
72-25-23-157-023	616 S DORCHESTER	05/08/23	$353,000	WD	03-ARM'S LENGTH	$353,000	$143,710	40.71	$287,418	$65,779	$287,221	$148,751	1.931	1,210	$237.37	23O	31.9458	Other	$64,000	Sec 23, All Parcels	401	64
72-25-23-177-012	521 HELENE	01/31/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$171,360	44.51	$342,720	$65,424	$319,576	$186,105	1.717	1,301	$245.64	23O	10.5757	Other	$65,424	Sec 23, All Parcels	401	76
72-25-23-179-016	700 HELENE	05/15/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$165,400	44.70	$330,792	$64,000	$306,000	$179,055	1.709	1,137	$269.13	23O	9.7545	Other	$64,000	Sec 23, All Parcels	401	79
72-25-23-303-018	1711 E HUDSON	11/16/22	$348,000	WD	03-ARM'S LENGTH	$348,000	$163,460	46.97	$326,928	$83,355	$264,645	$163,472	1.619	1,226	$215.86	23O	0.7476	Other	$83,355	Sec 23, All Parcels	401	71
72-25-23-310-023	2011 DALLAS	09/23/22	$250,500	WD	03-ARM'S LENGTH	$250,500	$123,490	49.30	$246,972	$58,823	$191,677	$132,499	1.447	1,156	$165.81	23O	16.4800	Other	$58,823	Sec 23, All Parcels	401	60
72-25-23-328-033	2437 KALAMA	12/29/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$161,420	44.84	$322,842	$106,580	$253,420	$152,297	1.664	1,382	$183.37	23O	5.2557	Other	$105,712	Sec 23, All Parcels	401	60
72-25-23-351-015	1920 DALLAS	06/28/22	$285,000	WD	03-ARM'S LENGTH	$285,000	$139,600	48.98	$279,192	$70,744	$214,256	$139,898	1.532	1,152	$185.99	23O	7.9911	Other	$70,744	Sec 23, All Parcels	401	74
72-25-23-353-058	2025 ROWLAND	08/03/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$165,910	54.40	$331,828	$80,776	$224,224	$168,491	1.331	1,100	$203.84	23O	28.0652	Other	$78,466	Sec 23, All Parcels	401	78
72-25-23-376-002	2204 GUTHRIE	10/10/23	$262,000	WD	03-ARM'S LENGTH	$262,000	$112,240	42.84	$224,473	$59,294	$202,706	$116,323	1.743	1,171	$173.11	23O	13.1183	Other	$59,294	Sec 23, All Parcels	401	60
72-25-23-378-019	2305 BARRETT	03/08/24	$240,000	WD	03-ARM'S LENGTH	$240,000	$113,070	47.11	$226,144	$61,356	$178,644	$116,048	1.539	1,206	$148.13	23O	7.2028	Other	$61,356	Sec 23, All Parcels	401	60
	Totals:		**$3,785,500**			**$3,785,500**	**$1,759,510**		**$3,519,004**		**$2,916,334**	**$1,802,711**			**$202.94**		**0.6322**					
							Sale. Ratio =>	**46.48**				**E.C.F. =>**	**1.618**		**Std. Deviation=>**	**0.17688503**						
							Std. Dev. =>	**4.10**				**Ave. E.C.F. =>**	**1.611**		**Ave. Variance=>**	**14.2004**	**Coefficient of Var=>**	**8.812285221**				

23R (SECTION 23 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-23-102-010	201 S EDISON	11/18/22	$237,000	WD	03-ARM'S LENGTH	$237,000	$124,270	52.43	$248,547	$67,123	$169,877	$141,186	1.203	1,073	$158.32	23R	23.2890	Ranch	$64,000	Sec 23, All Parcels	401	60
72-25-23-103-023	112 S KENWOOD	05/06/22	$210,000	PTA	03-ARM'S LENGTH	$210,000	$99,700	47.48	$199,400	$64,000	$146,000	$105,370	1.386	973	$150.05	23R	5.0505	Ranch	$64,000	Sec 23, All Parcels	401	68
72-25-23-128-003	2308 MIDDLESEX	05/20/22	$267,500	WD	03-ARM'S LENGTH	$267,500	$113,570	42.46	$227,133	$72,409	$195,091	$120,408	1.620	850	$229.52	23R	18.4149	Ranch	$71,344	Sec 23, All Parcels	401	60
72-25-23-155-011	501 S EDGEWORTH	03/01/24	$290,000	WD	03-ARM'S LENGTH	$290,000	$118,730	40.94	$237,461	$66,499	$223,501	$133,044	1.680	1,052	$212.45	23R	24.3795	Ranch	$65,103	Sec 23, All Parcels	401	80
72-25-23-158-012	711 S DORCHESTER	06/06/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$112,990	45.20	$225,975	$73,368	$176,632	$118,760	1.487	868	$203.49	23R	5.1194	Ranch	$71,571	Sec 23, All Parcels	401	69
72-25-23-158-015	725 S DORCHESTER	01/13/23	$236,500	PTA	03-ARM'S LENGTH	$236,500	$114,910	48.59	$229,829	$75,282	$161,218	$120,270	1.340	917	$175.81	23R	9.5637	Ranch	$75,282	Sec 23, All Parcels	401	65
72-25-23-158-026	704 S KENWOOD	11/30/23	$246,000	WD	03-ARM'S LENGTH	$246,000	$102,000	41.46	$204,000	$72,813	$173,187	$102,091	1.696	856	$202.32	23R	26.0294	Ranch	$72,813	Sec 23, All Parcels	401	64
72-25-23-160-002	607 S EDGEWORTH	10/28/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$133,800	48.65	$267,602	$73,656	$201,344	$150,931	1.334	1,197	$168.21	23R	10.2088	Ranch	$72,398	Sec 23, All Parcels	401	68
72-25-23-176-025	528 HELENE	07/15/22	$407,500	WD	03-ARM'S LENGTH	$407,500	$184,760	45.34	$369,518	$113,051	$294,449	$199,585	1.475	1,729	$170.30	23R	3.9201	Ranch	$111,430	Sec 23, All Parcels	401	68
72-25-23-178-010	537 WELLESLEY	05/31/22	$411,500	WD	03-ARM'S LENGTH	$411,500	$199,500	48.48	$398,997	$107,037	$304,463	$227,206	1.340	1,582	$192.45	23R	9.6074	Ranch	$105,369	Sec 23, All Parcels	401	69
72-25-23-180-025	808 WELLESLEY	07/19/23	$239,900	WD	03-ARM'S LENGTH	$239,900	$107,920	44.99	$215,849	$70,839	$169,061	$112,848	1.498	1,009	$167.55	23R	6.2023	Ranch	$70,324	Sec 23, All Parcels	401	69
72-25-23-180-026	2301 E LINCOLN	06/23/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$108,100	45.04	$216,197	$86,241	$153,759	$101,133	1.520	901	$170.65	23R	8.4259	Ranch	$85,707	Sec 23, All Parcels	401	54
72-25-23-180-035	2309 E LINCOLN	10/19/23	$317,500	WD	03-ARM'S LENGTH	$317,500	$154,070	48.53	$308,135	$81,275	$236,225	$176,545	1.338	1,176	$200.87	23R	9.8058	Ranch	$81,275	Sec 23, All Parcels	401	67
72-25-23-302-017	1707 KALAMA	05/25/23	$321,000	WD	03-ARM'S LENGTH	$321,000	$128,600	40.06	$257,201	$73,244	$247,756	$143,157	1.731	1,225	$202.25	23R	29.4553	Ranch	$72,582	Sec 23, All Parcels	401	63
72-25-23-302-018	1711 KALAMA	12/13/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$150,940	49.49	$301,877	$86,985	$218,015	$167,231	1.304	1,004	$217.15	23R	13.2429	Ranch	$83,980	Sec 23, All Parcels	401	73
72-25-23-303-002	1708 KALAMA	06/16/22	$253,000	WD	03-ARM'S LENGTH	$253,000	$120,770	47.74	$241,544	$82,064	$170,936	$124,109	1.377	1,174	$145.60	23R	5.8798	Ranch	$81,594	Sec 23, All Parcels	401	63
72-25-23-303-014	1912 KALAMA	12/29/23	$208,000	WD	03-ARM'S LENGTH	$208,000	$93,600	45.00	$187,199	$60,714	$147,286	$98,432	1.496	906	$162.57	23R	6.0220	Ranch	$60,519	Sec 23, All Parcels	401	60
72-25-23-304-010	1900 E HUDSON	05/06/22	$235,000	WD	03-ARM'S LENGTH	$235,000	$104,790	44.59	$209,577	$70,744	$164,256	$108,041	1.520	682	$240.84	23R	8.4205	Ranch	$70,744	Sec 23, All Parcels	401	68
72-25-23-304-016	1715 BROCKTON	05/13/22	$218,000	WD	03-ARM'S LENGTH	$218,000	$96,000	44.04	$192,002	$70,744	$147,256	$94,364	1.561	791	$186.16	23R	12.4403	Ranch	$70,744	Sec 23, All Parcels	401	63
72-25-23-305-024	1821 DALLAS	11/20/23	$208,500	WD	03-ARM'S LENGTH	$208,500	$91,930	44.09	$183,860	$76,574	$131,926	$83,491	1.580	773	$170.67	23R	14.4018	Ranch	$70,744	Sec 23, All Parcels	401	60
72-25-23-309-011	2116 E HUDSON	08/24/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$132,420	41.38	$264,846	$71,056	$248,944	$150,809	1.651	955	$260.67	23R	21.4616	Ranch	$71,056	Sec 23, All Parcels	401	69
72-25-23-310-015	2204 BROCKTON	08/24/22	$190,000	WD	03-ARM'S LENGTH	$190,000	$94,960	49.98	$189,920	$63,123	$126,877	$98,675	1.286	832	$152.50	23R	15.0293	Ranch	$63,123	Sec 23, All Parcels	401	66
72-25-23-310-039	2221 DALLAS	08/08/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$130,130	39.43	$260,253	$71,669	$258,331	$146,758	1.760	953	$271.07	23R	32.4148	Ranch	$71,669	Sec 23, All Parcels	401	69
72-25-23-328-027	2405 KALAMA	03/29/24	$180,000	WD	03-ARM'S LENGTH	$180,000	$95,010	52.78	$190,024	$68,688	$111,312	$94,425	1.179	876	$127.07	23R	25.7262	Ranch	$68,688	Sec 23, All Parcels	401	60
72-25-23-330-009	2420 BROCKTON	11/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$91,420	53.78	$182,847	$65,526	$104,474	$91,300	1.144	874	$119.54	23R	29.1815	Ranch	$65,526	Sec 23, All Parcels	401	60
72-25-23-330-025	2329 DALLAS	07/08/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$103,460	51.73	$206,924	$85,202	$114,798	$94,725	1.212	895	$128.27	23R	22.4199	Ranch	$83,980	Sec 23, All Parcels	401	60
72-25-23-351-014	1916 DALLAS	11/03/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$114,220	49.66	$228,443	$73,314	$156,686	$120,723	1.298	1,130	$138.66	23R	13.8206	Ranch	$70,744	Sec 23, All Parcels	401	60
72-25-23-351-024	1815 BARRETT	08/02/22	$190,000	WD	03-ARM'S LENGTH	$190,000	$94,290	49.63	$188,582	$73,018	$116,982	$89,933	1.301	787	$148.64	23R	13.5336	Ranch	$70,744	Sec 23, All Parcels	401	60
72-25-23-353-016	1926 BARRETT	07/15/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$145,400	46.90	$290,809	$79,632	$230,368	$164,340	1.402	1,111	$207.35	23R	3.4328	Ranch	$79,632	Sec 23, All Parcels	401	68
72-25-23-353-044	1817 ROWLAND	08/10/23	$279,000	WD	03-ARM'S LENGTH	$279,000	$128,200	45.95	$256,401	$79,519	$199,481	$137,651	1.449	1,012	$197.12	23R	1.3072	Ranch	$78,699	Sec 23, All Parcels	401	60
72-25-23-353-065	2203 ROWLAND	05/01/23	$198,900	WD	03-ARM'S LENGTH	$198,900	$86,220	43.35	$172,445	$63,618	$135,282	$84,690	1.597	791	$171.03	23R	16.1270	Ranch	$63,618	Sec 23, All Parcels	401	69
72-25-23-354-014	1914 ROWLAND	04/29/22	$346,000	WD	03-ARM'S LENGTH	$346,000	$145,170	41.96	$290,340	$74,380	$271,620	$168,062	1.616	1,015	$267.61	23R	18.0083	Ranch	$72,790	Sec 23, All Parcels	401	73
72-25-23-354-018	1451 S CAMPBELL	02/28/23	$319,000	WD	03-ARM'S LENGTH	$319,000	$165,320	51.82	$330,647	$108,952	$210,048	$172,525	1.217	2,149	$97.74	23R	21.8613	Ranch	$106,803	Sec 23, All Parcels	401	51
72-25-23-355-010	2118 ROWLAND	08/17/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$106,420	46.27	$212,837	$95,626	$134,374	$91,215	1.473	798	$168.39	23R	3.7056	Ranch	$95,626	Sec 23, All Parcels	401	60
72-25-23-355-025	2023 GUTHRIE	09/29/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$97,310	48.66	$194,629	$62,160	$137,840	$103,089	1.337	793	$173.82	23R	9.9003	Ranch	$62,160	Sec 23, All Parcels	401	60
72-25-23-356-003	1509 S CAMPBELL	12/29/23	$183,000	WD	03-ARM'S LENGTH	$183,000	$82,190	44.91	$164,382	$63,278	$119,722	$78,680	1.522	880	$136.05	23R	8.5525	Ranch	$63,196	Sec 23, All Parcels	401	59
72-25-23-356-010	1800 GUTHRIE	07/07/23	$272,500	WD	03-ARM'S LENGTH	$272,500	$116,490	42.75	$232,974	$60,434	$212,066	$134,272	1.579	1,014	$209.14	23R	14.3268	Ranch	$60,434	Sec 23, All Parcels	401	74
72-25-23-356-019	1912 GUTHRIE	06/09/22	$210,000	PTA	03-ARM'S LENGTH	$210,000	$93,440	44.50	$186,881	$60,848	$149,152	$98,080	1.521	884	$168.72	23R	8.4612	Ranch	$60,434	Sec 23, All Parcels	401	63
72-25-23-356-023	1715 E 10 MILE	06/19/23	$162,500	WD	03-ARM'S LENGTH	$162,500	$71,210	43.82	$142,426	$49,003	$113,497	$72,703	1.561	829	$136.91	23R	12.5007	Ranch	$48,347	Sec 23, All Parcels	401	51
72-25-23-357-008	2001 E 10 MILE	07/24/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$85,190	50.11	$170,384	$51,227	$118,773	$92,729	1.281	796	$149.21	23R	15.5245	Ranch	$51,227	Sec 23, All Parcels	401	51
72-25-23-357-019	2023 E 10 MILE	09/18/23	$160,000	WD	03-ARM'S LENGTH	$160,000	$70,560	44.10	$141,113	$65,501	$94,499	$58,842	1.606	591	$159.90	23R	16.9874	Ranch	$64,034	Sec 23, All Parcels	401	54
72-25-23-378-005	2316 DALLAS	05/19/23	$179,000	WD	03-ARM'S LENGTH	$179,000	$83,630	46.72	$167,257	$61,899	$117,101	$81,991	1.428	778	$150.52	23R	0.7880	Ranch	$61,899	Sec 23, All Parcels	401	69
72-25-23-378-013	2420 DALLAS	04/08/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$109,920	49.96	$219,840	$72,885	$147,115	$114,362	1.286	1,120	$131.35	23R	14.9705	Ranch	$72,086	Sec 23, All Parcels	401	60
72-25-23-379-006	2322 BARRETT	11/22/22	$170,000	WD	03-ARM'S LENGTH	$170,000	$87,560	51.51	$175,111	$67,114	$102,886	$84,044	1.224	872	$117.99	23R	21.1917	Ranch	$67,114	Sec 23, All Parcels	401	60
72-25-23-379-026	2331 ROWLAND	08/10/22	$213,000	WD	03-ARM'S LENGTH	$213,000	$101,880	47.83	$203,755	$68,272	$144,728	$105,434	1.373	864	$167.51	23R	6.3419	Ranch	$65,962	Sec 23, All Parcels	401	68
72-25-23-380-012	2408 ROWLAND	09/14/22	$205,000	WD	03-ARM'S LENGTH	$205,000	$103,420	50.45	$206,842	$59,294	$145,706	$114,823	1.269	1,096	$132.94	23R	16.7146	Ranch	$59,294	Sec 23, All Parcels	401	60
	Totals:		**$11,214,800**			**$11,214,800**	**$5,196,390**		**$10,392,815**		**$7,854,900**	**$5,473,086**			**$174.28**		**0.0917**					
							Sale. Ratio =>	**46.34**				**E.C.F. =>**	**1.435**		**Std. Deviation=>**	**0.16059045**						
							Std. Dev. =>	**3.64**				**Ave. E.C.F. =>**	**1.436**		**Ave. Variance=>**	**13.7863**	**Coefficient of Var=>**	**9.599783453**				

City of Royal Oak Res Non-Condo ECF Studies for 2025

23T (SECTION 23 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-23-328-002	2410 E LINCOLN	07/18/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$122,860	49.14	$245,726	$57,243	$192,757	$109,583	1.759	1,319	$146.14	23T	0.0000	TriLevel/Quad	$57,243	Sec 23, All Parcels	401	57
		Totals:	**$250,000**			**$250,000**	**$122,860**		**$245,726**		**$192,757**	**$109,583**			**$146.14**		**0.0000**					
							Sale. Ratio =>	**49.14**				**E.C.F. =>**	**1.759**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.759**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**		**0**			

32C (SECTION 32 - COLONIAL/2STY)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-426-005	5148 ELMHURST	06/13/22	$485,000	WD	03-ARM'S LENGTH	$485,000	$227,600	46.93	$455,202	$116,531	$368,469	$236,833	1.556	2,042	$180.45	32C	13.8443	Colonial/2Sty	$115,622	Sec 32, S of Meijer Dr, N of 14 Mi	401	60
72-20-32-426-012	5139 THORNCROFT	10/04/22	$480,000	WD	03-ARM'S LENGTH	$480,000	$244,130	50.86	$488,264	$120,742	$359,258	$270,237	1.329	2,260	$158.96	32C	8.7956	Colonial/2Sty	$118,841	Sec 32, S of Meijer Dr, N of 14 Mi	401	73
72-20-32-453-025	5079 THORNCROFT	02/13/24	$390,000	WD	03-ARM'S LENGTH	$390,000	$188,660	48.37	$377,324	$105,013	$284,987	$190,427	1.497	1,944	$146.60	32C	7.9190	Colonial/2Sty	$103,173	Sec 32, S of Meijer Dr, N of 14 Mi	401	60
72-20-32-476-014	5022 THORNCROFT	01/06/23	$393,000	PTA	03-ARM'S LENGTH	$393,000	$210,880	53.66	$421,763	$132,719	$260,281	$202,129	1.288	2,025	$128.53	32C	12.9676	Colonial/2Sty	$131,628	Sec 32, S of Meijer Dr, N of 14 Mi	401	60
		Totals:	**$1,748,000**			**$1,748,000**	**$871,270**		**$1,742,553**		**$1,272,995**	**$899,626**			**$153.64**		**0.2348**					
							Sale. Ratio =>	**49.84**				**E.C.F. =>**	**1.415**		**Std. Deviation=>**	**0.12908628**						
							Std. Dev. =>	**2.96**				**Ave. E.C.F. =>**	**1.417**		**Ave. Variance=>**	**10.8816**	**Coefficient of Var=>**		**7.677318184**			

32R (SECTION 32 - RANCH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-453-008	5066 ELMHURST	07/28/22	$400,001	WD	03-ARM'S LENGTH	$400,001	$177,590	44.40	$355,183	$98,898	$301,103	$197,142	1.527	1,505	$200.07	32R	0.0000	Ranch	$98,898	Sec 32, S of Meijer Dr, N of 14 Mi	401	63
		Totals:	**$400,001**			**$400,001**	**$177,590**		**$355,183**		**$301,103**	**$197,142**			**$200.07**		**0.0000**					
							Sale. Ratio =>	**44.40**				**E.C.F. =>**	**1.527**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.527**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**		**0**			

32T (SECTION 32 - TRILEVEL/BILEVEL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-015	5016 THORNCROFT	08/18/23	$413,650	WD	03-ARM'S LENGTH	$413,650	$206,830	50.00	$413,654	$101,663	$311,987	$243,743	1.280	2,150	$145.11	32T	0.0000	TriLevel/Quad	$100,959	Sec 32, S of Meijer Dr, N of 14 Mi	401	60
		Totals:	**$413,650**			**$413,650**	**$206,830**		**$413,654**		**$311,987**	**$243,743**			**$145.11**		**0.0000**					
							Sale. Ratio =>	**50.00**				**E.C.F. =>**	**1.280**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.280**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**		**0**			

City of Royal Oak 2025 Res Condo ECF Study

016 GEORGETOWN TOWNSHOMES CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-456-017	4818 MANSFIELD	04/29/22	$195,000	PTA	03-ARM'S LENGTH	$195,000	$87,460	44.85	$174,922	$50,279	$144,721	$99,714	1.451	936	$154.62	016	1.8317	Other	$49,500	BC016 Georgetown Townshomes	407	60
72-20-32-456-020	4824 MANSFIELD	08/07/23	$198,000	WD	03-ARM'S LENGTH	$198,000	$92,140	46.54	$184,270	$50,279	$147,721	$107,193	1.378	946	$156.15	016	5.4952	Other	$49,500	BC016 Georgetown Townshomes	407	60
72-20-32-456-027	4908 MANSFIELD	01/16/24	$200,000	WD	03-ARM'S LENGTH	$200,000	$88,820	44.41	$177,639	$50,399	$149,601	$101,792	1.470	946	$158.14	016	3.6635	Other	$49,500	BC016 Georgetown Townshomes	407	60
		Totals:	**$593,000**			**$593,000**	**$268,420**		**$536,831**		**$442,043**	**$308,699**			**$156.30**		**0.1085**					
							Sale. Ratio =>	**45.26**				**E.C.F. =>**	**1.432**		**Std. Deviation=>**	**0.04846279**						
							Std. Dev. =>	**1.12**				**Ave. E.C.F. =>**	**1.433**		**Ave. Variance=>**	**3.6634**	**Coefficient of Var=>**	**2.556410194**				

041 BRIARWOOD SQUARE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-455-006	4910 BRIARWOOD	08/01/22	$95,000	WD	03-ARM'S LENGTH	$95,000	$42,970	45.23	$85,943	$24,200	$70,800	$69,374	1.021	589	$120.20	041	3.7149	Other	$24,200	BC041 BRIARWOOD SQUARE	407	60
72-20-32-455-008	4910 BRIARWOOD	08/04/23	$103,500	WD	03-ARM'S LENGTH	$103,500	$45,020	43.50	$90,040	$24,200	$79,300	$73,978	1.072	589	$134.63	041	1.4245	Other	$24,200	BC041 BRIARWOOD SQUARE	407	64
72-20-32-455-027	4840 BRIARWOOD	04/08/22	$90,000	PTA	03-ARM'S LENGTH	$90,000	$44,280	49.20	$88,563	$24,200	$65,800	$72,318	0.910	589	$111.71	041	14.7831	Other	$24,200	BC041 BRIARWOOD SQUARE	407	63
72-20-32-455-035	4830 BRIARWOOD	05/22/23	$90,000	WD	03-ARM'S LENGTH	$90,000	$42,960	47.73	$85,927	$24,200	$65,800	$69,356	0.949	589	$111.71	041	10.8976	Other	$24,200	BC041 BRIARWOOD SQUARE	407	60
72-20-32-455-045	4810 BRIARWOOD	12/07/23	$100,000	WD	03-ARM'S LENGTH	$100,000	$42,250	42.25	$84,505	$24,200	$75,800	$67,758	1.119	589	$128.69	041	6.0978	Other	$24,200	BC041 BRIARWOOD SQUARE	407	60
72-20-32-455-048	4810 BRIARWOOD	06/22/22	$100,000	WD	03-ARM'S LENGTH	$100,000	$42,170	42.17	$84,330	$24,200	$75,800	$67,562	1.122	589	$128.69	041	6.4234	Other	$24,200	BC041 BRIARWOOD SQUARE	407	60
72-20-32-455-052	4810 BRIARWOOD	08/10/22	$105,000	WD	03-ARM'S LENGTH	$105,000	$43,090	41.04	$86,185	$24,200	$80,800	$69,646	1.160	589	$137.18	041	10.2450	Other	$24,200	BC041 BRIARWOOD SQUARE	407	60
72-20-32-455-057	4839 MANSFIELD	09/06/22	$100,000	WD	03-ARM'S LENGTH	$100,000	$48,850	48.85	$97,694	$24,200	$75,800	$82,578	0.918	733	$103.41	041	13.9777	Other	$24,200	BC041 BRIARWOOD SQUARE	407	60
72-20-32-455-059	4829 MANSFIELD	05/12/23	$149,000	WD	03-ARM'S LENGTH	$149,000	$48,870	32.80	$97,738	$24,200	$124,800	$82,627	1.510	729	$171.19	041	45.2701	Other	$24,200	BC041 BRIARWOOD SQUARE	407	60
72-20-32-455-060	4829 MANSFIELD	06/30/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$48,850	54.28	$97,694	$24,200	$65,800	$82,578	0.797	733	$89.77	041	26.0875	Other	$24,200	BC041 BRIARWOOD SQUARE	407	60
		Totals:	**$1,022,500**			**$1,022,500**	**$449,310**		**$898,619**		**$780,500**	**$737,774**			**$123.72**		**0.0210**					
							Sale. Ratio =>	**43.94**				**E.C.F. =>**	**1.058**		**Std. Deviation=>**	**0.1961248**						
							Std. Dev. =>	**5.85**				**Ave. E.C.F. =>**	**1.058**		**Ave. Variance=>**	**13.8922**	**Coefficient of Var=>**	**13.13428425**				

050 COURTYARDS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-455-078	2354 W 14 MILE	12/08/23	$156,700	WD	03-ARM'S LENGTH	$156,700	$66,600	42.50	$133,200	$36,000	$120,700	$81,000	1.490	796	$151.63	050	7.3355	Other	$36,000	BC050 The Courtyards	407	60
72-20-32-455-091	2312 W 14 MILE	10/20/23	$160,000	WD	03-ARM'S LENGTH	$160,000	$57,230	35.77	$114,467	$36,000	$124,000	$65,389	1.896	583	$212.69	050	33.2860	Other	$36,000	BC050 The Courtyards	407	64
72-20-32-455-093	2316 W 14 MILE	12/07/22	$143,000	WD	03-ARM'S LENGTH	$143,000	$58,080	40.62	$116,168	$36,000	$107,000	$66,807	1.602	659	$162.37	050	3.8159	Other	$36,000	BC050 The Courtyards	407	60
72-20-32-455-094	2318 W 14 MILE	10/27/22	$110,000	WD	03-ARM'S LENGTH	$110,000	$57,150	51.95	$114,296	$36,000	$74,000	$65,247	1.134	583	$126.93	050	42.9321	Other	$36,000	BC050 The Courtyards	407	60
72-20-32-455-096	2322 W 14 MILE	05/20/22	$143,500	WD	03-ARM'S LENGTH	$143,500	$61,870	43.11	$123,737	$36,000	$107,500	$73,114	1.470	628	$171.18	050	9.3175	Other	$36,000	BC050 The Courtyards	407	63
72-20-32-455-097	2324 W 14 MILE	07/11/23	$143,000	WD	03-ARM'S LENGTH	$143,000	$61,920	43.30	$123,847	$36,000	$107,000	$73,206	1.462	599	$178.63	050	10.1846	Other	$36,000	BC050 The Courtyards	407	64
72-20-32-455-098	2326 W 14 MILE	11/29/23	$161,500	WD	03-ARM'S LENGTH	$161,500	$57,840	35.81	$115,676	$36,000	$125,500	$66,397	1.890	599	$209.52	050	32.6677	Other	$36,000	BC050 The Courtyards	407	63
		Totals:	**$1,017,700**			**$1,017,700**	**$420,690**		**$841,391**		**$765,700**	**$491,159**			**$173.28**		**0.4513**					
							Sale. Ratio =>	**41.34**				**E.C.F. =>**	**1.559**		**Std. Deviation=>**	**0.26699603**						
							Std. Dev. =>	**5.49**				**Ave. E.C.F. =>**	**1.563**		**Ave. Variance=>**	**19.9342**	**Coefficient of Var=>**	**12.74988886**				

072 BROWNSTONES OF ROYAL OAK CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-07-232-007	3214 COOLIDGE	03/17/23	$158,000	WD	03-ARM'S LENGTH	$158,000	$78,830	49.89	$157,652	$42,000	$116,000	$88,284	1.314	818	$141.81	072	6.7180	Other	$42,000	BC072 Brownstones of Royal Oak	407	60
72-25-07-232-024	3248 COOLIDGE	05/05/23	$175,000	WD	03-ARM'S LENGTH	$175,000	$78,830	45.05	$157,652	$42,000	$133,000	$88,284	1.507	818	$162.59	072	12.5381	Other	$42,000	BC072 Brownstones of Royal Oak	407	60
72-25-07-232-029	3258 COOLIDGE	06/21/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$78,830	50.86	$157,652	$42,000	$113,000	$88,284	1.280	818	$138.14	072	10.1161	Other	$42,000	BC072 Brownstones of Royal Oak	407	60
72-25-07-232-033	3266 COOLIDGE	04/26/23	$183,000	WD	03-ARM'S LENGTH	$183,000	$89,480	48.90	$178,958	$42,000	$141,000	$104,548	1.349	818	$172.37	072	3.2460	Other	$42,000	BC072 Brownstones of Royal Oak	407	69
72-25-07-232-036	3272 COOLIDGE	02/16/24	$177,000	WD	03-ARM'S LENGTH	$177,000	$79,960	45.18	$159,910	$42,000	$135,000	$90,008	1.500	844	$159.95	072	11.8751	Other	$42,000	BC072 Brownstones of Royal Oak	407	60
72-25-07-232-046	3320 COOLIDGE	06/03/22	$170,000	WD	03-ARM'S LENGTH	$170,000	$79,780	46.93	$159,554	$42,000	$128,000	$89,736	1.426	844	$151.66	072	4.5287	Other	$42,000	BC072 Brownstones of Royal Oak	407	60
72-25-07-232-047	3322 COOLIDGE	06/23/22	$167,400	WD	03-ARM'S LENGTH	$167,400	$78,830	47.09	$157,652	$42,000	$125,400	$88,284	1.420	818	$153.30	072	3.9295	Other	$42,000	BC072 Brownstones of Royal Oak	407	60
72-25-07-232-056	3340 COOLIDGE	11/03/23	$183,000	WD	03-ARM'S LENGTH	$183,000	$78,830	43.08	$157,652	$42,000	$141,000	$88,284	1.597	818	$172.37	072	21.5997	Other	$42,000	BC072 Brownstones of Royal Oak	407	60
72-25-07-232-066	3360 COOLIDGE	10/23/23	$145,000	WD	03-ARM'S LENGTH	$145,000	$78,830	54.37	$157,652	$42,000	$103,000	$88,284	1.167	818	$125.92	072	21.4432	Other	$42,000	BC072 Brownstones of Royal Oak	407	60
72-25-07-232-079	3386 COOLIDGE	01/03/23	$152,500	PTA	03-ARM'S LENGTH	$152,500	$78,830	51.69	$157,652	$42,000	$110,500	$88,284	1.252	818	$135.09	072	12.9479	Other	$42,000	BC072 Brownstones of Royal Oak	407	60
		Totals:	**$1,665,900**			**$1,665,900**	**$801,030**		**$1,601,986**		**$1,245,900**	**$902,279**			**$151.32**		**0.0285**					
							Sale. Ratio =>	**48.08**				**E.C.F. =>**	**1.381**		**Std. Deviation=>**	**0.13275629**						
							Std. Dev. =>	**3.48**				**Ave. E.C.F. =>**	**1.381**		**Ave. Variance=>**	**10.8942**	**Coefficient of Var=>**	**7.887952926**				

City of Royal Oak 2025 Res Condo ECF Study

075 BRIARWOOD PARK OF ROYAL OAK CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-458-002	2400 PARMENTER	07/01/22	$142,000	WD	03-ARM'S LENGTH	$142,000	$64,770	45.61	$129,541	$31,500	$110,500	$89,128	1.240	867	$127.45	075	6.6865	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	60
72-20-32-458-024	2420 PARMENTER	10/24/23	$105,000	WD	03-ARM'S LENGTH	$105,000	$55,390	52.75	$110,784	$31,500	$73,500	$72,076	1.020	693	$106.06	075	15.3171	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	60
72-20-32-458-062	2440 PARMENTER	07/29/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$68,940	44.48	$137,889	$31,500	$123,500	$96,717	1.277	890	$138.76	075	10.3995	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	63
72-20-32-458-071	2445 TORQUAY	06/06/22	$145,000	WD	03-ARM'S LENGTH	$145,000	$62,840	43.34	$125,674	$31,500	$113,500	$85,613	1.326	807	$140.64	075	15.2815	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	63
72-20-32-458-078	2445 TORQUAY	06/01/23	$120,000	WD	03-ARM'S LENGTH	$120,000	$61,050	50.88	$122,098	$31,500	$88,500	$82,362	1.075	807	$109.67	075	9.8396	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	60
72-20-32-458-081	2445 TORQUAY	04/29/22	$105,000	PTA	03-ARM'S LENGTH	$105,000	$55,850	53.19	$111,693	$31,500	$73,500	$72,903	1.008	693	$106.06	075	16.4730	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	60
72-20-32-458-085	2445 TORQUAY	09/23/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$83,020	46.12	$166,037	$31,500	$148,500	$122,306	1.214	1,150	$129.13	075	4.1242	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	63
72-20-32-458-086	2445 TORQUAY	07/13/22	$149,900	WD	03-ARM'S LENGTH	$149,900	$66,250	44.20	$132,494	$31,500	$118,400	$91,813	1.290	890	$133.03	075	11.6659	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	60
72-20-32-458-089	2425 TORQUAY	06/30/23	$131,000	WD	03-ARM'S LENGTH	$131,000	$60,930	46.51	$121,857	$31,500	$99,500	$82,143	1.211	807	$123.30	075	3.8384	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	60
72-20-32-458-104	2425 TORQUAY	02/09/24	$113,000	WD	03-ARM'S LENGTH	$113,000	$55,850	49.42	$111,693	$31,500	$81,500	$72,903	1.118	693	$117.60	075	5.4995	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	60
72-20-32-458-113	2405 TORQUAY	10/19/23	$144,500	WD	03-ARM'S LENGTH	$144,500	$63,580	44.00	$127,167	$31,500	$113,000	$86,970	1.299	807	$140.02	075	12.6376	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	64
72-20-32-458-125	2405 TORQUAY	07/01/23	$120,000	MLC	03-ARM'S LENGTH	$120,000	$64,530	53.78	$129,057	$31,500	$88,500	$88,688	0.998	867	$102.08	075	17.5044	Other	$31,500	BC075 Briarwood Park of Royal Oak	407	60
		Totals:	**$1,610,400**			**$1,610,400**	**$763,000**		**$1,525,984**		**$1,232,400**	**$1,043,622**			**$122.82**		**0.7965**					
							Sale. Ratio =>	**47.38**				**E.C.F. =>**	**1.181**		**Std. Deviation=>**	**0.12259933**						
							Std. Dev. =>	**3.92**				**Ave. E.C.F. =>**	**1.173**		**Ave. Variance=>**	**10.7723**	**Coefficient of Var=>**	**9.184112804**				

082 CARLETON HOUSE CONDO 1 STY 720 SF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-378-059	4030 W 13 MILE	11/03/23	$100,000	WD	03-ARM'S LENGTH	$100,000	$45,220	45.22	$90,445	$23,500	$76,500	$78,298	0.977	721	$106.10	082	0.0000	Other	$23,500	BC08X Carleton House	407	60
		Totals:	**$100,000**			**$100,000**	**$45,220**		**$90,445**		**$76,500**	**$78,298**			**$106.10**		**0.0000**					
							Sale. Ratio =>	**45.22**				**E.C.F. =>**	**0.977**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**0.977**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

121 COVENTRY PARKHOMES CONDO 2 STY ~1250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-426-043	2124 WICKHAM	03/16/23	$210,000	WD	03-ARM'S LENGTH	$210,000	$97,390	46.38	$194,783	$56,000	$154,000	$125,030	1.232	1,286	$119.75	121	8.9502	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-426-107	1902 WICKHAM	05/15/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$103,120	41.25	$206,247	$56,000	$194,000	$135,358	1.433	1,226	$158.24	121	11.2031	Other	$56,000	BC12X Coventry Park Homes	407	64
72-20-32-426-108	1900 WICKHAM	12/01/23	$243,500	WD	03-ARM'S LENGTH	$243,500	$110,090	45.21	$220,170	$56,000	$187,500	$147,901	1.268	1,286	$145.80	121	5.3468	Other	$56,000	BC12X Coventry Park Homes	407	69
72-20-32-426-118	1832 WICKHAM	04/14/22	$248,000	WD	03-ARM'S LENGTH	$248,000	$114,870	46.32	$229,738	$56,000	$192,000	$156,521	1.227	1,286	$149.30	121	9.4534	Other	$56,000	BC12X Coventry Park Homes	407	70
72-20-32-426-124	1822 WICKHAM	10/11/22	$219,000	WD	03-ARM'S LENGTH	$219,000	$95,650	43.68	$191,306	$56,000	$163,000	$121,897	1.337	1,226	$132.95	121	1.5982	Other	$56,000	BC12X Coventry Park Homes	407	63
72-20-32-426-209	1924 TORQUAY	12/21/23	$242,000	WD	03-ARM'S LENGTH	$242,000	$96,530	39.89	$193,055	$56,000	$186,000	$123,473	1.506	1,286	$144.63	121	18.5194	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-426-216	1912 TORQUAY	08/31/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$109,040	41.15	$218,077	$57,834	$207,166	$144,363	1.435	1,286	$161.09	121	11.3826	Other	$56,000	BC12X Coventry Park Homes	407	66
72-20-32-426-220	1852 TORQUAY	05/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$95,560	46.61	$191,115	$56,000	$149,000	$121,725	1.224	1,286	$115.86	121	9.7141	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-476-163	1846 SHIRE	04/17/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$97,390	47.51	$194,783	$56,000	$149,000	$125,030	1.192	1,286	$115.86	121	12.9492	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-476-173	1812 SHIRE	07/12/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$99,100	43.09	$198,191	$56,000	$174,000	$128,100	1.358	1,286	$135.30	121	3.7105	Other	$56,000	BC12X Coventry Park Homes	407	63
		Totals:	**$2,317,500**			**$2,317,500**	**$1,018,740**		**$2,037,465**		**$1,755,666**	**$1,329,397**			**$137.88**		**0.0561**					
							Sale. Ratio =>	**43.96**				**E.C.F. =>**	**1.321**		**Std. Deviation=>**	**0.10926361**						
							Std. Dev. =>	**2.69**				**Ave. E.C.F. =>**	**1.321**		**Ave. Variance=>**	**9.2827**	**Coefficient of Var=>**	**7.025949651**				

122 COVENTRY PARKHOMES CONDO - 2 STY 1040

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-426-068	1964 WICKHAM	03/14/24	$190,000	WD	03-ARM'S LENGTH	$190,000	$84,420	44.43	$168,840	$56,000	$134,000	$101,658	1.318	1,040	$128.85	122	5.9012	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-426-082	1922 WICKHAM	06/09/22	$213,000	WD	03-ARM'S LENGTH	$213,000	$95,240	44.71	$190,484	$56,000	$157,000	$121,157	1.296	1,280	$122.66	122	3.6704	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-426-173	1959 WICKHAM	05/18/22	$179,500	WD	03-ARM'S LENGTH	$179,500	$90,330	50.32	$180,650	$56,000	$123,500	$112,297	1.100	1,040	$118.75	122	15.9378	Other	$56,000	BC12X Coventry Park Homes	407	63
72-20-32-426-062	1973 SEABRIGHT	08/09/23	$237,000	WD	03-ARM'S LENGTH	$237,000	$101,190	42.70	$202,371	$57,779	$179,221	$130,263	1.376	1,280	$140.02	122	11.6701	Other	$56,000	BC12X Coventry Park Homes	407	64
72-20-32-476-078	4936 COVENTRY	07/15/22	$235,000	WD	03-ARM'S LENGTH	$235,000	$97,220	41.37	$194,433	$56,000	$179,000	$124,714	1.435	1,280	$139.84	122	17.6141	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-476-132	1963 RIDGE	12/23/22	$192,000	PTA	03-ARM'S LENGTH	$192,000	$101,250	52.73	$202,501	$56,877	$135,123	$131,193	1.030	1,280	$105.56	122	22.9180	Other	$56,000	BC12X Coventry Park Homes	407	60
		Totals:	**$1,246,500**			**$1,246,500**	**$569,650**		**$1,139,279**		**$907,844**	**$721,282**			**$125.95**		**0.0484**					
							Sale. Ratio =>	**45.70**				**E.C.F. =>**	**1.259**		**Std. Deviation=>**	**0.15962434**						
							Std. Dev. =>	**4.48**				**Ave. E.C.F. =>**	**1.259**		**Ave. Variance=>**	**12.9520**	**Coefficient of Var=>**	**10.28636959**				

124 COVENTRY PARKHOMES CONDO 1 STY 878 S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-426-086	1930 WICKHAM	04/04/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$90,620	50.34	$181,249	$56,000	$124,000	$119,285	1.040	878	$141.23	124	25.9239	Other	$56,000	BC12X Coventry Park Homes	407	73
72-20-32-426-117	1830 WICKHAM	07/10/23	$209,900	WD	03-ARM'S LENGTH	$209,900	$90,910	43.31	$181,820	$56,000	$153,900	$119,829	1.284	878	$175.28	124	1.4433	Other	$56,000	BC12X Coventry Park Homes	407	64
72-20-32-426-154	1927 WICKHAM	07/17/23	$172,500	WD	03-ARM'S LENGTH	$172,500	$82,360	47.74	$164,729	$56,000	$116,500	$103,551	1.125	878	$132.69	124	17.3723	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-426-165	1901 WICKHAM	07/11/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$87,950	38.24	$175,896	$56,000	$174,000	$114,187	1.524	878	$198.18	124	22.5053	Other	$56,000	BC12X Coventry Park Homes	407	68
72-20-32-476-149	1882 NEWPORTE	03/01/24	$210,000	WD	03-ARM'S LENGTH	$210,000	$81,150	38.64	$162,304	$56,000	$154,000	$101,242	1.521	878	$175.40	124	22.2341	Other	$56,000	BC12X Coventry Park Homes	407	60
		Totals:	**$1,002,400**			**$1,002,400**	**$432,990**		**$865,998**		**$722,400**	**$558,093**			**$164.56**		**0.4361**					
							Sale. Ratio =>	**43.20**				**E.C.F. =>**	**1.294**		**Std. Deviation=>**	**0.22230449**						
							Std. Dev. =>	**5.39**				**Ave. E.C.F. =>**	**1.299**		**Ave. Variance=>**	**17.8958**	**Coefficient of Var=>**	**13.7790433**				

City of Royal Oak 2025 Res Condo ECF Study

125 COVENTRY PARKHOMES CONDO - 2 STY~1400

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-071	1851 SHIRE	11/16/22	$175,000	WD	03-ARM'S LENGTH	$175,000	$103,940	59.39	$207,889	$56,000	$119,000	$139,348	0.854	1,458	$81.62	125	4.1137	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-476-144	5074 COVENTRY	02/17/23	$181,050	WD	03-ARM'S LENGTH	$181,050	$100,790	55.67	$201,585	$56,000	$125,050	$133,564	0.936	1,458	$85.77	125	4.1137	Other	$56,000	BC12X Coventry Park Homes	407	60
		Totals:	**$356,050**			**$356,050**	**$204,730**		**$409,474**		**$244,050**	**$272,912**			**$83.69**		**0.0872**					
							Sale. Ratio =>	**57.50**				**E.C.F. =>**	**0.894**		**Std. Deviation=>**	**0.05817709**						
							Std. Dev. =>	**2.63**				**Ave. E.C.F. =>**	**0.895**		**Ave. Variance=>**	**4.1137**	**Coefficient of Var=>**	**4.595762006**				

126 COVENTRY PARKHOMES CONDO - 1 STY 1181

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-426-204	1934 TORQUAY	05/24/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$108,910	45.38	$217,816	$56,000	$184,000	$135,980	1.353	1,181	$155.80	126	5.8576	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-426-211	1920 TORQUAY	09/18/23	$232,500	WD	03-ARM'S LENGTH	$232,500	$104,090	44.77	$208,182	$57,253	$175,247	$126,831	1.382	1,181	$148.39	126	8.7170	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-476-083	4928 COVENTRY	10/20/23	$199,000	WD	03-ARM'S LENGTH	$199,000	$102,060	51.29	$204,126	$56,000	$143,000	$124,476	1.149	1,181	$121.08	126	14.5746	Other	$56,000	BC12X Coventry Park Homes	407	60
		Totals:	**$671,500**			**$671,500**	**$315,060**		**$630,124**		**$502,247**	**$387,287**			**$141.76**		**0.2270**					
							Sale. Ratio =>	**46.92**				**E.C.F. =>**	**1.297**		**Std. Deviation=>**	**0.12702705**						
							Std. Dev. =>	**3.60**				**Ave. E.C.F. =>**	**1.295**		**Ave. Variance=>**	**9.7164**	**Coefficient of Var=>**	**7.505542613**				

127 COVENTRY PARKHOMES CONDO - 2 STY 1480

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-426-079	1982 WICKHAM	06/17/22	$238,000	WD	03-ARM'S LENGTH	$238,000	$107,210	45.05	$214,420	$56,000	$182,000	$145,339	1.252	1,480	$122.97	127	3.1933	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-426-215	1910 TORQUAY	08/15/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$115,020	46.01	$230,036	$56,000	$194,000	$159,666	1.215	1,480	$131.08	127	0.5272	Other	$56,000	BC12X Coventry Park Homes	407	64
72-20-32-426-219	1854 TORQUAY	08/08/22	$235,000	WD	03-ARM'S LENGTH	$235,000	$106,840	45.46	$202,588	$56,000	$179,000	$136,998	1.307	1,480	$120.95	127	8.6279	Other	$56,000	BC12X Coventry Park Homes	407	60
72-20-32-426-231	1806 TORQUAY	05/10/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$116,550	50.67	$233,102	$56,000	$174,000	$162,479	1.071	1,480	$117.57	127	14.9400	Other	$56,000	BC12X Coventry Park Homes	407	68
72-20-32-476-051	5001 COVENTRY	08/26/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$114,730	52.15	$229,466	$56,000	$164,000	$159,143	1.031	1,480	$110.81	127	18.9789	Other	$56,000	BC12X Coventry Park Homes	407	63
72-20-32-476-057	1985 SEABRIGHT	09/15/23	$264,250	WD	03-ARM'S LENGTH	$264,250	$116,660	44.15	$233,328	$56,000	$208,250	$162,686	1.280	1,480	$140.71	127	5.9763	Other	$56,000	BC12X Coventry Park Homes	407	69
72-20-32-476-061	1975 SEABRIGHT	01/29/24	$250,000	WD	03-ARM'S LENGTH	$250,000	$114,150	45.66	$228,309	$56,000	$194,000	$158,082	1.227	1,480	$131.08	127	0.6906	Other	$56,000	BC12X Coventry Park Homes	407	65
72-20-32-476-138	1837 TORQUAY	11/28/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$116,470	41.60	$232,942	$56,000	$224,000	$162,332	1.380	1,480	$151.35	127	15.9579	Other	$56,000	BC12X Coventry Park Homes	407	69
		Totals:	**$1,967,250**			**$1,967,250**	**$907,630**		**$1,804,191**		**$1,519,250**	**$1,246,726**			**$128.32**		**0.1716**					
							Sale. Ratio =>	**46.14**				**E.C.F. =>**	**1.219**		**Std. Deviation=>**	**0.11705717**						
							Std. Dev. =>	**3.44**				**Ave. E.C.F. =>**	**1.220**		**Ave. Variance=>**	**8.6115**	**Coefficient of Var=>**	**7.056841525**				

150 MAIN NORTH LOFTS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-15-358-003	350 N MAIN	09/30/22	$292,000	WD	03-ARM'S LENGTH	$292,000	$160,530	54.98	$321,052	$95,000	$197,000	$173,886	1.133	908	$216.96	150	15.6552	Other	$95,000	BC150 Main North Lofts	407	81
72-25-15-358-006	350 N MAIN	04/05/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$181,860	51.23	$363,711	$95,000	$260,000	$206,701	1.258	1,144	$227.27	150	3.1621	Other	$95,000	BC150 Main North Lofts	407	81
72-25-15-358-010	350 N MAIN	01/25/24	$390,000	WD	03-ARM'S LENGTH	$390,000	$187,460	48.07	$374,913	$95,000	$295,000	$215,318	1.370	1,294	$227.98	150	8.0591	Other	$95,000	BC150 Main North Lofts	407	81
72-25-15-358-015	350 N MAIN	07/18/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$174,260	51.25	$348,525	$95,000	$245,000	$195,019	1.256	1,112	$220.32	150	3.3191	Other	$95,000	BC150 Main North Lofts	407	81
72-25-15-358-020	350 N MAIN	02/06/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$167,670	52.40	$335,349	$95,000	$225,000	$184,884	1.217	972	$231.48	150	7.2497	Other	$95,000	BC150 Main North Lofts	407	81
72-25-15-358-023	350 N MAIN	10/14/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$159,840	48.44	$319,680	$95,000	$235,000	$172,831	1.360	919	$255.71	150	7.0234	Other	$95,000	BC150 Main North Lofts	407	81
72-25-15-358-028	350 N MAIN	08/22/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$210,820	57.76	$421,639	$95,000	$270,000	$251,261	1.075	1,275	$211.76	150	21.4897	Other	$95,000	BC150 Main North Lofts	407	81
72-25-15-358-029	350 N MAIN	11/08/22	$450,000	WD	03-ARM'S LENGTH	$450,000	$205,080	45.57	$410,166	$95,000	$355,000	$242,435	1.464	1,294	$274.34	150	17.4830	Other	$95,000	BC150 Main North Lofts	407	86
72-25-15-358-047	350 N MAIN	09/05/23	$440,000	WD	03-ARM'S LENGTH	$440,000	$220,420	50.10	$440,831	$95,000	$345,000	$266,024	1.297	1,275	$270.59	150	0.7399	Other	$95,000	BC150 Main North Lofts	407	86
72-25-15-358-079	350 N MAIN	04/04/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$161,470	48.20	$322,938	$95,000	$240,000	$175,337	1.369	958	$250.52	150	7.9316	Other	$95,000	BC150 Main North Lofts	407	81
72-25-15-358-092	350 N MAIN	07/08/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$171,790	47.72	$343,581	$95,000	$265,000	$191,216	1.386	1,112	$238.31	150	9.6389	Other	$95,000	BC150 Main North Lofts	407	81
		Totals:	**$3,977,000**			**$3,977,000**	**$2,001,200**		**$4,002,385**		**$2,932,000**	**$2,274,912**			**$238.66**		**0.0636**					
							Sale. Ratio =>	**50.32**				**E.C.F. =>**	**1.289**		**Std. Deviation=>**	**0.11648022**						
							Std. Dev. =>	**3.54**				**Ave. E.C.F. =>**	**1.289**		**Ave. Variance=>**	**9.2501**	**Coefficient of Var=>**	**7.173563203**				

161 CROOKS COVE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-152-039	1472 W WEBSTER	09/10/22	$189,750	WD	03-ARM'S LENGTH	$189,750	$92,120	48.55	$184,240	$45,000	$144,750	$103,141	1.403	1,028	$140.81	161	0.0000	Other	$45,000	BC161 Crooks Cove	407	66
		Totals:	**$189,750**			**$189,750**	**$92,120**		**$184,240**		**$144,750**	**$103,141**			**$140.81**		**0.0000**					
							Sale. Ratio =>	**48.55**				**E.C.F. =>**	**1.403**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.403**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

162 OAK SHADE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-154-028	2662 CROOKS	08/03/23	$270,000	WD	03-ARM'S LENGTH	$270,000	$128,490	47.59	$256,985	$67,500	$202,500	$170,707	1.186	1,406	$144.03	162	0.0000	Other	$67,500	BC162 Oak Shade	407	72
		Totals:	**$270,000**			**$270,000**	**$128,490**		**$256,985**		**$202,500**	**$170,707**			**$144.03**		**0.0000**					
							Sale. Ratio =>	**47.59**				**E.C.F. =>**	**1.186**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.186**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

City of Royal Oak 2025 Res Condo ECF Study

167 EAST FIFTH STREET CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-153-036	320 E 5TH	10/13/23	$460,000	WD	03-ARM'S LENGTH	$460,000	$219,610	47.74	$439,220	$106,613	$353,387	$209,187	1.689	1,408	$250.99	167	3.3276	TwnHse/Duplex	$106,000	BC167 East Fifth Street Condos	407	76
72-25-22-153-037	318 E 5TH	09/16/22	$455,000	WD	03-ARM'S LENGTH	$455,000	$224,200	49.27	$448,390	$127,813	$327,187	$201,621	1.623	1,438	$227.53	167	3.3276	TwnHse/Duplex	$127,200	BC167 East Fifth Street Condos	407	76
		Totals:	**$915,000**			**$915,000**	**$443,810**		**$887,610**		**$680,574**	**$410,808**			**$239.26**		**0.0613**					
							Sale. Ratio =>	**48.50**				**E.C.F. =>**	**1.657**		**Std. Deviation=>**	**0.04705984**						
							Std. Dev. =>	**1.08**				**Ave. E.C.F. =>**	**1.656**		**Ave. Variance=>**	**3.3276**	**Coefficient of Var=>**	**2.009366531**				

169 MAIN STREET LOFTS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-485-030	111 N MAIN	03/16/23	$337,000	WD	03-ARM'S LENGTH	$337,000	$160,830	47.72	$321,650	$80,500	$256,500	$196,057	1.308	1,081	$237.28	169	7.8061	Other	$80,500	BC169 Main Street Lofts	407	80
72-25-16-485-034	111 N MAIN	06/16/22	$324,900	WD	03-ARM'S LENGTH	$324,900	$162,540	50.03	$325,074	$80,500	$244,400	$198,841	1.229	1,081	$226.09	169	0.1108	Other	$80,500	BC169 Main Street Lofts	407	80
72-25-16-485-035	111 N MAIN	04/29/22	$315,000	WD	03-ARM'S LENGTH	$315,000	$160,830	51.06	$321,650	$80,500	$234,500	$196,057	1.196	1,081	$216.93	169	3.4152	Other	$80,500	BC169 Main Street Lofts	407	80
72-25-16-485-036	111 N MAIN	02/13/23	$323,000	WD	03-ARM'S LENGTH	$323,000	$160,830	49.79	$321,650	$80,500	$242,500	$196,057	1.237	1,081	$224.33	169	0.6653	Other	$80,500	BC169 Main Street Lofts	407	80
72-25-16-485-037	111 N MAIN	05/05/22	$312,000	WD	03-ARM'S LENGTH	$312,000	$160,830	51.55	$321,650	$80,500	$231,500	$196,057	1.181	1,081	$214.15	169	4.9453	Other	$80,500	BC169 Main Street Lofts	407	80
		Totals:	**$1,611,900**			**$1,611,900**	**$805,860**		**$1,611,674**		**$1,209,400**	**$983,068**			**$223.76**		**0.0003**					
							Sale. Ratio =>	**49.99**				**E.C.F. =>**	**1.230**		**Std. Deviation=>**	**0.04937338**						
							Std. Dev. =>	**1.48**				**Ave. E.C.F. =>**	**1.230**		**Ave. Variance=>**	**3.3885**	**Coefficient of Var=>**	**2.754382706**				

172 CENTER STREET LOFTS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-486-002	100 N CENTER	05/23/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$163,530	46.72	$327,058	$92,000	$258,000	$217,646	1.185	1,110	$232.43	172	10.5728	Other	$92,000	BC172 Center Street Lofts	407	81
72-25-16-486-005	100 N CENTER	10/28/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$199,980	52.63	$399,953	$92,000	$288,000	$285,142	1.010	1,528	$188.48	172	6.9657	Other	$92,000	BC172 Center Street Lofts	407	81
72-25-16-486-016	100 N CENTER	06/29/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$192,430	51.31	$384,868	$92,000	$283,000	$271,174	1.044	1,205	$234.85	172	3.6071	Other	$92,000	BC172 Center Street Lofts	407	81
		Totals:	**$1,105,000**			**$1,105,000**	**$555,940**		**$1,111,879**		**$829,000**	**$773,962**			**$218.59**		**0.8569**					
							Sale. Ratio =>	**50.31**				**E.C.F. =>**	**1.071**		**Std. Deviation=>**	**0.09309052**						
							Std. Dev. =>	**3.10**				**Ave. E.C.F. =>**	**1.080**		**Ave. Variance=>**	**7.0485**	**Coefficient of Var=>**	**6.528360082**				

175 LOFTS @ 11 CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-465-033	670 W 11 MILE	01/17/24	$353,000	WD	03-ARM'S LENGTH	$353,000	$166,080	47.05	$332,159	$86,000	$267,000	$182,340	1.464	1,308	$204.13	175	0.9529	Other	$86,000	BC175 Lofts @ 11	407	64
72-25-16-465-039	624 W 11 MILE	04/18/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$142,970	50.16	$285,931	$87,388	$197,612	$147,069	1.344	804	$245.79	175	11.1098	Other	$86,000	BC175 Lofts @ 11	407	92
72-25-16-465-043	638 W 11 MILE	05/10/23	$449,000	WD	03-ARM'S LENGTH	$449,000	$204,190	45.48	$408,383	$86,000	$363,000	$238,802	1.520	1,238	$293.21	175	6.5318	Other	$86,000	BC175 Lofts @ 11	407	92
72-25-16-465-047	622 W 11 MILE	04/01/22	$435,000	WD	03-ARM'S LENGTH	$435,000	$201,000	46.21	$401,992	$86,000	$349,000	$234,068	1.491	1,182	$295.26	175	3.6251	Other	$86,000	BC175 Lofts @ 11	407	92
		Totals:	**$1,522,000**			**$1,522,000**	**$714,240**		**$1,428,465**		**$1,176,612**	**$802,279**			**$259.60**		**1.1819**					
							Sale. Ratio =>	**46.93**				**E.C.F. =>**	**1.467**		**Std. Deviation=>**	**0.07749037**						
							Std. Dev. =>	**2.06**				**Ave. E.C.F. =>**	**1.455**		**Ave. Variance=>**	**5.5549**	**Coefficient of Var=>**	**3.81842483**				

178 SKYLOFTS MARKETSQUARE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-15-386-002	101 CURRY	04/27/22	$355,000	WD	03-ARM'S LENGTH	$355,000	$174,430	49.14	$348,861	$88,500	$266,500	$223,486	1.192	1,224	$217.73	178	0.6947	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-007	101 CURRY	11/03/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$189,190	50.45	$378,389	$88,500	$286,500	$248,832	1.151	1,210	$236.78	178	4.8036	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-010	101 CURRY	12/05/22	$327,000	WD	03-ARM'S LENGTH	$327,000	$166,230	50.83	$332,460	$88,500	$238,500	$209,408	1.139	1,088	$219.21	178	6.0490	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-043	101 CURRY	04/21/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$184,800	44.00	$369,603	$88,500	$331,500	$241,290	1.374	1,210	$273.97	178	17.4448	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-044	101 CURRY	03/13/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$191,070	48.99	$382,136	$88,500	$301,500	$252,048	1.196	1,230	$245.12	178	0.3216	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-050	101 CURRY	04/07/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$168,870	45.64	$337,741	$88,500	$281,500	$213,941	1.316	1,180	$238.56	178	11.6368	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-052	101 CURRY	08/21/23	$415,000	WD	03-ARM'S LENGTH	$415,000	$195,810	47.18	$391,620	$88,500	$326,500	$260,189	1.255	1,341	$243.48	178	5.5441	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-055	101 CURRY	11/17/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$168,870	51.17	$337,741	$88,500	$241,500	$213,941	1.129	1,180	$204.66	178	7.0599	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-062	101 CURRY	05/30/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$191,070	49.63	$382,136	$88,500	$296,500	$252,048	1.176	1,230	$241.06	178	2.3054	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-066	101 CURRY	09/09/22	$339,500	WD	03-ARM'S LENGTH	$339,500	$164,850	48.56	$329,696	$88,500	$251,000	$207,035	1.212	1,088	$230.70	178	1.2938	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-068	101 CURRY	12/12/22	$352,500	WD	03-ARM'S LENGTH	$352,500	$176,250	50.00	$352,505	$88,500	$264,000	$226,614	1.165	1,180	$223.73	178	3.4439	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-081	101 CURRY	11/17/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$153,200	49.42	$306,403	$88,500	$221,500	$187,041	1.184	1,025	$216.10	178	1.5185	Other	$88,500	BC178 Skylofts Marketsquare	407	80
72-25-15-386-082	101 CURRY	10/10/22	$308,000	WD	03-ARM'S LENGTH	$308,000	$160,250	52.03	$320,509	$88,500	$219,500	$199,149	1.102	1,088	$201.75	178	9.7229	Other	$88,500	BC178 Skylofts Marketsquare	407	80
		Totals:	**$4,677,000**			**$4,677,000**	**$2,284,890**		**$4,569,800**		**$3,526,500**	**$2,935,021**			**$230.22**		**0.2108**					
							Sale. Ratio =>	**48.85**				**E.C.F. =>**	**1.202**		**Std. Deviation=>**	**0.07617183**						
							Std. Dev. =>	**2.25**				**Ave. E.C.F. =>**	**1.199**		**Ave. Variance=>**	**5.5261**	**Coefficient of Var=>**	**4.607310226**				

241 ESPLANADE CONDO - 2 STY 1888 SF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-193	5045 CROOKS	04/11/23	$245,000	WD	03-ARM'S LENGTH	$245,000	$99,850	40.76	$199,707	$55,000	$190,000	$170,244	1.116	1,846	$102.93	241	0.0000	Other	$55,000	BC24X Esplanade	407	60
		Totals:	**$245,000**			**$245,000**	**$99,850**		**$199,707**		**$190,000**	**$170,244**			**$102.93**		**0.0000**					
							Sale. Ratio =>	**40.76**				**E.C.F. =>**	**1.116**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.116**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

City of Royal Oak 2025 Res Condo ECF Study

242 ESPLANADE CONDO - 2 STY 786 > 1076 SF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-175	5095 CROOKS	10/27/22	$183,000	WD	03-ARM'S LENGTH	$183,000	$86,880	47.48	$173,763	$46,000	$137,000	$117,214	1.169	1,052	$130.23	242	0.0317	Other	$46,000	BC24X Esplanade	407	65
72-20-32-476-176	5095 CROOKS	07/17/23	$196,000	WD	03-ARM'S LENGTH	$196,000	$87,580	44.68	$175,167	$46,000	$150,000	$118,502	1.266	1,052	$142.59	242	9.7315	Other	$46,000	BC24X Esplanade	407	66
72-20-32-476-177	5095 CROOKS	08/04/22	$129,000	WD	03-ARM'S LENGTH	$129,000	$67,600	52.40	$135,207	$34,000	$95,000	$92,850	1.023	798	$119.05	242	14.5338	Other	$34,000	BC24X Esplanade	407	63
72-20-32-476-179	5095 CROOKS	03/10/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$65,680	48.65	$131,352	$34,000	$101,000	$89,314	1.131	794	$127.20	242	3.7643	Other	$34,000	BC24X Esplanade	407	60
72-20-32-476-210	5005 CROOKS	09/15/23	$151,250	WD	03-ARM'S LENGTH	$151,250	$67,570	44.67	$135,133	$34,000	$117,250	$92,783	1.264	794	$147.67	242	9.5219	Other	$34,000	BC24X Esplanade	407	64
72-20-32-476-216	5025 CROOKS	07/31/23	$175,000	WD	03-ARM'S LENGTH	$175,000	$83,680	47.82	$167,360	$46,000	$129,000	$111,339	1.159	1,044	$123.56	242	0.9869	Other	$46,000	BC24X Esplanade	407	61
		Totals:	**$969,250**			**$969,250**	**$458,990**		**$917,982**		**$729,250**	**$622,002**			**$131.72**		**0.3936**					
							Sale. Ratio =>	**47.36**				**E.C.F. =>**	**1.172**		**Std. Deviation=>**	**0.09074626**						
							Std. Dev. =>	**2.87**				**Ave. E.C.F. =>**	**1.168**		**Ave. Variance=>**	**6.4283**	**Coefficient of Var=>**	**5.501422014**				

256 NORMANDY SQUARE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-256-003	2500 NORMANDY	12/18/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$180,420	48.76	$360,845	$94,000	$276,000	$160,750	1.717	1,382	$199.71	256	1.4110	Other	$94,000	BC256 NORMANDY SQUARE	407	93
72-25-05-256-010	2500 NORMANDY	03/27/24	$387,500	WD	03-ARM'S LENGTH	$387,500	$181,720	46.90	$363,430	$94,000	$293,500	$162,307	1.808	1,382	$212.37	256	7.7237	Other	$94,000	BC256 NORMANDY SQUARE	407	93
72-25-05-256-012	2500 NORMANDY	07/21/23	$355,000	WD	03-ARM'S LENGTH	$355,000	$180,000	50.70	$360,008	$94,000	$261,000	$160,246	1.629	1,382	$188.86	256	10.2314	Other	$94,000	BC256 NORMANDY SQUARE	407	93
72-25-05-256-013	2500 NORMANDY	01/19/23	$345,000	WD	03-ARM'S LENGTH	$345,000	$180,000	52.17	$360,008	$94,000	$251,000	$160,246	1.566	1,382	$181.62	256	16.4718	Other	$94,000	BC256 NORMANDY SQUARE	407	93
72-25-05-256-018	2500 NORMANDY	11/18/22	$344,000	WD	03-ARM'S LENGTH	$344,000	$181,440	52.74	$362,875	$94,000	$250,000	$161,973	1.543	1,382	$180.90	256	18.7593	Other	$94,000	BC256 NORMANDY SQUARE	407	94
72-25-05-256-034	2500 NORMANDY	06/26/23	$406,000	WD	03-ARM'S LENGTH	$406,000	$182,230	44.88	$364,462	$94,000	$312,000	$162,929	1.915	1,382	$225.76	256	18.3884	Other	$94,000	BC256 NORMANDY SQUARE	407	94
72-25-05-256-035	2500 NORMANDY	08/17/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$181,440	49.71	$362,875	$94,000	$271,000	$161,973	1.673	1,382	$196.09	256	5.7942	Other	$94,000	BC256 NORMANDY SQUARE	407	94
72-25-05-256-039	2500 NORMANDY	06/17/22	$355,900	WD	03-ARM'S LENGTH	$355,900	$180,790	50.80	$361,579	$94,000	$261,900	$161,192	1.625	1,382	$189.51	256	10.6293	Other	$94,000	BC256 NORMANDY SQUARE	407	93
72-25-05-256-043	2500 NORMANDY	07/22/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$180,000	47.37	$360,008	$94,000	$286,000	$160,246	1.785	1,382	$206.95	256	5.3697	Other	$94,000	BC256 NORMANDY SQUARE	407	93
72-25-05-256-046	2500 NORMANDY	01/25/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$180,000	46.15	$360,008	$94,000	$296,000	$160,246	1.847	1,382	$214.18	256	11.6101	Other	$94,000	BC256 NORMANDY SQUARE	407	93
72-25-05-256-049	2500 NORMANDY	09/25/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$182,230	46.73	$364,462	$94,000	$296,000	$162,929	1.817	1,382	$214.18	256	8.5681	Other	$94,000	BC256 NORMANDY SQUARE	407	94
72-25-05-256-054	2500 NORMANDY	10/18/23	$395,000	WD	03-ARM'S LENGTH	$395,000	$182,230	46.13	$364,462	$94,000	$301,000	$162,929	1.847	1,382	$217.80	256	11.6370	Other	$94,000	BC256 NORMANDY SQUARE	407	94
		Totals:	**$4,483,400**			**$4,483,400**	**$2,172,500**		**$4,345,022**		**$3,355,400**	**$1,937,965**			**$202.33**		**0.0342**					
							Sale. Ratio =>	**48.46**				**E.C.F. =>**	**1.731**		**Std. Deviation=>**	**0.12235222**						
							Std. Dev. =>	**2.60**				**Ave. E.C.F. =>**	**1.731**		**Ave. Variance=>**	**10.5495**	**Coefficient of Var=>**	**6.094235581**				

257 NORMANDY VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-257-006	2520 MASSOIT	10/07/22	$610,000	WD	03-ARM'S LENGTH	$610,000	$303,870	49.81	$607,745	$167,902	$442,098	$366,536	1.206	2,224	$198.79	257	9.8087	Colonial/2Sty	$163,205	SC257 NORMANDY VILLAGE	407	93
72-25-05-257-010	2450 MASSOIT	05/23/23	$650,000	WD	03-ARM'S LENGTH	$650,000	$304,740	46.88	$609,483	$163,205	$486,795	$371,898	1.309	2,178	$223.51	257	0.4707	Colonial/2Sty	$163,205	SC257 NORMANDY VILLAGE	407	93
72-25-05-257-017	2471 MASSOIT	06/02/23	$630,000	WD	03-ARM'S LENGTH	$630,000	$282,430	44.83	$564,864	$149,154	$480,846	$346,425	1.388	2,202	$218.37	257	8.3784	Colonial/2Sty	$149,154	SC257 NORMANDY VILLAGE	407	93
72-25-05-257-019	2511 MASSOIT	11/06/23	$619,000	WD	03-ARM'S LENGTH	$619,000	$280,200	45.27	$560,396	$149,154	$469,846	$342,702	1.371	2,168	$216.72	257	6.6767	Colonial/2Sty	$149,154	SC257 NORMANDY VILLAGE	407	95
72-25-05-257-024	2561 MASSOIT	12/29/22	$530,800	WD	03-ARM'S LENGTH	$530,800	$278,890	52.54	$557,774	$149,154	$381,646	$340,517	1.121	2,192	$174.11	257	18.3454	Colonial/2Sty	$149,154	SC257 NORMANDY VILLAGE	407	93
72-25-05-257-032	4280 KENT	07/13/23	$740,000	WD	03-ARM'S LENGTH	$740,000	$320,990	43.38	$641,977	$156,870	$583,130	$404,256	1.442	2,704	$215.65	257	13.8239	Colonial/2Sty	$155,589	SC257 NORMANDY VILLAGE	407	94
72-25-05-257-037	4230 KENT	10/04/22	$597,500	WD	03-ARM'S LENGTH	$597,500	$298,220	49.91	$596,440	$155,589	$441,911	$367,376	1.203	2,192	$201.60	257	10.1354	Colonial/2Sty	$155,589	SC257 NORMANDY VILLAGE	407	94
72-25-05-257-039	4210 KENT	11/10/23	$677,000	WD	03-ARM'S LENGTH	$677,000	$311,940	46.08	$623,875	$155,589	$521,411	$390,238	1.336	2,224	$234.45	257	3.1896	Colonial/2Sty	$155,589	SC257 NORMANDY VILLAGE	407	94
72-25-05-257-044	4231 KENT	08/21/23	$645,000	WD	03-ARM'S LENGTH	$645,000	$292,750	45.39	$585,506	$144,104	$500,896	$367,835	1.362	2,219	$225.73	257	5.7502	Colonial/2Sty	$141,145	SC257 NORMANDY VILLAGE	407	95
		Totals:	**$5,699,300**			**$5,699,300**	**$2,674,030**		**$5,348,060**		**$4,308,579**	**$3,297,783**			**$212.10**		**0.2269**					
							Sale. Ratio =>	**46.92**				**E.C.F. =>**	**1.307**		**Std. Deviation=>**	**0.105168**						
							Std. Dev. =>	**2.98**				**Ave. E.C.F. =>**	**1.304**		**Ave. Variance=>**	**8.5088**	**Coefficient of Var=>**	**6.523933944**				

261 ESSEX HOUSE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-204-012	2206 ESSEX	07/21/22	$159,900	WD	03-ARM'S LENGTH	$159,900	$72,330	45.23	$144,655	$40,000	$119,900	$116,283	1.031	1,010	$118.71	261	0.0000	Other	$40,000	BC26X Essex House	407	63
		Totals:	**$159,900**			**$159,900**	**$72,330**		**$144,655**		**$119,900**	**$116,283**			**$118.71**		**0.0000**					
							Sale. Ratio =>	**45.23**				**E.C.F. =>**	**1.031**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.031**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

281 EXECUTIVE HOUSE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-278-028	4345 CROOKS	11/17/23	$130,000	WD	03-ARM'S LENGTH	$130,000	$56,700	43.62	$113,408	$31,500	$98,500	$84,441	1.166	831	$118.53	281	4.6837	Other	$31,500	BC281 Executive House	407	64
72-25-05-278-033	4345 CROOKS	04/29/22	$126,900	WD	03-ARM'S LENGTH	$126,900	$58,880	46.40	$117,757	$31,500	$95,400	$88,925	1.073	831	$114.80	281	4.6837	Other	$31,500	BC281 Executive House	407	68
		Totals:	**$256,900**			**$256,900**	**$115,580**		**$231,165**		**$193,900**	**$173,366**			**$116.67**		**0.1211**					
							Sale. Ratio =>	**44.99**				**E.C.F. =>**	**1.118**		**Std. Deviation=>**	**0.06623783**						
							Std. Dev. =>	**1.97**				**Ave. E.C.F. =>**	**1.120**		**Ave. Variance=>**	**4.6837**	**Coefficient of Var=>**	**4.183184733**				

319 INDIAN WELLS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-477-099	3327 NELL ROSE	08/25/23	$341,000	WD	03-ARM'S LENGTH	$341,000	$171,630	50.33	$343,254	$85,000	$256,000	$222,633	1.150	1,915	$133.68	319	0.0000	Other	$85,000	BC319 Indian Wells	407	75
		Totals:	**$341,000**			**$341,000**	**$171,630**		**$343,254**		**$256,000**	**$222,633**			**$133.68**		**0.0000**					
							Sale. Ratio =>	**50.33**				**E.C.F. =>**	**1.150**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.150**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

City of Royal Oak 2025 Res Condo ECF Study

321 THE FAIRWAYS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-378-027	3439 BENJAMIN	03/15/24	$192,000	WD	03-ARM'S LENGTH	$192,000	$64,270	33.47	$128,549	$38,500	$153,500	$120,065	1.278	822	$186.74	321	34.7532	Other	$38,500	BC321 The Fairways	407	60
72-25-05-378-029	3439 BENJAMIN	11/29/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$83,840	42.99	$167,670	$38,500	$156,500	$172,227	0.909	1,151	$135.97	321	2.2253	Other	$38,500	BC321 The Fairways	407	60
72-25-05-378-034	3439 BENJAMIN	12/22/23	$190,000	WD	03-ARM'S LENGTH	$190,000	$73,280	38.57	$146,560	$38,500	$151,500	$144,080	1.051	822	$184.31	321	12.0560	Other	$38,500	BC321 The Fairways	407	72
72-25-05-378-037	3439 BENJAMIN	03/11/24	$209,000	WD	03-ARM'S LENGTH	$209,000	$87,670	41.95	$175,334	$38,500	$170,500	$182,445	0.935	1,145	$148.91	321	0.3588	Other	$38,500	BC321 The Fairways	407	65
72-25-05-378-038	3439 BENJAMIN	11/21/22	$183,000	WD	03-ARM'S LENGTH	$183,000	$83,260	45.50	$166,523	$38,500	$144,500	$170,697	0.847	1,145	$126.20	321	8.4411	Other	$38,500	BC321 The Fairways	407	60
72-25-05-378-045	3439 BENJAMIN	06/07/22	$188,500	WD	03-ARM'S LENGTH	$188,500	$83,300	44.19	$166,591	$38,500	$150,000	$170,788	0.878	1,145	$131.00	321	5.2657	Other	$38,500	BC321 The Fairways	407	60
72-25-05-378-063	3415 BENJAMIN	09/29/22	$243,000	WD	03-ARM'S LENGTH	$243,000	$118,240	48.66	$236,474	$57,000	$186,000	$239,299	0.777	1,690	$110.06	321	15.3668	Other	$57,000	BC321 The Fairways	407	60
72-25-05-378-069	3415 BENJAMIN	02/03/23	$188,000	WD	03-ARM'S LENGTH	$188,000	$83,070	44.19	$166,145	$38,500	$149,500	$170,193	0.878	1,146	$130.45	321	5.2526	Other	$38,500	BC321 The Fairways	407	60
72-25-05-378-087	3415 BENJAMIN	02/12/24	$216,000	WD	03-ARM'S LENGTH	$216,000	$94,940	43.95	$189,885	$41,500	$174,500	$197,847	0.882	1,349	$129.36	321	4.8943	Other	$41,500	BC321 The Fairways	407	60
72-25-05-378-092	3415 BENJAMIN	06/08/23	$197,000	WD	03-ARM'S LENGTH	$197,000	$69,280	35.17	$138,564	$38,500	$158,500	$133,419	1.188	904	$175.33	321	25.7051	Other	$38,500	BC321 The Fairways	407	60
72-25-05-378-093	3415 BENJAMIN	03/31/23	$175,000	WD	03-ARM'S LENGTH	$175,000	$85,140	48.65	$170,282	$38,500	$136,500	$175,709	0.777	1,188	$114.90	321	15.4088	Other	$38,500	BC321 The Fairways	407	60
72-25-05-378-096	3415 BENJAMIN	02/28/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$118,240	47.30	$236,474	$57,000	$193,000	$239,299	0.807	1,690	$114.20	321	12.4415	Other	$57,000	BC321 The Fairways	407	60
72-25-05-378-097	3415 BENJAMIN	03/29/24	$248,000	WD	03-ARM'S LENGTH	$248,000	$107,260	43.25	$214,512	$41,500	$206,500	$230,683	0.895	1,349	$153.08	321	3.5770	Other	$41,500	BC321 The Fairways	407	70
		Totals:	**$2,674,500**			**$2,674,500**	**$1,151,790**		**$2,303,563**		**$2,131,000**	**$2,346,751**			**$141.58**		**2.2875**					
							Sale. Ratio =>	**43.07**				**E.C.F. =>**	**0.908**		**Std. Deviation=>**	**0.15304248**						
							Std. Dev. =>	**4.70**				**Ave. E.C.F. =>**	**0.931**		**Ave. Variance=>**	**11.2112**	**Coefficient of Var=>**	**12.04293438**				

323 NORMANDY OAKS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-329-015	4109 BENJAMIN	06/08/22	$111,100	WD	03-ARM'S LENGTH	$111,100	$56,460	50.82	$112,926	$30,456	$80,644	$74,973	1.076	708	$113.90	323	8.3808	Other	$30,000	BC323 Normandy Oaks	407	60
72-25-05-329-028	4015 BENJAMIN	10/27/22	$136,000	WD	03-ARM'S LENGTH	$136,000	$63,740	46.87	$127,487	$30,244	$105,756	$88,403	1.196	796	$132.86	323	3.6846	Other	$30,000	BC323 Normandy Oaks	407	63
72-25-05-329-037	4009 BENJAMIN	10/05/22	$117,500	WD	03-ARM'S LENGTH	$117,500	$58,510	49.80	$117,021	$30,495	$87,005	$78,660	1.106	708	$122.89	323	5.3363	Other	$30,000	BC323 Normandy Oaks	407	63
72-25-05-329-043	4003 BENJAMIN	02/16/23	$123,000	WD	03-ARM'S LENGTH	$123,000	$57,660	46.88	$115,324	$30,374	$92,626	$77,227	1.199	708	$130.83	323	3.9943	Other	$30,000	BC323 Normandy Oaks	407	60
72-25-05-329-045	4003 BENJAMIN	09/22/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$57,710	48.09	$115,421	$30,495	$89,505	$77,205	1.159	708	$126.42	323	0.0143	Other	$30,000	BC323 Normandy Oaks	407	63
72-25-05-329-050	4115 BENJAMIN	12/14/23	$115,000	WD	03-ARM'S LENGTH	$115,000	$57,330	49.85	$114,654	$30,330	$84,670	$76,658	1.105	708	$119.59	323	5.4939	Other	$30,000	BC323 Normandy Oaks	407	60
72-25-05-329-060	3927 BENJAMIN	10/20/23	$114,500	WD	03-ARM'S LENGTH	$114,500	$56,390	49.25	$112,777	$30,374	$84,126	$74,912	1.123	708	$118.82	323	3.6452	Other	$30,000	BC323 Normandy Oaks	407	60
72-25-05-329-074	3915 BENJAMIN	11/13/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$61,150	43.68	$122,307	$30,229	$109,771	$83,707	1.311	796	$137.90	323	15.1915	Other	$30,000	BC323 Normandy Oaks	407	60
		Totals:	**$977,100**			**$977,100**	**$468,950**		**$937,917**		**$734,103**	**$631,745**			**$125.40**		**0.2571**					
							Sale. Ratio =>	**47.99**				**E.C.F. =>**	**1.162**		**Std. Deviation=>**	**0.07582839**						
							Std. Dev. =>	**2.31**				**Ave. E.C.F. =>**	**1.159**		**Ave. Variance=>**	**5.7176**	**Coefficient of Var=>**	**4.931289858**				

332 ALEXANDER PLACE SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-15-332-059	816 BALDWIN	05/04/23	$670,000	WD	03-ARM'S LENGTH	$670,000	$266,190	39.73	$532,382	$100,133	$569,867	$332,499	1.714	2,071	$275.17	332	21.8918	Colonial/2Sty	$98,266	Sec 15, Gardenia to 11 mile	401	88
72-25-15-332-062	828 BALDWIN	11/22/22	$590,000	WD	03-ARM'S LENGTH	$590,000	$299,480	50.76	$598,960	$112,527	$477,473	$374,179	1.276	2,148	$222.29	332	21.8918	Colonial/2Sty	$105,191	Sec 15, Gardenia to 11 mile	401	94
		Totals:	**$1,260,000**			**$1,260,000**	**$565,670**		**$1,131,342**		**$1,047,340**	**$706,678**			**$248.73**		**1.2912**					
							Sale. Ratio =>	**44.89**				**E.C.F. =>**	**1.482**		**Std. Deviation=>**	**0.30959641**						
							Std. Dev. =>	**7.80**				**Ave. E.C.F. =>**	**1.495**		**Ave. Variance=>**	**21.8918**	**Coefficient of Var=>**	**14.64359996**				

City of Royal Oak 2025 Res Condo ECF Study

338 THE HARRISON COLLECTION CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-338-002	1021 KNOWLES	09/01/23	$614,000	WD	03-ARM'S LENGTH	$614,000	$320,260	52.16	$640,528	$160,000	$454,000	$338,400	1.342	2,207	$205.71	338	16.3773	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-004	533 E HARRISON	06/06/23	$825,000	WD	03-ARM'S LENGTH	$825,000	$372,040	45.10	$744,076	$160,000	$665,000	$411,321	1.617	2,388	$278.48	338	11.1361	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-005	533 E HARRISON	05/12/22	$644,412	PTA	03-ARM'S LENGTH	$644,412	$320,650	49.76	$641,298	$160,000	$484,412	$338,942	1.429	2,207	$219.49	338	7.6193	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-006	533 E HARRISON	04/15/22	$559,000	WD	03-ARM'S LENGTH	$559,000	$298,680	53.43	$597,364	$160,000	$399,000	$308,003	1.295	1,875	$212.80	338	20.9938	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-007	533 E HARRISON	05/23/22	$653,495	WD	03-ARM'S LENGTH	$653,495	$319,960	48.96	$639,910	$160,000	$493,495	$337,965	1.460	2,207	$223.60	338	4.5184	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-008	533 E HARRISON	02/09/23	$695,000	WD	03-ARM'S LENGTH	$695,000	$294,700	42.40	$589,392	$160,000	$535,000	$302,389	1.769	1,875	$285.33	338	26.3865	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-009	533 E HARRISON	05/11/22	$638,140	PTA	03-ARM'S LENGTH	$638,140	$298,680	46.80	$597,364	$160,000	$478,140	$308,003	1.552	1,875	$255.01	338	4.7008	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-010	533 E HARRISON	04/15/22	$615,000	WD	03-ARM'S LENGTH	$615,000	$298,680	48.57	$597,364	$160,000	$455,000	$308,003	1.477	1,875	$242.67	338	2.8122	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-011	533 E HARRISON	04/27/22	$615,000	WD	03-ARM'S LENGTH	$615,000	$319,960	52.03	$639,910	$160,000	$455,000	$337,965	1.346	2,207	$206.16	338	15.9087	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-012	533 E HARRISON	04/12/22	$634,375	WD	03-ARM'S LENGTH	$634,375	$298,680	47.08	$597,364	$160,000	$474,375	$308,003	1.540	1,875	$253.00	338	3.4784	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-014	533 E HARRISON	02/16/23	$590,385	WD	03-ARM'S LENGTH	$590,385	$301,720	51.11	$603,436	$160,000	$430,385	$312,279	1.378	1,832	$234.93	338	12.7174	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	97
72-25-22-338-018	533 E HARRISON	09/08/23	$655,000	WD	03-ARM'S LENGTH	$655,000	$304,340	46.46	$608,685	$160,000	$495,000	$315,975	1.567	1,856	$266.70	338	6.1197	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	97
72-25-22-338-019	533 E HARRISON	06/20/23	$610,200	WD	03-ARM'S LENGTH	$610,200	$304,520	49.90	$609,042	$160,000	$450,200	$316,227	1.424	1,856	$242.56	338	8.1719	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	97
72-25-22-338-020	533 E HARRISON	02/09/23	$523,300	WD	03-ARM'S LENGTH	$523,300	$278,890	53.29	$557,780	$160,000	$363,300	$280,127	1.297	1,524	$238.39	338	20.8468	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	97
72-25-22-338-021	533 E HARRISON	10/12/22	$704,580	WD	03-ARM'S LENGTH	$704,580	$348,960	49.53	$697,920	$160,000	$544,580	$378,817	1.438	2,189	$248.78	338	6.7800	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-022	533 E HARRISON	07/26/22	$599,000	WD	03-ARM'S LENGTH	$599,000	$298,680	49.86	$597,364	$160,000	$439,000	$308,003	1.425	1,875	$234.13	338	8.0069	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-023	533 E HARRISON	07/22/22	$569,000	WD	03-ARM'S LENGTH	$569,000	$299,270	52.60	$598,536	$160,000	$409,000	$308,828	1.324	1,875	$218.13	338	18.1020	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-024	533 E HARRISON	07/29/22	$615,000	WD	03-ARM'S LENGTH	$615,000	$323,140	52.54	$646,275	$160,000	$455,000	$342,447	1.329	2,207	$206.16	338	17.6709	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-025	533 E HARRISON	07/08/22	$599,000	WD	03-ARM'S LENGTH	$599,000	$319,960	53.42	$639,910	$160,000	$439,000	$337,965	1.299	2,207	$198.91	338	20.6429	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-026	533 E HARRISON	07/06/22	$609,315	WD	03-ARM'S LENGTH	$609,315	$299,380	49.13	$598,752	$160,000	$449,315	$308,980	1.454	1,875	$239.63	338	5.1194	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-027	533 E HARRISON	08/25/22	$759,958	WD	03-ARM'S LENGTH	$759,958	$380,610	50.08	$761,227	$160,000	$599,958	$423,399	1.417	2,654	$226.06	338	8.8378	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	96
72-25-22-338-028	533 E HARRISON	04/14/23	$756,929	WD	03-ARM'S LENGTH	$756,929	$300,260	39.67	$600,511	$160,000	$596,929	$310,219	1.924	1,875	$318.36	338	41.8837	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	97
72-25-22-338-029	533 E HARRISON	04/14/23	$752,040	WD	03-ARM'S LENGTH	$752,040	$323,960	43.08	$647,919	$160,000	$592,040	$343,605	1.723	2,207	$268.26	338	21.7644	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	97
72-25-22-338-030	533 E HARRISON	06/14/23	$700,000	WD	03-ARM'S LENGTH	$700,000	$301,660	43.09	$603,313	$160,000	$540,000	$312,192	1.730	1,875	$288.00	338	22.4323	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	97
72-25-22-338-032	533 E HARRISON	05/08/23	$711,540	WD	03-ARM'S LENGTH	$711,540	$300,260	42.20	$600,511	$160,000	$551,540	$310,219	1.778	1,875	$294.15	338	27.2524	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	97
72-25-22-338-034	533 E HARRISON	04/17/23	$776,423	WD	03-ARM'S LENGTH	$776,423	$322,460	41.53	$644,917	$160,000	$616,423	$341,491	1.805	2,186	$281.99	338	29.9713	TwnHse/Duplex	$160,000	BC338 THE HARRISON COLLECTION	407	97
		Totals:	**$17,025,092**			**$17,025,092**	**$8,150,360**		**$16,300,668**		**$12,865,092**	**$8,549,766**			**$245.67**		**0.0651**					
							Sale. Ratio =>	**47.87**				**E.C.F. =>**	**1.505**		**Std. Deviation=>**	**0.18172518**						
							Std. Dev. =>	**4.14**				**Ave. E.C.F. =>**	**1.505**		**Ave. Variance=>**	**15.0097**	**Coefficient of Var=>**	**9.970674553**				

339 SOUTHSIDE CONDOMINIUM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-377-035	1300 BATAVIA	07/12/23	$2,900,000	MLC	20-MULTI PARCEL SALE REF	$2,900,000	$372,270	12.84	$744,536	$147,668	$2,752,332	$585,165	4.704	4,164	$660.98	339	249.5088	Other	$144,000	SOUTHSIDE CONDO (RES/CI)	407	89
72-25-22-377-036	1300 BATAVIA	07/12/23	$2,900,000	MLC	19-MULTI PARCEL ARM'S LENGTI	$2,900,000	$192,960	6.65	$360,105	$61,421	$2,838,579	$292,827	9.694	2,059	$1378.62	339	249.5088	Other	$60,000	SOUTHSIDE CONDO (RES/CI)	407	89
		Totals:	**$5,800,000**			**$5,800,000**	**$565,230**		**$1,104,641**		**$5,590,911**	**$877,992**			**$1019.80**		**83.0767**					
							Sale. Ratio =>	**9.75**				**E.C.F. =>**	**6.368**		**Std. Deviation=>**	**3.52858668**						
							Std. Dev. =>	**4.37**				**Ave. E.C.F. =>**	**7.199**		**Ave. Variance=>**	**249.5088**	**Coefficient of Var=>**	**34.66071204**				

340 THE TOWNES AT 3506 CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-03-380-001	508 MIDLAND	06/10/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$164,880	49.22	$329,752	$85,000	$250,000	$178,651	1.399	1,382	$180.90	340	6.0921	Other	$85,000	BC340 The Townes at 3506	407	92
72-25-03-380-004	502 MIDLAND	09/08/22	$319,000	WD	03-ARM'S LENGTH	$319,000	$164,880	51.69	$329,752	$85,000	$234,000	$178,651	1.310	1,382	$169.32	340	15.0481	Other	$85,000	BC340 The Townes at 3506	407	92
72-25-03-380-015	3534 ROCHESTER	05/06/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$165,700	41.43	$331,392	$85,000	$315,000	$179,848	1.751	1,382	$227.93	340	29.1180	Other	$85,000	BC340 The Townes at 3506	407	92
72-25-03-380-027	505 MIDLAND	04/28/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$166,550	49.72	$333,095	$85,000	$250,000	$181,091	1.381	1,382	$180.90	340	7.9777	Other	$85,000	BC340 The Townes at 3506	407	92
		Totals:	**$1,389,000**			**$1,389,000**	**$662,010**		**$1,323,991**		**$1,049,000**	**$718,242**			**$189.76**		**0.0214**					
							Sale. Ratio =>	**47.66**				**E.C.F. =>**	**1.461**		**Std. Deviation=>**	**0.19791115**						
							Std. Dev. =>	**4.52**				**Ave. E.C.F. =>**	**1.460**		**Ave. Variance=>**	**14.5590**	**Coefficient of Var=>**	**9.969898449**				

354 LEXINGTON ON THE PARK CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-04-354-001	3593 MARAIS	07/21/22	$605,000	WD	03-ARM'S LENGTH	$605,000	$308,860	51.05	$617,722	$190,663	$414,337	$371,356	1.116	2,446	$169.39	354	12.4895	Colonial/2Sty	$190,663	SC354 Lexington on the Park	407	91
72-25-04-354-004	3563 MARAIS	04/18/23	$514,000	WD	03-ARM'S LENGTH	$514,000	$272,510	53.02	$545,013	$143,102	$370,898	$349,488	1.061	2,096	$176.96	354	17.9375	Colonial/2Sty	$140,000	SC354 Lexington on the Park	407	92
72-25-04-354-014	3492 ARBOR	01/31/24	$690,000	WD	03-ARM'S LENGTH	$690,000	$325,700	47.20	$651,396	$175,418	$514,582	$413,894	1.243	2,757	$186.65	354	0.2634	Colonial/2Sty	$171,355	SC354 Lexington on the Park	407	92
72-25-04-354-016	3512 ARBOR	09/08/22	$570,000	WD	03-ARM'S LENGTH	$570,000	$279,640	49.06	$559,272	$140,000	$430,000	$364,584	1.179	2,254	$190.77	354	6.1211	Colonial/2Sty	$140,000	SC354 Lexington on the Park	407	92
72-25-04-354-019	3511 ARBOR	07/06/23	$730,000	WD	03-ARM'S LENGTH	$730,000	$301,430	41.29	$602,869	$158,441	$571,559	$386,459	1.479	2,524	$226.45	354	23.8327	Colonial/2Sty	$152,811	SC354 Lexington on the Park	407	92
72-25-04-354-035	3551 ARBOR	11/30/22	$560,000	WD	03-ARM'S LENGTH	$560,000	$271,000	48.39	$541,994	$152,811	$407,189	$338,420	1.203	2,184	$186.44	354	3.7430	Colonial/2Sty	$152,811	SC354 Lexington on the Park	407	92
72-25-04-354-036	3541 ARBOR	02/15/24	$632,000	WD	03-ARM'S LENGTH	$632,000	$272,850	43.17	$545,705	$152,811	$479,189	$341,647	1.403	2,184	$219.41	354	16.1949	Colonial/2Sty	$152,811	SC354 Lexington on the Park	407	92
		Totals:	**$4,301,000**			**$4,301,000**	**$2,031,990**		**$4,063,971**		**$3,187,754**	**$2,565,848**			**$193.72**		**0.1742**					
							Sale. Ratio =>	**47.24**				**E.C.F. =>**	**1.242**		**Std. Deviation=>**	**0.15053021**						
							Std. Dev. =>	**4.15**				**Ave. E.C.F. =>**	**1.241**		**Ave. Variance=>**	**11.5117**	**Coefficient of Var=>**	**9.278888128**				

City of Royal Oak 2025 Res Condo ECF Study

356 NORTH DORCHESTER CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-14-356-004	129 N DORCHESTER	06/29/23	$550,000	WD	03-ARM'S LENGTH	$550,000	$284,390	51.71	$568,784	$161,927	$388,073	$320,360	1.211	1,939	$200.14	356	12.7800	Colonial/2Sty	$161,927	SC356 North Dorchester	407	90
72-25-14-356-006	145 N DORCHESTER	09/06/23	$655,000	WD	03-ARM'S LENGTH	$655,000	$313,340	47.84	$626,686	$161,447	$493,553	$366,330	1.347	2,437	$202.52	356	0.8125	Colonial/2Sty	$161,447	SC356 North Dorchester	407	92
72-25-14-356-013	303 N DORCHESTER	04/19/22	$592,000	PTA	03-ARM'S LENGTH	$592,000	$265,950	44.92	$531,898	$127,696	$464,304	$318,269	1.459	1,955	$237.50	356	11.9674	Colonial/2Sty	$127,696	SC356 North Dorchester	407	97
		Totals:	**$1,797,000**			**$1,797,000**	**$863,680**		**$1,727,368**		**$1,345,930**	**$1,004,959**			**$213.39**		**0.0123**					
							Sale. Ratio =>	**48.06**				**E.C.F. =>**	**1.339**		**Std. Deviation=>**	**0.12393702**						
							Std. Dev. =>	**3.40**				**Ave. E.C.F. =>**	**1.339**		**Ave. Variance=>**	**8.5200**	**Coefficient of Var=>**	**6.362158677**				

384 SHERMAN OAKS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-384-001	1091 N SHERMAN	09/20/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$185,990	48.31	$371,973	$95,000	$290,000	$182,219	1.591	1,351	$214.66	384	2.5538	Other	$95,000	BC384 Sherman Oaks	407	92
72-25-16-384-002	1091 N SHERMAN	05/31/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$182,270	47.34	$364,534	$95,000	$290,000	$177,325	1.635	1,358	$213.55	384	6.9463	Other	$95,000	BC384 Sherman Oaks	407	92
72-25-16-384-003	1091 N SHERMAN	12/27/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$182,270	52.08	$364,534	$95,000	$255,000	$177,325	1.438	1,358	$187.78	384	12.7915	Other	$95,000	BC384 Sherman Oaks	407	92
72-25-16-384-004	1091 N SHERMAN	06/15/23	$405,000	WD	03-ARM'S LENGTH	$405,000	$185,990	45.92	$371,973	$95,000	$310,000	$182,219	1.701	1,351	$229.46	384	13.5296	Other	$95,000	BC384 Sherman Oaks	407	92
72-25-16-384-010	1071 N SHERMAN	11/29/22	$350,000	WD	03-ARM'S LENGTH	$350,000	$182,310	52.09	$364,610	$95,000	$255,000	$177,375	1.438	1,358	$187.78	384	12.8320	Other	$95,000	BC384 Sherman Oaks	407	92
72-25-16-384-021	1041 N SHERMAN	06/08/22	$375,000	WD	03-ARM'S LENGTH	$375,000	$187,520	50.01	$375,042	$95,000	$280,000	$184,238	1.520	1,351	$207.25	384	4.6181	Other	$95,000	BC384 Sherman Oaks	407	92
72-25-16-384-026	1031 N SHERMAN	10/11/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$185,990	48.94	$371,973	$95,000	$285,000	$182,219	1.564	1,351	$210.95	384	0.1901	Other	$95,000	BC384 Sherman Oaks	407	92
72-25-16-384-028	1031 N SHERMAN	03/30/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$181,890	47.24	$363,785	$95,000	$290,000	$176,832	1.640	1,355	$214.02	384	7.4020	Other	$95,000	BC384 Sherman Oaks	407	92
		Totals:	**$3,015,000**			**$3,015,000**	**$1,474,230**		**$2,948,424**		**$2,255,000**	**$1,439,753**			**$208.18**		**0.0289**					
							Sale. Ratio =>	**48.90**				**E.C.F. =>**	**1.566**		**Std. Deviation=>**	**0.09578693**						
							Std. Dev. =>	**2.26**				**Ave. E.C.F. =>**	**1.566**		**Ave. Variance=>**	**7.6079**	**Coefficient of Var=>**	**4.85833977**				

385 PARK WEST CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-385-010	932 W 11 MILE	08/23/23	$529,000	WD	03-ARM'S LENGTH	$529,000	$251,060	47.46	$502,123	$125,000	$404,000	$221,837	1.821	1,096	$368.61	385	10.8557	Other	$125,000	BC385 Park West Condo	407	93
72-25-16-385-012	934 W 11 MILE	11/01/22	$479,000	WD	03-ARM'S LENGTH	$479,000	$251,060	52.41	$502,123	$125,000	$354,000	$221,837	1.596	1,096	$322.99	385	11.6833	Other	$125,000	BC385 Park West Condo	407	93
72-25-16-385-014	918 W 11 MILE	08/17/23	$877,000	WD	03-ARM'S LENGTH	$877,000	$434,320	49.52	$868,636	$187,500	$689,500	$400,668	1.721	2,192	$314.55	385	0.8276	Other	$187,500	BC385 Park West Condo	407	94
		Totals:	**$1,885,000**			**$1,885,000**	**$936,440**		**$1,872,882**		**$1,447,500**	**$844,342**			**$335.39**		**0.1753**					
							Sale. Ratio =>	**49.68**				**E.C.F. =>**	**1.714**		**Std. Deviation=>**	**0.112923**						
							Std. Dev. =>	**2.49**				**Ave. E.C.F. =>**	**1.713**		**Ave. Variance=>**	**7.7889**	**Coefficient of Var=>**	**4.54799181**				

401 GARDENIA COURT CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-14-151-045	1809 GARDENIA	06/23/22	$123,000	WD	03-ARM'S LENGTH	$123,000	$45,360	36.88	$90,717	$20,500	$102,500	$93,623	1.095	853	$120.16	401	0.0000	Other	$20,500	BC401 Gardenia Ct.	407	60
		Totals:	**$123,000**			**$123,000**	**$45,360**		**$90,717**		**$102,500**	**$93,623**			**$120.16**		**0.0000**					
							Sale. Ratio =>	**36.88**				**E.C.F. =>**	**1.095**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.095**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

481 HILLSIDE MANOR CONDO - EXTERIOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-378-082	3421 HILLSIDE	07/01/22	$109,900	WD	03-ARM'S LENGTH	$109,900	$58,430	53.17	$116,868	$27,000	$82,900	$85,589	0.969	811	$102.22	481	15.7757	Other	$27,000	BC48X Hillside Manor	407	60
72-25-06-378-089	3421 HILLSIDE	05/19/23	$137,000	WD	03-ARM'S LENGTH	$137,000	$61,910	45.19	$123,828	$27,000	$110,000	$92,217	1.193	811	$135.64	481	6.6492	Other	$27,000	BC48X Hillside Manor	407	64
72-25-06-378-091	3429 HILLSIDE	06/10/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$57,630	48.03	$115,251	$27,000	$93,000	$84,049	1.107	811	$114.67	481	1.9841	Other	$27,000	BC48X Hillside Manor	407	60
72-25-06-378-120	3425 HILLSIDE	04/13/23	$120,000	WD	03-ARM'S LENGTH	$120,000	$63,220	52.68	$126,440	$27,000	$93,000	$94,705	0.982	811	$114.67	481	14.4345	Other	$27,000	BC48X Hillside Manor	407	66
72-25-06-378-121	3425 HILLSIDE	01/05/24	$144,100	PTA	03-ARM'S LENGTH	$144,100	$57,990	40.24	$115,982	$27,000	$117,100	$84,745	1.382	811	$144.39	481	25.5452	Other	$27,000	BC48X Hillside Manor	407	60
		Totals:	**$631,000**			**$631,000**	**$299,180**		**$598,369**		**$496,000**	**$441,304**			**$122.32**		**0.2402**					
							Sale. Ratio =>	**47.41**				**E.C.F. =>**	**1.124**		**Std. Deviation=>**	**0.17014217**						
							Std. Dev. =>	**5.40**				**Ave. E.C.F. =>**	**1.126**		**Ave. Variance=>**	**12.8778**	**Coefficient of Var=>**	**11.43323532**				

482 HILLSIDE MANOR CONDO - INTERIOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-378-098	3433 HILLSIDE	07/25/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$47,560	52.84	$95,128	$27,000	$63,000	$69,518	0.906	625	$100.80	482	9.8794	Other	$27,000	BC48X Hillside Manor	407	60
72-25-06-378-103	3421 HILLSIDE	12/02/22	$100,000	WD	03-ARM'S LENGTH	$100,000	$49,580	49.58	$99,165	$27,000	$73,000	$73,638	0.991	625	$116.80	482	1.3690	Other	$27,000	BC48X Hillside Manor	407	63
72-25-06-378-105	3421 HILLSIDE	06/06/23	$71,600	WD	03-ARM'S LENGTH	$71,600	$46,250	64.59	$92,499	$27,000	$44,600	$66,836	0.667	616	$72.40	482	33.7721	Other	$27,000	BC48X Hillside Manor	407	60
72-25-06-378-106	3421 HILLSIDE	07/27/23	$127,000	WD	03-ARM'S LENGTH	$127,000	$46,250	36.42	$92,499	$27,000	$100,000	$66,836	1.496	616	$162.34	482	49.1177	Other	$27,000	BC48X Hillside Manor	407	60
72-25-06-378-117	3433 HILLSIDE	05/02/23	$100,000	WD	03-ARM'S LENGTH	$100,000	$47,110	47.11	$94,218	$27,000	$73,000	$68,590	1.064	625	$116.80	482	5.9269	Other	$27,000	BC48X Hillside Manor	407	60
72-25-06-378-118	3433 HILLSIDE	08/12/22	$90,000	WD	03-ARM'S LENGTH	$90,000	$47,620	52.91	$95,237	$27,000	$63,000	$69,630	0.905	625	$100.80	482	10.0241	Other	$27,000	BC48X Hillside Manor	407	60
		Totals:	**$578,600**			**$578,600**	**$284,370**		**$568,746**		**$416,600**	**$415,047**			**$111.66**		**0.1287**					
							Sale. Ratio =>	**49.15**				**E.C.F. =>**	**1.004**		**Std. Deviation=>**	**0.27525234**						
							Std. Dev. =>	**9.17**				**Ave. E.C.F. =>**	**1.005**		**Ave. Variance=>**	**18.3482**	**Coefficient of Var=>**	**18.25639257**				

City of Royal Oak 2025 Res Condo ECF Study

521 HILLTOP MANOR CONDO - 1ST/2ND FLOOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-401-054	3820 BENJAMIN	09/19/23	$110,000	WD	03-ARM'S LENGTH	$110,000	$45,270	41.15	$90,546	$21,250	$88,750	$83,489	1.063	814	$109.03	521	2.1697	Other	$21,250	BC52X Hilltop Manor	407	60
72-25-05-401-057	3820 BENJAMIN	06/09/22	$105,000	WD	03-ARM'S LENGTH	$105,000	$44,710	42.58	$89,425	$21,250	$83,750	$82,139	1.020	814	$102.89	521	2.1697	Other	$21,250	BC52X Hilltop Manor	407	60
		Totals:	**$215,000**			**$215,000**	**$89,980**		**$179,971**		**$172,500**	**$165,628**			**$105.96**		**0.0177**					
							Sale. Ratio =>	**41.85**				**E.C.F. =>**	**1.041**		**Std. Deviation=>**	**0.03068396**						
							Std. Dev. =>	**1.01**				**Ave. E.C.F. =>**	**1.041**		**Ave. Variance=>**	**2.1697**	**Coefficient of Var=>**	**2.083599005**				

544 BEACON HILL CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-16-459-013	211 N MAPLE	07/18/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$197,130	54.01	$394,253	$102,000	$263,000	$193,545	1.359	1,478	$177.94	544	10.9780	Other	$102,000	BC544 Beacon Hill	407	77
72-25-16-459-020	809 N SHERMAN	07/01/22	$450,000	WD	03-ARM'S LENGTH	$450,000	$217,460	48.32	$434,916	$102,000	$348,000	$220,474	1.578	1,866	$186.50	544	10.9780	Other	$102,000	BC544 Beacon Hill	407	77
		Totals:	**$815,000**			**$815,000**	**$414,590**		**$829,169**		**$611,000**	**$414,019**			**$182.22**		**0.7140**					
							Sale. Ratio =>	**50.87**				**E.C.F. =>**	**1.476**		**Std. Deviation=>**	**0.15525186**						
							Std. Dev. =>	**4.02**				**Ave. E.C.F. =>**	**1.469**		**Ave. Variance=>**	**10.9780**	**Coefficient of Var=>**	**7.474936101**				

558 OAK PLACE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-101-010	4715 COOLIDGE	02/22/23	$114,000	WD	03-ARM'S LENGTH	$114,000	$52,840	46.35	$105,676	$25,401	$88,599	$81,913	1.082	754	$117.51	558	0.1481	Other	$25,000	BC558 Oak Place	407	64
72-25-05-101-011	4715 COOLIDGE	12/18/23	$105,000	WD	03-ARM'S LENGTH	$105,000	$46,210	44.01	$92,414	$25,373	$79,627	$68,409	1.164	614	$129.69	558	8.0881	Other	$25,000	BC558 Oak Place	407	64
72-25-05-101-012	4715 COOLIDGE	06/10/22	$80,000	WD	03-ARM'S LENGTH	$80,000	$41,020	51.28	$82,033	$25,477	$54,523	$57,710	0.945	548	$99.49	558	13.8328	Other	$25,000	BC558 Oak Place	407	60
72-25-05-101-014	4715 COOLIDGE	09/13/23	$119,000	WD	03-ARM'S LENGTH	$119,000	$52,890	44.45	$105,771	$25,758	$93,242	$81,646	1.142	754	$123.66	558	5.8928	Other	$25,000	BC558 Oak Place	407	63
		Totals:	**$418,000**			**$418,000**	**$192,960**		**$385,894**		**$315,991**	**$289,679**			**$117.59**		**0.7733**					
							Sale. Ratio =>	**46.16**				**E.C.F. =>**	**1.091**		**Std. Deviation=>**	**0.09857503**						
							Std. Dev. =>	**3.33**				**Ave. E.C.F. =>**	**1.083**		**Ave. Variance=>**	**6.9904**	**Coefficient of Var=>**	**6.454110285**				

561 LEAFDALE CONDO - 1 STY 771>780 SF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-128-023	4625 LEAFDALE	09/08/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$54,060	40.04	$108,123	$28,500	$106,500	$99,529	1.070	780	$136.54	561	0.6680	Other	$28,500	BC56X LEAFDALE	407	64
72-25-05-201-021	4620 LEAFDALE	07/26/23	$130,000	WD	03-ARM'S LENGTH	$130,000	$51,720	39.78	$103,449	$28,500	$101,500	$93,686	1.083	771	$131.65	561	0.6680	Other	$28,500	BC56X LEAFDALE	407	64
		Totals:	**$265,000**			**$265,000**	**$105,780**		**$211,572**		**$208,000**	**$193,215**			**$134.09**		**0.0202**					
							Sale. Ratio =>	**39.92**				**E.C.F. =>**	**1.077**		**Std. Deviation=>**	**0.00944752**						
							Std. Dev. =>	**0.18**				**Ave. E.C.F. =>**	**1.077**		**Ave. Variance=>**	**0.6680**	**Coefficient of Var=>**	**0.620438386**				

562 LEAFDALE CONDO - 1 STY 521 SF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-128-030	4625 LEAFDALE	08/24/23	$85,000	WD	03-ARM'S LENGTH	$85,000	$46,030	54.15	$92,058	$28,500	$56,500	$63,558	0.889	521	$108.45	562	0.0000	Other	$28,500	BC56X LEAFDALE	407	60
		Totals:	**$85,000**			**$85,000**	**$46,030**		**$92,058**		**$56,500**	**$63,558**			**$108.45**		**0.0000**					
							Sale. Ratio =>	**54.15**				**E.C.F. =>**	**0.889**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**0.889**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

601 LINCOLN TOWNHOUSE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-426-017	335 W LINCOLN	07/21/23	$235,000	WD	03-ARM'S LENGTH	$235,000	$113,660	48.37	$227,320	$56,000	$179,000	$101,976	1.755	961	$186.26	601	7.5989	Other	$56,000	BC601 Lincoln Townshouse	407	60
72-25-21-426-020	323 W LINCOLN	04/10/23	$220,000	WD	03-ARM'S LENGTH	$220,000	$113,920	51.78	$227,842	$56,000	$164,000	$102,287	1.603	961	$170.66	601	7.5989	Other	$56,000	BC601 Lincoln Townshouse	407	60
		Totals:	**$455,000**			**$455,000**	**$227,580**		**$455,162**		**$343,000**	**$204,263**			**$178.46**		**0.0116**					
							Sale. Ratio =>	**50.02**				**E.C.F. =>**	**1.679**		**Std. Deviation=>**	**0.10746501**						
							Std. Dev. =>	**2.42**				**Ave. E.C.F. =>**	**1.679**		**Ave. Variance=>**	**7.5989**	**Coefficient of Var=>**	**4.524993756**				

610 HUNTINGTON WOODS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-403-021	25707 WOODWARD	05/19/22	$130,000	WD	03-ARM'S LENGTH	$130,000	$72,390	55.68	$144,774	$40,500	$89,500	$86,895	1.030	740	$120.95	610	18.3749	Other	$40,500	BC610 Huntington Woods	407	60
72-25-21-403-040	25835 WOODWARD	11/27/23	$175,000	WD	03-ARM'S LENGTH	$175,000	$83,910	47.95	$167,815	$40,500	$134,500	$106,096	1.268	950	$141.58	610	5.3994	Other	$40,500	BC610 Huntington Woods	407	61
72-25-21-403-047	25835 WOODWARD	07/15/22	$160,000	WD	03-ARM'S LENGTH	$160,000	$83,030	51.89	$166,052	$40,500	$119,500	$104,627	1.142	950	$125.79	610	7.1572	Other	$40,500	BC610 Huntington Woods	407	60
72-25-21-403-049	25863 WOODWARD	05/19/23	$174,000	WD	03-ARM'S LENGTH	$174,000	$83,890	48.21	$167,786	$40,500	$133,500	$106,072	1.259	950	$140.53	610	4.4855	Other	$40,500	BC610 Huntington Woods	407	60
72-25-21-403-051	25863 WOODWARD	02/06/23	$180,000	WD	03-ARM'S LENGTH	$180,000	$92,440	51.36	$184,885	$40,500	$139,500	$120,321	1.159	950	$146.84	610	5.4328	Other	$40,500	BC610 Huntington Woods	407	69
72-25-21-403-054	25863 WOODWARD	11/02/23	$176,750	WD	03-ARM'S LENGTH	$176,750	$88,490	50.07	$176,977	$40,500	$136,250	$113,731	1.198	950	$143.42	610	1.5724	Other	$40,500	BC610 Huntington Woods	407	64
72-25-21-403-059	25901 WOODWARD	01/31/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$93,440	47.92	$186,880	$40,500	$154,500	$121,983	1.267	950	$162.63	610	5.2839	Other	$40,500	BC610 Huntington Woods	407	69
72-25-21-403-060	25901 WOODWARD	09/08/23	$190,000	WD	03-ARM'S LENGTH	$190,000	$86,720	45.64	$173,435	$40,500	$149,500	$110,779	1.350	950	$157.37	610	13.5804	Other	$40,500	BC610 Huntington Woods	407	64
72-25-21-403-062	25901 WOODWARD	10/19/22	$179,900	WD	03-ARM'S LENGTH	$179,900	$87,080	48.40	$174,152	$40,500	$139,400	$111,377	1.252	950	$146.74	610	3.7881	Other	$40,500	BC610 Huntington Woods	407	63
		Totals:	**$1,560,650**			**$1,560,650**	**$771,390**		**$1,542,756**		**$1,196,150**	**$981,880**			**$142.87**		**0.4496**					
							Sale. Ratio =>	**49.43**				**E.C.F. =>**	**1.218**		**Std. Deviation=>**	**0.09332864**						
							Std. Dev. =>	**2.96**				**Ave. E.C.F. =>**	**1.214**		**Ave. Variance=>**	**7.2305**	**Coefficient of Var=>**	**5.957262802**				

City of Royal Oak 2025 Res Condo ECF Study

641 LINDEN TERRACE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-10-326-060	2604 ROCHESTER	08/29/22	$174,000	WD	03-ARM'S LENGTH	$174,000	$86,080	49.47	$172,160	$43,000	$131,000	$110,867	1.182	936	$139.96	641	1.6149	Other	$43,000	BC641 Linden Terrace	407	63
72-25-10-326-067	2604 ROCHESTER	10/12/22	$170,000	WD	03-ARM'S LENGTH	$170,000	$85,870	50.51	$171,735	$43,000	$127,000	$110,502	1.149	924	$137.45	641	1.6149	Other	$43,000	BC641 Linden Terrace	407	63
		Totals:	**$344,000**			**$344,000**	**$171,950**		**$343,895**		**$258,000**	**$221,369**			**$138.70**		**0.0027**					
							Sale. Ratio =>	**49.99**				**E.C.F. =>**	**1.165**		**Std. Deviation=>**	**0.02283781**						
							Std. Dev. =>	**0.74**				**Ave. E.C.F. =>**	**1.165**		**Ave. Variance=>**	**1.6149**	**Coefficient of Var=>**	**1.385628236**				

661 MAIN STREET SQUARE CONDO - 2 STY TOWN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-477-065	139 N GEORGETOWN	04/29/22	$311,000	WD	03-ARM'S LENGTH	$311,000	$148,710	47.82	$297,411	$73,500	$237,500	$134,886	1.761	1,135	$209.25	661	6.1102	Other	$73,500	BC66X Main St Sq & Maryland Club	407	70
72-25-21-477-074	136 S GEORGETOWN	08/29/22	$310,500	WD	03-ARM'S LENGTH	$310,500	$150,680	48.53	$301,355	$73,500	$237,000	$137,262	1.727	1,135	$208.81	661	2.6982	Other	$73,500	BC66X Main St Sq & Maryland Club	407	70
72-25-21-477-105	174 S GEORGETOWN	07/20/22	$305,000	WD	03-ARM'S LENGTH	$305,000	$150,620	49.38	$301,237	$73,500	$231,500	$137,191	1.687	1,135	$203.96	661	1.2214	Other	$73,500	BC66X Main St Sq & Maryland Club	407	70
72-25-21-477-108	189 N GEORGETOWN	01/18/23	$332,000	WD	03-ARM'S LENGTH	$332,000	$159,100	47.92	$318,204	$73,500	$258,500	$147,412	1.754	1,147	$225.37	661	5.3946	Other	$73,500	BC66X Main St Sq & Maryland Club	407	70
72-25-21-477-109	183 N GEORGETOWN	12/09/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$150,680	51.08	$301,355	$73,500	$221,500	$137,262	1.614	1,135	$195.15	661	8.5941	Other	$73,500	BC66X Main St Sq & Maryland Club	407	70
72-25-21-477-112	165 N GEORGETOWN	08/31/22	$309,000	WD	03-ARM'S LENGTH	$309,000	$154,800	50.10	$309,602	$73,500	$235,500	$142,230	1.656	1,135	$207.49	661	4.3875	Other	$73,500	BC66X Main St Sq & Maryland Club	407	70
		Totals:	**$1,862,500**			**$1,862,500**	**$914,590**		**$1,829,164**		**$1,421,500**	**$836,243**			**$208.34**		**0.0222**					
							Sale. Ratio =>	**49.11**				**E.C.F. =>**	**1.700**		**Std. Deviation=>**	**0.05801998**						
							Std. Dev. =>	**1.29**				**Ave. E.C.F. =>**	**1.700**		**Ave. Variance=>**	**4.7343**	**Coefficient of Var=>**	**2.7854757**				

662 MAIN ST SQUARE / MARYLAND CLUB CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-477-027	1348 S MAIN	07/10/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$130,600	45.03	$261,204	$65,500	$224,500	$111,831	2.007	792	$283.46	662	19.8786	Other	$65,500	BC66X Main St Sq & Maryland Club	407	70
72-25-21-477-141	1333 S WASHINGTON	07/21/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$129,540	48.88	$259,080	$65,500	$199,500	$110,617	1.804	783	$254.79	662	0.5192	Other	$65,500	BC66X Main St Sq & Maryland Club	407	70
72-25-21-477-145	1341 S WASHINGTON	03/25/24	$284,000	WD	03-ARM'S LENGTH	$284,000	$136,400	48.03	$272,802	$65,500	$218,500	$118,458	1.845	783	$279.05	662	3.5822	Other	$65,500	BC66X Main St Sq & Maryland Club	407	78
72-25-21-477-149	1349 S WASHINGTON	08/31/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$132,130	46.36	$264,255	$65,500	$219,500	$113,574	1.933	783	$280.33	662	12.3946	Other	$65,500	BC66X Main St Sq & Maryland Club	407	70
72-25-22-376-049	1455 CHESAPEAKE	03/15/23	$239,000	WD	03-ARM'S LENGTH	$239,000	$126,540	52.95	$253,084	$65,500	$173,500	$107,191	1.619	783	$221.58	662	19.0101	Other	$65,500	BC66X Main St Sq & Maryland Club	407	71
72-25-22-376-061	1427 CHESAPEAKE	10/04/22	$239,900	WD	03-ARM'S LENGTH	$239,900	$124,530	51.91	$249,063	$65,500	$174,400	$104,893	1.663	783	$222.73	662	14.6065	Other	$65,500	BC66X Main St Sq & Maryland Club	407	71
72-25-22-376-085	1524 MARYLAND CLUB	10/04/22	$273,000	WD	03-ARM'S LENGTH	$273,000	$129,280	47.36	$258,564	$65,500	$207,500	$110,322	1.881	792	$261.99	662	7.2143	Other	$65,500	BC66X Main St Sq & Maryland Club	407	71
72-25-22-376-097	1552 MARYLAND CLUB	05/09/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$131,730	50.67	$263,465	$65,500	$194,500	$113,123	1.719	792	$245.58	662	8.9340	Other	$65,500	BC66X Main St Sq & Maryland Club	407	71
		Totals:	**$2,135,900**			**$2,135,900**	**$1,040,750**		**$2,081,517**		**$1,611,900**	**$890,010**			**$256.19**		**0.2394**					
							Sale. Ratio =>	**48.73**				**E.C.F. =>**	**1.811**		**Std. Deviation=>**	**0.13461516**						
							Std. Dev. =>	**2.75**				**Ave. E.C.F. =>**	**1.809**		**Ave. Variance=>**	**10.7674**	**Coefficient of Var=>**	**5.953109117**				

663 MAIN ST SQUARE / MARYLAND CLUB CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-477-042	1320 S MAIN	09/26/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$135,930	48.55	$271,859	$73,500	$206,500	$141,685	1.457	1,180	$175.00	663	4.7616	Other	$73,500	BC66X Main St Sq & Maryland Club	407	70
72-25-21-477-058	135 W KENILWORTH	02/28/24	$305,000	WD	03-ARM'S LENGTH	$305,000	$135,200	44.33	$270,406	$73,500	$231,500	$140,647	1.646	1,180	$196.19	663	14.0889	Other	$73,500	BC66X Main St Sq & Maryland Club	407	70
72-25-21-477-134	1315 S WASHINGTON	04/29/22	$282,000	WD	03-ARM'S LENGTH	$282,000	$135,980	48.22	$271,958	$73,500	$208,500	$141,756	1.471	1,180	$176.69	663	3.4234	Other	$73,500	BC66X Main St Sq & Maryland Club	407	70
72-25-22-376-022	1562 MARYLAND CLUB	01/30/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$142,720	45.31	$285,438	$73,500	$241,500	$151,384	1.595	1,180	$204.66	663	9.0204	Other	$73,500	BC66X Main St Sq & Maryland Club	407	71
72-25-22-376-052	1451 CHESAPEAKE	04/29/22	$275,000	WD	03-ARM'S LENGTH	$275,000	$141,500	51.45	$283,002	$73,500	$201,500	$149,644	1.347	1,180	$170.76	663	15.8548	Other	$73,500	BC66X Main St Sq & Maryland Club	407	71
72-25-22-376-058	1433 CHESAPEAKE	05/09/22	$280,000	WD	03-ARM'S LENGTH	$280,000	$139,400	49.79	$278,797	$73,500	$206,500	$146,641	1.408	1,180	$175.00	663	9.6871	Other	$73,500	BC66X Main St Sq & Maryland Club	407	71
72-25-22-376-062	1425 CHESAPEAKE	11/14/22	$301,500	WD	03-ARM'S LENGTH	$301,500	$144,790	48.02	$289,570	$73,500	$228,000	$154,336	1.477	1,180	$193.22	663	2.7775	Other	$73,500	BC66X Main St Sq & Maryland Club	407	76
72-25-22-376-076	1504 MARYLAND CLUB	03/28/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$149,090	47.33	$298,183	$73,500	$241,500	$160,488	1.505	1,180	$204.66	663	0.0288	Other	$73,500	BC66X Main St Sq & Maryland Club	407	71
72-25-22-376-090	1534 MARYLAND CLUB	09/22/23	$313,000	WD	03-ARM'S LENGTH	$313,000	$137,220	43.84	$274,448	$73,500	$239,500	$143,534	1.669	1,180	$202.97	663	16.3517	Other	$73,500	BC66X Main St Sq & Maryland Club	407	71
72-25-22-376-092	1540 MARYLAND CLUB	10/13/23	$287,000	WD	03-ARM'S LENGTH	$287,000	$137,170	47.79	$274,347	$73,500	$213,500	$143,462	1.488	1,180	$180.93	663	1.6877	Other	$73,500	BC66X Main St Sq & Maryland Club	407	71
72-25-22-376-098	1550 MARYLAND CLUB	08/25/22	$299,300	WD	03-ARM'S LENGTH	$299,300	$142,640	47.66	$285,281	$73,500	$225,800	$151,272	1.493	1,180	$191.36	663	1.2400	Other	$73,500	BC66X Main St Sq & Maryland Club	407	71
		Totals:	**$3,252,800**			**$3,252,800**	**$1,541,640**		**$3,083,289**		**$2,444,300**	**$1,624,849**			**$188.31**		**0.0750**					
							Sale. Ratio =>	**47.39**				**E.C.F. =>**	**1.504**		**Std. Deviation=>**	**0.09689929**						
							Std. Dev. =>	**2.26**				**Ave. E.C.F. =>**	**1.505**		**Ave. Variance=>**	**7.1747**	**Coefficient of Var=>**	**4.767010885**				

City of Royal Oak 2025 Res Condo ECF Study

664 CROSSINGS @ IRVING CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-382-003	614 MACWILLIAMS	08/25/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$172,190	52.98	$344,375	$93,000	$232,000	$209,479	1.108	1,412	$164.31	664	12.0647	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-011	521 MACWILLIAMS	09/01/23	$395,000	WD	03-ARM'S LENGTH	$395,000	$181,050	45.84	$362,094	$93,000	$302,000	$224,245	1.347	1,520	$198.68	664	11.8586	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-014	617 MACWILLIAMS	07/26/22	$329,900	WD	03-ARM'S LENGTH	$329,900	$173,400	52.56	$346,806	$93,000	$236,900	$211,505	1.120	1,412	$167.78	664	10.8088	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-019	1601 ANNE	11/10/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$181,230	45.31	$362,467	$93,000	$307,000	$224,556	1.367	1,558	$197.05	664	13.8988	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-031	614 JAMES	10/14/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$185,740	50.89	$371,478	$93,000	$272,000	$232,065	1.172	1,615	$168.42	664	5.6070	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-037	512 JAMES	04/04/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$183,410	53.16	$366,824	$93,000	$252,000	$228,187	1.104	1,615	$156.04	664	12.3797	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-040	505 JAMES	06/29/23	$387,000	WD	03-ARM'S LENGTH	$387,000	$181,240	46.83	$362,474	$93,000	$294,000	$224,562	1.309	1,615	$182.04	664	8.1062	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-044	521 JAMES	03/28/24	$385,000	WD	03-ARM'S LENGTH	$385,000	$185,230	48.11	$370,460	$93,000	$292,000	$231,217	1.263	1,615	$180.80	664	3.4729	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-046	605 JAMES	02/08/24	$380,000	WD	03-ARM'S LENGTH	$380,000	$183,460	48.28	$366,920	$93,000	$287,000	$228,267	1.257	1,615	$177.71	664	2.9146	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-061	408 JAMES	06/09/23	$359,900	WD	03-ARM'S LENGTH	$359,900	$183,410	50.96	$366,824	$93,000	$266,900	$228,187	1.170	1,615	$165.26	664	5.8499	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-069	421 JAMES	05/25/22	$370,000	PTA	03-ARM'S LENGTH	$370,000	$190,080	51.37	$380,152	$93,000	$277,000	$239,293	1.158	1,615	$171.52	664	7.0581	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-070	425 JAMES	12/14/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$183,460	47.04	$366,920	$93,000	$297,000	$228,267	1.301	1,615	$183.90	664	7.2954	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-074	313 JAMES	03/28/23	$375,000	WD	03-ARM'S LENGTH	$375,000	$190,360	50.76	$380,729	$93,000	$282,000	$239,774	1.176	1,615	$174.61	664	5.2049	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-076	321 JAMES	05/25/22	$393,000	WD	03-ARM'S LENGTH	$393,000	$179,210	45.60	$358,412	$93,000	$300,000	$221,177	1.356	1,520	$197.37	664	12.8226	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
72-25-22-382-080	1309 ANNE	04/25/23	$372,000	WD	03-ARM'S LENGTH	$372,000	$184,370	49.56	$368,738	$93,000	$279,000	$229,782	1.214	1,569	$177.82	664	1.3960	Other	$93,000	BC664 Crossings @ Irving Ave	407	79
		Totals:	**$5,571,800**			**$5,571,800**	**$2,737,840**		**$5,475,673**		**$4,176,800**	**$3,400,561**			**$177.55**		**0.0112**					
							Sale. Ratio =>	**49.14**				**E.C.F. =>**	**1.228**		**Std. Deviation=>**	**0.09249971**						
							Std. Dev. =>	**2.75**				**Ave. E.C.F. =>**	**1.228**		**Ave. Variance=>**	**8.0492**	**Coefficient of Var=>**	**6.553890742**				

665 THE OAK RESIDENCES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-384-008	730 E PARENT	03/08/24	$755,000	WD	03-ARM'S LENGTH	$755,000	$379,790	50.30	$759,586	$189,518	$565,482	$308,145	1.835	2,078	$272.13	665	0.1623	TwnHse/Duplex	$189,000	BC665 - THE OAK RESIDENCES	407	95
72-25-22-384-009	734 E PARENT	03/01/24	$756,000	WD	03-ARM'S LENGTH	$756,000	$379,790	50.24	$759,586	$189,518	$566,482	$308,145	1.838	2,078	$272.61	665	0.1623	TwnHse/Duplex	$189,000	BC665 - THE OAK RESIDENCES	407	95
		Totals:	**$1,511,000**			**$1,511,000**	**$759,580**		**$1,519,172**		**$1,131,964**	**$616,290**			**$272.37**		**0.0000**					
							Sale. Ratio =>	**50.27**				**E.C.F. =>**	**1.837**		**Std. Deviation=>**	**0.00229472**						
							Std. Dev. =>	**0.05**				**Ave. E.C.F. =>**	**1.837**		**Ave. Variance=>**	**0.1623**	**Coefficient of Var=>**	**0.088342032**				

666 SKYLOFTS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-240-001	100 W 5TH	03/12/24	$439,000	WD	03-ARM'S LENGTH	$439,000	$188,480	42.93	$376,953	$106,000	$333,000	$202,204	1.647	1,160	$287.07	666	15.0065	Other	$106,000	BC666 Skylofts	407	79
72-25-21-240-003	100 W 5TH	02/27/24	$365,000	WD	03-ARM'S LENGTH	$365,000	$164,740	45.13	$329,489	$84,000	$281,000	$183,201	1.534	1,067	$263.36	666	3.7048	Other	$84,000	BC666 Skylofts	407	79
72-25-21-240-018	100 W 5TH	12/22/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$163,800	50.40	$327,607	$84,000	$241,000	$181,796	1.326	1,119	$215.37	666	17.1129	Other	$84,000	BC666 Skylofts	407	79
72-25-21-240-021	100 W 5TH	10/11/22	$355,000	WD	03-ARM'S LENGTH	$355,000	$187,130	52.71	$374,257	$106,000	$249,000	$200,192	1.244	1,160	$214.66	666	25.2981	Other	$106,000	BC666 Skylofts	407	79
72-25-21-240-043	100 W 5TH	11/02/23	$435,000	WD	03-ARM'S LENGTH	$435,000	$187,130	43.02	$374,257	$106,000	$329,000	$200,192	1.643	1,160	$283.62	666	14.6635	Other	$106,000	BC666 Skylofts	407	79
72-25-21-240-047	100 W 5TH	10/28/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$173,170	53.28	$346,340	$84,000	$241,000	$195,776	1.231	1,119	$215.37	666	26.5791	Other	$84,000	BC666 Skylofts	407	84
72-25-21-240-048	100 W 5TH	03/27/24	$310,000	WD	03-ARM'S LENGTH	$310,000	$140,840	45.43	$281,683	$82,500	$227,500	$148,644	1.531	899	$253.06	666	3.3714	Other	$82,500	BC666 Skylofts	407	79
72-25-21-240-062	100 W 5TH	05/23/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$144,020	41.15	$288,043	$82,500	$267,500	$153,390	1.744	899	$297.55	666	24.7129	Other	$82,500	BC666 Skylofts	407	79
72-25-21-240-074	100 W 5TH	05/22/23	$430,000	WD	03-ARM'S LENGTH	$430,000	$191,080	44.44	$382,166	$106,000	$324,000	$206,094	1.572	1,219	$265.79	666	7.5309	Other	$106,000	BC666 Skylofts	407	79
		Totals:	**$3,334,000**			**$3,334,000**	**$1,540,390**		**$3,080,795**		**$2,493,000**	**$1,671,489**			**$255.09**		**0.5304**					
							Sale. Ratio =>	**46.20**				**E.C.F. =>**	**1.491**		**Std. Deviation=>**	**0.18614649**						
							Std. Dev. =>	**4.48**				**Ave. E.C.F. =>**	**1.497**		**Ave. Variance=>**	**15.3311**	**Coefficient of Var=>**	**10.24267963**				

City of Royal Oak 2025 Res Condo ECF Study

668 THE FIFTH ROYAL OAK CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-241-002	432 S WASHINGTON	04/18/22	$329,000	WD	03-ARM'S LENGTH	$329,000	$167,660	50.96	$335,312	$87,000	$242,000	$176,108	1.374	1,017	$237.95	668	7.1012	Other	$87,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-005	432 S WASHINGTON	10/23/23	$510,000	WD	03-ARM'S LENGTH	$510,000	$255,480	50.09	$510,967	$127,000	$383,000	$272,317	1.406	1,557	$245.99	668	3.8722	Other	$127,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-009	432 S WASHINGTON	07/07/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$167,660	51.59	$335,312	$87,000	$238,000	$176,108	1.351	1,017	$234.02	668	9.3726	Other	$87,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-011	432 S WASHINGTON	03/24/23	$630,000	WD	03-ARM'S LENGTH	$630,000	$318,210	50.51	$636,423	$164,000	$466,000	$335,052	1.391	1,842	$252.99	668	5.4341	Other	$164,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-017	432 S WASHINGTON	11/22/23	$484,000	WD	03-ARM'S LENGTH	$484,000	$258,070	53.32	$516,147	$127,000	$357,000	$275,991	1.294	1,563	$228.41	668	15.1649	Other	$127,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-022	432 S WASHINGTON	07/13/23	$455,000	WD	03-ARM'S LENGTH	$455,000	$203,820	44.80	$407,640	$103,000	$352,000	$216,057	1.629	1,309	$268.91	668	18.4031	Other	$103,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-025	432 S WASHINGTON	03/27/23	$625,000	WD	03-ARM'S LENGTH	$625,000	$325,610	52.10	$651,220	$164,000	$461,000	$345,546	1.334	1,842	$250.27	668	11.1050	Other	$164,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-027	432 S WASHINGTON	06/16/23	$341,700	WD	03-ARM'S LENGTH	$341,700	$164,250	48.07	$328,509	$87,000	$254,700	$171,283	1.487	1,004	$253.69	668	4.1842	Other	$87,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-034	432 S WASHINGTON	07/07/23	$344,000	WD	03-ARM'S LENGTH	$344,000	$164,250	47.75	$328,509	$87,000	$257,000	$171,283	1.500	1,004	$255.98	668	5.5270	Other	$87,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-035	432 S WASHINGTON	05/19/22	$405,000	PTA	03-ARM'S LENGTH	$405,000	$197,400	48.74	$394,794	$103,000	$302,000	$206,946	1.459	1,226	$246.33	668	1.4147	Other	$103,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-041	432 S WASHINGTON	05/23/22	$385,000	PTA	03-ARM'S LENGTH	$385,000	$169,430	44.01	$338,863	$87,000	$298,000	$178,626	1.668	1,004	$296.81	668	22.3117	Other	$87,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-045	432 S WASHINGTON	07/11/23	$485,000	WD	03-ARM'S LENGTH	$485,000	$258,750	53.35	$517,494	$127,000	$358,000	$276,946	1.293	1,563	$229.05	668	15.2500	Other	$127,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-047	432 S WASHINGTON	09/28/23	$509,000	WD	03-ARM'S LENGTH	$509,000	$255,480	50.19	$510,967	$127,000	$382,000	$272,317	1.403	1,557	$245.34	668	4.2394	Other	$127,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-053	432 S WASHINGTON	07/10/23	$625,000	WD	03-ARM'S LENGTH	$625,000	$316,850	50.70	$633,706	$164,000	$461,000	$333,125	1.384	1,842	$250.27	668	6.1305	Other	$164,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-056	432 S WASHINGTON	01/03/24	$394,000	PTA	03-ARM'S LENGTH	$394,000	$197,400	50.10	$394,794	$103,000	$291,000	$206,946	1.406	1,226	$237.36	668	3.9007	Other	$103,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-058	432 S WASHINGTON	08/29/22	$345,000	WD	03-ARM'S LENGTH	$345,000	$170,650	49.46	$341,303	$87,000	$258,000	$180,357	1.430	1,017	$253.69	668	1.4672	Other	$87,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-061	432 S WASHINGTON	01/12/24	$590,000	PTA	03-ARM'S LENGTH	$590,000	$254,980	43.22	$509,955	$127,000	$463,000	$271,599	1.705	1,557	$297.37	668	25.9547	Other	$127,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-065	432 S WASHINGTON	05/18/23	$395,000	WD	03-ARM'S LENGTH	$395,000	$170,150	43.08	$340,291	$87,000	$308,000	$179,639	1.715	1,017	$302.85	668	26.9379	Other	$87,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-066	432 S WASHINGTON	08/18/23	$491,000	WD	03-ARM'S LENGTH	$491,000	$258,240	52.59	$516,481	$127,000	$364,000	$276,228	1.318	1,563	$232.89	668	12.7417	Other	$127,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-071	432 S WASHINGTON	05/05/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$443,300	49.26	$886,604	$228,000	$672,000	$467,095	1.439	2,312	$290.66	668	0.6491	Other	$228,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-073	432 S WASHINGTON	12/15/23	$940,000	WD	03-ARM'S LENGTH	$940,000	$480,800	51.15	$961,609	$228,000	$712,000	$520,290	1.368	2,532	$281.20	668	7.6703	Other	$228,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-074	432 S WASHINGTON	12/21/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$444,240	49.36	$888,472	$228,000	$672,000	$468,420	1.435	2,277	$295.13	668	1.0560	Other	$228,000	BC668 The Fifth Royal Oak	407	82
72-25-21-241-077	432 S WASHINGTON	05/16/22	$975,000	WD	03-ARM'S LENGTH	$975,000	$477,350	48.96	$954,700	$228,000	$747,000	$515,390	1.449	2,568	$290.89	668	0.4217	Other	$228,000	BC668 The Fifth Royal Oak	407	82
		Totals:	**$12,382,700**			**$12,382,700**	**$6,120,030**		**$12,240,072**		**$9,298,700**	**$6,493,668**			**$259.91**		**1.3206**					
							Sale. Ratio =>	**49.42**				**E.C.F. =>**	**1.432**		**Std. Deviation=>**	**0.12340472**						
							Std. Dev. =>	**2.99**				**Ave. E.C.F. =>**	**1.445**		**Ave. Variance=>**	**9.1439**	**Coefficient of Var=>**	**6.327222968**				

670 THE WASHINGTON

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-436-005	1015 S WASHINGTON	08/24/22	$840,000	WD	03-ARM'S LENGTH	$840,000	$373,800	44.50	$747,596	$197,800	$642,200	$384,473	1.670	2,199	$292.04	670	22.6854	Other	$197,800	BC670 THE WASHINGTON CONDOS	407	92
72-25-21-436-009	1021 S WASHINGTON	12/23/22	$615,000	MLC	03-ARM'S LENGTH	$615,000	$267,220	43.45	$534,438	$125,000	$490,000	$286,320	1.711	1,672	$293.06	670	26.7884	Other	$125,000	BC670 THE WASHINGTON CONDOS	407	93
72-25-21-436-013	1021 S WASHINGTON	04/04/22	$480,000	WD	03-ARM'S LENGTH	$480,000	$260,450	54.26	$520,894	$125,000	$355,000	$276,849	1.282	1,582	$224.40	670	16.1198	Other	$125,000	BC670 THE WASHINGTON CONDOS	407	93
72-25-21-436-015	1021 S WASHINGTON	09/01/22	$475,000	WD	03-ARM'S LENGTH	$475,000	$265,220	55.84	$530,436	$125,000	$350,000	$283,522	1.234	1,658	$211.10	670	20.9012	Other	$125,000	BC670 THE WASHINGTON CONDOS	407	93
72-25-21-436-017	1021 S WASHINGTON	05/12/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$168,330	49.51	$336,665	$77,000	$263,000	$181,584	1.448	1,077	$244.20	670	0.4880	Other	$77,000	BC670 THE WASHINGTON CONDOS	407	93
		Totals:	**$3,250,000**			**$3,250,000**	**$1,601,560**		**$3,203,110**		**$2,475,200**	**$1,698,119**			**$248.20**		**1.4127**					
							Sale. Ratio =>	**49.28**				**E.C.F. =>**	**1.458**		**Std. Deviation=>**	**0.204776**						
							Std. Dev. =>	**5.22**				**Ave. E.C.F. =>**	**1.443**		**Ave. Variance=>**	**16.6540**	**Coefficient of Var=>**	**11.53732007**				

671 MAIN STREET CENTRE CONDO - 2 STY 1830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-479-067	163 ALLENHURST	03/26/24	$415,000	WD	03-ARM'S LENGTH	$415,000	$183,450	44.20	$366,896	$100,500	$314,500	$209,761	1.499	1,870	$168.18	671	1.0653	Other	$100,500	BC67X Main Street Centre	407	73
72-25-21-479-081	144 TIFFANY	05/22/23	$485,000	WD	03-ARM'S LENGTH	$485,000	$191,200	39.42	$382,396	$100,500	$384,500	$221,965	1.732	1,870	$205.61	671	24.3577	Other	$100,500	BC67X Main Street Centre	407	78
72-25-21-479-097	1433 S WASHINGTON	06/13/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$187,410	41.65	$374,814	$100,500	$349,500	$215,995	1.618	1,870	$186.90	671	12.9415	Other	$100,500	BC67X Main Street Centre	407	78
72-25-21-479-099	1435 S WASHINGTON	01/09/24	$400,000	PTA	03-ARM'S LENGTH	$400,000	$181,910	45.48	$363,810	$100,500	$299,500	$207,331	1.445	1,870	$160.16	671	4.4123	Other	$100,500	BC67X Main Street Centre	407	73
72-25-22-353-018	1303 S MAIN	05/17/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$182,410	48.00	$364,811	$100,500	$279,500	$208,119	1.343	1,830	$152.73	671	14.5693	Other	$100,500	BC67X Main Street Centre	407	73
72-25-22-353-037	1405 S MAIN	04/04/22	$362,000	WD	03-ARM'S LENGTH	$362,000	$181,400	50.11	$362,808	$100,500	$261,500	$206,542	1.266	1,870	$139.84	671	22.2588	Other	$100,500	BC67X Main Street Centre	407	73
72-25-22-353-051	1433 S MAIN	11/09/23	$407,250	WD	03-ARM'S LENGTH	$407,250	$178,620	43.86	$357,231	$100,500	$306,750	$202,150	1.517	1,870	$164.04	671	2.8759	Other	$100,500	BC67X Main Street Centre	407	73
		Totals:	**$2,899,250**			**$2,899,250**	**$1,286,400**		**$2,572,766**		**$2,195,750**	**$1,471,863**			**$168.21**		**0.3141**					
							Sale. Ratio =>	**44.37**				**E.C.F. =>**	**1.492**		**Std. Deviation=>**	**0.15797529**						
							Std. Dev. =>	**3.63**				**Ave. E.C.F. =>**	**1.489**		**Ave. Variance=>**	**11.7830**	**Coefficient of Var=>**	**7.915070901**				

672 MAIN STREET CENTRE CONDO - 2 STY 1550

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-21-479-042	1446 S MAIN	04/08/22	$337,000	WD	03-ARM'S LENGTH	$337,000	$166,860	49.51	$333,728	$83,000	$254,000	$183,013	1.388	1,550	$163.87	672	2.1600	Other	$83,000	BC67X Main Street Centre	407	73
72-25-21-479-072	126 TIFFANY	02/28/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$171,060	50.31	$342,112	$83,000	$257,000	$189,133	1.359	1,550	$165.81	672	0.7445	Other	$83,000	BC67X Main Street Centre	407	73
72-25-21-479-080	142 TIFFANY	06/22/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$170,770	50.98	$341,530	$83,000	$252,000	$188,708	1.335	1,550	$162.58	672	3.0882	Other	$83,000	BC67X Main Street Centre	407	76
72-25-22-353-024	1317 S MAIN	11/06/23	$340,000	WD	03-ARM'S LENGTH	$340,000	$168,790	49.64	$337,583	$83,000	$257,000	$185,827	1.383	1,550	$165.81	672	1.6728	Other	$83,000	BC67X Main Street Centre	407	73
		Totals:	**$1,352,000**			**$1,352,000**	**$677,480**		**$1,354,953**		**$1,020,000**	**$746,681**			**$164.52**		**0.0234**					
							Sale. Ratio =>	**50.11**				**E.C.F. =>**	**1.366**		**Std. Deviation=>**	**0.02419048**						
							Std. Dev. =>	**0.67**				**Ave. E.C.F. =>**	**1.366**		**Ave. Variance=>**	**1.9164**	**Coefficient of Var=>**	**1.402637082**				

City of Royal Oak 2025 Res Condo ECF Study

675 HAMPTON VILLAGE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-226-036	3501 W 14 MILE	05/31/22	$124,900	WD	03-ARM'S LENGTH	$124,900	$54,020	43.25	$108,037	$28,750	$96,150	$86,182	1.116	837	$114.87	675	6.6880	Other	$28,750	BC675 Hampton Village	407	63
72-25-06-226-037	3501 W 14 MILE	10/12/22	$138,500	WD	03-ARM'S LENGTH	$138,500	$54,780	39.55	$109,563	$28,750	$109,750	$87,840	1.249	837	$131.12	675	6.6880	Other	$28,750	BC675 Hampton Village	407	64
		Totals:	**$263,400**			**$263,400**	**$108,800**		**$217,600**		**$205,900**	**$174,022**			**$123.00**		**0.0637**					
							Sale. Ratio =>	**41.31**				**E.C.F. =>**	**1.183**		**Std. Deviation=>**	**0.09458211**						
							Std. Dev. =>	**2.62**				**Ave. E.C.F. =>**	**1.183**		**Ave. Variance=>**	**6.6880**	**Coefficient of Var=>**	**5.655554645**				

681 MAPLEWOODE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-227-022	3405 W 14 MILE	10/03/22	$229,000	WD	03-ARM'S LENGTH	$229,000	$110,900	48.43	$221,799	$52,514	$176,486	$116,748	1.512	938	$188.15	681	10.5751	Other	$51,250	BC681 Maplewoode	407	63
72-25-06-227-024	3405 W 14 MILE	11/30/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$106,460	48.39	$212,913	$52,514	$167,486	$110,620	1.514	938	$178.56	681	10.3365	Other	$51,250	BC681 Maplewoode	407	63
72-25-06-227-025	3405 W 14 MILE	05/16/22	$235,000	WD	03-ARM'S LENGTH	$235,000	$104,700	44.55	$209,401	$52,514	$182,486	$108,198	1.687	938	$194.55	681	6.9163	Other	$51,250	BC681 Maplewoode	407	63
72-25-06-227-027	3415 W 14 MILE	08/26/22	$237,000	WD	03-ARM'S LENGTH	$237,000	$102,340	43.18	$204,686	$52,253	$184,747	$105,126	1.757	938	$196.96	681	13.9952	Other	$51,250	BC681 Maplewoode	407	63
		Totals:	**$921,000**			**$921,000**	**$424,400**		**$848,799**		**$711,205**	**$440,692**			**$189.55**		**0.3595**					
							Sale. Ratio =>	**46.08**				**E.C.F. =>**	**1.614**		**Std. Deviation=>**	**0.12414739**						
							Std. Dev. =>	**2.68**				**Ave. E.C.F. =>**	**1.617**		**Ave. Variance=>**	**10.4558**	**Coefficient of Var=>**	**6.464438298**				

684 NORMANDY PLACE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-06-257-028	3800 NORMANDY	09/21/23	$150,000	WD	03-ARM'S LENGTH	$150,000	$66,710	44.47	$133,415	$37,500	$112,500	$79,929	1.407	832	$135.22	684	0.0000	Other	$37,500	BC684 Normandy Place	407	60
		Totals:	**$150,000**			**$150,000**	**$66,710**		**$133,415**		**$112,500**	**$79,929**			**$135.22**		**0.0000**					
							Sale. Ratio =>	**44.47**				**E.C.F. =>**	**1.407**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.407**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

690 LINCOLN OAKS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-405-032	1222 E LINCOLN	10/27/22	$139,000	WD	03-ARM'S LENGTH	$139,000	$66,430	47.79	$132,850	$34,500	$104,500	$81,958	1.275	679	$153.90	690	1.9536	Other	$34,500	BC690 Lincoln Oaks	407	60
72-25-22-405-036	1220 E LINCOLN	11/17/23	$153,000	WD	03-ARM'S LENGTH	$153,000	$69,700	45.56	$139,405	$34,500	$118,500	$87,421	1.356	679	$174.52	690	10.0010	Other	$34,500	BC690 Lincoln Oaks	407	64
72-25-22-405-038	1220 E LINCOLN	08/10/22	$130,000	WD	03-ARM'S LENGTH	$130,000	$66,430	51.10	$132,850	$34,500	$95,500	$81,958	1.165	679	$140.65	690	9.0276	Other	$34,500	BC690 Lincoln Oaks	407	60
72-25-22-405-039	1220 E LINCOLN	12/21/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$66,430	49.21	$132,850	$34,500	$100,500	$81,958	1.226	679	$148.01	690	2.9269	Other	$34,500	BC690 Lincoln Oaks	407	60
		Totals:	**$557,000**			**$557,000**	**$268,990**		**$537,955**		**$419,000**	**$333,296**			**$154.27**		**0.1639**					
							Sale. Ratio =>	**48.29**				**E.C.F. =>**	**1.257**		**Std. Deviation=>**	**0.08039503**						
							Std. Dev. =>	**2.34**				**Ave. E.C.F. =>**	**1.256**		**Ave. Variance=>**	**5.9773**	**Coefficient of Var=>**	**4.760867037**				

695 INDIAN OAKS VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-452-047	1205 MOHAWK	07/22/22	$602,000	WD	03-ARM'S LENGTH	$602,000	$276,420	45.92	$517,756	$92,110	$509,890	$304,033	1.677	2,247	$226.92	695	0.0000	Colonial/2Sty	$89,780	Sec 22, S of Lincoln	401	84
		Totals:	**$602,000**			**$602,000**	**$276,420**		**$517,756**		**$509,890**	**$304,033**			**$226.92**		**0.0000**					
							Sale. Ratio =>	**45.92**				**E.C.F. =>**	**1.677**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.677**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

761 NORTH COVE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-131-012	2421 SAMOSET	04/21/23	$190,000	WD	03-ARM'S LENGTH	$190,000	$83,990	44.21	$167,986	$42,333	$147,667	$100,522	1.469	1,008	$146.50	761	1.5507	Other	$42,000	BC761 North Cove	407	67
72-25-05-131-013	2451 SAMOSET	04/01/22	$205,000	WD	03-ARM'S LENGTH	$205,000	$88,940	43.39	$177,888	$42,333	$162,667	$108,444	1.500	1,008	$161.38	761	1.5507	Other	$42,000	BC761 North Cove	407	73
		Totals:	**$395,000**			**$395,000**	**$172,930**		**$345,874**		**$310,334**	**$208,966**			**$153.94**		**0.0588**					
							Sale. Ratio =>	**43.78**				**E.C.F. =>**	**1.485**		**Std. Deviation=>**	**0.02192967**						
							Std. Dev. =>	**0.58**				**Ave. E.C.F. =>**	**1.485**		**Ave. Variance=>**	**1.5507**	**Coefficient of Var=>**	**1.044566488**				

801 NORTHWOOD MEADOWS CONDO - 1 STY 840 S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-206-027	3204 ELMHURST	12/09/22	$96,900	WD	03-ARM'S LENGTH	$96,900	$43,870	45.27	$87,739	$28,100	$68,800	$89,013	0.773	740	$92.97	801	4.3689	Other	$28,100	BC80X Northwood Meadows	407	63
72-25-08-206-038	3104 LINWOOD	05/05/22	$110,000	WD	03-ARM'S LENGTH	$110,000	$45,940	41.76	$91,884	$28,100	$81,900	$95,200	0.860	740	$110.68	801	4.3689	Other	$28,100	BC80X Northwood Meadows	407	68
		Totals:	**$206,900**			**$206,900**	**$89,810**		**$179,623**		**$150,700**	**$184,213**			**$101.82**		**0.1467**					
							Sale. Ratio =>	**43.41**				**E.C.F. =>**	**0.818**		**Std. Deviation=>**	**0.0617849**						
							Std. Dev. =>	**2.48**				**Ave. E.C.F. =>**	**0.817**		**Ave. Variance=>**	**4.3689**	**Coefficient of Var=>**	**5.35001472**				

802 NORTHWOOD MEADOWS CONDO - 1 STY 855 >

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-206-024	3126 LINWOOD	07/20/22	$136,000	WD	03-ARM'S LENGTH	$136,000	$63,610	46.77	$127,219	$28,100	$107,900	$99,119	1.089	855	$126.20	802	4.8021	Other	$28,100	BC80X Northwood Meadows	407	63
72-25-08-206-031	3126 LINWOOD	08/10/22	$140,000	WD	03-ARM'S LENGTH	$140,000	$65,590	46.85	$131,180	$28,100	$111,900	$103,080	1.086	880	$127.16	802	5.1047	Other	$28,100	BC80X Northwood Meadows	407	60
72-25-08-206-032	3126 LINWOOD	09/09/22	$150,500	WD	03-ARM'S LENGTH	$150,500	$66,730	44.34	$133,454	$28,100	$122,400	$105,354	1.162	880	$139.09	802	2.5186	Other	$28,100	BC80X Northwood Meadows	407	63
72-25-08-206-044	3100 LINWOOD	02/15/23	$152,500	WD	03-ARM'S LENGTH	$152,500	$65,430	42.90	$130,868	$28,100	$124,400	$102,768	1.210	855	$145.50	802	7.3882	Other	$28,100	BC80X Northwood Meadows	407	64
		Totals:	**$579,000**			**$579,000**	**$261,360**		**$522,721**		**$466,600**	**$410,321**			**$134.49**		**0.0547**					
							Sale. Ratio =>	**45.14**				**E.C.F. =>**	**1.137**		**Std. Deviation=>**	**0.06056591**						
							Std. Dev. =>	**1.93**				**Ave. E.C.F. =>**	**1.137**		**Ave. Variance=>**	**4.9534**	**Coefficient of Var=>**	**4.358037367**				

City of Royal Oak 2025 Res Condo ECF Study

841 PARKDALE MANOR CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-352-014	2932 W 13 MILE	02/01/24	$116,000	WD	03-ARM'S LENGTH	$116,000	$46,770	40.32	$93,543	$25,000	$91,000	$68,543	1.328	688	$132.27	841	1.6992	Other	$25,000	BC841 Parkdale Manor	407	60
72-25-05-377-005	2814 W 13 MILE	10/17/22	$130,550	WD	03-ARM'S LENGTH	$130,550	$51,550	39.49	$103,092	$25,000	$105,550	$78,092	1.352	766	$137.79	841	0.6985	Other	$25,000	BC841 Parkdale Manor	407	63
72-25-05-377-022	2716 W 13 MILE	09/22/23	$103,000	WD	03-ARM'S LENGTH	$103,000	$43,160	41.90	$86,312	$25,000	$78,000	$61,312	1.272	560	$139.29	841	7.2444	Other	$25,000	BC841 Parkdale Manor	407	64
72-25-08-126-046	2811 W 13 MILE	06/30/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$53,350	38.11	$106,699	$25,000	$115,000	$81,699	1.408	766	$150.13	841	6.2980	Other	$25,000	BC841 Parkdale Manor	407	64
72-25-08-127-050	2713 W 13 MILE	07/14/23	$142,000	WD	03-ARM'S LENGTH	$142,000	$52,580	37.03	$105,157	$25,000	$117,000	$80,157	1.460	766	$152.74	841	11.5010	Other	$25,000	BC841 Parkdale Manor	407	64
72-25-08-131-039	2513 W 13 MILE	06/29/23	$107,000	WD	03-ARM'S LENGTH	$107,000	$44,220	41.33	$88,434	$25,000	$82,000	$63,434	1.293	560	$146.43	841	5.1944	Other	$25,000	BC841 Parkdale Manor	407	64
72-25-08-131-059	3220 SHENANDOAH	05/10/23	$129,000	WD	03-ARM'S LENGTH	$129,000	$49,060	38.03	$98,112	$25,000	$104,000	$73,112	1.422	688	$151.16	841	7.7849	Other	$25,000	BC841 Parkdale Manor	407	64
72-25-08-131-080	3219 BENJAMIN	06/19/23	$130,000	WD	03-ARM'S LENGTH	$130,000	$52,190	40.15	$104,379	$25,000	$105,000	$79,379	1.323	688	$152.62	841	2.1858	Other	$25,000	BC841 Parkdale Manor	407	69
72-25-08-131-083	3211 BENJAMIN	08/30/23	$110,000	WD	03-ARM'S LENGTH	$110,000	$46,640	42.40	$93,271	$25,000	$85,000	$68,271	1.245	688	$123.55	841	9.9588	Other	$25,000	BC841 Parkdale Manor	407	60
		Totals:	**$1,107,550**			**$1,107,550**	**$439,520**		**$878,999**		**$882,550**	**$653,999**			**$142.89**		**0.4841**					
							Sale. Ratio =>	**39.68**				**E.C.F. =>**	**1.349**		**Std. Deviation=>**	**0.07239952**						
							Std. Dev. =>	**1.86**				**Ave. E.C.F. =>**	**1.345**		**Ave. Variance=>**	**5.8405**	**Coefficient of Var=>**	**4.343624915**				

855 PINETREE ESTATES CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-360	1819 TORQUAY	05/18/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$94,190	47.10	$188,378	$50,000	$150,000	$130,545	1.149	1,245	$120.48	855	0.0000	Other	$50,000	BC855 Pinetree Estates	407	65
		Totals:	**$200,000**			**$200,000**	**$94,190**		**$188,378**		**$150,000**	**$130,545**			**$120.48**		**0.0000**					
							Sale. Ratio =>	**47.10**				**E.C.F. =>**	**1.149**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.149**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

861 PARMENTER ESTATES CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-349	4999 CROOKS	05/20/22	$211,000	WD	03-ARM'S LENGTH	$211,000	$85,960	40.74	$171,912	$53,000	$158,000	$136,680	1.156	1,258	$125.60	861	0.0000	Other	$53,000	BC86X Parm. Estates & Cummings. Ct	407	65
		Totals:	**$211,000**			**$211,000**	**$85,960**		**$171,912**		**$158,000**	**$136,680**			**$125.60**		**0.0000**					
							Sale. Ratio =>	**40.74**				**E.C.F. =>**	**1.156**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.156**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

901 ROYAL PARK TOWNHOUSES CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-05-477-057	3433 CROOKS	06/30/23	$251,000	WD	03-ARM'S LENGTH	$251,000	$110,720	44.11	$221,444	$57,537	$193,463	$123,238	1.570	1,148	$168.52	901	7.3650	Other	$56,250	BC901 Royal Park Townhouses	407	64
72-25-05-477-069	3449 CROOKS	08/04/23	$180,000	WD	03-ARM'S LENGTH	$180,000	$87,020	48.34	$174,040	$46,250	$133,750	$96,083	1.392	768	$174.15	901	10.4148	Other	$46,250	BC901 Royal Park Townhouses	407	60
72-25-05-477-073	3521 CROOKS	10/27/23	$218,000	WD	03-ARM'S LENGTH	$218,000	$89,330	40.98	$178,657	$46,250	$171,750	$99,554	1.725	768	$223.63	901	22.9014	Other	$46,250	BC901 Royal Park Townhouses	407	64
72-25-05-477-085	3541 CROOKS	05/25/22	$196,100	WD	03-ARM'S LENGTH	$196,100	$94,730	48.31	$189,459	$46,250	$149,850	$107,676	1.392	816	$183.64	901	10.4502	Other	$46,250	BC901 Royal Park Townhouses	407	68
72-25-05-477-090	3505 CROOKS	03/29/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$113,570	49.38	$227,147	$56,250	$173,750	$128,494	1.352	1,148	$151.35	901	14.3975	Other	$56,250	BC901 Royal Park Townhouses	407	64
72-25-05-477-092	3501 CROOKS	03/03/23	$220,000	WD	03-ARM'S LENGTH	$220,000	$97,860	44.48	$195,711	$46,250	$173,750	$112,377	1.546	816	$212.93	901	4.9961	Other	$46,250	BC901 Royal Park Townhouses	407	69
		Totals:	**$1,295,100**			**$1,295,100**	**$593,230**		**$1,186,458**		**$996,313**	**$667,422**			**$185.70**		**0.3399**					
							Sale. Ratio =>	**45.81**				**E.C.F. =>**	**1.493**		**Std. Deviation=>**	**0.14343227**						
							Std. Dev. =>	**3.27**				**Ave. E.C.F. =>**	**1.496**		**Ave. Variance=>**	**11.7542**	**Coefficient of Var=>**	**7.856127861**				

915 THE TERRACES CONDO - EXTERIOR UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-152-071	1610 W WEBSTER	10/27/22	$165,000	WD	03-ARM'S LENGTH	$165,000	$83,360	50.52	$166,716	$42,500	$122,500	$101,401	1.208	976	$125.51	915	0.0000	Other	$42,500	BC91X The Terraces	407	60
		Totals:	**$165,000**			**$165,000**	**$83,360**		**$166,716**		**$122,500**	**$101,401**			**$125.51**		**0.0000**					
							Sale. Ratio =>	**50.52**				**E.C.F. =>**	**1.208**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.208**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

916 THE TERRACES CONDO - INTERIOR UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-09-152-048	2530 GALPIN	08/04/23	$175,000	WD	03-ARM'S LENGTH	$175,000	$86,490	49.42	$172,986	$42,500	$132,500	$99,229	1.335	976	$135.76	916	5.0434	Other	$42,500	BC91X The Terraces	407	60
72-25-09-152-049	2528 GALPIN	01/12/23	$170,000	PTA	03-ARM'S LENGTH	$170,000	$88,060	51.80	$176,122	$42,500	$127,500	$101,614	1.255	976	$130.64	916	3.0110	Other	$42,500	BC91X The Terraces	407	60
72-25-09-152-061	1524 W WEBSTER	10/27/22	$170,000	WD	03-ARM'S LENGTH	$170,000	$87,540	51.49	$175,088	$42,500	$127,500	$100,827	1.265	976	$130.64	916	2.0325	Other	$42,500	BC91X The Terraces	407	60
		Totals:	**$515,000**			**$515,000**	**$262,090**		**$524,196**		**$387,500**	**$301,670**			**$132.34**		**0.0346**					
							Sale. Ratio =>	**50.89**				**E.C.F. =>**	**1.285**		**Std. Deviation=>**	**0.04395066**						
							Std. Dev. =>	**1.29**				**Ave. E.C.F. =>**	**1.285**		**Ave. Variance=>**	**3.3623**	**Coefficient of Var=>**	**2.616852095**				

931 TOWER COURT CONDO - BLDG 1,2 - INT ~6

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-238	4917 CROOKS	11/17/22	$100,000	WD	03-ARM'S LENGTH	$100,000	$48,490	48.49	$96,984	$27,500	$72,500	$68,122	1.064	624	$116.19	931	0.0000	Other	$27,500	BC93X Tower Court	407	60
		Totals:	**$100,000**			**$100,000**	**$48,490**		**$96,984**		**$72,500**	**$68,122**			**$116.19**		**0.0000**					
							Sale. Ratio =>	**48.49**				**E.C.F. =>**	**1.064**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.064**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

City of Royal Oak 2025 Res Condo ECF Study

932 TOWER COURT CONDO - BLDG 1,2- EXT/INT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-245	4917 CROOKS	05/26/23	$130,000	WD	03-ARM'S LENGTH	$130,000	$58,920	45.32	$117,849	$27,500	$102,500	$88,577	1.157	802	$127.81	932	11.5379	Other	$27,500	BC93X Tower Court	407	64
72-20-32-476-254	4913 CROOKS	12/06/23	$145,000	WD	03-ARM'S LENGTH	$145,000	$55,210	38.08	$110,412	$27,500	$117,500	$81,286	1.446	784	$149.87	932	17.2950	Other	$27,500	BC93X Tower Court	407	60
72-20-32-476-261	4913 CROOKS	06/15/23	$145,000	WD	03-ARM'S LENGTH	$145,000	$63,070	43.50	$126,143	$27,500	$117,500	$96,709	1.215	816	$144.00	932	5.7571	Other	$27,500	BC93X Tower Court	407	69
		Totals:	**$420,000**			**$420,000**	**$177,200**		**$354,404**		**$337,500**	**$266,573**			**$140.56**		**0.6487**					
							Sale. Ratio =>	**42.19**				**E.C.F. =>**	**1.266**		**Std. Deviation=>**	**0.15254259**						
							Std. Dev. =>	**3.77**				**Ave. E.C.F. =>**	**1.273**		**Ave. Variance=>**	**11.5300**	**Coefficient of Var=>**	**9.060492022**				

933 TOWER COURT CONDO - BLDG 3,4,5 - INT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-274	4909 CROOKS	01/09/24	$145,500	WD	03-ARM'S LENGTH	$145,500	$49,750	34.19	$99,503	$27,500	$118,000	$76,599	1.540	711	$165.96	933	42.3348	Other	$27,500	BC93X Tower Court	407	60
72-20-32-476-275	4909 CROOKS	04/28/22	$91,000	PTA	03-ARM'S LENGTH	$91,000	$49,010	53.86	$98,017	$27,500	$63,500	$75,018	0.846	685	$92.70	933	27.0680	Other	$27,500	BC93X Tower Court	407	60
72-20-32-476-281	4909 CROOKS	06/02/22	$118,000	WD	03-ARM'S LENGTH	$118,000	$51,510	43.65	$103,011	$27,500	$90,500	$80,331	1.127	711	$127.29	933	0.9448	Other	$27,500	BC93X Tower Court	407	63
72-20-32-476-284	4909 CROOKS	11/15/22	$113,000	WD	03-ARM'S LENGTH	$113,000	$51,510	45.58	$103,011	$27,500	$85,500	$80,331	1.064	711	$120.25	933	5.2795	Other	$27,500	BC93X Tower Court	407	63
72-20-32-476-292	4909 CROOKS	11/21/22	$92,500	WD	03-ARM'S LENGTH	$92,500	$51,510	55.69	$103,011	$27,500	$65,000	$80,331	0.809	711	$91.42	933	30.7989	Other	$27,500	BC93X Tower Court	407	63
72-20-32-476-320	4921 CROOKS	07/26/23	$128,000	WD	03-ARM'S LENGTH	$128,000	$49,650	38.79	$99,296	$27,500	$100,500	$76,379	1.316	685	$146.72	933	19.8668	Other	$27,500	BC93X Tower Court	407	64
		Totals:	**$688,000**			**$688,000**	**$302,940**		**$605,849**		**$523,000**	**$468,988**			**$124.06**		**0.1977**					
							Sale. Ratio =>	**44.03**				**E.C.F. =>**	**1.115**		**Std. Deviation=>**	**0.27917552**						
							Std. Dev. =>	**8.36**				**Ave. E.C.F. =>**	**1.117**		**Ave. Variance=>**	**21.0488**	**Coefficient of Var=>**	**18.84165186**				

934 TOWER COURT CONDO - BLDG 3,4,5 - EXT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-296	4905 CROOKS	03/06/24	$145,000	WD	03-ARM'S LENGTH	$145,000	$59,700	41.17	$119,406	$27,500	$117,500	$88,371	1.330	772	$152.20	934	6.7142	Other	$27,500	BC93X Tower Court	407	65
72-20-32-476-318	4921 CROOKS	06/09/22	$130,000	WD	03-ARM'S LENGTH	$130,000	$58,340	44.88	$116,680	$27,500	$102,500	$85,750	1.195	772	$132.77	934	6.7142	Other	$27,500	BC93X Tower Court	407	63
		Totals:	**$275,000**			**$275,000**	**$118,040**		**$236,086**		**$220,000**	**$174,121**			**$142.49**		**0.1011**					
							Sale. Ratio =>	**42.92**				**E.C.F. =>**	**1.263**		**Std. Deviation=>**	**0.09495318**						
							Std. Dev. =>	**2.62**				**Ave. E.C.F. =>**	**1.262**		**Ave. Variance=>**	**6.7142**	**Coefficient of Var=>**	**5.318276961**				

935 TOWER COURT CONDO - BLDG 3,4,5 - EXT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-20-32-476-290	4909 CROOKS	05/03/22	$105,000	WD	03-ARM'S LENGTH	$105,000	$53,990	51.42	$107,984	$27,500	$77,500	$77,388	1.001	613	$126.43	935	10.6241	Other	$27,500	BC93X Tower Court	407	68
72-20-32-476-307	4905 CROOKS	04/26/22	$106,000	PTA	03-ARM'S LENGTH	$106,000	$47,380	44.70	$94,753	$27,500	$78,500	$64,666	1.214	578	$135.81	935	10.6241	Other	$27,500	BC93X Tower Court	407	63
		Totals:	**$211,000**			**$211,000**	**$101,370**		**$202,737**		**$156,000**	**$142,055**			**$131.12**		**0.9515**					
							Sale. Ratio =>	**48.04**				**E.C.F. =>**	**1.098**		**Std. Deviation=>**	**0.15024762**						
							Std. Dev. =>	**4.75**				**Ave. E.C.F. =>**	**1.108**		**Ave. Variance=>**	**10.6241**	**Coefficient of Var=>**	**9.591297379**				

961 WOODLAND PLACE CONDO - 2 STY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-207-008	3227 WOODLAND	01/20/23	$165,000	WD	03-ARM'S LENGTH	$165,000	$89,480	54.23	$178,967	$53,000	$112,000	$96,898	1.156	963	$116.30	961	32.0401	Other	$53,000	BC96X Woodland Place	407	60
72-25-08-207-014	3203 WOODLAND	06/02/23	$241,500	WD	03-ARM'S LENGTH	$241,500	$94,700	39.21	$189,392	$53,000	$188,500	$104,917	1.797	962	$195.95	961	32.0401	Other	$53,000	BC96X Woodland Place	407	64
		Totals:	**$406,500**			**$406,500**	**$184,180**		**$368,359**		**$300,500**	**$201,815**			**$156.12**		**1.2731**					
							Sale. Ratio =>	**45.31**				**E.C.F. =>**	**1.489**		**Std. Deviation=>**	**0.45311502**						
							Std. Dev. =>	**10.62**				**Ave. E.C.F. =>**	**1.476**		**Ave. Variance=>**	**32.0401**	**Coefficient of Var=>**	**21.70355701**				

962 WOODLAND PLACE CONDO - 1 STY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-08-207-021	3202 WOODLAND	08/15/22	$222,000	WD	03-ARM'S LENGTH	$222,000	$103,670	46.70	$207,349	$54,612	$167,388	$117,490	1.425	952	$175.83	962	0.0000	Other	$53,000	BC96X Woodland Place	407	60
		Totals:	**$222,000**			**$222,000**	**$103,670**		**$207,349**		**$167,388**	**$117,490**			**$175.83**		**0.0000**					
							Sale. Ratio =>	**46.70**				**E.C.F. =>**	**1.425**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.425**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

963 FIFTH STREET CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-153-029	422 E 5TH	02/02/24	$424,900	WD	03-ARM'S LENGTH	$424,900	$206,380	48.57	$412,763	$102,000	$322,900	$170,749	1.891	1,374	$235.01	963	0.0000	Other	$102,000	BC963 Fifth Street Condos	407	70
		Totals:	**$424,900**			**$424,900**	**$206,380**		**$412,763**		**$322,900**	**$170,749**			**$235.01**		**0.0000**					
							Sale. Ratio =>	**48.57**				**E.C.F. =>**	**1.891**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.891**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

964 DORCHESTER CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-23-103-059	1925 DORCHESTER	06/23/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$108,930	47.36	$217,867	$62,000	$168,000	$120,827	1.390	787	$213.47	964	5.5844	Other	$62,000	BC964 Dorchester Condo	407	71
72-25-23-103-060	1927 DORCHESTER	02/06/23	$249,900	WD	03-ARM'S LENGTH	$249,900	$123,800	49.54	$247,608	$62,508	$187,392	$143,488	1.306	1,132	$165.54	964	2.8599	Other	$62,000	BC964 Dorchester Condo	407	71
72-25-23-103-066	1939 DORCHESTER	08/04/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$123,760	49.50	$247,515	$62,508	$187,492	$143,416	1.307	1,132	$165.63	964	2.7245	Other	$62,000	BC964 Dorchester Condo	407	71
		Totals:	**$729,900**			**$729,900**	**$356,490**		**$712,990**		**$542,884**	**$407,732**			**$181.55**		**0.3099**					
							Sale. Ratio =>	**48.84**				**E.C.F. =>**	**1.331**		**Std. Deviation=>**	**0.048367**						
							Std. Dev. =>	**1.25**				**Ave. E.C.F. =>**	**1.335**		**Ave. Variance=>**	**3.7229**	**Coefficient of Var=>**	**2.789604563**				

City of Royal Oak 2025 Res Condo ECF Study

967 TROY STREET LOFTS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-155-019	614 S TROY	10/07/22	$286,000	WD	03-ARM'S LENGTH	$286,000	$135,730	47.46	$271,458	$71,500	$214,500	$175,402	1.223	920	$233.15	967	5.6831	Other	$71,500	BC967 Troy Street Lofts	407	80
72-25-22-155-023	614 S TROY	03/17/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$226,020	50.23	$452,049	$112,500	$337,500	$297,850	1.133	1,791	$188.44	967	3.2955	Other	$112,500	BC967 Troy Street Lofts	407	80
72-25-22-155-024	614 S TROY	01/19/23	$430,000	WD	03-ARM'S LENGTH	$430,000	$229,170	53.30	$458,337	$112,500	$317,500	$303,366	1.047	1,791	$177.28	967	11.9484	Other	$112,500	BC967 Troy Street Lofts	407	80
72-25-22-155-025	614 S TROY	03/08/23	$459,888	WD	03-ARM'S LENGTH	$459,888	$213,190	46.36	$426,384	$112,500	$347,388	$275,337	1.262	1,537	$226.02	967	9.5608	Other	$112,500	BC967 Troy Street Lofts	407	80
		Totals:	**$1,625,888**			**$1,625,888**	**$804,110**		**$1,608,228**		**$1,216,888**	**$1,051,954**			**$206.22**		**0.9288**					
							Sale. Ratio =>	**49.46**				**E.C.F. =>**	**1.157**		**Std. Deviation=>**	**0.09614781**						
							Std. Dev. =>	**3.10**				**Ave. E.C.F. =>**	**1.166**		**Ave. Variance=>**	**7.6220**	**Coefficient of Var=>**	**6.536421456**				

968 GRANT PARK CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-132-049	789 E 4TH	05/26/23	$884,000	WD	03-ARM'S LENGTH	$884,000	$357,550	40.45	$715,105	$174,000	$710,000	$373,176	1.903	2,684	$264.53	968	0.0000	Other	$174,000	BC968 Grant Park Townlofts	407	87
		Totals:	**$884,000**			**$884,000**	**$357,550**		**$715,105**		**$710,000**	**$373,176**			**$264.53**		**0.0000**					
							Sale. Ratio =>	**40.45**				**E.C.F. =>**	**1.903**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.903**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

971 33 ON HARRISON CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-383-001	1210 DIAMOND	02/09/24	$328,000	WD	03-ARM'S LENGTH	$328,000	$157,680	48.07	$315,364	$85,490	$242,510	$228,730	1.060	1,212	$200.09	971	2.4047	Other	$85,000	BC971 33 on Harrison	407	92
72-25-22-383-015	1240 DIAMOND	06/15/23	$363,500	WD	03-ARM'S LENGTH	$363,500	$167,300	46.02	$334,604	$85,000	$278,500	$248,362	1.121	1,387	$200.79	971	8.5149	Other	$85,000	BC971 33 on Harrison	407	93
72-25-22-383-020	1230 DIAMOND	01/05/24	$345,000	PTA	03-ARM'S LENGTH	$345,000	$164,950	47.81	$329,899	$85,000	$260,000	$243,681	1.067	1,235	$210.53	971	3.0773	Other	$85,000	BC971 33 on Harrison	407	93
72-25-22-383-024	1220 DIAMOND	12/20/22	$349,900	WD	03-ARM'S LENGTH	$349,900	$179,710	51.36	$359,412	$85,000	$264,900	$273,047	0.970	1,387	$190.99	971	6.6034	Other	$85,000	BC971 33 on Harrison	407	93
72-25-22-383-028	1260 DIAMOND	08/22/22	$311,000	WD	03-ARM'S LENGTH	$311,000	$160,410	51.58	$320,816	$85,690	$225,310	$233,956	0.963	1,212	$185.90	971	7.3154	Other	$85,000	BC971 33 on Harrison	407	93
72-25-22-383-029	1260 DIAMOND	04/15/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$163,820	48.18	$327,645	$85,000	$255,000	$241,438	1.056	1,235	$206.48	971	1.9976	Other	$85,000	BC971 33 on Harrison	407	93
72-25-22-383-031	1260 DIAMOND	03/15/24	$324,000	WD	03-ARM'S LENGTH	$324,000	$160,410	49.51	$320,816	$85,690	$238,310	$233,956	1.019	1,212	$196.63	971	1.7588	Other	$85,000	BC971 33 on Harrison	407	93
72-25-22-383-033	1260 DIAMOND	10/31/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$176,270	48.96	$352,539	$85,000	$275,000	$266,208	1.033	1,387	$198.27	971	0.3170	Other	$85,000	BC971 33 on Harrison	407	93
		Totals:	**$2,721,400**			**$2,721,400**	**$1,330,550**		**$2,661,095**		**$2,039,530**	**$1,969,378**			**$198.71**		**0.0576**					
							Sale. Ratio =>	**48.89**				**E.C.F. =>**	**1.036**		**Std. Deviation=>**	**0.05238039**						
							Std. Dev. =>	**1.86**				**Ave. E.C.F. =>**	**1.036**		**Ave. Variance=>**	**3.9986**	**Coefficient of Var=>**	**3.858945396**				

972 METROPOLITAN LOFTS CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-305-051	322 E HARRISON	07/21/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$158,940	47.44	$317,886	$84,000	$251,000	$233,886	1.073	1,126	$222.91	972	0.1594	Other	$84,000	BC972 Metropolitan Lofts	407	80
72-25-22-305-052	322 E HARRISON	08/19/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$176,730	52.76	$353,466	$84,000	$251,000	$269,466	0.931	1,134	$221.34	972	14.3295	Other	$84,000	BC972 Metropolitan Lofts	407	80
72-25-22-305-060	322 E HARRISON	01/19/24	$339,500	PTA	03-ARM'S LENGTH	$339,500	$149,790	44.12	$299,578	$84,000	$255,500	$215,578	1.185	1,129	$226.31	972	11.0419	Other	$84,000	BC972 Metropolitan Lofts	407	80
72-25-22-305-065	322 E HARRISON	10/10/23	$334,900	WD	03-ARM'S LENGTH	$334,900	$148,450	44.33	$296,890	$84,000	$250,900	$212,890	1.179	1,129	$222.23	972	10.3776	Other	$84,000	BC972 Metropolitan Lofts	407	80
72-25-22-305-075	322 E HARRISON	01/19/24	$470,000	PTA	03-ARM'S LENGTH	$470,000	$234,040	49.80	$468,086	$117,500	$352,500	$350,586	1.005	1,906	$184.94	972	6.9307	Other	$117,500	BC972 Metropolitan Lofts	407	80
		Totals:	**$1,814,400**			**$1,814,400**	**$867,950**		**$1,735,906**		**$1,360,900**	**$1,282,406**			**$215.55**		**1.3558**					
							Sale. Ratio =>	**47.84**				**E.C.F. =>**	**1.061**		**Std. Deviation=>**	**0.10988783**						
							Std. Dev. =>	**3.68**				**Ave. E.C.F. =>**	**1.075**		**Ave. Variance=>**	**8.5678**	**Coefficient of Var=>**	**7.97180737**				

975 STONEBROOK COURT CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-305-024	129 E PARENT	01/31/24	$420,000	WD	03-ARM'S LENGTH	$420,000	$218,940	52.13	$437,878	$113,000	$307,000	$240,650	1.276	2,062	$148.88	975	8.7849	Other	$113,000	BC975 Stonebrook Court	407	76
72-25-22-305-041	204 STONEBROOKE	10/21/22	$458,000	WD	03-ARM'S LENGTH	$458,000	$222,380	48.55	$444,760	$113,000	$345,000	$245,748	1.404	2,079	$165.95	975	4.0317	Other	$113,000	BC975 Stonebrook Court	407	76
72-25-22-305-046	203 STONEBROOKE	05/24/22	$459,000	WD	03-ARM'S LENGTH	$459,000	$222,100	48.39	$444,194	$113,000	$346,000	$245,329	1.410	2,062	$167.80	975	4.6793	Other	$113,000	BC975 Stonebrook Court	407	76
72-25-22-305-047	201 STONEBROOKE	04/06/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$223,230	49.61	$446,468	$113,000	$337,000	$247,013	1.364	2,062	$163.43	975	0.0740	Other	$113,000	BC975 Stonebrook Court	407	76
		Totals:	**$1,787,000**			**$1,787,000**	**$886,650**		**$1,773,300**		**$1,335,000**	**$978,741**			**$161.52**		**0.0438**					
							Sale. Ratio =>	**49.62**				**E.C.F. =>**	**1.364**		**Std. Deviation=>**	**0.06200295**						
							Std. Dev. =>	**1.73**				**Ave. E.C.F. =>**	**1.364**		**Ave. Variance=>**	**4.3925**	**Coefficient of Var=>**	**3.221330265**				

980 400 PARENT AVE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-352-042	432 E PARENT	04/03/23	$312,000	WD	03-ARM'S LENGTH	$312,000	$161,200	51.67	$322,400	$87,000	$225,000	$214,000	1.051	1,282	$175.51	980	0.0000	Other	$87,000	BC980 400 Parent Ave	407	80
		Totals:	**$312,000**			**$312,000**	**$161,200**		**$322,400**		**$225,000**	**$214,000**			**$175.51**		**0.0000**					
							Sale. Ratio =>	**51.67**				**E.C.F. =>**	**1.051**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.051**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				

981 BROWNSTONE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
72-25-22-153-038	328 E 5TH	04/29/22	$725,000	PTA	03-ARM'S LENGTH	$725,000	$363,200	50.10	$726,398	$181,250	$543,750	$363,432	1.496	2,498	$217.67	981	0.0000	Colonial/2Sty	$181,250	BC981 Brownstone	407	90
		Totals:	**$725,000**			**$725,000**	**$363,200**		**$726,398**		**$543,750**	**$363,432**			**$217.67**		**0.0000**					
							Sale. Ratio =>	**50.10**				**E.C.F. =>**	**1.496**		**Std. Deviation=>**	**#DIV/0!**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.496**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**				