

City of Royal Oak 2025 Commercial / Industrial ECF Study

AA1		APARTMENTS: 4-24 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
72-20-32-454-013	4835 BRIARWOOD	06/14/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$252,720	32.40	\$505,438	\$68,616	\$711,384	\$355,140	2.003	4,532	\$156.97	AA1	24.0901		\$58,320	CAN - Comm. Apt North	201
72-25-03-304-033	3801 ROCHESTER	06/28/22	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$227,250	43.37	\$454,507	\$122,607	\$401,393	\$269,837	1.488	3,034	\$132.30	AA1	27.4672		\$119,175	CRR - Comm-Roch Rd	201
72-25-03-454-019	701 E 13 MILE	10/04/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$299,740	59.95	\$599,486	\$181,757	\$318,243	\$339,617	0.937	5,017	\$63.43	AA1	82.5144		\$169,745	R03_E - SEC 3, EAST OF ROCH RD	201
72-25-10-152-047	241 GIRARD	01/03/24	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$177,070	31.06	\$354,147	\$64,916	\$505,084	\$235,147	2.148	3,276	\$154.18	AA1	38.5740		\$64,916	Sec 10 - All Parcels	201
72-25-22-326-024	617 E HUDSON	12/08/23	\$866,250	WD	03-ARM'S LENGTH	\$866,250	\$275,440	31.80	\$550,879	\$165,050	\$701,200	\$313,682	2.235	4,852	\$144.52	AA1	47.3175		\$157,328	Sec 22, S of Lincoln	201
Totals:			\$3,240,250			\$3,240,250	\$1,232,220			\$2,464,457	\$2,637,304	\$1,513,424			\$130.28		1.9601				
							Sale. Ratio =>	38.03				E.C.F. =>	1.743		Std. Deviation=>	0.544754909					
							Std. Dev. =>	12.39				Ave. E.C.F. =>	1.762		Ave. Variance=>	43.9927	Coefficient of Var=>	24.96450017			

AA2		APARTMENTS: 25-49 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
72-25-05-428-020	3905 CROOKS	12/12/23	\$1,820,000	OTH	03-ARM'S LENGTH	\$1,820,000	\$450,860	24.77	\$901,714	\$176,013	\$1,643,987	\$853,766	1.926	8,347	\$196.96	AA2	57.6057		\$170,007	CCK - Crooks North	201
72-25-09-453-006	2005 CROOKS	07/01/22	\$1,820,000	WD	03-ARM'S LENGTH	\$1,820,000	\$326,860	17.96	\$653,726	\$208,720	\$1,611,280	\$523,536	3.078	8,098	\$198.97	AA2	57.6057		\$193,276	CMN - Commercial Main North	201
Totals:			\$3,640,000			\$3,640,000	\$777,720		\$1,555,440		\$3,255,267	\$1,377,302			\$197.96		13.8118				
							Sale. Ratio =>	21.37				E.C.F. =>	2.364		Std. Deviation=>	0.814667014					
							Std. Dev. =>	4.82				Ave. E.C.F. =>	2.502		Ave. Variance=>	57.6057	Coefficient of Var=>	23.02726949			

AA5		APARTMENTS BUILT BEFORE 1930																			
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
72-25-16-482-017	579 N CENTER	11/09/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$165,130	31.45	\$330,268	\$103,245	\$421,755	\$174,633	2.415	2,240	\$188.28	AA5	31.1982		\$98,955	Sec 16, All Parcels	201
72-25-22-153-016	405 E 6TH	12/14/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$208,960	55.72	\$417,917	\$109,539	\$265,461	\$237,214	1.119	3,257	\$81.50	AA5	98.4032		\$104,391	Sec 22, N of Lincoln	201
72-25-22-153-026	503 S TROY	09/28/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$167,190	25.72	\$334,370	\$56,218	\$593,782	\$213,963	2.775	2,530	\$234.70	AA5	67.2050		\$48,439	CED- 4TH,6TH,LINCOLN	201
Totals:			\$1,550,000			\$1,550,000	\$541,280		\$1,082,555		\$1,280,998	\$625,810			\$168.16		5.6167				
							Sale. Ratio =>	34.92				E.C.F. =>	2.047		Std. Deviation=>	0.871005992					
							Std. Dev. =>	15.93				Ave. E.C.F. =>	2.103		Ave. Variance=>	65.6021	Coefficient of Var=>	31.1929012			

AA1-AA5 Combined																					
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
72-20-32-454-013	4835 BRIARWOOD	06/14/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$252,720	32.40	\$505,438	\$68,616	\$711,384	\$355,140	2.003	4,532	\$156.97	AA1	0.9254		\$58,320	CAN - Comm. Apt North	201
72-25-03-304-033	3801 ROCHESTER	06/28/22	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$227,250	43.37	\$454,507	\$122,607	\$401,393	\$269,837	1.488	3,034	\$132.30	AA1	52.4826		\$119,175	CRR - Comm-Roch Rd	201
72-25-03-454-019	701 E 13 MILE	10/04/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$299,740	59.95	\$599,486	\$181,757	\$318,243	\$339,617	0.937	5,017	\$63.43	AA1	107.5299		\$169,745	R03_E - SEC 3, EAST OF ROCH RD	201
72-25-05-428-020	3905 CROOKS	12/12/23	\$1,820,000	OTH	03-ARM'S LENGTH	\$1,820,000	\$450,860	24.77	\$901,714	\$176,013	\$1,643,987	\$853,766	1.926	8,347	\$196.96	AA2	8.6792		\$170,007	CCK - Crooks North	201
72-25-09-453-006	2005 CROOKS	07/01/22	\$1,820,000	WD	03-ARM'S LENGTH	\$1,820,000	\$326,860	17.96	\$653,726	\$208,720	\$1,611,280	\$523,536	3.078	8,098	\$198.97	AA2	106.5321		\$193,276	CMN - Commercial Main North	201
72-25-10-152-047	241 GIRARD	01/03/24	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$177,070	31.06	\$354,147	\$64,916	\$505,084	\$235,147	2.148	3,276	\$154.18	AA1	13.5586		\$64,916	Sec 10 - All Parcels	201
72-25-16-482-017	579 N CENTER	11/09/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$165,130	31.45	\$330,268	\$103,245	\$421,755	\$174,633	2.415	2,240	\$188.28	AA5	40.2729		\$98,955	Sec 16, All Parcels	201
72-25-22-153-016	405 E 6TH	12/14/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$208,960	55.72	\$417,917	\$109,539	\$265,461	\$237,214	1.119	3,257	\$81.50	AA5	89.3284		\$104,391	Sec 22, N of Lincoln	201
72-25-22-153-026	503 S TROY	09/28/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$167,190	25.72	\$334,370	\$56,218	\$593,782	\$213,963	2.775	2,530	\$234.70	AA5	76.2798		\$48,439	CED- 4TH,6TH,LINCOLN	201
72-25-22-326-024	617 E HUDSON	12/08/23	\$866,250	WD	03-ARM'S LENGTH	\$866,250	\$275,440	31.80	\$550,879	\$165,050	\$701,200	\$313,682	2.235	4,852	\$144.52	AA1	22.3021		\$157,328	Sec 22, S of Lincoln	201
Totals:			\$8,430,250			\$8,430,250	\$2,551,220		\$5,102,452		\$7,173,569	\$3,516,536			\$155.18		2.7590				
							Sale. Ratio =>	30.26				E.C.F. =>	2.040		Std. Deviation=>	0.681857633					
							Std. Dev. =>	13.52				Ave. E.C.F. =>	2.012		Ave. Variance=>	51.7891	Coefficient of Var=>	25.73546517			

AUB		AUTOBODY RELATED																			
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
72-25-03-379-013	3320 ROCHESTER	02/03/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$285,210	43.88	\$570,420	\$266,437	\$383,563	\$259,815	1.476	2,002	\$191.59	AUB	0.0000		\$246,960	CRR - Comm-Roch Rd	201
Totals:			\$650,000			\$650,000	\$285,210		\$570,420		\$383,563	\$259,815			\$191.59		0.0000				
							Sale. Ratio =>	43.88				E.C.F. =>	1.476		Std. Deviation=>	#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.476		Ave. Variance=>	0.0000	Coefficient of Var=>	0			

C11MW		- COMMERCIAL / 11 MILE WEST																			
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
72-25-21-202-006	801 W 11 MILE	07/06/22	\$725,000	MLC	03-ARM'S LENGTH	\$725,000	\$247,560	34.15	\$495,110	\$78,874	\$646,126	\$507,605	1.273	4,555	\$141.85	C11MW	0.0000		\$75,900	C11 - ELEVEN MILE	201
Totals:			\$725,000			\$725,000	\$247,560		\$495,110		\$646,126	\$507,605			\$141.85		0.0000				
							Sale. Ratio =>	34.15				E.C.F. =>	1.273		Std. Deviation=>	#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.273		Ave. Variance=>	0.0000	Coefficient of Var=>	0			

City of Royal Oak 2025 Commercial / Industrial ECF Study

CBD		CENTRAL BUSINESS DISTRICT																			
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
72-25-21-231-013	106 S MAIN	09/01/22	\$3,500,000	OTH	03-ARM'S LENGTH	\$3,500,000	\$1,497,940	42.80	\$2,995,878	\$263,102	\$3,236,898	\$1,966,026	1.646	12,004	\$269.65	CBD	7.7143		\$263,102	CBD - Cent. Bus. District	201
72-25-21-237-001	401 S WASHINGTON	05/17/22	\$2,950,000	WD	03-ARM'S LENGTH	\$2,950,000	\$1,083,130	36.72	\$2,166,254	\$243,936	\$2,706,064	\$1,382,963	1.957	8,529	\$317.28	CBD	38.7442		\$243,936	CBD - Cent. Bus. District	201
72-25-21-283-005	209 W 6TH	04/29/22	\$3,550,000	OTH	03-ARM'S LENGTH	\$3,550,000	\$1,655,250	46.63	\$3,310,507	\$257,510	\$3,292,490	\$2,196,401	1.499	11,864	\$277.52	CBD	7.0235		\$252,648	CBD - Cent. Bus. District	201
72-25-22-101-002	107 S MAIN	01/05/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$314,150	54.63	\$628,292	\$132,422	\$442,578	\$356,741	1.241	3,270	\$135.34	CBD	32.8659		\$132,422	CBD - Cent. Bus. District	201
72-25-22-102-007	225 S MAIN	11/17/22	\$1,725,000	WD	03-ARM'S LENGTH	\$1,725,000	\$804,150	46.62	\$1,608,299	\$180,129	\$1,544,871	\$1,027,460	1.504	6,480	\$238.41	CBD	6.5691		\$175,982	CBD - Cent. Bus. District	201
Totals:			\$12,300,000			\$12,300,000	\$5,354,620		\$10,709,230		\$11,222,901	\$6,929,591			\$247.64		5.0288				
							Sale. Ratio =>	43.53				E.C.F. =>	1.620		Std. Deviation=>	0.261403586					
							Std. Dev. =>	6.53				Ave. E.C.F. =>	1.569		Ave. Variance=>	18.5834	Coefficient of Var=>	11.84204468			

CCE		COMMERCIAL / CAMPBELL EAST																			
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
72-25-15-277-026	1201 N CAMPBELL	08/16/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$179,280	49.12	\$358,555	\$82,435	\$282,565	\$321,070	0.880	3,560	\$79.37	CCE	0.0000		\$76,000	CIE - 12/Campbell C&I	201
Totals:			\$365,000			\$365,000	\$179,280		\$358,555		\$282,565	\$321,070			\$79.37		0.0000				
							Sale. Ratio =>	49.12				E.C.F. =>	0.880		Std. Deviation=>	#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.880		Ave. Variance=>	0.0000	Coefficient of Var=>	0			

CCN		COMMERCIAL / CROOKS NORTH																			
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
72-25-05-152-003	4233 COOLIDGE	07/05/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,460	54.60	\$354,916	\$105,550	\$219,450	\$283,370	0.774	4,475	\$49.04	CCN	48.2230		\$98,400	CIN - C & I North	201
72-25-09-455-015	620 CHERRY	07/12/23	\$429,300	WD	03-ARM'S LENGTH	\$429,300	\$131,320	30.59	\$262,631	\$91,865	\$337,435	\$194,052	1.739	1,487	\$226.92	CCN	48.2230		\$84,000	CMN - Commercial Main North	201
Totals:			\$754,300			\$754,300	\$308,780		\$617,547		\$556,885	\$477,423			\$137.98		9.0217				
							Sale. Ratio =>	40.94				E.C.F. =>	1.166		Std. Deviation=>	0.681975628					
							Std. Dev. =>	16.98				Ave. E.C.F. =>	1.257		Ave. Variance=>	48.2230	Coefficient of Var=>	38.37398621			

CM1		COMMERCIAL / MAIN STREET																			
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
72-25-10-351-034	1918 N MAIN	06/20/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$605,460	50.46	\$1,210,917	\$206,806	\$993,194	\$965,491	1.029	4,837	\$205.33	CM1	22.7296		\$177,028	CMN - Commercial Main North	201
72-25-15-102-002	1700 ROCHESTER	04/25/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$145,040	52.74	\$290,081	\$70,360	\$204,640	\$211,270	0.969	1,600	\$127.90	CM1	28.7371		\$62,509	CRR - Comm-Roch Rd	201
72-25-15-351-003	520 N MAIN	04/29/22	\$1,450,000	PTA	03-ARM'S LENGTH	\$1,450,000	\$530,620	36.59	\$1,061,238	\$122,483	\$1,327,517	\$902,649	1.471	4,507	\$294.55	CM1	21.4702		\$108,726	CMN - Commercial Main North	201
72-25-16-278-015	1213 N MAIN	03/20/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,060	37.08	\$100,117	\$20,635	\$114,365	\$76,425	1.496	1,400	\$81.69	CM1	24.0446		\$19,920	CMN - Commercial Main North	201
72-25-16-427-015	123 CATALPA	03/01/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$182,990	37.34	\$365,972	\$90,885	\$399,115	\$264,507	1.509	3,202	\$124.65	CM1	25.2914		\$84,479	CMN - Commercial Main North	201
72-25-16-480-001	422 W 11 MILE	11/04/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$165,540	44.14	\$331,084	\$51,480	\$323,520	\$268,850	1.203	1,536	\$210.63	CM1	5.2641		\$51,480	C11 - ELEVEN MILE	201
72-25-16-483-026	413 N MAIN	12/29/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$139,310	47.22	\$278,612	\$52,074	\$242,926	\$217,825	1.115	1,667	\$145.73	CM1	14.0754		\$49,500	CMN - Commercial Main North	201
Totals:			\$4,220,000			\$4,220,000	\$1,819,020		\$3,638,021		\$3,605,277	\$2,907,017			\$170.07		1.5791				
							Sale. Ratio =>	43.10				E.C.F. =>	1.240		Std. Deviation=>	0.232631645					
							Std. Dev. =>	6.77				Ave. E.C.F. =>	1.256		Ave. Variance=>	20.2303	Coefficient of Var=>	16.10710178			

CMS		COMMERCIAL / MAIN SOUTH																			
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
72-25-21-433-001	1103 S WASHINGTON	06/09/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,950	48.71	\$267,904	\$99,377	\$175,623	\$187,252	0.938	1,962	\$89.51	CMS	0.0000		\$99,377	CSD - Comm. South of CBD	201
Totals:			\$275,000			\$275,000	\$133,950		\$267,904		\$175,623	\$187,252			\$89.51		0.0000				
							Sale. Ratio =>	48.71				E.C.F. =>	0.938		Std. Deviation=>	#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.938		Ave. Variance=>	0.0000	Coefficient of Var=>	0			

CRN		COMMERCIAL / ROCHESTER NORTH																			
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
72-25-03-354-034	3318 N MAIN	09/08/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$314,090	44.87	\$628,189	\$173,559	\$526,441	\$547,747	0.961	3,003	\$175.31	CRN	0.0766		\$151,937	CMN - Commercial Main North	201
72-25-03-358-022	3321 ROCHESTER	12/21/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,480	47.23	\$136,957	\$34,133	\$110,867	\$123,884	0.895	881	\$125.84	CRN	6.5413		\$29,915	CRR - Comm-Roch Rd	201
72-25-03-378-003	3400 ROCHESTER	08/01/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$145,360	36.34	\$290,711	\$77,357	\$322,643	\$257,053	1.255	2,415	\$133.60	CRN	29.4825		\$71,751	CRR - Comm-Roch Rd	201
72-25-03-379-015	509 E 13 MILE	03/15/23	\$1,400,000	OTH	03-ARM'S LENGTH	\$1,400,000	\$584,740	41.77	\$1,169,480	\$371,656	\$1,028,344	\$961,234	1.070	4,552	\$225.91	CRN	10.9481		\$346,030	CRR - Comm-Roch Rd	201
72-25-10-127-001	3024 ROCHESTER	05/10/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$245,700	54.60	\$491,391	\$327,269	\$122,731	\$197,737	0.621	3,282	\$37.40	CRN	33.9659		\$272,359	CRR - Comm-Roch Rd	201
Totals:			\$3,095,000			\$3,095,000	\$1,358,370		\$2,716,728		\$2,111,026	\$2,087,655			\$139.61		5.0858				
							Sale. Ratio =>	43.89				E.C.F. =>	1.011		Std. Deviation=>	0.233749722					
							Std. Dev. =>	6.76				Ave. E.C.F. =>	0.960		Ave. Variance=>	16.2029	Coefficient of Var=>	16.87209348			

City of Royal Oak 2025 Commercial / Industrial ECF Study

CSECOMMERCIAL / SOUTHEAST

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
72-25-22-133-010	612 E 4TH	06/27/22	\$1,100,000	MLC	03-ARM'S LENGTH	\$1,100,000	\$371,590	33.78	\$743,185	\$179,162	\$920,838	\$613,068	1.502	5,440	\$169.27	CSE	31.7813		\$160,000	CED- 4TH,6TH,LINCOLN	201
72-25-22-134-005	830 E 4TH	10/31/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$300,490	41.45	\$600,985	\$137,412	\$587,588	\$503,884	1.166	3,426	\$171.51	CSE	1.8084		\$125,000	CED- 4TH,6TH,LINCOLN	201
72-25-22-229-004	1418 E 11 MILE	01/18/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$161,610	47.53	\$323,225	\$261,516	\$78,484	\$67,075	1.170	0	#DIV/0!	CSE	1.4109		\$246,650	C11 - ELEVEN MILE	201
72-25-22-302-033	400 E LINCOLN	03/27/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$766,670	47.92	\$1,533,335	\$202,431	\$1,397,569	\$1,446,635	0.966	10,217	\$136.79	CSE	21.8119		\$177,206	CSD - Comm. South of CBD	201
72-25-22-327-025	708 E LINCOLN	12/16/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$171,540	42.89	\$343,070	\$121,836	\$278,164	\$240,472	1.157	2,494	\$111.53	CSE	2.7459		\$111,054	CED- 4TH,6TH,LINCOLN	201
72-25-23-154-002	2004 E 4TH	05/16/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,620	42.19	\$139,248	\$33,556	\$131,444	\$114,883	1.144	1,170	\$112.35	CSE	4.0043		\$33,556	Sec 23, All Parcels	201
Totals:			\$4,330,000			\$4,330,000	\$1,841,520		\$3,683,048		\$3,394,087	\$2,986,016			#DIV/0!		4.7541				
							Sale. Ratio =>	42.53				E.C.F. =>	1.137		Std. Deviation=>	0.174048572					
							Std. Dev. =>	5.14				Ave. E.C.F. =>	1.184		Ave. Variance=>	10.5938	Coefficient of Var=>	8.945912694			

CW1WOODWARD / NORTH OF 11 MILE

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
72-25-06-103-034	32799 WOODWARD	04/01/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$202,840	50.71	\$405,683	\$64,120	\$335,880	\$277,693	1.210	2,910	\$115.42	CW1	9.6819		\$64,120	CWN - Comm. Woodwd North	201
72-25-06-103-040	32743 WOODWARD	06/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,550	51.03	\$153,101	\$32,775	\$117,225	\$97,826	1.198	718	\$163.27	CW1	10.8053		\$32,060	CWN - Comm. Woodwd North	201
72-25-08-177-004	30100 WOODWARD	03/29/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$209,650	46.59	\$419,291	\$153,331	\$296,669	\$216,228	1.372	3,627	\$81.79	CW1	6.5668		\$153,331	CWN - Comm. Woodwd North	201
72-25-08-177-029	30178 WOODWARD	07/12/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$463,810	42.16	\$927,617	\$433,935	\$666,065	\$401,367	1.659	4,509	\$147.72	CW1	35.3135		\$413,872	CWN - Comm. Woodwd North	201
72-25-16-357-011	27100 WOODWARD	04/11/23	\$1,640,000	WD	03-ARM'S LENGTH	\$1,640,000	\$816,170	49.77	\$1,632,349	\$521,684	\$1,118,316	\$902,980	1.238	3,794	\$294.76	CW1	6.7881		\$492,054	CWN - Comm. Woodwd North	201
72-25-17-276-001	28530 WOODWARD	01/10/24	\$465,250	WD	03-ARM'S LENGTH	\$465,250	\$240,820	51.76	\$481,633	\$192,505	\$272,745	\$235,063	1.160	2,513	\$108.53	CW1	14.6050		\$186,785	CWN - Comm. Woodwd North	201
Totals:			\$4,205,250			\$4,205,250	\$2,009,840		\$4,019,674		\$2,806,900	\$2,131,158			\$151.92		1.0724				
							Sale. Ratio =>	47.79				E.C.F. =>	1.317		Std. Deviation=>	0.187619061					
							Std. Dev. =>	3.66				Ave. E.C.F. =>	1.306		Ave. Variance=>	13.9601	Coefficient of Var=>	10.68630603			

CW3WOODWARD / SOUTH OF 11 MILE

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
72-25-21-131-012	26300 WOODWARD	03/03/23	\$1,270,000	WD	03-ARM'S LENGTH	\$1,270,000	\$636,990	50.16	\$1,273,986	\$462,954	\$807,046	\$659,376	1.224	4,218	\$191.33	CW3	5.0091		\$424,144	CWS - Wood S of 11	201
72-25-21-252-015	26154 WOODWARD	06/23/23	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$537,650	53.77	\$1,075,304	\$280,977	\$719,023	\$645,794	1.113	4,949	\$145.29	CW3	16.0652		\$267,850	CWS - Wood S of 11	201
72-25-21-406-020	25571 WOODWARD	08/03/23	\$265,000	MLC	03-ARM'S LENGTH	\$265,000	\$113,440	42.81	\$226,876	\$42,831	\$222,169	\$149,630	1.485	1,076	\$206.48	CW3	21.0743		\$40,772	CWS - Wood S of 11	201
Totals:			\$2,535,000			\$2,535,000	\$1,288,080		\$2,576,166		\$1,748,238	\$1,454,800			\$181.03		7.2342				
							Sale. Ratio =>	50.81				E.C.F. =>	1.202		Std. Deviation=>	0.190697105					
							Std. Dev. =>	5.58				Ave. E.C.F. =>	1.274		Ave. Variance=>	14.0495	Coefficient of Var=>	11.02749017			

GSTGAS / SERVICE STATIONS

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
72-25-16-204-006	1708 CROOKS	01/31/24	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$322,600	36.87	\$645,197	\$354,533	\$520,467	\$312,542	1.665	2,262	\$230.09	GST	0.0000		\$331,927	CMN - Commercial Main North	201
Totals:			\$875,000			\$875,000	\$322,600		\$645,197		\$520,467	\$312,542			\$230.09		0.0000				
							Sale. Ratio =>	36.87				E.C.F. =>	1.665		Std. Deviation=>	#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.665		Ave. Variance=>	0.0000	Coefficient of Var=>	0			

LGWLARGE WAREHOUSES

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
72-25-14-151-055	1300 N CAMPBELL	03/03/23	\$2,812,500	OTH	19-MULTI PARCEL ARM'S LENGTH	\$2,812,500	\$1,285,080	45.69	\$2,570,148	\$616,642	\$2,195,858	\$2,676,036	0.821	75,472	\$29.10	LGW	0.0000		\$464,354	CIE - 12/Campbell C&I	201
Totals:			\$2,812,500			\$2,812,500	\$1,285,080		\$2,570,148		\$2,195,858	\$2,676,036			\$29.10		0.0000				
							Sale. Ratio =>	45.69				E.C.F. =>	0.821		Std. Deviation=>	#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.821		Ave. Variance=>	0.0000	Coefficient of Var=>	0			

MOTMOTELS

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
72-25-08-326-010	29806 WOODWARD	11/07/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$485,700	51.13	\$971,393	\$398,772	\$551,228	\$734,129	0.751	9,335	\$59.05	MOT	29.1255		\$383,328	CWN - Comm. Woodwd North	201
72-25-16-227-023	111 W 12 MILE	09/16/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$240,730	34.39	\$481,460	\$173,418	\$526,582	\$394,926	1.333	5,184	\$101.58	MOT	29.1255		\$153,684	CMN - Commercial Main North	201
Totals:			\$1,650,000			\$1,650,000	\$726,430		\$1,452,853		\$1,077,810	\$1,129,055			\$80.31		8.7502				
							Sale. Ratio =>	44.03				E.C.F. =>	0.955		Std. Deviation=>	0.411897217					
							Std. Dev. =>	11.83				Ave. E.C.F. =>	1.042		Ave. Variance=>	29.1255	Coefficient of Var=>	27.94848984			

RSTRESTAURANTS

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
72-25-08-326-009	29838 WOODWARD	04/21/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,320	40.33	\$322,638	\$132,874	\$267,126	\$195,633	1.365	1,430	\$186.80	RST	37.3156		\$128,241	CWN - Comm. Woodwd North	201
72-25-22-133-034	500 E 4TH	11/29/23	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$199,790	24.22	\$399,573	\$38,144	\$786,856	\$372,607	2.112	2,795	\$281.52	RST	37.3156		\$38,144	CED- 4TH,6TH,LINCOLN	201
Totals:			\$1,225,000			\$1,225,000	\$361,110		\$722,211		\$1,053,982	\$568,240			\$234.16		11.6217				
							Sale. Ratio =>	29.48				E.C.F. =>	1.855		Std. Deviation=>	0.527722787					
							Std. Dev. =>	11.39				Ave. E.C.F. =>	1.739		Ave. Variance=>	37.3156	Coefficient of Var=>	21.46302572			

City of Royal Oak 2025 Commercial / Industrial ECF Study

IN1 INDUSTRIAL NORTH/SMALL PROPERTIES																						
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	
72-20-32-327-006	5061 DELEMERE	05/16/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$227,670	28.46	\$455,335	\$68,998	\$731,002	\$532,879	1.372	6,200	\$117.90	IN1	26.6458		\$68,998	CIN - C & I North	301	
72-20-32-351-001	3200 W 14 MILE	01/30/24	\$2,500,000	CD	03-ARM'S LENGTH	\$2,500,000	\$1,489,250	59.57	\$2,978,494	\$711,956	\$1,788,044	\$3,126,259	0.572	77,550	\$23.06	IN1	53.3396		\$429,175	CIN - C & I North	301	
72-20-32-454-024	4906 LEAFDALE	02/02/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$105,000	24.42	\$209,993	\$32,749	\$397,251	\$244,474	1.625	3,029	\$131.15	IN1	51.9578		\$28,880	CIN - C & I North	307	
72-25-05-129-004	4507 FERNLEE	08/31/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$173,520	36.15	\$347,045	\$128,937	\$351,063	\$300,839	1.167	4,153	\$84.53	IN1	6.1608	Other	\$79,780	CIN - C & I North	201	
72-25-05-130-017	4526 FERNLEE	07/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,740	32.30	\$161,486	\$33,700	\$216,300	\$176,257	1.227	3,200	\$67.59	IN1	12.1848		\$29,731	CIN - C & I North	301	
72-25-05-179-006	2704 NORMANDY	12/20/23	\$483,000	WD	03-ARM'S LENGTH	\$483,000	\$248,700	51.49	\$497,391	\$195,583	\$287,417	\$416,287	0.690	7,663	\$37.51	IN1	41.4910		\$187,003	CIN - C & I North	201	
72-25-05-181-003	4248 DELEMERE	09/30/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$190,270	33.38	\$380,541	\$46,531	\$523,469	\$460,703	1.136	5,474	\$95.63	IN1	3.0899		\$35,520	CIN - C & I North	301	
72-25-05-182-002	4338 DELEMERE	12/22/23	\$1,640,000	WD	03-ARM'S LENGTH	\$1,640,000	\$601,090	36.65	\$1,202,184	\$112,137	\$1,527,863	\$1,503,513	1.016	11,360	\$134.49	IN1	8.9145		\$74,042	CIN - C & I North	201	
72-25-05-182-004	4310 DELEMERE	10/18/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$293,620	33.56	\$587,246	\$87,433	\$787,567	\$689,397	1.142	10,850	\$72.59	IN1	3.7059		\$73,333	CIN - C & I North	301	
Totals:			\$8,028,000			\$8,028,000	\$3,409,860		\$6,819,715		\$6,609,976	\$7,450,608			\$84.94		21.8167					
								Sale. Ratio =>	42.47					E.C.F. =>	0.887	Std. Deviation=>		0.321430554				
								Std. Dev. =>	11.17					Ave. E.C.F. =>	1.105	Ave. Variance=>		23.0545	Coefficient of Var=>	20.85735103		

IN2 INDUSTRIAL NORTH/LARGE PROPERTIES																							
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		
72-20-32-301-022	2800 W 14 MILE	10/17/22	\$12,600,000	WD	03-ARM'S LENGTH	\$12,600,000	\$5,388,930	42.77	\$10,777,868	\$1,045,196	\$11,554,804	\$13,903,817	0.831	211,505	\$54.63	IN2	0.0000		\$843,866	CIN - C & I North	301		
Totals:			\$12,600,000			\$12,600,000	\$5,388,930		\$10,777,868		\$11,554,804	\$13,903,817			\$54.63		0.0000						
							Sale. Ratio =>	42.77					E.C.F. =>	0.831	Std. Deviation=>		#DIV/0!						
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.831	Ave. Variance=>		0.0000	Coefficient of Var=>	0				