

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
03B - SEC 3 BUNGALOW																		
72-25-03-202-016	1018 GENESEE DR	03B	401	138,520	\$300,000	06/14/24	1,117	800	\$268.58	BUNGALOW	Alum., Vinyl	2	1 /	1939	1.25	624	.50	46 %
72-25-03-252-054	925 BAUMAN AVE	03B	401	139,290	\$345,000	09/25/24	983	693	\$350.97	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	280	.12	40 %
72-25-03-276-016	1123 DONALD AVE	03B	401	147,230	\$350,320	06/14/24	1,011	695	\$346.51	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	576	.12	42 %
72-25-03-276-017	1131 DONALD AVE	03B	401	126,600	\$315,500	08/08/24	876	701	\$360.16	BUNGALOW	Vinyl	3	1 /	1949	1.25	280	.12	40 %
72-25-03-277-011	1212 DONALD AVE	03B	401	140,680	\$315,000	10/22/24	1,322	693	\$238.28	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	00	.14	45 %
72-25-03-277-035	1309 BAUMAN AVE	03B	401	114,860	\$285,000	07/26/24	860	688	\$331.40	BUNGALOW	Aluminum	3	1 /	1949	1.25	00	.12	40 %
72-25-03-278-010	1206 BAUMAN AVE	03B	401	108,560	\$220,000	06/26/24	815	685	\$269.94	BUNGALOW	Alum., Vinyl	3	1 /	1949	1+	00	.14	49 %
72-25-03-278-014	1220 BAUMAN AVE	03B	401	135,120	\$317,000	05/16/24	1,008	690	\$314.48	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	484	.14	43 %
72-25-03-278-023	1113 WHITCOMB AVE	03B	401	117,950	\$260,000	04/18/24	856	685	\$303.74	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	480	.11	45 %
72-25-03-280-006	1422 DONALD AVE	03B	401	123,310	\$300,000	06/20/24	856	685	\$350.47	BUNGALOW	Asbestos	3	1 /	1949	1.25	360	.14	41 %
72-25-03-280-026	1501 BAUMAN AVE	03B	401	149,990	\$360,000	04/16/24	1,027	695	\$350.54	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	280	.14	42 %
72-25-03-280-030	1523 BAUMAN AVE	03B	401	118,790	\$260,000	09/03/24	872	698	\$298.17	BUNGALOW	Aluminum	3	1 /	1949	1.25	280	.16	46 %
72-25-03-301-071	505 E SUNNYBROOK DR	03B	401	134,610	\$330,000	09/17/24	884	691	\$373.30	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	396	.14	41 %
72-25-03-332-021	618 MONTROSE AVE	03B	401	127,410	\$285,000	09/27/24	1,014	710	\$281.07	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	240	.16	45 %
72-25-03-404-010	928 AMELIA AVE	03B	401	131,860	\$311,000	06/17/24	1,091	873	\$285.06	BUNGALOW	Alum., Vinyl	3	1 / 1	1954	1.25	00	.13	42 %
72-25-03-426-027	1612 WHITCOMB AVE	03B	401	135,640	\$285,000	04/09/24	879	688	\$324.23	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	832	.22	48 %
72-25-03-426-029	1622 WHITCOMB AVE	03B	401	142,130	\$300,000	04/05/24	1,274	695	\$235.48	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	585	.23	47 %

City of Royal Oak

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(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>03C - SEC 3 COLONIAL</u>																		
72-25-03-252-066	619 BAUMAN AVE	03C	401	149,600	\$350,000	06/24/24	1,262	600	\$277.34	Colonial/2Sty	Alum., Vinyl	4	2 / 1	1989	2	440	.12	43 %
72-25-03-301-142	306 WOODSIDE RD	03C	401	398,630	\$960,000	06/26/24	2,785	1,304	\$344.70	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	514	.25	42 %
72-25-03-304-001	300 EDMUND AVE	03C	401	202,170	\$450,000	05/14/24	1,986	749	\$226.59	Colonial/2Sty	Brick/Siding	4	2 / 1	1965	2	484	.20	45 %
72-25-03-304-024	415 ENGLEWOOD AVE	03C	401	213,210	\$461,500	07/16/24	1,853	929	\$249.06	Colonial/2Sty	Brick/Siding	4	2 / 1	1965	2	484	.17	46 %
72-25-03-304-051	307 ENGLEWOOD AVE	03C	401	332,360	\$725,000	07/23/24	2,578	1,261	\$281.23	Colonial/2Sty	Alum., Vinyl	4	3 / 1	2006	2	576	.17	46 %
72-25-03-426-004	1216 WHITCOMB AVE	03C	401	228,670	\$541,216	08/20/24	2,152	805	\$251.49	Colonial/2Sty	Alum., Vinyl	5	2 /	1952	2	768	.22	42 %
<u>03D - SEC 3 DUPLEX</u>																		
72-25-03-328-014	602 MILLARD AVE	03D	401	93,230	\$234,500	09/06/24	1,161	00	\$201.98	TwnHse/Duplex	Wood Siding	3	2 /	1983	Bl	252	.12	40 %
<u>03O - SEC 3 OTHER</u>																		
72-25-03-251-025	901 DONALD AVE	03O	401	118,350	\$276,000	04/26/24	1,179	00	\$234.10	Other	Alum., Vinyl	3	1 /	1949	1.5	360	.10	43 %
72-25-03-303-002	3812 N MAIN ST	03O	401	194,610	\$399,500	05/07/24	2,062	00	\$193.74	Other	Brick	5	2 /	1960	1.5	635	.26	49 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
03R - SEC 3 RANCH																		
72-25-03-228-021	1525 GENESEE DR	03R	401	145,790	\$390,000	08/21/24	1,025	1,025	\$380.49	Ranch	Brick	3	1 / 1	1953	1	486	.17	37 %
72-25-03-229-013	1612 GENESEE DR	03R	401	124,590	\$261,000	09/18/24	1,021	1,021	\$255.63	Ranch	Brick	3	1 /	1953	1	440	.17	48 %
72-25-03-229-018	1415 HURON AVE	03R	401	139,830	\$308,000	08/20/24	1,017	1,017	\$302.85	Ranch	Brick	3	2 /	1954	1	484	.17	45 %
72-25-03-229-022	1509 HURON AVE	03R	401	134,390	\$301,500	05/29/24	1,015	1,015	\$297.04	Ranch	Brick	3	2 /	1954	1	440	.17	45 %
72-25-03-229-028	1611 HURON AVE	03R	401	175,240	\$385,500	07/08/24	1,656	1,033	\$232.79	Ranch	Brick	3	2 /	1954	1	620	.17	45 %
72-25-03-230-003	1412 HURON AVE	03R	401	150,960	\$362,000	07/29/24	1,021	1,021	\$354.55	Ranch	Brick	3	2 /	1954	1	440	.17	42 %
72-25-03-230-014	1616 HURON AVE	03R	401	145,510	\$320,000	05/22/24	1,251	1,015	\$255.80	Ranch	Brick	3	2 /	1954	1	568	.17	45 %
72-25-03-251-018	707 DONALD AVE	03R	401	100,050	\$225,000	04/11/24	788	00	\$285.53	Ranch	Alum., Vinyl	2	1 /	1949	1	480	.16	44 %
72-25-03-329-016	609 E SUNNYBROOK DR	03R	401	155,050	\$340,000	10/21/24	988	967	\$344.13	Ranch	Alum., Vinyl	3	1 /	1987	1	664	.18	46 %
72-25-03-355-023	341 WOODLAWN AVE	03R	401	188,420	\$412,000	07/29/24	1,623	979	\$253.85	Ranch	Brick	2	1 /	1952	1	480	.25	46 %
72-25-03-379-003	608 E WINDEMERE AVE	03R	401	119,370	\$255,000	06/14/24	1,075	00	\$237.21	Ranch	Alum., Vinyl	3	2 /	1949	1	280	.15	47 %
72-25-03-379-007	626 E WINDEMERE AVE	03R	401	150,560	\$309,900	09/27/24	1,363	00	\$227.37	Ranch	Alum., Vinyl	3	1 /	1949	1	458	.18	49 %
72-25-03-402-001	700 MILLARD AVE	03R	401	112,670	\$269,900	08/29/24	970	970	\$278.25	Ranch	Alum., Vinyl	3	1 /	1955	1	00	.13	42 %
72-25-03-404-019	1102 AMELIA AVE	03R	401	128,650	\$321,000	05/03/24	1,006	1,006	\$319.09	Ranch	Vinyl	3	1 /	1954	1	360	.14	40 %
72-25-03-405-032	1003 MONTROSE AVE	03R	401	166,890	\$386,500	09/17/24	1,090	1,057	\$354.59	Ranch	Brick	3	1 / 2	1971	1	400	.17	43 %
72-25-03-406-005	920 MONTROSE AVE	03R	401	178,800	\$420,000	05/16/24	1,839	00	\$228.38	Ranch	Brick	3	2 /	1958	1	424	.28	43 %
72-25-03-406-016	703 ENGLEWOOD AVE	03R	401	145,030	\$349,000	08/23/24	1,065	1,065	\$327.70	Ranch	Brick	3	1 / 1	1957	1	528	.17	42 %
72-25-03-427-025	1616 MILLARD AVE	03R	401	110,950	\$275,000	09/23/24	967	949	\$284.38	Ranch	Alum., Vinyl	3	1 /	1954	1	00	.13	40 %
72-25-03-429-037	1401 ENGLEWOOD AVE	03R	401	128,580	\$265,000	06/15/24	1,291	00	\$205.27	Ranch	Alum., Vinyl	2	1 /	1930	1	408	.20	49 %
72-25-03-451-006	902 ENGLEWOOD AVE	03R	401	149,760	\$345,900	04/05/24	1,068	1,068	\$323.88	Ranch	Brick	3	1 / 1	1958	1	484	.17	43 %
72-25-03-452-015	1014 WOODLAWN AVE	03R	401	134,130	\$285,000	06/14/24	1,061	1,036	\$268.61	Ranch	Brick	3	2 /	1956	1	440	.17	47 %
72-25-03-452-024	1128 WOODLAWN AVE	03R	401	160,630	\$381,550	10/02/24	1,102	1,102	\$346.23	Ranch	Brick	3	1 / 1	1956	1	440	.17	42 %
72-25-03-454-023	905 E 13 MILE RD	03R	401	116,600	\$285,000	06/20/24	1,412	00	\$201.84	Ranch	Alum., Vinyl	3	1 /	1960	1	00	.18	41 %

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72-25-03-476-023	1600 ENGLEWOOD AVE	03R	401	129,140	\$290,000	08/23/24	1,070	1,070	\$271.03	Ranch	Brick	3	1 / 1	1956	1	440	.16	45 %
72-25-03-476-038	1407 WOODLAWN AVE	03R	401	141,180	\$300,000	05/15/24	1,081	1,065	\$277.52	Ranch	Brick	3	1 /	1955	1	400	.16	47 %
72-25-03-476-047	1519 WOODLAWN AVE	03R	401	159,910	\$362,000	09/26/24	1,338	1,004	\$270.55	Ranch	Brick	3	1 / 1	1955	1	484	.16	44 %
72-25-03-477-019	1514 WOODLAWN AVE	03R	401	147,480	\$385,000	06/28/24	1,065	1,040	\$361.50	Ranch	Brick	3	2 /	1955	1	280	.16	38 %
72-25-03-478-015	1516 MIDLAND BLVD	03R	401	122,900	\$325,000	07/15/24	981	981	\$331.29	Ranch	Brick	3	2 /	1954	1	00	.17	38 %
<u>03T - SEC 3 BI-LEVEL/TRI-LEVEL</u>																		
72-25-03-404-039	903 E SUNNYBROOK DR	03T	401	158,780	\$365,000	07/22/24	1,479	00	\$246.79	TriLevel/Quad	Alum., Vinyl	3	1 / 1	1983	1	800	.21	44 %
72-25-03-451-003	714 ENGLEWOOD AVE	03T	401	213,090	\$395,000	05/22/24	1,785	00	\$221.29	TriLevel/Quad	Alum., Vinyl	3	2 / 1	1963	BI	897	.26	54 %
<u>04B - SEC 4 BUNGALOW</u>																		
72-25-04-351-025	1416 W WINDEMERE AVE	04B	401	124,610	\$295,000	06/04/24	962	761	\$306.65	BUNGALOW	Alum., Vinyl	3	1 /	1951	1.25	520	.13	42 %
<u>04C - SEC 4 COLONIAL</u>																		
72-25-04-352-014	1515 W WINDEMERE AVE	04C	401	168,200	\$400,000	05/03/24	1,378	650	\$290.28	Colonial/2Sty	Brick/Siding	3	1 / 1	1969	2	440	.14	42 %
72-25-04-405-022	532 CHARLOTTE AVE	04C	401	210,080	\$476,000	04/18/24	2,016	991	\$236.11	Colonial/2Sty	Brick/Siding	4	2 /	1953	2	520	.18	44 %
<u>04O - SEC 4 OTHER</u>																		
72-25-04-351-019	1518 W WINDEMERE AVE	04O	401	214,210	\$499,000	06/20/24	1,790	1,155	\$278.77	Other	Alum., Vinyl	3	2 /	1926	1.5	576	.13	43 %
<u>04R - SEC 4 RANCH</u>																		
72-25-04-259-015	225 CHIPPEWA AVE	04R	401	126,070	\$281,500	09/13/24	917	917	\$306.98	Ranch	Brick	3	1 /	1951	1	440	.16	45 %
72-25-04-353-005	1407 W WINDEMERE AVE	04R	401	115,620	\$260,000	07/10/24	1,102	00	\$235.93	Ranch	Alum., Vinyl	3	1 /	1951	1	440	.14	44 %
72-25-04-380-019	1124 W 13 MILE RD	04R	401	126,450	\$285,000	10/07/24	1,125	1,125	\$253.33	Ranch	Brick	3	1 / 1	1955	1	440	.14	44 %
72-25-04-401-004	4111 CUSTER AVE	04R	401	158,840	\$410,000	07/31/24	1,171	969	\$350.13	Ranch	Brick	3	1 /	1952	1	440	.16	39 %
72-25-04-403-029	432 W SUNNYBROOK DR	04R	401	138,650	\$339,000	06/06/24	983	983	\$344.86	Ranch	Brick	3	1 / 1	1953	1	280	.14	41 %
72-25-04-406-015	407 CHARLOTTE AVE	04R	401	149,990	\$345,000	09/27/24	1,152	985	\$299.48	Ranch	Brick	3	2 /	1953	1	440	.16	43 %
72-25-04-426-029	122 JEFFREY AVE	04R	401	151,850	\$382,500	05/20/24	1,202	980	\$318.22	Ranch	Brick	3	2 /	1953	1	440	.15	40 %
72-25-04-427-012	123 JEFFREY AVE	04R	401	144,880	\$375,000	07/12/24	981	981	\$382.26	Ranch	Brick	3	1 / 1	1953	1	484	.15	39 %
72-25-04-451-022	604 MOUNT VERNON BLVD	04R	401	266,900	\$575,000	04/04/24	2,382	994	\$241.39	Ranch	Brick	4	3 /	1949	1	1,104	.50	46 %

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<u>05B - SEC 5 BUNGALOW</u>																		
72-25-05-231-023	4407 SEDGEMOOR AVE	05B	401	141,150	\$297,000	07/25/24	1,040	832	\$285.58	BUNGALOW	Alum., Vinyl	3	1 / 1	1954	1.25	440	.16	48 %
72-25-05-303-028	4123 EDGAR AVE	05B	401	125,790	\$309,950	05/16/24	869	684	\$356.67	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	480	.13	41 %
72-25-05-427-024	3802 DURHAM RD	05B	401	120,030	\$275,000	06/11/24	840	672	\$327.38	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	824	.15	44 %
72-25-05-454-045	3417 WOODLAND AVE	05B	401	127,130	\$279,900	08/23/24	876	684	\$319.52	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	440	.14	45 %
72-25-06-229-003	4706 MANDALAY AVE	05B	401	134,220	\$290,000	07/10/24	969	768	\$299.28	BUNGALOW	Alum., Vinyl	3	1 /	1953	1.25	400	.16	46 %
72-25-06-230-002	4522 TONAWANDA AVE	05B	401	122,580	\$240,000	04/10/24	960	00	\$250.00	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	620	.16	51 %
72-25-06-230-007	4428 TONAWANDA AVE	05B	401	40,500	\$250,000	05/24/24	0	00	\$0.00			0	0 /	0	1	00	.16	16 %
72-25-06-277-003	4344 HAMPTON BLVD	05B	401	167,970	\$408,000	10/08/24	1,238	672	\$329.56	BUNGALOW	Alum., Vinyl	3	1 / 1	1949	1.25	280	.19	41 %
72-25-06-426-017	3611 NORMANDY RD	05B	401	134,370	\$341,900	06/06/24	984	768	\$347.46	BUNGALOW	Vinyl	4	2 /	1950	1.25	440	.17	39 %
72-25-06-426-019	3601 NORMANDY RD	05B	401	131,700	\$325,000	06/14/24	984	768	\$330.28	BUNGALOW	Vinyl	3	2 /	1950	1.25	320	.17	41 %
72-25-06-426-039	3522 HUNTER AVE	05B	401	166,120	\$453,000	10/10/24	984	768	\$460.37	BUNGALOW	Alum., Vinyl	4	3 /	1950	1.25	352	.17	37 %
<u>05C - SEC 5 COLONIAL</u>																		
72-25-05-303-062	3805 EDGAR AVE	05C	401	319,090	\$750,000	05/20/24	2,399	1,126	\$312.63	Colonial/2Sty	Masonite	3	2 / 1	2022	2	297	.13	43 %
72-25-05-428-038	4108 DEVON RD	05C	401	344,710	\$671,500	10/18/24	2,532	1,128	\$265.21	Colonial/2Sty	Wood Siding	3	2 / 2	2018	2	473	.24	51 %
72-25-05-454-037	3511 WOODLAND AVE	05C	401	462,700	\$1,060,000	08/16/24	2,683	1,363	\$395.08	Colonial/2Sty	Brick/Siding	2	3 /	2020	2	447	.17	44 %
72-25-06-427-017	3426 HUNTER AVE	05C	401	483,270	\$1,005,000	09/13/24	3,113	1,333	\$322.84	Colonial/2Sty	Wood Siding	3	3 / 1	2023	2	447	.17	48 %
72-25-06-431-010	3335 CHESTER RD	05C	401	318,110	\$600,000	09/18/24	2,312	781	\$259.52	Colonial/2Sty	Wood Siding	3	3 / 1	2016	2	512	.14	53 %
<u>05O - SEC 5 OTHER</u>																		
72-25-05-426-013	3922 WOODLAND AVE	05O	401	186,220	\$425,000	05/24/24	1,772	00	\$239.84	Other	Alum., Vinyl	2	2 /	1949	2	440	.17	44 %
72-25-06-429-021	3426 CHESTER RD	05O	401	153,000	\$328,000	04/01/24	1,162	775	\$282.27	Other	Alum., Vinyl	3	1 / 1	1951	1.5	528	.13	47 %

\$ AMT PER PTA

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05R - SEC 5 RANCH																		
72-25-05-203-019	4615 THORNCROFT AVE	05R	401	141,720	\$350,000	07/18/24	999	999	\$350.35	Ranch	Alum., Vinyl	3	2 /	1955	1	396	.17	40 %
72-25-05-204-007	4702 THORNCROFT AVE	05R	401	120,690	\$245,000	07/12/24	1,039	1,039	\$235.80	Ranch	Alum., Vinyl	3	1 /	1955	1	00	.17	49 %
72-25-05-204-022	4603 WOODLAND AVE	05R	401	155,820	\$398,500	07/26/24	1,013	1,045	\$393.39	Ranch	Alum., Vinyl	3	2 /	1955	1	684	.17	39 %
72-25-05-207-006	4502 THORNCROFT AVE	05R	401	149,420	\$350,000	09/17/24	1,013	1,045	\$345.51	Ranch	Vinyl	3	2 /	1955	1	500	.17	43 %
72-25-05-207-008	4422 THORNCROFT AVE	05R	401	121,010	\$230,000	10/14/24	981	1,013	\$234.45	Ranch	Alum., Vinyl	3	2 /	1955	1	294	.17	53 %
72-25-05-226-018	4623 ROSEWOLD AVE	05R	401	156,390	\$322,000	04/09/24	999	999	\$322.32	Ranch	Aluminum	3	2 /	1954	1	528	.17	49 %
72-25-05-227-014	4703 SEDGEMOOR AVE	05R	401	150,150	\$370,000	04/15/24	1,275	949	\$290.20	Ranch	Alum., Vinyl	3	1 /	1956	1	400	.20	41 %
72-25-05-277-012	2022 MASSOIT RD	05R	401	206,190	\$460,000	04/08/24	1,508	1,318	\$305.04	Ranch	Brick	3	1 / 1	1958	1	440	.16	45 %
72-25-05-280-009	4214 ROSEWOLD AVE	05R	401	166,020	\$390,000	09/25/24	1,237	1,080	\$315.28	Ranch	Brick	3	1 / 1	1957	1	476	.16	43 %
72-25-05-282-021	4223 CROOKS RD	05R	401	91,540	\$190,000	04/30/24	886	840	\$214.45	Ranch	Alum., Vinyl	3	1 /	1954	1	00	.15	48 %
72-25-05-303-014	3902 COOLIDGE HWY	05R	401	99,360	\$244,400	07/16/24	962	00	\$254.05	Ranch	Alum., Vinyl	3	1 /	1959	1	440	.13	41 %
72-25-05-303-043	3833 EDGAR AVE	05R	401	146,790	\$360,000	04/02/24	900	900	\$400.00	Ranch	Alum., Vinyl	2	2 /	1917	1	320	.13	41 %
72-25-05-303-044	3829 EDGAR AVE	05R	401	125,990	\$295,000	09/10/24	1,026	1,026	\$287.52	Ranch	Alum., Vinyl	3	1 /	1955	1	00	.13	43 %
72-25-05-304-037	4105 MARK ORR RD	05R	401	123,380	\$295,000	08/16/24	1,043	1,030	\$282.84	Ranch	Brick	3	1 / 1	1960	1	00	.15	42 %
72-25-05-305-003	4006 MARK ORR RD	05R	401	148,800	\$339,900	08/22/24	1,027	1,015	\$330.96	Ranch	Brick	3	1 / 1	1960	1	528	.15	44 %
72-25-05-427-015	3904 DURHAM RD	05R	401	88,840	\$200,000	04/30/24	775	00	\$258.06	Ranch	Alum., Vinyl	2	1 /	1950	1	00	.15	44 %
72-25-06-204-013	4727 OLIVIA AVE	05R	401	129,040	\$320,000	06/24/24	894	880	\$357.94	Ranch	Alum., Vinyl	3	2 /	1950	1	462	.12	40 %
72-25-06-205-003	4718 OLIVIA AVE	05R	401	103,370	\$245,000	07/24/24	880	00	\$278.41	Ranch	Alum., Vinyl	3	1 /	1950	1	220	.13	42 %
72-25-06-255-010	4339 OLIVIA AVE	05R	401	127,810	\$296,000	06/05/24	1,227	00	\$241.24	Ranch	Brick	2	1 /	1949	1	408	.13	43 %
72-25-06-256-011	4306 OLIVIA AVE	05R	401	108,040	\$267,000	06/17/24	864	00	\$309.03	Ranch	Alum., Vinyl	2	1 /	1948	1	308	.12	40 %
72-25-06-259-003	4244 OLIVIA AVE	05R	401	118,850	\$261,001	05/07/24	906	00	\$288.08	Ranch	Vinyl	2	1 /	1949	1	280	.12	46 %
72-25-06-281-005	4234 HAMPTON BLVD	05R	401	112,930	\$255,000	05/03/24	960	00	\$265.63	Ranch	Alum., Vinyl	3	1 /	1977	1	00	.19	44 %
72-25-06-281-016	4217 MANKATO AVE	05R	401	48,360	\$270,000	07/29/24	0	00	\$0.00			0	0 /	0	1	00	.20	18 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-06-431-031	3322 RAVENA AVE	05R	401	149,800	\$351,000	04/15/24	877	870	\$400.23	Ranch	Aluminum	3	2 /	1950	1	484	.14	43 %
72-25-06-431-035	3306 RAVENA AVE	05R	401	131,380	\$332,500	07/19/24	1,098	870	\$302.82	Ranch	Alum., Vinyl	3	2 /	1950	1.25	280	.14	40 %
<u>05T - SEC 5 BI-LEVEL/TRI-LEVEL</u>																		
72-25-05-402-014	3920 KENT RD	05T	401	134,380	\$365,000	05/06/24	1,245	00	\$293.17	TriLevel/Quad	Alum., Vinyl	3	2 /	1977	BI	280	.17	37 %
72-25-06-433-031	3306 STARR RD	05T	401	135,130	\$289,900	04/03/24	1,304	00	\$222.32	BiLevel	Alum., Vinyl	2	1 / 1	1955	BI	400	.17	47 %
<u>06B - SEC 6 BUNGALOW</u>																		
72-25-06-102-026	4420 SAMOSET RD	06B	401	212,700	\$450,000	09/17/24	1,570	982	\$286.62	BUNGALOW	Brick	4	2 /	1948	1.25	484	.18	47 %
72-25-06-207-010	4420 ELMWOOD AVE	06B	401	188,560	\$435,000	07/31/24	1,124	898	\$387.01	BUNGALOW	Brick	3	2 /	1947	1.25	308	.14	43 %
72-25-06-209-008	4422 GROVELAND AVE	06B	401	164,520	\$400,000	05/09/24	1,155	813	\$346.32	BUNGALOW	Brick	3	2 /	1949	1.25	280	.13	41 %
72-25-06-254-023	4315 ROBINWOOD AVE	06B	401	171,820	\$378,000	06/21/24	1,221	900	\$309.58	BUNGALOW	Brick	3	2 /	1948	1.25	280	.14	45 %
72-25-06-255-006	4324 ROBINWOOD AVE	06B	401	194,420	\$440,000	08/08/24	1,228	848	\$358.31	BUNGALOW	Brick	3	2 /	1948	1.25	506	.12	44 %
72-25-06-302-004	4223 NORMANDY RD	06B	401	175,510	\$392,000	05/02/24	1,420	1,162	\$276.06	BUNGALOW	Brick	4	2 /	1950	1.25	280	.15	45 %
<u>06C - SEC 6 COLONIAL</u>																		
72-25-06-105-016	4320 SHERIDAN DR	06C	401	204,240	\$400,000	06/20/24	2,030	872	\$197.04	Colonial/2Sty	Brick	4	2 /	1951	2	484	.17	51 %
72-25-06-151-014	4432 ARLINGTON DR	06C	401	275,160	\$790,000	06/06/24	2,825	921	\$279.65	Colonial/2Sty	Brick	4	2 /	1929	2	627	.17	35 %
72-25-06-309-008	4132 AMHERST RD	06C	401	198,670	\$417,000	06/27/24	2,017	00	\$206.74	Colonial/2Sty	Vinyl	3	2 / 1	1971	2	611	.18	48 %
72-25-06-309-013	4101 HIGHFIELD RD	06C	401	355,320	\$835,000	07/26/24	2,662	1,331	\$313.67	Colonial/2Sty	Wood Siding	4	2 / 1	2021	2	440	.13	43 %
<u>06O - SEC 6 OTHER</u>																		
72-25-06-254-024	4309 ROBINWOOD AVE	06O	401	269,970	\$690,000	07/12/24	1,792	900	\$385.04	Other	Brick	3	2 / 1	1948	1.5	483	.17	39 %
72-25-06-380-007	3656 BETSY ROSS AVE	06O	401	200,130	\$472,500	06/06/24	1,359	906	\$347.68	Other	Brick	3	3 /	1956	1.5	484	.17	42 %

\$AMT PER PTA

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
06R - SEC 6 RANCH																		
72-25-06-101-001	4467 W 14 MILE RD	06R	401	112,380	\$225,000	09/13/24	1,221	00	\$184.28	Ranch	Brick	3	1 /	1952	1	399	.17	50 %
72-25-06-102-009	4409 BERKSHIRE RD	06R	401	153,640	\$336,000	06/28/24	1,295	00	\$259.46	Ranch	Alum., Vinyl	3	1 /	1949	1	240	.25	46 %
72-25-06-102-009	4409 BERKSHIRE RD	06R	401	153,640	\$327,800	04/16/24	1,295	00	\$253.13	Ranch	Alum., Vinyl	3	1 /	1949	1	240	.25	47 %
72-25-06-102-024	4434 SAMOSET RD	06R	401	183,840	\$398,000	09/11/24	1,502	1,286	\$264.98	Ranch	Brick	3	1 / 1	1948	1	440	.22	46 %
72-25-06-153-005	4433 ARLINGTON DR	06R	401	171,920	\$400,000	06/25/24	1,102	1,082	\$362.98	Ranch	Brick	3	1 /	1950	1	360	.24	43 %
72-25-06-176-023	4126 N FULTON PL	06R	401	193,980	\$453,000	09/09/24	1,444	1,424	\$313.71	Ranch	Brick	3	1 / 1	1949	1	440	.28	43 %
72-25-06-180-012	4109 GRANDVIEW RD	06R	401	120,470	\$240,000	08/22/24	897	880	\$267.56	Ranch	Brick	3	2 /	1950	1	308	.16	50 %
72-25-06-201-009	4610 COOPER AVE	06R	401	175,950	\$400,000	04/30/24	1,226	884	\$326.26	Ranch	Brick	3	2 /	1950	1	280	.15	44 %
72-25-06-202-003	4710 ELMWOOD AVE	06R	401	126,660	\$274,000	04/01/24	912	912	\$300.44	Ranch	Brick	3	1 /	1948	1	280	.17	46 %
72-25-06-202-011	4610 ELMWOOD AVE	06R	401	135,340	\$285,000	06/03/24	1,026	1,026	\$277.78	Ranch	Brick	3	1 /	1947	1	400	.14	47 %
72-25-06-207-029	4415 ROBINWOOD AVE	06R	401	143,210	\$385,000	05/13/24	1,037	1,037	\$371.26	Ranch	Brick	3	2 /	1980	1	400	.15	37 %
72-25-06-208-020	4428 ROBINWOOD AVE	06R	401	153,790	\$335,000	08/28/24	1,156	1,132	\$289.79	Ranch	Brick	3	2 /	1980	1	00	.15	46 %
72-25-06-303-002	4407 S VERONA CIR	06R	401	208,860	\$489,900	05/17/24	1,279	1,269	\$383.03	Ranch	Brick	3	2 /	1950	1	400	.27	43 %
72-25-06-304-005	4211 S FULTON PL	06R	401	215,010	\$460,000	08/15/24	1,770	1,289	\$259.89	Ranch	Brick	3	1 / 1	1962	1	484	.31	47 %
72-25-06-304-012	4131 S FULTON PL	06R	401	173,060	\$380,000	05/13/24	1,399	1,218	\$271.62	Ranch	Brick	4	1 / 1	1957	1	440	.16	46 %
72-25-06-305-021	4202 SHEFFIELD RD	06R	401	205,630	\$435,000	05/10/24	1,372	1,144	\$317.06	Ranch	Brick	2	2 /	1949	1	480	.36	47 %
72-25-06-326-027	3906 PARKVIEW DR	06R	401	209,860	\$445,000	09/06/24	1,402	1,402	\$317.40	Ranch	Brick	3	2 /	1950	1	450	.28	47 %
72-25-06-328-004	4025 AUBURN DR	06R	401	189,180	\$425,000	06/18/24	1,531	1,531	\$277.60	Ranch	Brick	3	2 /	1963	1	588	.19	45 %
72-25-06-329-009	3939 HIGHFIELD RD	06R	401	203,940	\$492,000	06/21/24	1,278	1,278	\$384.98	Ranch	Brick	3	3 /	1956	1	440	.13	41 %
72-25-06-351-001	4423 AMHERST RD	06R	401	184,450	\$353,500	09/26/24	1,628	1,069	\$217.14	Ranch	Brick	2	3 /	1948	1	297	.17	52 %
72-25-06-351-019	4115 COLONIAL DR	06R	401	177,370	\$445,000	06/20/24	1,375	1,375	\$323.64	Ranch	Brick	3	2 / 1	1960	1	484	.16	40 %
72-25-06-351-030	4130 SPRINGER AVE	06R	401	192,750	\$436,000	05/06/24	1,403	1,403	\$310.76	Ranch	Brick	3	2 /	1960	1	576	.19	44 %
72-25-06-352-004	4139 AMHERST RD	06R	401	178,760	\$475,000	08/12/24	1,288	1,276	\$368.79	Ranch	Brick	3	2 /	1952	1	308	.14	38 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-06-352-004	4139 AMHERST RD	06R	401	178,760	\$430,000	05/24/24	1,288	1,276	\$333.85	Ranch	Brick	3	2 /	1952	1	308	.14	42 %
72-25-06-352-011	4154 COLONIAL DR	06R	401	172,140	\$349,900	08/16/24	1,319	1,305	\$265.28	Ranch	Brick	3	1 / 1	1960	1	528	.16	49 %
72-25-06-402-008	3812 DUKESHIRE HWY	06R	401	133,750	\$305,000	10/09/24	1,078	1,064	\$282.93	Ranch	Brick	3	1 /	1950	1	440	.15	44 %
<u>07B - SEC 7 BUNGALOW</u>																		
72-25-07-103-019	3314 PRAIRIE AVE	07B	401	156,200	\$360,000	04/08/24	1,118	930	\$322.00	BUNGALOW	Vinyl	3	2 / 1	1947	1.25	400	.12	43 %
72-25-07-152-012	3230 PRAIRIE AVE	07B	401	152,110	\$324,900	09/10/24	1,192	714	\$272.57	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	440	.28	47 %
72-25-07-179-009	3110 HARVARD RD	07B	401	109,230	\$272,000	07/22/24	892	714	\$304.93	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	00	.12	40 %
72-25-07-276-023	3336 PARKER DR	07B	401	160,740	\$389,000	09/16/24	1,003	775	\$387.84	BUNGALOW	Brick	3	2 /	1950	1.25	360	.17	41 %
<u>07C - SEC 7 COLONIAL</u>																		
72-25-07-126-045	3316 GARDEN AVE	07C	401	258,600	\$600,000	09/18/24	2,117	1,020	\$283.42	Colonial/2Sty	Wood Siding	4	2 / 1	2013	2	400	.25	43 %
72-25-07-127-020	3372 HARVARD RD	07C	401	143,480	\$335,000	09/23/24	1,264	607	\$265.03	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1990	2	543	.12	43 %
72-25-07-151-033	3207 PRAIRIE AVE	07C	401	298,190	\$677,000	04/05/24	2,264	1,132	\$299.03	Colonial/2Sty	Wood Siding	3	2 / 1	2019	2	400	.14	44 %
72-25-07-152-006	3264 PRAIRIE AVE	07C	401	136,410	\$316,500	08/21/24	1,286	602	\$246.11	Colonial/2Sty	Brick/Siding	3	1 / 1	1987	2	00	.25	43 %
72-25-07-280-021	3227 WARICK RD	07C	401	462,280	\$945,000	04/30/24	3,123	1,338	\$302.59	Colonial/2Sty	Brick/Siding	4	3 / 1	2022	2	447	.15	49 %
<u>07R - SEC 7 RANCH</u>																		
72-25-07-154-040	3116 PRAIRIE AVE	07R	401	182,610	\$437,900	07/25/24	1,489	1,001	\$294.09	Ranch	Asbestos	3	2 /	1957	1	576	.25	42 %
72-25-07-178-004	4037 ALBERT AVE	07R	401	156,300	\$362,000	06/28/24	1,107	1,107	\$327.01	Ranch	Brick	3	2 / 1	1957	1	00	.16	43 %
72-25-07-276-003	3337 MERRILL AVE	07R	401	145,990	\$350,000	05/10/24	1,215	1,215	\$288.07	Ranch	Brick	3	1 / 1	1959	1	440	.17	42 %
72-25-07-276-036	3230 PARKER DR	07R	401	194,390	\$481,000	04/30/24	1,332	1,092	\$361.11	Ranch	Brick	3	2 / 1	1955	1	520	.17	40 %
72-25-08-153-003	3167 WARICK RD	07R	401	118,060	\$240,000	07/09/24	906	906	\$264.90	Ranch	Vinyl	2	1 /	1925	1	288	.17	49 %

City of Royal Oak

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<u>08B - SEC 8 BUNGALOW</u>																		
72-25-08-127-039	2826 BEMBRIDGE RD	08B	401	163,110	\$380,000	04/29/24	1,176	941	\$323.13	BUNGALOW	Brick	3	2 /	1954	1.25	528	.14	43 %
72-25-08-181-003	2808 SHENANDOAH DR	08B	401	181,830	\$385,000	10/04/24	1,370	952	\$281.02	BUNGALOW	Brick	3	1 / 1	1953	1.25	440	.16	47 %
72-25-08-251-013	2606 BENJAMIN AVE	08B	401	155,420	\$344,000	07/12/24	1,090	864	\$315.60	BUNGALOW	Brick	3	1 /	1951	1.25	484	.16	45 %
72-25-08-326-019	2419 HAWKINS AVE	08B	401	183,890	\$375,000	06/03/24	1,236	970	\$303.40	BUNGALOW	Brick	3	2 / 1	1950	1.25	440	.21	49 %
72-25-08-330-015	2335 HAWKINS AVE	08B	401	177,770	\$415,000	07/02/24	1,155	924	\$359.31	BUNGALOW	Brick	3	2 /	1953	1.25	576	.15	43 %
72-25-08-432-003	1913 BONNIEVIEW DR	08B	401	198,420	\$450,000	08/14/24	1,157	926	\$388.94	BUNGALOW	Brick	3	2 /	1947	1.25	528	.15	44 %
<u>08C - SEC 8 COLONIAL</u>																		
72-25-08-101-037	2926 GUILFORD DR	08C	401	179,970	\$360,000	08/07/24	1,568	667	\$229.59	Colonial/2Sty	Brick	3	1 / 1	1947	2	440	.17	50 %
72-25-08-201-036	3037 CLAWSON AVE	08C	401	216,240	\$460,100	07/15/24	2,080	00	\$221.20	Colonial/2Sty	Brick/Siding	3	2 / 1	1958	2	400	.14	47 %
72-25-08-226-025	3221 FERNCLIFF AVE	08C	401	196,420	\$446,000	06/25/24	1,465	603	\$304.44	Colonial/2Sty	Brick/Siding	3	1 / 1	1971	2	528	.14	44 %
72-25-08-253-012	2923 WOODLAND AVE	08C	401	233,060	\$550,000	07/29/24	2,193	643	\$250.80	Colonial/2Sty	Brick/Siding	3	2 / 1	1963	2	502	.22	42 %
72-25-08-327-007	2427 SHENANDOAH DR	08C	401	583,730	\$1,175,000	04/23/24	3,314	1,426	\$354.56	Colonial/2Sty	Brick/Siding	5	4 / 1	2022	2	725	.20	50 %
72-25-08-403-003	2438 ELMHURST AVE	08C	401	225,650	\$525,000	06/28/24	1,754	675	\$299.32	Colonial/2Sty	Brick	3	1 / 1	1948	2	576	.16	43 %
72-25-08-432-015	2221 MAPLEWOOD AVE	08C	401	233,500	\$510,000	07/12/24	1,618	784	\$315.20	Colonial/2Sty	Brick	3	3 /	1925	2	360	.15	46 %
<u>08D - SEC 8 DUPLEX</u>																		
72-25-08-281-007	2708 GLENVIEW AVE	08D	401	105,470	\$236,000	08/30/24	1,080	540	\$218.52	TwnHse/Duplex	Brick	2	2 /	1952	2	00	.10	45 %
<u>08O - SEC 8 OTHER</u>																		
72-25-08-156-019	2812 TRAFFORD RD	08O	401	263,730	\$510,000	06/17/24	2,554	953	\$199.69	Other	Brick	4	2 / 1	1951	1.5	640	.24	52 %
72-25-08-403-009	2406 ELMHURST AVE	08O	401	193,370	\$446,000	08/19/24	1,534	837	\$290.74	Other	Brick	3	2 / 1	1940	1.75	240	.16	43 %
72-25-08-404-005	2422 LINWOOD AVE	08O	401	220,250	\$475,000	08/15/24	1,488	775	\$319.22	Other	Brick	3	1 / 1	1948	1.75	400	.18	46 %
72-25-09-352-022	1516 W HOUSTONIA AVE	08O	401	173,640	\$366,500	04/03/24	1,140	776	\$321.49	Other	Brick	2	1 / 1	1926	1.5	380	.22	47 %

City of Royal Oak

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08R - SEC 8 RANCH																		
72-25-08-104-016	3030 BAMLET RD	08R	401	137,490	\$300,000	06/26/24	1,080	1,070	\$277.78	Ranch	Brick	3	1 / 1	1950	1	280	.18	46 %
72-25-08-128-020	2614 ESSEX ST	08R	401	167,430	\$401,000	06/11/24	1,104	1,104	\$363.22	Ranch	Brick	3	1 /	1953	1	400	.22	42 %
72-25-08-129-001	2831 BEMBRIDGE RD	08R	401	194,480	\$446,000	08/13/24	1,326	1,326	\$336.35	Ranch	Brick	3	2 /	1951	1	360	.14	44 %
72-25-08-203-023	3017 ELMHURST AVE	08R	401	177,750	\$425,000	06/17/24	1,211	1,211	\$350.95	Ranch	Brick	3	1 / 1	1956	1	528	.16	42 %
72-25-08-205-021	3017 LINWOOD AVE	08R	401	208,040	\$476,000	07/30/24	1,433	1,433	\$332.17	Ranch	Brick	4	1 / 1	1960	1	484	.18	44 %
72-25-08-231-001	3030 GLENVIEW AVE	08R	401	193,260	\$438,000	07/26/24	1,562	1,209	\$280.41	Ranch	Brick	3	1 / 1	1959	1	506	.19	44 %
72-25-08-231-029	2817 OLIVER RD	08R	401	170,860	\$395,000	06/26/24	1,126	1,126	\$350.80	Ranch	Brick	3	2 /	1955	1	440	.16	43 %
72-25-08-251-045	2414 W WEBSTER RD	08R	401	138,850	\$317,000	10/03/24	1,012	1,000	\$313.24	Ranch	Brick	3	1 / 1	1950	1	319	.13	44 %
72-25-08-330-014	2341 HAWKINS AVE	08R	401	155,730	\$335,000	06/14/24	1,160	1,160	\$288.79	Ranch	Brick	3	1 / 1	1954	1	280	.14	46 %
72-25-08-401-001	2444 BENJAMIN AVE	08R	401	174,290	\$320,500	07/12/24	1,518	00	\$211.13	Ranch	Alum., Vinyl	3	1 /	1949	1	484	.26	54 %
72-25-08-484-021	1936 W 12 MILE RD	08R	401	120,180	\$320,000	06/14/24	1,099	1,083	\$291.17	Ranch	Brick	3	1 / 1	1955	1	440	.16	38 %
09B - SEC 9 BUNGALOW																		
72-25-09-106-008	1317 BUTTERNUT AVE	09B	401	140,660	\$275,000	06/28/24	1,000	800	\$275.00	BUNGALOW	Alum., Vinyl	3	1 /	1946	1.25	440	.25	51 %
72-25-09-126-004	1212 BUTTERNUT AVE	09B	401	151,090	\$366,000	06/28/24	1,000	792	\$366.00	BUNGALOW	Vinyl	3	2 /	1946	1.25	00	.25	41 %
72-25-09-129-025	1036 ROYAL AVE	09B	401	151,020	\$385,000	08/09/24	867	677	\$444.06	BUNGALOW	Alum., Vinyl	3	3 /	1947	1.25	440	.25	39 %
72-25-09-177-001	1137 ROYAL AVE	09B	401	171,770	\$345,000	07/29/24	1,331	700	\$259.20	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	480	.23	50 %
72-25-09-177-014	1013 ROYAL AVE	09B	401	161,470	\$351,000	10/22/24	1,304	638	\$269.17	BUNGALOW	Alum., Vinyl	2	1 /	1947	1.25	320	.23	46 %
72-25-09-251-008	727 ROYAL AVE	09B	401	175,060	\$435,000	07/24/24	1,039	831	\$418.67	BUNGALOW	Alum., Vinyl	3	2 / 1	1941	1.25	308	.20	40 %
72-25-09-251-014	703 ROYAL AVE	09B	401	141,030	\$325,000	07/25/24	1,051	856	\$309.23	BUNGALOW	Alum., Vinyl	2	1 / 1	1940	1.25	420	.20	43 %
72-25-09-452-002	2020 BEECHWOOD DR	09B	401	143,860	\$340,000	04/24/24	1,182	00	\$287.65	BUNGALOW	Vinyl	2	1 / 1	1918	1.25	262	.08	42 %
72-25-09-453-014	812 CHERRY AVE	09B	401	158,880	\$355,000	06/27/24	990	792	\$358.59	BUNGALOW	Brick	3	2 /	1943	1.25	676	.17	45 %
72-25-09-482-023	1841 N WASHINGTON AVE	09B	401	128,060	\$250,000	06/05/24	992	768	\$252.02	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	440	.12	51 %
72-25-09-483-017	202 W 12 MILE RD	09B	401	136,230	\$310,000	05/10/24	1,067	840	\$290.53	BUNGALOW	Alum., Vinyl	3	1 /	1927	1.25	480	.16	44 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>09C - SEC 9 COLONIAL</u>																		
72-25-09-177-005	1117 ROYAL AVE	09C	401	461,660	\$1,025,000	05/31/24	3,254	1,446	\$315.00	Colonial/2Sty	Wood Siding	4	3 / 1	2020	2	735	.23	45 %
72-25-09-253-033	612 W WEBSTER RD	09C	401	170,390	\$385,000	07/17/24	1,424	576	\$270.37	Colonial/2Sty	Brick	3	1 / 1	1949	2	308	.15	44 %
72-25-09-276-008	403 ROYAL AVE	09C	401	219,260	\$520,000	04/05/24	1,765	600	\$294.62	Colonial/2Sty	Brick	3	2 /	1949	2	480	.24	42 %
72-25-09-301-003	2442 OLIVER RD	09C	401	197,740	\$425,000	07/17/24	1,657	675	\$256.49	Colonial/2Sty	Alum., Vinyl	4	1 / 1	1963	2	400	.21	47 %
72-25-09-332-005	2211 CROOKS RD	09C	401	175,780	\$376,000	08/17/24	1,510	675	\$249.01	Colonial/2Sty	Brick	3	1 / 1	1953	2	280	.22	47 %
72-25-09-381-029	1012 W 12 MILE RD	09C	401	181,070	\$407,000	05/20/24	1,938	952	\$210.01	Colonial/2Sty	Aluminum	4	2 / 1	1947	2	400	.18	44 %
72-25-09-426-004	413 W WEBSTER RD	09C	401	181,160	\$397,000	06/14/24	1,547	625	\$256.63	Colonial/2Sty	Brick	3	1 / 1	1949	2	400	.18	46 %
72-25-09-429-049	124 AQUA CT	09C	401	232,730	\$645,000	08/14/24	2,140	672	\$301.40	Colonial/2Sty	Brick	3	2 / 2	1941	2	528	.21	36 %
72-25-09-455-019	602 CHERRY AVE	09C	401	354,780	\$821,000	08/02/24	2,277	1,078	\$360.56	Colonial/2Sty	Wood Siding	3	3 / 1	2014	2	474	.16	43 %
<u>09D - SEC 9 DUPLEX</u>																		
72-25-09-151-034	2528 OLIVER RD	09D	401	103,760	\$228,525	08/11/24	1,080	540	\$211.60	Other	Brick	2	1 /	1952	2	00	.09	45 %
<u>09O - SEC 9 OTHER</u>																		
72-25-09-482-007	1818 N LAFAYETTE AVE	09O	401	158,060	\$370,000	09/23/24	1,261	838	\$293.42	Other	Alum., Vinyl	3	2 / 1	1948	1.5	600	.14	43 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>09R - SEC 9 RANCH</u>																		
72-25-09-127-004	3030 MARAIS AVE	09R	401	147,600	\$343,000	07/19/24	1,142	1,102	\$300.35	Ranch	Brick	3	1 / 1	1955	1	400	.12	43 %
72-25-09-129-009	1037 BUTTERNUT AVE	09R	401	137,510	\$240,000	04/10/24	962	962	\$249.48	Ranch	Alum., Vinyl	3	1 / 1	1946	1	520	.25	57 %
72-25-09-153-032	1306 HICKORY AVE	09R	401	152,160	\$330,000	07/17/24	1,278	1,068	\$258.22	Ranch	Brick	3	1 /	1956	1	280	.13	46 %
72-25-09-180-024	1102 W WEBSTER RD	09R	401	209,930	\$450,000	05/24/24	1,841	1,053	\$244.43	Ranch	Brick	3	3 /	1952	1	440	.23	47 %
72-25-09-202-017	3088 SYLVAN DR	09R	401	165,310	\$397,500	10/01/24	1,053	1,053	\$377.49	Ranch	Brick	3	1 /	1954	1	525	.13	42 %
72-25-09-228-001	3020 COLUMBUS AVE	09R	401	150,200	\$315,000	06/13/24	1,296	1,131	\$243.06	Ranch	Brick	3	1 / 1	1956	1	400	.14	48 %
72-25-09-228-011	403 W BLOOMFIELD AVE	09R	401	162,640	\$405,000	06/27/24	1,145	1,131	\$353.71	Ranch	Brick	3	1 / 1	1956	1	400	.15	40 %
72-25-09-229-005	425 W LA SALLE AVE	09R	401	163,800	\$340,000	09/27/24	1,359	1,170	\$250.18	Ranch	Brick	3	1 / 2	1956	1	400	.13	48 %
72-25-09-253-009	711 ORCHARD VIEW DR	09R	401	194,110	\$390,000	04/24/24	1,635	1,147	\$238.53	Ranch	Brick	3	3 /	1954	1	484	.19	50 %
72-25-09-277-031	400 ORCHARD VIEW DR	09R	401	200,020	\$500,000	06/28/24	1,236	1,236	\$404.53	Ranch	Brick	3	2 /	1953	1	440	.21	40 %
72-25-09-301-015	2417 GALPIN AVE	09R	401	164,010	\$400,000	08/16/24	1,165	1,152	\$343.35	Ranch	Brick	3	1 / 1	1954	1	308	.16	41 %
72-25-09-301-028	2405 GALPIN AVE	09R	401	195,450	\$465,000	06/13/24	1,148	1,148	\$405.05	Ranch	Brick	3	2 /	1954	1	528	.30	42 %
72-25-09-308-007	1331 SMITH AVE	09R	401	153,580	\$335,000	05/17/24	1,128	1,128	\$296.99	Ranch	Brick	3	1 / 1	1951	1	320	.15	46 %
72-25-09-356-036	2015 ALICIA LN	09R	401	164,790	\$325,000	06/14/24	1,201	1,201	\$270.61	Ranch	Brick	3	1 / 2	1956	1	00	.41	51 %
72-25-09-376-005	2045 LAUROME DR	09R	401	174,740	\$370,000	08/05/24	1,296	1,296	\$285.49	Ranch	Brick	3	2 / 1	1954	1	440	.25	47 %
72-25-09-431-024	2211 N MAIN ST	09R	401	145,310	\$314,000	06/28/24	1,075	1,063	\$292.09	Ranch	Alum., Vinyl	4	2 /	1976	1	453	.16	46 %
72-25-09-453-020	706 CHERRY AVE	09R	401	129,400	\$288,500	06/25/24	931	775	\$309.88	Ranch	Alum., Vinyl	3	1 /	1943	1	336	.17	45 %
72-25-09-482-018	316 W 12 MILE RD	09R	401	102,260	\$260,000	09/27/24	960	960	\$270.83	Ranch	Alum., Vinyl	3	1 /	1973	1	00	.14	39 %
<u>09T - SEC 9 BI-LEVEL/TRI-LEVEL</u>																		
72-25-09-358-008	1337 W HOUSTONIA AVE	09T	401	225,220	\$497,000	08/30/24	2,057	00	\$241.61	TriLevel/Quad	Alum., Vinyl	3	2 /	1977	BI	516	.26	45 %

City of Royal Oak

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10B - SEC 10 BUNGALOW																		
72-25-10-102-011	303 E LAWRENCE AVE	10B	401	154,390	\$280,000	08/30/24	1,096	786	\$255.47	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	440	.19	55 %
72-25-10-151-004	2808 N MAIN ST	10B	401	123,570	\$298,000	09/24/24	973	761	\$306.27	BUNGALOW	Alum., Vinyl	3	1 /	1948	1.25	315	.10	41 %
72-25-10-151-037	137 LINDEN AVE	10B	401	144,070	\$350,000	05/21/24	1,036	747	\$337.84	BUNGALOW	Alum., Vinyl	3	2 /	1947	1.25	400	.12	41 %
72-25-10-151-058	2801 ROCHESTER RD	10B	401	95,030	\$230,000	04/24/24	914	731	\$251.64	BUNGALOW	Alum., Vinyl	3	1 /	1948	1.25	280	.09	41 %
72-25-10-152-011	132 LINDEN AVE	10B	401	158,980	\$430,000	04/25/24	1,018	817	\$422.40	BUNGALOW	Brickcrete	3	2 /	1951	1.25	484	.12	37 %
72-25-10-153-002	2616 N MAIN ST	10B	401	111,230	\$307,500	05/16/24	934	738	\$329.23	BUNGALOW	Aluminum	3	1 / 1	1948	1.25	280	.10	36 %
72-25-10-203-005	3206 FERRIS AVE	10B	401	154,030	\$334,750	05/06/24	953	723	\$351.26	BUNGALOW	Brick	3	2 /	1949	1.25	400	.14	46 %
72-25-10-203-006	3202 FERRIS AVE	10B	401	157,240	\$341,000	04/05/24	937	715	\$363.93	BUNGALOW	Brick	3	1 / 1	1949	1.25	484	.14	46 %
72-25-10-204-015	3219 N VERMONT AVE	10B	401	147,520	\$330,000	09/04/24	1,222	725	\$270.05	BUNGALOW	Brick	3	2 /	1949	1.25	00	.14	45 %
72-25-10-205-034	2919 N ALTADENA AVE	10B	401	158,160	\$405,000	09/12/24	949	725	\$426.77	BUNGALOW	Brick	3	2 /	1949	1.25	360	.18	39 %
72-25-10-206-024	3019 FERRIS AVE	10B	401	166,140	\$385,000	07/22/24	1,086	728	\$354.51	BUNGALOW	Brick	3	1 / 1	1949	1.25	583	.14	43 %
72-25-10-207-021	3031 N BLAIR AVE	10B	401	143,940	\$331,250	06/24/24	948	720	\$349.42	BUNGALOW	Brick	3	2 / 1	1949	1.25	280	.14	43 %
72-25-10-207-026	3011 N BLAIR AVE	10B	401	150,540	\$350,000	07/25/24	949	725	\$368.81	BUNGALOW	Brick	3	1 /	1949	1.25	400	.14	43 %
72-25-10-208-004	3022 N BLAIR AVE	10B	401	145,530	\$348,000	05/22/24	947	723	\$367.48	BUNGALOW	Brick	3	1 / 1	1949	1.25	308	.14	42 %
72-25-10-208-008	3006 N BLAIR AVE	10B	401	182,600	\$400,000	08/23/24	1,261	723	\$317.21	BUNGALOW	Brick	2	2 /	1949	1.25	624	.14	46 %
72-25-10-208-017	2910 N BLAIR AVE	10B	401	144,550	\$330,365	07/30/24	948	723	\$348.49	BUNGALOW	Brick	3	1 / 1	1949	1.25	528	.14	44 %
72-25-10-208-021	3031 N VERMONT AVE	10B	401	136,570	\$301,000	10/04/24	937	715	\$321.24	BUNGALOW	Brick	2	1 /	1949	1.25	484	.14	45 %
72-25-10-208-035	2915 N VERMONT AVE	10B	401	136,310	\$299,000	08/15/24	952	723	\$314.08	BUNGALOW	Brick	3	2 /	1949	1.25	228	.14	46 %
72-25-10-208-038	2901 N VERMONT AVE	10B	401	139,780	\$325,000	06/05/24	953	728	\$341.03	BUNGALOW	Brick	3	1 /	1949	1.25	280	.12	43 %
72-25-10-226-024	3111 N CONNECTICUT AVE	10B	401	149,760	\$329,000	06/26/24	949	725	\$346.68	BUNGALOW	Brick	3	2 /	1949	1.25	400	.16	46 %
72-25-10-227-004	3210 N CONNECTICUT AVE	10B	401	170,950	\$350,000	06/07/24	1,205	780	\$290.46	BUNGALOW	Brick	3	1 /	1949	1.25	280	.16	49 %
72-25-10-228-008	3122 N WILSON AVE	10B	401	127,220	\$250,000	05/17/24	992	782	\$252.02	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	280	.15	51 %
72-25-10-229-006	3014 N VERMONT AVE	10B	401	121,760	\$270,000	09/23/24	947	725	\$285.11	BUNGALOW	Brick	3	1 /	1949	1.25	00	.16	45 %

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72-25-10-231-005	3018 N WILSON AVE	10B	401	142,190	\$325,000	05/31/24	1,040	799	\$312.50	BUNGALOW	Brick	3	2 /	1949	1.25	440	.14	44 %
72-25-10-277-020	2717 N WILSON AVE	10B	401	160,120	\$375,000	05/29/24	1,032	796	\$363.37	BUNGALOW	Brick	3	1 / 1	1947	1.25	280	.16	43 %
72-25-10-277-026	2629 N WILSON AVE	10B	401	154,820	\$330,000	04/18/24	1,039	801	\$317.61	BUNGALOW	Brick	3	2 /	1947	1.25	410	.16	47 %
72-25-10-376-009	1906 WESTGATE AVE	10B	401	134,610	\$290,000	06/14/24	907	889	\$319.74	BUNGALOW	Vinyl	3	2 /	1950	1	280	.11	46 %
72-25-10-377-009	1910 CLIFTON AVE	10B	401	161,390	\$330,000	06/14/24	1,043	823	\$316.40	BUNGALOW	Alum., Vinyl	3	2 /	1952	1.25	280	.11	49 %
72-25-10-378-027	1819 ARDMORE AVE	10B	401	131,940	\$300,000	04/18/24	1,052	832	\$285.17	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	00	.11	44 %
72-25-10-427-039	2403 N CONNECTICUT AVE	10B	401	161,490	\$383,000	08/02/24	1,077	853	\$355.62	BUNGALOW	Brick	3	2 /	1951	1.25	320	.16	42 %
72-25-10-428-009	2500 N CONNECTICUT AVE	10B	401	184,930	\$375,000	07/31/24	1,319	800	\$284.31	BUNGALOW	Brick	3	2 /	1947	1.25	600	.16	49 %
72-25-10-428-027	2513 N WILSON AVE	10B	401	188,490	\$430,000	04/10/24	1,253	791	\$343.18	BUNGALOW	Brick	3	2 /	1947	1.25	400	.16	44 %
72-25-10-477-042	1803 N CONNECTICUT AVE	10B	401	148,920	\$350,000	06/10/24	1,046	806	\$334.61	BUNGALOW	Brick	3	2 / 1	1947	1.25	400	.22	43 %
72-25-10-478-032	1907 N WILSON AVE	10B	401	175,240	\$415,000	07/10/24	1,124	870	\$369.22	BUNGALOW	Brick	3	2 /	1945	1.25	484	.17	42 %
72-25-10-480-008	1518 RED RUN DR	10B	401	155,840	\$350,000	09/19/24	1,024	788	\$341.80	BUNGALOW	Brick	3	2 /	1947	1.25	280	.21	45 %
<u>10C - SEC 10 COLONIAL</u>																		
72-25-10-103-037	116 E LAWRENCE AVE	10C	401	199,250	\$466,000	05/29/24	1,394	697	\$334.29	Colonial/2Sty	Alum., Vinyl	3	2 / 2	1994	2	484	.16	43 %
72-25-10-151-060	213 LINDEN AVE	10C	401	304,840	\$625,000	04/09/24	2,079	1,061	\$300.63	Colonial/2Sty	Wood Siding	3	2 / 1	2016	2	400	.12	49 %
72-25-10-178-038	514 DEVILLEN AVE	10C	401	377,410	\$800,000	04/08/24	2,518	1,237	\$317.71	Colonial/2Sty	Wood Siding	3	3 / 1	2018	2	440	.16	47 %
72-25-10-301-017	115 DETROIT AVE	10C	401	433,450	\$975,000	06/10/24	3,023	1,509	\$322.53	Colonial/2Sty	Brick/Siding	5	3 / 1	2022	2	481	.22	44 %

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<u>100 - SEC 10 OTHER</u>																		
72-25-10-106-001	2922 N MAIN ST	100	401	163,210	\$355,000	09/30/24	1,627	977	\$218.19	Other	Alum., Vinyl	4	2 / 1	1952	1.75	450	.15	46 %
72-25-10-152-026	304 LINDEN AVE	100	401	201,020	\$445,000	07/31/24	1,464	734	\$303.96	Other	Alum., Vinyl	3	2 /	1947	1.75	280	.12	45 %
72-25-10-206-016	2914 N ALTADENA AVE	100	401	160,360	\$392,100	08/26/24	1,120	718	\$350.09	Other	Brick	3	2 /	1949	1.5	440	.14	41 %
72-25-10-207-003	3026 FERRIS AVE	100	401	196,240	\$477,000	06/24/24	1,429	718	\$333.80	Other	Brick	3	2 /	1949	1.5	484	.14	41 %
72-25-10-230-002	3030 N CONNECTICUT AVE	100	401	134,880	\$304,000	09/12/24	1,128	725	\$269.50	Other	Brick	4	1 / 1	1949	1.5	00	.16	44 %
72-25-10-277-023	2705 N WILSON AVE	100	401	154,150	\$305,000	08/23/24	1,232	845	\$247.56	Other	Brick	4	2 /	1947	1.5	480	.16	51 %
72-25-10-277-030	2607 N WILSON AVE	100	401	174,020	\$388,000	08/02/24	1,240	801	\$312.90	Other	Brick	4	2 /	1947	1.5	672	.16	45 %
72-25-10-477-005	2016 N VERMONT AVE	100	401	172,070	\$341,250	08/27/24	1,551	873	\$220.02	Other	Brick/Siding	3	2 /	1948	1.75	280	.18	50 %
<u>10R - SEC 10 RANCH</u>																		
72-25-10-126-031	523 E BLOOMFIELD AVE	10R	401	154,020	\$340,000	05/09/24	1,022	1,022	\$332.68	Ranch	Brick	3	2 /	1952	1	396	.17	45 %
72-25-10-126-038	703 E BLOOMFIELD AVE	10R	401	161,350	\$376,304	07/03/24	1,053	1,053	\$357.36	Ranch	Brick	3	1 / 1	1952	1	440	.20	43 %
72-25-10-127-019	523 E LA SALLE AVE	10R	401	141,170	\$290,000	05/10/24	1,015	1,015	\$285.71	Ranch	Brick	3	2 /	1953	1	484	.16	49 %
72-25-10-128-005	622 E BLOOMFIELD AVE	10R	401	162,110	\$375,000	04/26/24	1,242	1,024	\$301.93	Ranch	Brick	3	1 / 1	1952	1	440	.16	43 %
72-25-10-129-012	504 E LA SALLE AVE	10R	401	137,780	\$305,000	08/28/24	1,018	1,018	\$299.61	Ranch	Brick	3	1 / 1	1953	1	400	.19	45 %
72-25-10-129-014	512 E LA SALLE AVE	10R	401	174,410	\$415,000	09/16/24	1,380	1,018	\$300.72	Ranch	Brick	3	2 /	1953	1	772	.19	42 %
72-25-10-231-025	3007 N CAMPBELL RD	10R	401	116,490	\$255,000	04/09/24	1,131	00	\$225.46	Ranch	Brick	3	1 / 1	1959	1	408	.14	46 %
72-25-10-326-055	543 DETROIT AVE	10R	401	138,300	\$325,000	05/17/24	1,069	771	\$304.02	Ranch	Alum., Vinyl	2	1 / 1	1953	1	484	.18	43 %
72-25-10-327-013	2420 HIGHLAND CT	10R	401	110,460	\$213,000	08/29/24	760	737	\$280.26	Ranch	Alum., Vinyl	3	1 /	1920	1	400	.12	52 %
72-25-10-330-020	714 FAIRWAY DR	10R	401	165,640	\$400,000	04/12/24	1,283	989	\$311.77	Ranch	Brick	3	1 / 1	1956	1	00	.13	41 %
72-25-10-378-002	510 BEAVER AVE	10R	401	212,850	\$425,000	04/25/24	2,085	00	\$203.84	Ranch	Alum., Vinyl	3	2 / 1	1955	1	668	.25	50 %
72-25-10-379-004	1926 ARDMORE AVE	10R	401	142,350	\$321,000	06/28/24	1,070	1,056	\$300.00	Ranch	Alum., Vinyl	3	1 /	1952	1	280	.11	44 %
72-25-10-430-010	2121 N VERMONT AVE	10R	401	189,730	\$365,000	10/04/24	1,499	1,104	\$243.50	Ranch	Brick	3	2 /	1952	1	484	.25	52 %

10T - SEC 10 BI-LEVEL/TRI-LEVEL

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-10-329-004	616 GOLF AVE	10T	401	168,910	\$390,000	08/05/24	1,508	00	\$258.62	TriLevel/Quad	Alum., Vinyl	3	2 /	1976	Bl	573	.14	43 %
<u>14B - SEC 14 BUNGALOW</u>																		
72-25-14-302-018	925 N DORCHESTER AVE	14B	401	140,550	\$334,000	05/29/24	982	786	\$340.12	BUNGALOW	Alum., Vinyl	3	1 / 1	1948	1.25	528	.11	42 %
72-25-14-304-009	824 N KENWOOD AVE	14B	401	190,720	\$439,900	07/22/24	1,445	768	\$304.43	BUNGALOW	Vinyl	3	2 / 1	1948	1.25	320	.11	43 %
72-25-14-305-043	633 N DORCHESTER AVE	14B	401	135,360	\$324,900	05/13/24	1,002	794	\$324.25	BUNGALOW	Vinyl	3	2 /	1949	1.25	00	.11	42 %
72-25-14-326-003	916 N EDGEWORTH AVE	14B	401	139,990	\$341,000	05/16/24	971	777	\$351.18	BUNGALOW	Alum., Vinyl	3	2 /	1948	1.25	400	.11	41 %
72-25-14-351-008	400 N CAMPBELL RD	14B	401	124,580	\$294,500	06/27/24	1,002	790	\$293.91	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	484	.13	42 %
72-25-14-352-019	427 N EDGEWORTH AVE	14B	401	164,250	\$340,000	04/26/24	1,245	819	\$273.09	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	352	.14	48 %
72-25-14-376-003	510 N EDGEWORTH AVE	14B	401	167,590	\$400,000	07/22/24	1,140	786	\$350.88	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	480	.14	42 %
72-25-14-376-009	416 N EDGEWORTH AVE	14B	401	147,980	\$330,000	04/09/24	978	774	\$337.42	BUNGALOW	Alum., Vinyl	3	1 / 1	1949	1.25	280	.14	45 %
<u>14C - SEC 14 COLONIAL</u>																		
72-25-14-301-021	805 N EDISON AVE	14C	401	177,330	\$435,000	05/08/24	1,300	625	\$334.62	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1998	2	576	.14	41 %
72-25-14-327-062	922 SYMES AVE	14C	401	181,780	\$401,500	06/17/24	1,602	640	\$250.62	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1999	2	418	.13	45 %
72-25-14-351-069	1802 TAYLOR AVE	14C	401	380,610	\$770,000	08/13/24	2,523	1,377	\$305.19	Colonial/2Sty	Vinyl	3	4 / 1	2013	2	671	.22	49 %
<u>14O - SEC 14 OTHER</u>																		
72-25-14-302-010	824 N EDISON AVE	14O	401	147,170	\$370,000	08/21/24	1,173	782	\$315.43	Other	Alum., Vinyl	3	2 /	1948	1.5	280	.11	40 %
<u>14R - SEC 14 RANCH</u>																		
72-25-14-176-016	1103 SYMES CT	14R	401	181,490	\$390,000	09/12/24	1,553	1,099	\$251.13	Ranch	Brick	3	2 / 1	1954	1	400	.16	47 %
72-25-14-306-008	636 N DORCHESTER AVE	14R	401	126,160	\$296,000	10/04/24	836	836	\$354.07	Ranch	Vinyl	3	1 /	1928	1	240	.10	43 %
72-25-14-351-029	1822 ROSZEL ST	14R	401	167,030	\$361,000	07/29/24	1,060	1,060	\$340.57	Ranch	Alum., Vinyl	3	2 /	1974	1	480	.23	46 %
72-25-14-377-023	119 N MINERVA AVE	14R	401	126,520	\$285,000	05/01/24	1,216	999	\$234.38	Ranch	Alum., Vinyl	3	2 /	1953	1	00	.10	44 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
15B - SEC 15 BUNGALOW																		
72-25-15-102-037	319 MARLIN AVE	15B	401	127,230	\$319,900	08/16/24	884	719	\$361.88	BUNGALOW	Alum., Vinyl	3	2 /	1946	1.25	00	.10	40 %
72-25-15-102-045	411 MARLIN AVE	15B	401	112,620	\$245,000	07/22/24	874	711	\$280.32	BUNGALOW	Alum., Vinyl	3	1 /	1946	1.25	360	.10	46 %
72-25-15-103-014	306 MARLIN AVE	15B	401	114,350	\$244,000	08/02/24	884	719	\$276.02	BUNGALOW	Alum., Vinyl	3	2 /	1946	1.25	00	.10	47 %
72-25-15-103-044	407 DEWEY ST	15B	401	129,250	\$276,000	08/12/24	866	693	\$318.71	BUNGALOW	Alum., Vinyl	3	1 /	1942	1.25	320	.10	47 %
72-25-15-126-013	614 E 12 MILE RD	15B	401	115,550	\$263,400	08/29/24	930	744	\$283.23	BUNGALOW	Alum., Vinyl	3	1 / 1	1946	1.25	400	.10	44 %
72-25-15-203-021	1502 N ALTADENA AVE	15B	401	169,230	\$370,000	10/18/24	1,032	786	\$358.53	BUNGALOW	Vinyl	3	2 /	1941	1.25	318	.15	46 %
72-25-15-206-022	1323 N ALTADENA AVE	15B	401	166,180	\$446,000	04/05/24	1,047	853	\$425.98	BUNGALOW	Vinyl	3	2 /	1941	1.25	280	.15	37 %
72-25-15-227-014	1508 N VERMONT AVE	15B	401	141,310	\$300,000	07/09/24	899	719	\$333.70	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	364	.15	47 %
72-25-15-253-020	1107 N BLAIR AVE	15B	401	165,320	\$410,000	05/03/24	981	785	\$417.94	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	320	.16	40 %
72-25-15-281-016	1012 N WILSON AVE	15B	401	144,820	\$350,000	08/16/24	913	672	\$383.35	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	520	.12	41 %
72-25-15-405-011	810 N GAINSBOROUGH AVE	15B	401	173,370	\$400,000	06/18/24	1,211	817	\$330.31	BUNGALOW	Alum., Vinyl	3	3 /	1942	1.5	360	.13	43 %
72-25-15-409-010	622 N ALEXANDER AVE	15B	401	162,460	\$372,500	06/26/24	1,076	853	\$346.19	BUNGALOW	Brick	3	1 / 1	1947	1.25	352	.13	44 %
72-25-15-411-030	715 N REMBRANDT AVE	15B	401	153,350	\$350,000	08/21/24	1,029	823	\$340.14	BUNGALOW	Alum., Vinyl	3	2 /	1940	1.25	400	.13	44 %
72-25-15-412-028	609 N BLAIR AVE	15B	401	137,490	\$310,000	07/10/24	909	727	\$341.03	BUNGALOW	Brick	3	1 /	1940	1.25	303	.15	44 %
72-25-15-412-029	603 N BLAIR AVE	15B	401	190,950	\$417,000	05/15/24	1,162	954	\$358.86	BUNGALOW	Brick	4	2 /	1940	1.25	400	.16	46 %
72-25-15-431-015	729 N CONNECTICUT AVE	15B	401	152,540	\$320,000	06/17/24	1,060	863	\$301.89	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	280	.12	48 %
72-25-15-431-028	603 N CONNECTICUT AVE	15B	401	169,570	\$369,000	07/09/24	1,096	816	\$336.68	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	484	.14	46 %
72-25-15-457-004	216 N ALEXANDER AVE	15B	401	124,560	\$270,000	06/17/24	1,014	761	\$266.27	BUNGALOW	Alum., Vinyl	13	1 /	1939	1.25	00	.12	46 %
72-25-15-460-010	124 N REMBRANDT AVE	15B	401	136,950	\$325,000	07/10/24	1,064	868	\$305.45	BUNGALOW	Vinyl	3	1 /	1947	1.25	280	.13	42 %

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City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>15C - SEC 15 COLONIAL</u>																		
72-25-15-102-065	301 MARLIN AVE	15C	401	212,760	\$480,000	05/17/24	1,664	808	\$288.46	Colonial/2Sty	Brick/Siding	3	2 / 1	2003	2	400	.10	44 %
72-25-15-229-013	1210 N VERMONT AVE	15C	401	465,160	\$1,007,500	06/03/24	3,182	1,371	\$316.62	Colonial/2Sty	Wood Siding	4	4 / 1	2019	2	428	.16	46 %
72-25-15-252-007	1100 N ALTADENA AVE	15C	401	140,890	\$297,500	10/15/24	1,272	636	\$233.88	Colonial/2Sty	Alum., Vinyl	3	1 /	1925	2	588	.15	47 %
72-25-15-278-017	1029 N CONNECTICUT AVE	15C	401	225,120	\$515,000	04/25/24	1,840	840	\$279.89	Colonial/2Sty	Alum., Vinyl	4	3 /	1942	2	546	.15	44 %
72-25-15-306-010	214 FOREST AVE	15C	401	447,910	\$1,025,000	04/12/24	3,021	1,478	\$339.29	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	529	.22	44 %
72-25-15-307-013	309 BALDWIN AVE	15C	401	563,040	\$1,055,000	07/10/24	3,339	1,395	\$315.96	Colonial/2Sty	Wood Siding	4	4 / 1	2023	2	408	.15	53 %
72-25-15-307-018	409 BALDWIN AVE	15C	401	201,340	\$450,000	06/21/24	1,414	814	\$318.25	Colonial/2Sty	Alum., Vinyl	3	2 /	1924	2	572	.15	45 %
72-25-15-307-021	302 FOREST AVE	15C	401	607,410	\$1,150,000	09/04/24	3,314	1,837	\$347.01	Colonial/2Sty	Brick	4	4 / 1	2005	2	616	.21	53 %
72-25-15-309-002	616 ROSEDALE AVE	15C	401	83,010	\$240,000	10/07/24	925	00	\$259.46	Colonial/2Sty	Alum., Vinyl	2	2 /	1929	2	00	.04	35 %
72-25-15-332-010	614 BALDWIN AVE	15C	401	353,140	\$800,000	08/16/24	2,450	1,225	\$326.53	Colonial/2Sty	Vinyl	3	2 / 1	2012	2	704	.17	44 %
72-25-15-355-003	406 VIRGINIA AVE	15C	401	176,190	\$405,000	05/15/24	2,064	901	\$196.22	Colonial/2Sty	Alum., Vinyl	4	1 / 1	1921	2	00	.14	44 %
72-25-15-355-009	417 FAIRGROVE AVE	15C	401	472,830	\$1,100,000	07/23/24	2,808	1,196	\$391.74	Colonial/2Sty	Wood Siding	4	3 / 1	2018	2	400	.12	43 %
72-25-15-382-037	623 CHAMBERS ST	15C	401	300,510	\$690,000	05/22/24	2,196	769	\$314.21	Colonial/2Sty	Alum., Vinyl	4	3 / 1	2006	2.5	400	.09	44 %
72-25-15-383-002	126 CURRY AVE	15C	401	252,620	\$614,000	08/07/24	2,141	735	\$286.78	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1923	2	360	.12	41 %
72-25-15-405-004	910 N GAINSBOROUGH AVE	15C	401	191,490	\$420,000	06/14/24	1,327	573	\$316.50	Colonial/2Sty	Brick/Siding	3	1 / 1	1941	2	286	.13	46 %
72-25-15-453-009	406 N ALTADENA AVE	15C	401	344,070	\$799,900	05/24/24	2,496	1,245	\$320.47	Colonial/2Sty	Wood Siding	3	2 / 1	2015	2	400	.13	43 %
72-25-15-455-009	406 N REMBRANDT AVE	15C	401	330,560	\$715,000	07/08/24	2,184	1,056	\$327.38	Colonial/2Sty	Wood Siding	3	3 / 1	2013	2	484	.13	46 %
<u>15O - SEC 15 OTHER</u>																		
72-25-15-204-026	1517 N BLAIR AVE	15O	401	195,030	\$425,000	09/20/24	1,352	916	\$314.35	Other	Brick	3	2 /	1948	1.5	280	.16	46 %
72-25-15-327-020	529 HAWTHORN AVE	15O	401	201,280	\$420,000	05/07/24	1,664	935	\$252.40	Other	Alum., Vinyl	4	2 /	1917	2	228	.14	48 %
72-25-15-407-006	705 N ALEXANDER AVE	15O	401	238,360	\$550,000	10/21/24	2,122	864	\$259.19	Other	Alum., Vinyl	5	3 /	1924	1.75	492	.13	43 %
72-25-15-410-022	633 N GAINSBOROUGH AVE	15O	401	174,190	\$440,000	05/29/24	1,180	748	\$372.88	Other	Alum., Vinyl	4	2 /	1942	1.5	280	.13	40 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
15R - SEC 15 RANCH																		
72-25-15-102-003	214 E 12 MILE RD	15R	401	100,020	\$232,000	05/24/24	904	887	\$256.64	Ranch	Alum., Vinyl	2	1 /	1914	1	00	.12	43 %
72-25-15-102-044	407 MARLIN AVE	15R	401	97,470	\$235,000	08/28/24	991	00	\$237.13	Ranch	Alum., Vinyl	3	1 /	1958	1	280	.10	41 %
72-25-15-104-032	310 DEWEY ST	15R	401	102,770	\$210,000	09/17/24	1,154	00	\$181.98	Ranch	Alum., Vinyl	4	1 /	1972	1	00	.10	49 %
72-25-15-127-014	622 MARLIN AVE	15R	401	114,650	\$270,000	08/16/24	723	709	\$373.44	Ranch	Aluminum	2	1 /	1952	1	00	.10	42 %
72-25-15-128-008	528 DEWEY ST	15R	401	120,780	\$280,000	06/13/24	734	712	\$381.47	Ranch	Vinyl	2	2 /	1950	1	352	.10	43 %
72-25-15-205-005	1706 N BLAIR AVE	15R	401	138,470	\$313,500	06/11/24	882	882	\$355.44	Ranch	Vinyl	3	1 /	1943	1	00	.16	44 %
72-25-15-208-017	1419 N BLAIR AVE	15R	401	120,930	\$235,000	08/07/24	885	885	\$265.54	Ranch	Alum., Vinyl	3	1 /	1943	1	400	.16	51 %
72-25-15-253-008	1036 FERRIS AVE	15R	401	158,650	\$345,000	08/09/24	1,095	886	\$315.07	Ranch	Alum., Vinyl	3	2 /	1943	1	440	.16	46 %
72-25-15-376-033	309 CURRY AVE	15R	401	127,470	\$287,900	09/16/24	1,151	866	\$250.13	Ranch	Alum., Vinyl	3	1 /	1917	1	00	.11	44 %
72-25-15-380-022	713 SAINT CHARLES CT	15R	401	132,300	\$299,900	08/09/24	905	833	\$331.38	Ranch	Alum., Vinyl	2	1 /	1917	1	486	.09	44 %
72-25-15-382-006	614 E UNIVERSITY AVE	15R	401	133,590	\$298,000	04/16/24	786	786	\$379.13	Ranch	Alum., Vinyl	2	2 /	1912	1	280	.09	45 %
72-25-15-458-012	116 N ALTADENA AVE	15R	401	133,910	\$310,000	05/17/24	1,059	1,059	\$292.73	Ranch	Asbestos	3	2 /	1954	1	317	.12	43 %
72-25-15-459-001	226 N GAINSBOROUGH AVE	15R	401	128,020	\$325,000	10/04/24	813	696	\$399.75	Ranch	Alum., Vinyl	2	2 /	1919	1	190	.13	39 %
72-25-15-479-029	315 N CAMPBELL RD	15R	401	123,130	\$237,000	08/19/24	1,070	1,070	\$221.50	Ranch	Alum., Vinyl	3	1 /	1955	1	484	.12	52 %

City of Royal Oak

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<u>16B - SEC 16 BUNGALOW</u>																		
72-25-16-132-005	1007 ORCHARD GROVE DR	16B	401	171,840	\$345,000	04/26/24	1,046	854	\$329.83	BUNGALOW	Alum., Vinyl	3	1 /	1940	1.25	240	.15	50 %
72-25-16-157-012	1129 FERNWOOD RD	16B	401	165,840	\$351,000	08/26/24	1,165	928	\$301.29	BUNGALOW	Alum., Vinyl	5	1 / 1	1901	1.25	460	.17	47 %
72-25-16-201-009	1622 MAXWELL AVE	16B	401	127,080	\$1	09/13/24	919	747	\$0.00	BUNGALOW	Asbestos	3	1 / 1	1941	1.25	280	.14	18000 %
72-25-16-202-039	1503 N PLEASANT ST	16B	401	178,660	\$445,000	06/05/24	1,140	816	\$390.35	BUNGALOW	Brick	3	2 /	1943	1.25	400	.15	40 %
72-25-16-203-017	1512 N PLEASANT ST	16B	401	160,700	\$350,000	06/06/24	960	768	\$364.58	BUNGALOW	Brick	3	2 /	1943	1.25	528	.15	46 %
72-25-16-253-007	1312 N PLEASANT ST	16B	401	185,240	\$413,000	08/23/24	1,405	980	\$293.95	BUNGALOW	Brick	3	3 /	1952	1.25	352	.15	45 %
72-25-16-378-008	1015 PARK AVE	16B	401	166,730	\$345,000	08/14/24	1,082	832	\$318.85	BUNGALOW	Alum., Vinyl	3	3 /	1950	1.25	280	.25	48 %
72-25-16-401-009	923 N MAPLE AVE	16B	401	145,470	\$317,000	06/28/24	1,054	830	\$300.76	BUNGALOW	Alum., Vinyl	2	1 /	1919	1.25	00	.09	46 %
72-25-16-427-026	124 CRANE AVE	16B	401	174,740	\$340,000	09/18/24	1,599	1,160	\$212.63	BUNGALOW	Alum., Vinyl	3	1 / 1	1910	1	324	.15	51 %
<u>16C - SEC 16 COLONIAL</u>																		
72-25-16-177-007	923 GREENLEAF DR	16C	401	397,030	\$980,000	05/30/24	2,772	1,341	\$353.54	Colonial/2Sty	Wood Siding	4	2 / 1	2023	2	435	.15	41 %
72-25-16-184-020	918 CATALPA DR	16C	401	225,600	\$450,000	08/22/24	1,428	663	\$315.13	Colonial/2Sty	Vinyl	0	3 / 1	2003	2	286	.21	50 %
72-25-16-205-014	1530 EDGEWOOD DR	16C	401	168,160	\$395,000	10/16/24	1,336	650	\$295.66	Colonial/2Sty	Brick	3	1 / 1	1946	2	400	.16	43 %
72-25-16-227-016	204 WAVERLEY AVE	16C	401	130,670	\$305,000	08/21/24	1,182	624	\$258.04	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1925	2	264	.12	43 %
72-25-16-229-008	1526 CROOKS RD	16C	401	174,010	\$367,000	05/08/24	1,410	700	\$260.28	Colonial/2Sty	Brick	3	2 / 1	1942	2	200	.17	47 %
72-25-16-253-004	1412 N PLEASANT ST	16C	401	164,050	\$351,000	09/27/24	1,429	779	\$245.63	Colonial/2Sty	Brick	3	1 / 1	1949	2	440	.15	47 %
72-25-16-257-016	1031 EDGEWOOD DR	16C	401	199,750	\$515,000	06/18/24	1,460	714	\$352.74	Colonial/2Sty	Brick/Siding	3	1 /	1928	2	400	.13	39 %
72-25-16-304-022	724 MAPLEGROVE AVE	16C	401	235,740	\$500,000	09/23/24	1,944	572	\$257.20	Colonial/2Sty	Vinyl	4	2 / 1	1925	2	400	.11	47 %
72-25-16-305-010	918 FORESTDALE RD	16C	401	175,930	\$416,100	07/08/24	1,342	572	\$310.06	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1924	2	528	.11	42 %
72-25-16-336-006	612 LOCKWOOD RD	16C	401	198,300	\$515,000	04/09/24	2,078	600	\$247.83	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1926	2	00	.11	39 %
72-25-16-380-013	128 BAKER ST	16C	401	338,620	\$760,000	04/03/24	2,191	964	\$346.87	Colonial/2Sty	Alum., Vinyl	3	2 / 2	2021	2	672	.16	45 %
72-25-16-481-015	125 N WASHINGTON AVE	16C	401	141,420	\$331,500	09/30/24	1,437	700	\$230.69	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1907	2	439	.11	43 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>16D - SEC 16 DUPLEX</u>																		
72-25-16-301-029	1607 W FARNUM AVE	16D	401	194,200	\$421,000	04/05/24	1,988	994	\$211.77	Other	Brick	4	2 /	1952	2	00	.15	46 %
72-25-16-481-001	222 N LAFAYETTE AVE	16D	401	142,910	\$287,000	07/03/24	1,404	1,404	\$204.42	Other	Brick	2	2 /	1962	1	320	.14	50 %
<u>16O - SEC 16 OTHER</u>																		
72-25-16-133-003	1217 WOODSBORO DR	16O	401	238,450	\$480,000	05/30/24	1,564	892	\$306.91	Other	Brick	3	2 / 1	1951	1.5	592	.27	50 %
72-25-16-155-014	1032 OAKRIDGE AVE	16O	401	167,010	\$353,700	08/14/24	1,401	942	\$252.46	Other	Brick	3	1 / 1	1958	1.5	320	.16	47 %
72-25-16-176-006	1207 GREENLEAF DR	16O	401	197,440	\$461,000	08/02/24	1,342	897	\$343.52	Other	Aluminum	4	2 /	1950	1.5	280	.15	43 %
72-25-16-307-015	605 FERNWOOD RD	16O	401	188,190	\$440,000	06/03/24	1,541	885	\$285.53	Other	Alum., Vinyl	4	2 /	1952	1	480	.11	43 %
72-25-16-334-010	821 MAXWELL AVE	16O	401	250,910	\$580,000	09/05/24	1,784	816	\$325.11	Other	Vinyl	3	2 /	1923	2	440	.13	43 %
72-25-16-453-009	518 PARK AVE	16O	401	189,160	\$375,000	05/17/24	1,332	854	\$281.53	Other	Vinyl	4	1 / 1	1920	1.5	00	.28	50 %
<u>16R - SEC 16 RANCH</u>																		
72-25-16-126-002	1223 W 12 MILE RD	16R	401	133,670	\$325,000	09/27/24	1,032	864	\$314.92	Ranch	Brick	2	2 /	1957	1	576	.15	41 %
72-25-16-312-001	1411 W FARNUM AVE	16R	401	156,200	\$372,500	07/03/24	1,799	00	\$207.06	Ranch	Brick	2	2 /	1955	1	00	.15	42 %
72-25-16-328-004	1009 CATALPA DR	16R	401	132,450	\$296,000	08/02/24	1,022	924	\$289.63	Ranch	Alum., Vinyl	3	2 /	1924	1	360	.11	45 %
72-25-16-403-009	930 N MAPLE AVE	16R	401	116,550	\$274,250	07/09/24	700	700	\$391.79	Ranch	Alum., Vinyl	2	2 /	1941	1	280	.12	42 %
<u>16T - SEC 16 BI-LEVEL/TRI-LEVEL</u>																		
72-25-16-426-010	928 MARYWOOD DR	16T	401	128,380	\$330,000	07/19/24	1,466	00	\$225.10	TriLevel/Quad	Alum., Vinyl	3	1 / 1	1950	BI	480	.12	39 %
<u>17C - SEC 17 COLONIAL</u>																		
72-25-09-403-019	2600 VINSETTA BLVD	17C	401	495,350	\$1,100,000	07/16/24	3,444	1,920	\$319.40	Colonial/2Sty	Composition	4	3 /	2017	2	576	.40	45 %
<u>17D - SEC 17 DUPLEX</u>																		
72-25-17-207-044	1319 SUNSET BLVD	17D	401	261,690	\$522,800	07/23/24	3,220	1,610	\$162.36	Other	Brick/Siding	6	3 / 3	1975	2	00	.36	50 %
<u>17O - SEC 17 OTHER</u>																		
72-25-16-152-018	1306 MAYFIELD DR	17O	401	213,340	\$500,000	08/28/24	1,892	963	\$264.27	Other	Alum., Vinyl	3	1 / 1	1922	1.75	484	.30	43 %
72-25-17-230-002	1402 SUNSET BLVD	17O	401	219,860	\$460,000	05/24/24	2,116	1,363	\$217.39	Other	Brick	3	2 / 1	1953	1	420	.21	48 %
72-25-17-230-004	1312 SUNSET BLVD	17O	401	178,790	\$371,000	04/05/24	1,634	807	\$227.05	Other	Brick	3	1 / 1	1937	1.75	280	.21	48 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>17R - SEC 17 RANCH</u>																		
72-25-09-333-004	2328 VINSETTA BLVD	17R	401	398,460	\$1,090,000	06/05/24	2,670	2,670	\$408.24	Ranch	Brick	3	3 / 1	1955	1	558	.49	37 %
72-25-16-152-015	1418 MAYFIELD DR	17R	401	315,190	\$795,000	09/09/24	2,210	1,467	\$359.73	Ranch	Brick	3	3 / 1	1949	1	675	.45	40 %
72-25-17-230-001	1941 WOODSBORO DR	17R	401	196,060	\$485,000	05/17/24	1,745	00	\$277.94	Ranch	Brick	3	2 /	1950	1	484	.27	40 %
<u>17T - SEC 17 BI-LEVEL/TRI-LEVEL</u>																		
72-25-09-377-005	1873 VINSETTA BLVD	17T	401	266,020	\$675,000	06/14/24	2,250	00	\$300.00	BiLevel	Alum., Vinyl	3	2 / 1	1957	BI	576	.29	39 %
<u>20C - SEC 20 COLONIAL</u>																		
72-25-21-126-015	161 HENDRIE BLVD	20C	401	516,330	\$1,225,000	06/28/24	3,529	1,340	\$347.12	Colonial/2Sty	Brick	6	3 / 2	1941	2	819	.37	42 %
72-25-21-403-009	25820 YORK RD	20C	401	407,350	\$900,000	06/06/24	2,989	916	\$301.10	Colonial/2Sty	Brick/Siding	4	2 / 1	1946	2	528	.19	45 %
<u>21C - SEC 21 COLONIAL</u>																		
72-25-21-253-023	728 S PLEASANT ST	21C	401	303,800	\$750,000	06/13/24	2,217	925	\$338.29	Colonial/2Sty	Brick/Siding	3	2 / 2	1925	2	506	.12	41 %
<u>21D - SEC 21 DUPLEX</u>																		
72-25-21-202-014	118 S MAPLE AVE	21D	401	216,200	\$570,000	04/08/24	2,493	1,175	\$228.64	Other	Brick	4	4 /	1954	2	00	.13	38 %
<u>21O - SEC 21 OTHER</u>																		
72-25-21-407-038	806 S LAFAYETTE AVE	21O	401	162,580	\$368,000	05/24/24	1,346	826	\$273.40	Other	Alum., Vinyl	3	2 /	1907	1.5	00	.12	44 %
<u>22B - SEC 22 BUNGALOW</u>																		
72-25-22-132-017	828 E 3RD ST	22B	401	150,610	\$330,000	06/26/24	1,066	845	\$309.57	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	404	.12	46 %
72-25-22-238-010	1611 E 5TH ST	22B	401	161,740	\$345,000	09/10/24	1,128	918	\$305.85	BUNGALOW	Alum., Vinyl	3	2 / 1	1951	1.25	352	.11	47 %
72-25-22-283-010	647 S CONNECTICUT AVE	22B	401	174,750	\$355,000	04/05/24	1,221	819	\$290.75	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	440	.15	49 %
72-25-22-357-022	223 E MARYLAND AVE	22B	401	186,540	\$380,000	08/08/24	1,305	1,044	\$291.19	BUNGALOW	Aluminum	3	2 /	1924	1.25	484	.15	49 %
72-25-22-403-014	1007 MOHAWK AVE	22B	401	131,490	\$334,900	05/24/24	1,026	695	\$326.41	BUNGALOW	Alum., Vinyl	2	1 /	1924	1.25	216	.13	39 %
72-25-22-404-009	827 WYANDOTTE AVE	22B	401	134,420	\$245,000	09/26/24	1,042	822	\$235.12	BUNGALOW	Asbestos	3	1 /	1948	1.25	280	.16	55 %
72-25-22-453-014	1301 WYANDOTTE AVE	22B	401	133,480	\$310,000	05/24/24	1,048	832	\$295.80	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	528	.12	43 %
72-25-22-477-015	1500 HOFFMAN AVE	22B	401	143,770	\$330,000	05/24/24	964	761	\$342.32	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	360	.12	44 %

AFTER UPDATES

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>22C - SEC 22 COLONIAL</u>																		
72-25-22-178-013	520 S ALEXANDER AVE	22C	401	221,060	\$475,000	09/20/24	1,834	00	\$259.00	Colonial/2Sty	Wood Siding	2	2 /	1922	2	308	.10	47 %
72-25-22-231-022	117 S WILSON AVE	22C	401	297,980	\$650,000	05/13/24	2,041	834	\$318.47	Colonial/2Sty	Wood Siding	4	2 / 2	2016	2	408	.12	46 %
72-25-22-231-023	121 S WILSON AVE	22C	401	283,400	\$650,000	07/19/24	1,894	830	\$343.19	Colonial/2Sty	Wood Siding	4	2 / 1	2015	2	420	.12	44 %
72-25-22-231-024	123 S WILSON AVE	22C	401	379,870	\$895,000	09/20/24	2,631	1,309	\$340.17	Colonial/2Sty	Wood Siding	3	2 / 2	2019	2	420	.12	42 %
72-25-22-257-015	703 S GAINSBOROUGH AVE	22C	401	153,650	\$375,000	08/21/24	1,276	600	\$293.89	Colonial/2Sty	Alum., Vinyl	3	2 /	1927	2	324	.15	41 %
72-25-22-258-012	631 S REMBRANDT AVE	22C	401	150,200	\$325,000	08/30/24	1,054	644	\$308.35	Colonial/2Sty	Alum., Vinyl	4	2 /	1940	2	546	.13	46 %
72-25-22-280-008	635 S BLAIR AVE	22C	401	147,720	\$275,000	04/09/24	1,318	667	\$208.65	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1920	2	720	.12	54 %
72-25-22-282-007	631 S VERMONT AVE	22C	401	353,470	\$820,000	04/18/24	2,678	1,295	\$306.20	Colonial/2Sty	Vinyl	4	2 / 1	2017	2	412	.13	43 %
72-25-22-327-006	829 BATAVIA AVE	22C	401	225,290	\$514,000	04/29/24	1,816	1,080	\$283.04	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1996	2	402	.14	44 %
72-25-22-331-017	1042 IRVING AVE	22C	401	150,040	\$299,000	08/09/24	1,475	593	\$202.71	Colonial/2Sty	Brick	3	1 / 1	1949	2	00	.12	50 %
72-25-22-478-087	1126 MCLEAN AVE	22C	401	150,150	\$362,000	06/17/24	1,017	497	\$355.95	Colonial/2Sty	Wood Siding	3	1 /	1928	2	440	.10	41 %
<u>22D - SEC 22 DUPLEX</u>																		
72-25-22-131-018	711 E 3RD ST	22D	401	164,090	\$380,000	05/15/24	1,708	1,030	\$222.48	TwNHse/Duplex	Brick/Siding	4	2 /	1930	1.75	360	.11	43 %
72-25-22-201-018	925 E 2ND ST	22D	401	178,990	\$415,000	07/25/24	1,868	956	\$222.16	TwNHse/Duplex	Brick/Siding	4	2 /	1930	1	440	.15	43 %
72-25-22-205-018	903 E 4TH ST	22D	401	102,560	\$176,000	08/28/24	923	449	\$190.68	Other	Brick	2	1 /	1944	2	320	.09	58 %
72-25-22-208-005	926 E 4TH ST	22D	401	158,490	\$476,000	08/22/24	1,452	968	\$327.82	TwNHse/Duplex	Brick	4	2 /	1956	1.5	456	.12	33 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>220 - SEC 22 OTHER</u>																		
72-25-22-131-014	820 E 2ND ST	22O	401	192,360	\$438,500	07/08/24	1,342	877	\$326.75	Other	Alum., Vinyl	4	2 / 1	1926	1.5	324	.11	44 %
72-25-22-176-026	607 E 6TH ST	22O	401	253,660	\$665,000	08/20/24	1,715	1,008	\$387.76	Other	Brick	4	2 /	1936	1.5	504	.15	38 %
72-25-22-182-001	802 E 6TH ST	22O	401	291,900	\$649,500	06/27/24	1,901	1,091	\$341.66	Other	Brick/Siding	4	2 / 1	1936	1.75	360	.13	45 %
72-25-22-233-019	314 S WILSON AVE	22O	401	164,310	\$381,000	04/24/24	1,098	725	\$346.99	Other	Alum., Vinyl	3	2 / 1	1941	1.5	280	.12	43 %
72-25-22-257-023	622 S REMBRANDT AVE	22O	401	196,370	\$408,000	08/28/24	1,397	800	\$292.05	Other	Alum., Vinyl	3	2 / 1	1939	1.5	360	.13	48 %
72-25-22-280-026	710 S VERMONT AVE	22O	401	152,030	\$340,000	09/25/24	1,056	528	\$321.97	Other	Vinyl	2	2 /	1921	1.5	00	.16	45 %
72-25-22-302-020	826 KNOWLES ST	22O	401	159,570	\$390,000	05/14/24	1,220	707	\$319.67	Other	Vinyl	3	2 / 1	1916	1.75	216	.08	41 %
72-25-22-327-005	825 BATAVIA AVE	22O	401	192,750	\$395,000	06/12/24	1,326	1,012	\$297.89	Other	Brick	3	2 /	1925	1.5	400	.14	49 %
72-25-22-402-006	1026 MOHAWK AVE	22O	401	154,970	\$319,000	08/22/24	1,023	576	\$311.83	Other	Alum., Vinyl	1	1 /	1924	1.75	380	.14	49 %
72-25-22-479-009	1207 MCLEAN AVE	22O	401	157,670	\$380,000	08/20/24	1,060	700	\$358.49	Other	Vinyl	3	2 /	1948	1.5	288	.12	41 %
72-25-22-480-068	1538 S CAMPBELL RD	22O	401	103,150	\$235,000	04/16/24	831	554	\$282.79	Other	Alum., Vinyl	2	1 /	1927	1.5	00	.11	44 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>22R - SEC 22 RANCH</u>																		
72-25-22-134-014	823 E 5TH ST	22R	401	127,040	\$305,000	09/05/24	871	871	\$350.17	Ranch	Brick	3	2 /	1965	1	360	.11	42 %
72-25-22-209-004	1118 E 4TH ST	22R	401	174,170	\$405,000	04/29/24	1,214	1,214	\$333.61	Ranch	Alum., Vinyl	3	2 /	1973	1	00	.12	43 %
72-25-22-335-003	1113 BATAVIA AVE	22R	401	100,830	\$260,000	08/16/24	1,021	00	\$254.65	Ranch	Vinyl	3	1 /	1960	1	00	.08	39 %
72-25-22-404-016	1007 WYANDOTTE AVE	22R	401	137,270	\$321,670	05/09/24	964	912	\$333.68	Ranch	Alum., Vinyl	2	1 /	1924	1	360	.18	43 %
72-25-22-454-030	1202 ETOWAH AVE	22R	401	133,860	\$295,000	10/15/24	974	951	\$302.87	Ranch	Asbestos	3	1 /	1920	1	691	.15	45 %
72-25-22-455-052	1216 OWANA AVE	22R	401	109,940	\$220,000	07/25/24	1,058	00	\$207.94	Ranch	Alum., Vinyl	3	1 /	1982	1	00	.17	50 %
72-25-22-457-018	1516 WYANDOTTE AVE	22R	401	111,500	\$235,000	05/01/24	866	623	\$271.36	Ranch	Alum., Vinyl	3	1 /	1924	1	280	.15	47 %
72-25-22-478-019	1315 HOFFMAN AVE	22R	401	138,180	\$282,500	08/27/24	1,157	721	\$244.17	Ranch	Alum., Vinyl	3	1 /	1948	1	280	.12	49 %
72-25-22-478-021	1323 HOFFMAN AVE	22R	401	122,590	\$275,000	07/12/24	954	708	\$288.26	Ranch	Alum., Vinyl	2	1 /	1948	1	528	.12	45 %
72-25-22-478-067	1504 MCLEAN AVE	22R	401	109,640	\$260,000	05/14/24	708	708	\$367.23	Ranch	Alum., Vinyl	2	1 /	1949	1	280	.12	42 %
72-25-22-479-016	1311 MCLEAN AVE	22R	401	95,570	\$201,000	07/24/24	711	711	\$282.70	Ranch	Alum., Vinyl	2	1 /	1949	1	00	.12	48 %
72-25-22-480-004	1117 S WILSON AVE	22R	401	115,320	\$260,000	06/11/24	882	744	\$294.78	Ranch	Alum., Vinyl	2	1 /	1926	1	240	.13	44 %

City of Royal Oak										(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)									
RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)																			
Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio	
23B - SEC 23 BUNGALOW																			
72-25-23-103-010	205 S DORCHESTER AVE	23B	401	156,360	\$341,305	05/09/24	1,094	858	\$311.98	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	00	.11	46 %	
72-25-23-104-035	316 S EDGEWORTH AVE	23B	401	189,020	\$430,000	06/19/24	1,240	822	\$346.77	BUNGALOW	Alum., Vinyl	3	2 / 1	1950	1.25	440	.14	44 %	
72-25-23-104-041	2021 E 4TH ST	23B	401	139,130	\$330,000	07/17/24	1,055	833	\$312.80	BUNGALOW	Vinyl	3	1 /	1950	1.25	400	.10	42 %	
72-25-23-105-010	209 S EDGEWORTH AVE	23B	401	131,150	\$325,000	04/12/24	1,042	778	\$311.90	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	00	.12	40 %	
72-25-23-126-021	215 S MINERVA AVE	23B	401	161,310	\$368,000	09/19/24	1,013	803	\$363.28	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	400	.12	44 %	
72-25-23-151-004	1714 E 4TH ST	23B	401	134,890	\$380,000	05/31/24	1,063	839	\$357.48	BUNGALOW	Vinyl	3	1 /	1950	1.25	00	.10	35 %	
72-25-23-151-018	531 S CAMPBELL RD	23B	401	113,280	\$225,000	10/04/24	1,012	799	\$222.33	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	280	.11	50 %	
72-25-23-154-032	520 S EDGEWORTH AVE	23B	401	133,000	\$278,000	05/03/24	1,183	888	\$235.00	BUNGALOW	Alum., Vinyl	3	1 /	1920	1.25	00	.11	48 %	
72-25-23-155-022	504 S MINERVA AVE	23B	401	131,780	\$290,000	06/24/24	805	615	\$360.25	BUNGALOW	Brick	3	2 /	1941	1.25	400	.11	45 %	
72-25-23-159-045	608 S EDGEWORTH AVE	23B	401	159,110	\$351,000	04/19/24	1,348	886	\$260.39	BUNGALOW	Alum., Vinyl	4	1 /	1922	1.5	396	.11	45 %	
72-25-23-160-021	700 S MINERVA AVE	23B	401	158,750	\$355,000	06/26/24	1,084	858	\$327.49	BUNGALOW	Brick	3	1 /	1950	1.25	440	.11	45 %	
72-25-23-180-002	605 HELENE AVE	23B	401	145,470	\$346,000	07/17/24	1,103	869	\$313.69	BUNGALOW	Brick	3	1 /	1952	1.25	00	.12	42 %	
72-25-23-301-013	1822 E LINCOLN AVE	23B	401	138,100	\$345,000	06/13/24	1,094	779	\$315.36	BUNGALOW	Vinyl	3	2 /	1953	1.25	00	.09	40 %	
72-25-23-302-016	1924 HARWOOD AVE	23B	401	152,140	\$353,000	08/21/24	1,022	778	\$345.40	BUNGALOW	Brick	3	2 /	1950	1.25	352	.11	43 %	
72-25-23-304-025	1905 BROCKTON AVE	23B	401	164,630	\$397,000	05/20/24	1,010	772	\$393.07	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	620	.10	41 %	
72-25-23-306-025	2027 HARWOOD AVE	23B	401	127,570	\$310,000	06/07/24	894	688	\$346.76	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	400	.10	41 %	
72-25-23-307-008	2104 HARWOOD AVE	23B	401	125,880	\$290,000	09/10/24	939	740	\$308.84	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	280	.10	43 %	
72-25-23-307-025	2023 KALAMA AVE	23B	401	139,230	\$313,100	08/30/24	916	733	\$341.81	BUNGALOW	Aluminum	3	1 /	1949	1.25	480	.10	44 %	
72-25-23-307-032	2125 KALAMA AVE	23B	401	151,830	\$350,000	09/06/24	1,033	791	\$338.82	BUNGALOW	Brick	3	2 /	1950	1.25	400	.12	43 %	
72-25-23-308-009	2120 KALAMA AVE	23B	401	152,300	\$341,500	08/23/24	978	782	\$349.18	BUNGALOW	Alum., Vinyl	3	1 / 1	1954	1.25	578	.12	45 %	
72-25-23-328-036	2449 KALAMA AVE	23B	401	132,100	\$320,305	04/30/24	926	741	\$345.90	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	484	.13	41 %	
72-25-23-351-007	1808 DALLAS AVE	23B	401	119,990	\$280,000	05/30/24	952	00	\$294.12	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	280	.12	43 %	

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>23C - SEC 23 COLONIAL</u>																		
72-25-23-105-005	121 S EDGEWORTH AVE	23C	401	168,500	\$485,000	05/22/24	1,386	677	\$349.93	Colonial/2Sty	Brick/Siding	4	2 /	1922	2	440	.12	35 %
72-25-23-176-034	527 S MINERVA AVE	23C	401	433,190	\$865,000	04/12/24	2,856	1,219	\$302.87	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	442	.14	50 %
<u>23O - SEC 23 OTHER</u>																		
72-25-23-102-037	1817 E 4TH ST	23O	401	144,120	\$340,000	08/19/24	1,265	834	\$268.77	Other	Alum., Vinyl	3	2 /	1949	1.5	280	.10	42 %
72-25-23-160-008	633 S EDGEWORTH AVE	23O	401	121,750	\$270,000	08/16/24	1,101	629	\$245.23	Other	Alum., Vinyl	2	1 /	1920	1.75	216	.11	45 %
72-25-23-330-021	2309 DALLAS AVE	23O	401	147,940	\$308,400	04/08/24	1,743	00	\$176.94	Other	Alum., Vinyl	4	2 /	1949	BI	308	.10	48 %
<u>23R - SEC 23 RANCH</u>																		
72-25-23-104-001	107 S KENWOOD AVE	23R	401	175,810	\$350,000	07/16/24	1,083	1,083	\$323.18	Ranch	Brick	2	2 /	1941	1	308	.30	50 %
72-25-23-301-027	1905 HARWOOD AVE	23R	401	132,500	\$291,000	08/20/24	1,037	1,037	\$280.62	Ranch	Brick	3	1 / 1	1947	1	352	.13	46 %
72-25-23-302-018	1711 KALAMA AVE	23R	401	162,230	\$355,000	07/30/24	1,004	980	\$353.59	Ranch	Alum., Vinyl	3	2 /	1950	1	320	.15	46 %
72-25-23-303-016	1920 KALAMA AVE	23R	401	159,160	\$347,000	07/23/24	1,044	1,044	\$332.38	Ranch	Alum., Vinyl	3	2 /	1947	1	480	.18	46 %
72-25-23-304-012	1912 E HUDSON AVE	23R	401	192,050	\$395,000	07/19/24	1,463	1,463	\$269.99	Ranch	Brick	2	2 /	1955	1	498	.24	49 %
72-25-23-305-024	1821 DALLAS AVE	23R	401	95,060	\$200,000	08/26/24	773	00	\$258.73	Ranch	Alum., Vinyl	2	1 /	1947	1	280	.12	48 %
72-25-23-310-039	2221 DALLAS AVE	23R	401	141,140	\$350,000	09/16/24	953	953	\$367.26	Ranch	Vinyl	3	2 /	1953	1	400	.12	40 %
72-25-23-328-030	2417 KALAMA AVE	23R	401	103,340	\$222,500	04/30/24	846	00	\$263.00	Ranch	Alum., Vinyl	2	1 /	1946	1	400	.12	46 %
72-25-23-355-033	2225 GUTHRIE AVE	23R	401	113,040	\$229,000	08/21/24	789	00	\$290.24	Ranch	Alum., Vinyl	2	1 /	1949	1	360	.14	49 %
72-25-23-356-029	1815 E 10 MILE RD	23R	401	79,480	\$180,000	05/20/24	845	00	\$213.02	Ranch	Brick	3	1 /	1953	1	352	.10	44 %
<u>32R - SEC 32 RANCH</u>																		
72-20-32-457-007	4818 ELMHURST AVE	32R	401	184,130	\$447,000	06/10/24	1,370	1,370	\$326.28	Ranch	Brick	3	2 /	1962	1	400	.16	41 %
<u>32T - SEC 32 BI-LEVEL/TRI-LEVEL</u>																		
72-20-32-452-015	5071 ELMHURST AVE	32T	401	161,670	\$349,000	07/19/24	1,587	00	\$219.91	TriLevel/Quad	Alum., Vinyl	3	2 /	1961	BI	400	.20	46 %
<u>998 - CONTAINER HOUSE</u>																		
72-25-23-180-042	708 WELLESLEY AVE	998	401	268,820	\$575,000	09/13/24	2,294	00	\$250.65	Contemporary	Metal	3	3 / 1	2020	2	360	.11	47 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>041 - BRIARWOOD SQUARE CONDO</u>																		
72-20-32-455-057	4839 MANSFIELD AVE UNIT G8041	407		53,390	\$160,000	05/29/24	733	366	\$218.28	Other	Brick	2	1 /	1963	1	00	.04	33 %
72-20-32-455-064	4859 MANSFIELD AVE UNIT H6041	407		57,340	\$142,500	06/28/24	769	385	\$185.31	Other	Brick	2	1 /	1963	1	00	.04	40 %
<u>072 - BROWNSTONES OF ROYAL OAK CONDO</u>																		
72-25-07-232-014	3228 COOLIDGE HWY	072	407	81,110	\$185,000	06/07/24	818	409	\$226.16	Other	Brick	2	1 /	1951	2	00	.05	44 %
72-25-07-232-025	3250 COOLIDGE HWY	072	407	81,110	\$185,000	05/30/24	818	409	\$226.16	Other	Brick	2	1 /	1951	2	00	.05	44 %
72-25-07-232-026	3252 COOLIDGE HWY	072	407	81,920	\$190,000	05/13/24	818	409	\$232.27	Other	Brick	2	1 /	1951	2	00	.05	43 %
72-25-07-232-051	3330 COOLIDGE HWY	072	407	82,070	\$169,500	09/19/24	844	409	\$200.83	Other	Brick	2	1 /	1951	2	00	.05	48 %
72-25-07-232-054	3336 COOLIDGE HWY	072	407	90,780	\$186,000	04/19/24	818	409	\$227.38	Other	Brick	2	1 / 1	1951	2	00	.05	49 %
72-25-07-232-064	3356 COOLIDGE HWY	072	407	83,980	\$183,000	04/15/24	818	409	\$223.72	Other	Brick	2	1 / 1	1951	2	00	.05	46 %
72-25-07-232-068	3364 COOLIDGE HWY	072	407	81,110	\$185,000	05/30/24	818	409	\$226.16	Other	Brick	2	1 /	1951	2	00	.05	44 %
<u>075 - BRIARWOOD PARK OF ROYAL OAK CONDO</u>																		
72-20-32-458-060	2440 PARMENTER BLVD APT 2075	407		58,480	\$125,000	05/14/24	693	00	\$180.38	Other	Brick	1	1 /	1965	1	00	.05	47 %
72-20-32-458-079	2445 TORQUAY AVE APT 203	075	407	58,350	\$120,000	08/23/24	690	00	\$173.91	Other		0	1 /	1965	1	00	.05	49 %
<u>080 - 4 ON 14 CONDOMINIUM</u>																		
72-25-06-126-046	4223 W 14 MILE RD	080	407	187,350	\$410,000	10/11/24	1,466	00	\$279.67	Other	Brick/Siding	2	2 / 1	2017	3	344	.09	46 %
<u>121 - COVENTRY PARKHOMES CONDO 2 STY ~1250 SF</u>																		
72-20-32-426-123	1824 WICKHAM ST	121	407	106,580	\$200,000	09/11/24	1,286	643	\$155.52	Other	Brick/Siding	2	2 / 1	1971	2	00	.10	53 %
72-20-32-426-152	1754 WICKHAM ST	121	407	103,370	\$205,000	06/17/24	1,286	643	\$159.41	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	50 %
<u>122 - COVENTRY PARKHOMES CONDO - 2 STY 1040 > 1280</u>																		
72-20-32-426-040	2102 WICKHAM ST	122	407	89,400	\$210,000	05/07/24	1,040	520	\$201.92	Other	Brick/Siding	2	1 / 1	1970	2	00	.10	43 %
72-20-32-476-153	1872 NEWPORTE CT	122	407	111,500	\$280,000	05/06/24	1,280	640	\$218.75	Other	Brick/Siding	3	1 / 1	1971	2	00	.11	40 %
<u>124 - COVENTRY PARKHOMES CONDO 1 STY 878 SF</u>																		
72-20-32-426-171	1963 WICKHAM ST	124	407	83,310	\$207,500	07/30/24	878	878	\$236.33	Other	Brick	2	1 /	1971	1	00	.09	40 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>127 - COVENTRY PARKHOMES CONDO - 2 STY 1480 SF</u>																		
72-20-32-476-141	1831 TORQUAY AVE	127	407	119,260	\$269,900	04/11/24	1,480	740	\$182.36	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	44 %
72-20-32-476-158	5058 COVENTRY RD	127	407	106,890	\$259,900	08/07/24	1,480	740	\$175.61	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	41 %
<u>150 - MAIN NORTH LOFTS CONDO</u>																		
72-25-15-358-037	350 N MAIN ST UNIT 601	150	407	222,920	\$450,000	05/20/24	1,433	00	\$314.03	Other	Wood Siding	2	2 /	2006	1	00	.01	50 %
72-25-15-358-051	350 N MAIN ST UNIT 711	150	407	234,380	\$570,000	07/15/24	1,547	00	\$368.46	Other	Wood Siding	3	2 /	2006	1	00	.01	41 %
72-25-15-358-052	350 N MAIN ST UNIT 709	150	407	216,830	\$510,000	05/02/24	1,444	00	\$353.19	Other	Wood Siding	2	2 /	2006	1	00	.01	43 %
72-25-15-358-074	350 N MAIN ST UNIT 803	150	407	177,990	\$427,000	09/30/24	1,112	00	\$383.99	Other	Wood Siding	0	2 /	2006	1	00	.01	42 %
72-25-15-358-093	350 N MAIN ST UNIT 903	150	407	178,890	\$395,000	07/25/24	1,112	00	\$355.22	Other	Wood Siding	2	2 /	2006	1	00	.01	45 %
<u>162 - OAK SHADE CONDO</u>																		
72-25-09-154-020	2650 CROOKS RD	162	407	141,170	\$328,000	08/08/24	1,202	532	\$272.88	Other	Alum., Vinyl	2	2 / 1	1996	2	576	.07	43 %
72-25-09-154-031	2656 CROOKS RD	162	407	133,580	\$320,000	06/07/24	1,406	634	\$227.60	Other	Alum., Vinyl	2	2 / 1	1996	2	576	.08	42 %
<u>169 - MAIN STREET LOFTS CONDO</u>																		
72-25-16-485-047	111 N MAIN ST #310	169	407	263,250	\$475,000	04/02/24	1,768	00	\$268.67	Other	Brick	2	2 / 1	2005	1	00	.02	55 %
<u>172 - CENTER STREET LOFTS CONDO</u>																		
72-25-16-486-005	100 N CENTER ST #203	172	407	209,960	\$439,900	08/23/24	1,528	00	\$287.89	Other	Brick	2	2 /	2006	1	00	.03	48 %
<u>175 - LOFTS @ 11 CONDO</u>																		
72-25-16-465-029	686 W 11 MILE RD	175	407	203,480	\$347,000	07/17/24	1,260	00	\$275.40	Other	Brick	2	2 / 1	2005	2.5	189	.04	59 %
72-25-16-465-037	632 W 11 MILE RD	175	407	147,340	\$305,000	07/12/24	804	00	\$379.35	Other	Brick	1	1 / 1	2014	1.5	00	.02	48 %
72-25-16-465-039	624 W 11 MILE RD	175	407	149,580	\$301,000	06/28/24	804	00	\$374.38	Other	Brick	1	2 /	2014	1.5	00	.02	50 %
<u>178 - SKYLOFTS MARKETSQUARE CONDO</u>																		
72-25-15-386-016	101 CURRY AVE #232	178	407	205,520	\$500,000	09/13/24	1,341	00	\$372.86	Other	Other	2	2 /	2005	1	00	.02	41 %
72-25-15-386-048	101 CURRY AVE #424	178	407	163,740	\$355,000	04/30/24	1,088	00	\$326.29	Other	Other	2	2 /	2005	1	00	.02	46 %

City of Royal Oak

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<u>256 - NORMANDY SQUARE</u>																		
72-25-05-256-019	2500 NORMANDY RD UNIT 19	256	407	187,110	\$405,000	04/22/24	1,382	00	\$293.05	Other	Brick/Siding	2	2 / 1	2019	3	395	.06	46 %
72-25-05-256-060	2500 NORMANDY RD UNIT 59	256	407	189,430	\$395,000	08/28/24	1,382	00	\$285.82	Other	Brick/Siding	3	2 / 1	2020	3	395	.06	48 %
72-25-05-256-063	2500 NORMANDY RD UNIT 62	256	407	189,430	\$392,500	04/26/24	1,382	00	\$284.01	Other	Brick/Siding	3	2 / 1	2020	3	395	.06	48 %
72-25-05-256-064	2500 NORMANDY RD UNIT 63	256	407	187,930	\$392,000	06/21/24	1,382	00	\$283.65	Other	Brick/Siding	3	2 / 1	2019	3	395	.06	48 %
<u>257 - NORMANDY VILLAGE</u>																		
72-25-05-257-009	2460 MASSOIT RD	257	407	319,460	\$612,000	08/27/24	2,384	1,644	\$256.71	Other	Vinyl	3	2 / 1	2018	1.5	414	.13	52 %
72-25-05-257-030	4310 KENT RD	257	407	291,190	\$599,000	07/09/24	2,006	1,624	\$298.60	CapeCod	Vinyl	3	2 / 1	2019	1.25	414	.12	49 %
<u>281 - EXECUTIVE HOUSE CONDO</u>																		
72-25-05-278-034	4345 CROOKS RD APT 31	281	407	59,260	\$134,000	09/09/24	831	00	\$161.25	Other	Brick	2	1 /	1964	1	00	.05	44 %
<u>319 - INDIAN WELLS CONDO</u>																		
72-25-05-477-103	3319 NELL ROSE CT	319	407	171,260	\$345,000	07/01/24	1,813	1,201	\$190.29	Other	Alum., Vinyl	2	2 /	1999	2	331	.11	50 %
<u>321 - THE FAIRWAYS CONDO</u>																		
72-25-05-378-028	3439 BENJAMIN AVE APT 122	321	407	134,120	\$250,000	05/30/24	1,681	00	\$148.72	Other	Brick	3	2 /	1973	1	00	.05	54 %
72-25-05-378-032	3439 BENJAMIN AVE APT 126	321	407	94,740	\$221,500	06/28/24	1,151	00	\$192.44	Other	Brick	2	2 /	1973	1	00	.04	43 %
72-25-05-378-033	3439 BENJAMIN AVE APT 127	321	407	91,100	\$198,000	10/17/24	1,084	00	\$182.66	Other	Brick	2	2 /	1973	1	00	.03	46 %
72-25-05-378-039	3439 BENJAMIN AVE APT 226	321	407	94,420	\$210,000	05/17/24	1,151	00	\$182.45	Other	Brick	2	2 /	1973	1	00	.04	45 %
72-25-05-378-054	3439 BENJAMIN AVE APT 427	321	407	92,880	\$235,000	10/07/24	1,084	00	\$216.79	Other	Brick	2	2 /	1973	1	00	.03	40 %
72-25-05-378-068	3415 BENJAMIN AVE APT 203	321	407	100,660	\$215,000	05/08/24	1,146	00	\$187.61	Other	Brick	2	2 /	1974	1	00	.04	47 %
72-25-05-378-072	3415 BENJAMIN AVE APT 207	321	407	97,170	\$205,000	06/14/24	1,188	00	\$172.56	Other	Brick	2	2 /	1974	1	00	.04	47 %
72-25-05-378-079	3415 BENJAMIN AVE APT 303	321	407	94,140	\$198,500	05/22/24	1,146	00	\$173.21	Other	Brick	2	2 /	1974	1	00	.04	47 %
<u>323 - NORMANDY OAKS CONDO</u>																		
72-25-05-329-036	4009 BENJAMIN AVE APT 3	323	407	58,650	\$140,000	06/03/24	708	00	\$197.74	Other	Brick	1	1 /	1966	1	00	.04	42 %
72-25-05-329-055	4115 BENJAMIN AVE APT 6	323	407	58,830	\$135,000	08/05/24	708	00	\$190.68	Other	Brick	1	1 /	1966	1	00	.04	44 %
72-25-05-329-062	3927 BENJAMIN AVE APT 5	323	407	59,630	\$130,000	08/26/24	708	00	\$183.62	Other	Brick	1	1 /	1966	1	00	.04	46 %

\$ AMT PER PTA - ENTER LC

PARENTS TO DAUGHTER

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>338 - THE HARRISON COLLECTION CONDO</u>																		
72-25-22-338-015	533 E HARRISON AVE #12	338	407	312,430	\$599,000	04/01/24	1,856	00	\$322.74	TwnHse/Duplex	Composition	3	3 / 1	2022	2	395	.05	52 %
72-25-22-338-016	533 E HARRISON AVE #13	338	407	312,240	\$625,000	05/17/24	1,856	00	\$336.75	TwnHse/Duplex	Stucco	3	3 / 1	2022	2	395	.05	50 %
72-25-22-338-017	533 E HARRISON AVE #14	338	407	312,240	\$600,000	05/08/24	1,856	00	\$323.28	TwnHse/Duplex	Stucco	3	3 / 1	2022	2	395	.05	52 %
72-25-22-338-039	533 E HARRISON AVE #22	338	407	310,020	\$649,900	06/14/24	1,856	00	\$350.16	TwnHse/Duplex	Stucco	2	3 / 1	2021	2	395	.05	48 %
72-25-22-338-041	533 E HARRISON AVE #24	338	407	308,550	\$649,900	08/16/24	1,838	00	\$353.59	TwnHse/Duplex	Stucco	2	3 / 1	2021	2	395	.05	47 %
<u>354 - LEXINGTON ON THE PARK CONDO</u>																		
72-25-04-354-025	3542 ARBOR AVE	354	407	298,830	\$643,000	08/16/24	2,417	1,197	\$266.03	Colonial/2Sty	Vinyl	4	2 / 1	2016	2	400	.15	46 %
72-25-04-354-029	3582 ARBOR AVE	354	407	314,180	\$665,000	08/15/24	2,431	1,197	\$273.55	Colonial/2Sty	Alum., Vinyl	4	2 / 1	2017	2	400	.15	47 %
<u>384 - SHERMAN OAKS CONDO</u>																		
72-25-16-384-036	1011 N SHERMAN DR UNIT B	384	407	185,430	\$385,000	10/16/24	1,355	00	\$284.13	Other	Vinyl	2	2 / 1	2016	3	385	.06	48 %
<u>385 - PARK WEST CONDO</u>																		
72-25-16-385-005	926 W 11 MILE RD	385	407	250,640	\$460,000	08/16/24	1,096	00	\$419.71	Other		2	2 /	2017	1	254	.05	54 %
<u>441 - GOLFVIEW APARTMENTS CONDO</u>																		
72-25-10-331-020	2300 RED RUN CT APT G	441	407	182,440	\$375,000	07/29/24	1,465	732	\$255.97	Other	Brick	3	2 / 1	1965	1	546	.16	49 %
<u>442 - THE ENCLAVE AT RED RUN CONDO</u>																		
72-25-10-332-005	2615 LAUREN CT	442	407	328,730	\$770,000	07/29/24	2,805	1,181	\$274.51	Colonial/2Sty	Brick/Siding	4	3 / 1	2008	2	630	.20	43 %
<u>482 - HILLSIDE MANOR CONDO - INTERIOR</u>																		
72-25-06-378-104	3421 HILLSIDE DR APT 24	482	407	47,110	\$91,000	09/16/24	625	95	\$145.60	Other	Brick	1	1 /	1963	1	00	.04	52 %
72-25-06-378-116	3433 HILLSIDE DR APT 36	482	407	46,720	\$92,500	04/19/24	616	95	\$150.16	Other	Brick	1	1 /	1963	1	00	.04	51 %
<u>541 - INDIAN MOUND CONDO</u>																		
72-25-08-231-037	3045 HELEN CT	541	407	235,490	\$461,000	06/17/24	2,054	1,350	\$224.44	Other	Alum., Vinyl	3	3 / 1	1988	2	246	.12	51 %
<u>558 - OAK PLACE CONDO</u>																		
72-25-05-101-025	4645 COOLIDGE HWY APT 16	558	407	45,640	\$129,900	04/12/24	548	00	\$237.04	Other	Brick	1	1 /	1959	1	00	.03	35 %
<u>601 - LINCOLN TOWNHOUSE CONDO</u>																		
72-25-21-426-014	349 W LINCOLN AVE	601	407	117,170	\$245,000	07/22/24	961	458	\$254.94	Other	Brick	2	1 / 1	1967	2	00	.05	48 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
610 - HUNTINGTON WOODS CONDO																		
72-25-21-403-019	25707 WOODWARD AVE APT 2610	407		73,040	\$140,000	05/08/24	740	740	\$189.19	Other	Brick	1	1 /	1952	1	00	.04	52 %
72-25-21-403-029	25749 WOODWARD AVE APT 2610	407		73,040	\$142,500	07/15/24	740	740	\$192.57	Other	Brick	1	1 /	1952	1	00	.04	51 %
72-25-21-403-038	25777 WOODWARD AVE APT 1610	407		84,750	\$155,000	05/09/24	950	950	\$163.16	Other	Brick	2	1 /	1952	1	00	.04	55 %
72-25-21-403-073	25987 WOODWARD AVE APT 2610	407		71,690	\$150,000	09/25/24	740	740	\$202.70	Other	Brick	1	1 /	1952	1	00	.03	48 %
662 - MAIN ST SQUARE / MARYLAND CLUB CONDO - 1 STY																		
72-25-21-477-029	1342 S MAIN ST	662	407	125,880	\$317,000	05/31/24	783	267	\$404.85	Other	Alum., Vinyl	2	1 /	1994	1	288	.03	40 %
72-25-21-477-119	167 W KENILWORTH AVE	662	407	129,020	\$283,000	05/03/24	783	267	\$361.43	Other	Alum., Vinyl	2	1 /	1994	1	288	.03	46 %
72-25-21-477-133	1317 S WASHINGTON AVE	662	407	128,750	\$295,000	05/24/24	783	267	\$376.76	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	44 %
72-25-21-477-137	1325 S WASHINGTON AVE	662	407	137,140	\$307,000	05/03/24	783	267	\$392.08	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	45 %
72-25-21-477-145	1341 S WASHINGTON AVE	662	407	139,950	\$284,000	05/28/24	783	267	\$362.71	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	49 %
72-25-22-376-061	1427 CHESAPEAKE DR	662	407	127,680	\$260,100	04/18/24	783	267	\$332.18	Other	Alum., Vinyl	2	1 / 1	1995	1	288	.05	49 %
663 - MAIN ST SQUARE / MARYLAND CLUB CONDO - 2 STY																		
72-25-21-477-056	131 W KENILWORTH AVE	663	407	142,180	\$310,000	09/26/24	1,180	297	\$262.71	Other	Alum., Vinyl	2	2 /	1994	1	288	.03	46 %
72-25-21-477-086	120 ALLENHURST AVE	663	407	142,240	\$315,000	05/28/24	1,180	297	\$266.95	Other	Alum., Vinyl	2	2 /	1994	1	288	.03	45 %
72-25-21-477-100	154 ALLENHURST AVE	663	407	145,160	\$320,000	04/26/24	1,180	297	\$271.19	Other	Alum., Vinyl	2	2 /	1994	1	288	.03	45 %
72-25-21-477-134	1315 S WASHINGTON AVE	663	407	143,070	\$306,000	07/19/24	1,180	297	\$259.32	Other	Alum., Vinyl	2	2 /	1994	2	288	.03	47 %
72-25-22-376-048	1459 CHESAPEAKE DR	663	407	142,680	\$310,000	04/01/24	1,180	297	\$262.71	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	46 %
72-25-22-376-080	1512 MARYLAND CLUB DR	663	407	144,400	\$308,500	05/17/24	1,180	297	\$261.44	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	47 %
664 - CROSSINGS @ IRVING CONDO																		
72-25-22-382-004	610 MACWILLIAMS LN	664	407	193,040	\$400,000	04/02/24	1,615	702	\$247.68	Other	Alum., Vinyl	3	2 / 2	2003	2	380	.10	48 %
72-25-22-382-008	509 MACWILLIAMS LN	664	407	185,060	\$399,900	06/21/24	1,520	1,051	\$263.09	Other	Alum., Vinyl	3	2 / 1	2003	2	361	.10	46 %

City of Royal Oak

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<u>666 - SKYLOFTS CONDO</u>																		
72-25-21-240-024	100 W 5TH ST APT 510	666	407	175,450	\$396,000	04/10/24	1,125	00	\$352.00	Other	Other	1	2 /	2003	1	00	.01	44 %
72-25-21-240-034	100 W 5TH ST APT 606	666	407	150,500	\$305,000	06/10/24	899	00	\$339.27	Other	Other	1	1 / 1	2003	1	00	.01	49 %
72-25-21-240-052	100 W 5TH ST APT 710	666	407	176,230	\$380,000	09/13/24	1,125	00	\$337.78	Other	Other	1	2 /	2003	1	00	.01	46 %
72-25-21-240-056	100 W 5TH ST APT 714	666	407	205,850	\$450,000	09/13/24	1,219	00	\$369.16	Other	Other	2	2 /	2003	1	00	.01	46 %
<u>668 - THE FIFTH ROYAL OAK CONDO</u>																		
72-25-21-241-033	432 S WASHINGTON AVE #110	668	407	258,210	\$545,000	06/28/24	1,557	00	\$350.03	Other	Block	2	2 /	2007	1	00	.00	47 %
72-25-21-241-039	432 S WASHINGTON AVE #120	668	407	320,180	\$600,000	09/11/24	1,842	00	\$325.73	Other	Block	0	2 /	2007	1	00	.00	53 %
72-25-21-241-046	432 S WASHINGTON AVE #130	668	407	336,050	\$675,000	04/21/24	1,842	00	\$366.45	Other	Block	2	2 /	2007	1	00	.00	50 %
72-25-21-241-058	432 S WASHINGTON AVE #150	668	407	172,460	\$360,000	10/03/24	1,017	00	\$353.98	Other	Block	0	2 /	2007	1	00	.00	48 %
72-25-21-241-067	432 S WASHINGTON AVE #160	668	407	318,780	\$659,000	04/01/24	1,842	00	\$357.76	Other	Block	0	2 /	2007	1	00	.00	48 %
<u>670 - THE WASHINGTON</u>																		
72-25-21-436-007	1021 S WASHINGTON AVE UNI	670	407	187,430	\$400,000	07/12/24	1,180	00	\$338.98	Other	Brick	1	1 / 1	2017	1	00	.02	47 %
72-25-21-436-009	1021 S WASHINGTON AVE UNI	670	407	270,080	\$595,000	05/30/24	1,672	00	\$355.86	Other	Vinyl	2	2 / 1	2017	1	00	.03	45 %
<u>671 - MAIN STREET CENTRE CONDO - 2 STY 1830 > 1870</u>																		
72-25-21-479-043	1444 S MAIN ST	671	407	201,700	\$459,000	07/19/24	1,870	405	\$245.45	Other	Brick/Siding	2	2 /	1997	2	288	.04	44 %
72-25-21-479-069	169 ALLENHURST AVE	671	407	190,600	\$420,000	10/02/24	1,870	405	\$224.60	Other	Brick/Siding	2	2 /	1997	2	288	.04	45 %
72-25-21-479-071	171 ALLENHURST AVE	671	407	190,650	\$415,000	05/17/24	1,870	405	\$221.93	Other	Brick/Siding	2	2 /	1997	2	288	.04	46 %
<u>672 - MAIN STREET CENTRE CONDO - 2 STY 1550 SF</u>																		
72-25-22-353-028	1325 S MAIN ST	672	407	164,600	\$400,000	08/23/24	1,550	405	\$258.06	Other	Brick/Siding	2	2 /	1997	2	288	.04	41 %
<u>684 - NORMANDY PLACE CONDO</u>																		
72-25-06-257-023	3800 NORMANDY RD UNIT 1	684	407	71,900	\$150,000	07/03/24	832	00	\$180.29	Other	Brick	2	1 /	1955	2	00	.04	48 %
<u>690 - LINCOLN OAKS CONDO</u>																		
72-25-22-405-033	1222 E LINCOLN AVE APT 2	690	407	68,680	\$158,000	07/02/24	679	679	\$232.70	Other	Brick	2	1 /	1957	1	00	.04	43 %
72-25-22-405-034	1222 E LINCOLN AVE APT 3	690	407	68,680	\$154,500	09/18/24	679	679	\$227.54	Other	Brick	2	1 /	1957	1	00	.04	44 %

\$ AMT PER PTA

City of Royal Oak

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<u>722 - MARYWOOD TERRACES CONDO - 2 STY 826 SF</u>																		
72-25-09-408-039	2111 MARYWOOD DR	722	407	77,710	\$189,500	05/30/24	826	410	\$229.42	Other	Brick	2	1 /	1954	2	00	.05	41 %
<u>761 - NORTH COVE CONDO</u>																		
72-25-05-131-027	2547 SAMOSET RD	761	407	88,580	\$217,500	07/30/24	1,026	00	\$211.99	Other	Alum., Vinyl	2	1 / 1	1984	2	00	.07	41 %
<u>841 - PARKDALE MANOR CONDO</u>																		
72-25-05-377-029	2704 W 13 MILE RD UNIT 12	841	407	50,950	\$105,000	08/02/24	688	00	\$152.62	Other	Brick	2	1 /	1957	1	00	.05	49 %
72-25-08-131-035	2527 W 13 MILE RD	841	407	45,730	\$108,500	07/16/24	560	00	\$193.75	Other	Brick	1	1 /	1957	1	00	.04	42 %
72-25-08-131-071	3210 SHENANDOAH DR UNIT 18	841	407	44,780	\$90,000	05/16/24	560	00	\$160.71	Other	Brick	1	1 /	1957	1	00	.04	50 %
<u>855 - PINETREE ESTATES CONDO</u>																		
72-20-32-476-363	1825 TORQUAY AVE	855	407	105,780	\$229,000	04/18/24	1,245	615	\$183.94	Other	Alum., Vinyl	2	2 / 1	1989	2	00	.07	46 %
<u>862 - CUMMINGSTON COURT CONDO</u>																		
72-20-32-476-382	4931 CROOKS RD	862	407	108,460	\$232,000	05/06/24	1,032	516	\$224.81	Other	Alum., Vinyl	2	1 / 1	1995	2	00	.06	47 %
<u>933 - TOWER COURT CONDO - BLDG 3,4,5 - INT ~700 SF</u>																		
72-20-32-476-278	4909 CROOKS RD APT D4	933	407	52,050	\$123,800	07/01/24	711	00	\$174.12	Other	Brick	1	1 /	1965	1	00	.04	42 %
72-20-32-476-305	4905 CROOKS RD APT B10	933	407	55,660	\$150,000	09/11/24	703	00	\$213.37	Other	Brick	1	1 /	1965	1	00	.04	37 %
72-20-32-476-329	4921 CROOKS RD APT M1	933	407	50,950	\$124,000	06/07/24	685	00	\$181.02	Other	Brick	1	1 /	1965	1	00	.04	41 %
<u>935 - TOWER COURT CONDO - BLDG 3,4,5 - EXT ~600 SF</u>																		
72-20-32-476-297	4905 CROOKS RD APT B2	935	407	53,750	\$114,000	08/30/24	578	00	\$197.23	Other	Brick	1	1 /	1965	1	00	.03	47 %
72-20-32-476-307	4905 CROOKS RD APT A2	935	407	49,320	\$116,000	08/23/24	578	00	\$200.69	Other	Brick	1	1 /	1965	1	00	.03	43 %
<u>964 - DORCHESTER CONDO</u>																		
72-25-23-103-063	1933 DORCHESTER CT	964	407	126,630	\$305,500	10/04/24	1,132	526	\$269.88	Other	Alum., Vinyl	2	2 / 1	1995	1	260	.08	41 %
<u>966 - LINCOLN STREET CONDO</u>																		
72-25-22-180-032	617 E LINCOLN AVE #3	966	407	64,190	\$145,000	04/10/24	533	00	\$272.05	Other	Brick	1	1 /	1952	1	00	.05	44 %
72-25-22-180-034	617 E LINCOLN AVE #5	966	407	65,130	\$150,000	05/31/24	533	00	\$281.43	Other	Brick	1	1 /	1952	1	00	.05	43 %
72-25-22-180-035	621 E LINCOLN AVE #6	966	407	65,130	\$150,000	07/19/24	533	00	\$281.43	Other	Brick	2	1 /	1952	1	00	.05	43 %
<u>967 - TROY STREET LOFTS CONDO</u>																		
72-25-22-155-023	614 S TROY ST UNIT 202	967	407	217,150	\$458,500	09/06/24	1,535	00	\$298.70	Other	Brick/Siding	2	2 / 1	2004	1	00	.02	47 %

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<u>971 - 33 ON HARRISON CONDO</u>																		
72-25-22-383-022	1220 DIAMOND CT UNIT E	971	407	163,920	\$337,999	06/21/24	1,212	00	\$278.88	Other	Wood Siding	2	2 /	2018	1	235	.00	48 %
<u>972 - METROPOLITAN LOFTS CONDO</u>																		
72-25-22-305-048	322 E HARRISON AVE #1	972	407	194,890	\$389,000	06/07/24	1,244	00	\$312.70	Other	Brick	2	2 /	2005	1	252	.04	50 %
72-25-22-305-072	322 E HARRISON AVE #25	972	407	242,210	\$500,000	05/15/24	1,710	00	\$292.40	Other	Brick	2	3 /	2005	1	187	.04	48 %
72-25-22-305-077	322 E HARRISON AVE #30	972	407	244,230	\$439,900	06/21/24	1,718	00	\$256.05	Other	Brick	3	2 / 1	2005	1	177	.04	56 %
<u>975 - STONEBROOK COURT CONDO</u>																		
72-25-22-305-022	133 E PARENT AVE	975	407	226,430	\$455,000	07/25/24	2,062	974	\$220.66	Other	Brick/Siding	2	2 / 1	2000	2	576	.07	50 %
<u>976 - STATION 3 LOFTS CONDO</u>																		
72-25-22-306-036	333 E PARENT AVE UNIT 36	976	407	108,620	\$288,300	08/23/24	899	00	\$320.69	Other	Brick	0	2 /	2005	1	00	1.03	38 %

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<u>041 - BRIARWOOD SQUARE CONDO</u>																		
72-20-32-455-040	4820 BRIARWOOD AVE UNIT E041	407		46,780	\$110,000	10/30/24	589	294	\$186.76	Other	Brick	1	1 /	1963	1	00	.04	43 %
72-20-32-455-057	4839 MANSFIELD AVE UNIT G8041	407		53,390	\$160,000	05/29/24	733	366	\$218.28	Other	Brick	2	1 /	1963	1	00	.04	33 %
72-20-32-455-064	4859 MANSFIELD AVE UNIT H6041	407		57,340	\$142,500	06/28/24	769	385	\$185.31	Other	Brick	2	1 /	1963	1	00	.04	40 %
72-20-32-455-069	4909 MANSFIELD AVE UNIT H1041	407		55,590	\$98,000	12/18/24	784	392	\$125.00	Other	Brick	2	1 /	1963	1	00	.04	57 %
<u>050 - COURTYARDS CONDO</u>																		
72-20-32-455-085	2334 W 14 MILE RD	050	407	63,640	\$165,000	11/13/24	599	00	\$275.46	Other	Brick	1	1 /	1963	2	00	.04	39 %
<u>072 - BROWNSTONES OF ROYAL OAK CONDO</u>																		
72-25-07-232-014	3228 COOLIDGE HWY	072	407	81,110	\$185,000	06/07/24	818	409	\$226.16	Other	Brick	2	1 /	1951	2	00	.05	44 %
72-25-07-232-025	3250 COOLIDGE HWY	072	407	81,110	\$185,000	05/30/24	818	409	\$226.16	Other	Brick	2	1 /	1951	2	00	.05	44 %
72-25-07-232-026	3252 COOLIDGE HWY	072	407	81,920	\$190,000	05/13/24	818	409	\$232.27	Other	Brick	2	1 /	1951	2	00	.05	43 %
72-25-07-232-051	3330 COOLIDGE HWY	072	407	82,070	\$169,500	09/19/24	844	409	\$200.83	Other	Brick	2	1 /	1951	2	00	.05	48 %
72-25-07-232-054	3336 COOLIDGE HWY	072	407	90,780	\$186,000	04/19/24	818	409	\$227.38	Other	Brick	2	1 / 1	1951	2	00	.05	49 %
72-25-07-232-064	3356 COOLIDGE HWY	072	407	83,980	\$183,000	04/15/24	818	409	\$223.72	Other	Brick	2	1 / 1	1951	2	00	.05	46 %
72-25-07-232-068	3364 COOLIDGE HWY	072	407	81,110	\$185,000	05/30/24	818	409	\$226.16	Other	Brick	2	1 /	1951	2	00	.05	44 %
<u>075 - BRIARWOOD PARK OF ROYAL OAK CONDO</u>																		
72-20-32-458-045	2440 PARMENTER BLVD APT 1075	407		67,060	\$140,000	10/25/24	807	00	\$173.48	Other	Brick	1	1 /	1965	1	00	.05	48 %
72-20-32-458-060	2440 PARMENTER BLVD APT 2075	407		58,480	\$125,000	05/14/24	693	00	\$180.38	Other	Brick	1	1 /	1965	1	00	.05	47 %
72-20-32-458-079	2445 TORQUAY AVE APT 203	075	407	58,580	\$120,000	08/23/24	690	00	\$173.91	Other	Brick	1	1 /	1965	1	00	.05	49 %
72-20-32-458-083	2445 TORQUAY AVE APT 207	075	407	65,200	\$160,000	11/22/24	807	00	\$198.27	Other	Brick	1	1 /	1965	1	00	.05	41 %
72-20-32-458-090	2425 TORQUAY AVE APT 102	075	407	63,820	\$145,000	10/28/24	807	00	\$179.68	Other		0	1 /	1965	1	00	.05	44 %
<u>080 - 4 ON 14 CONDOMINIUM</u>																		
72-25-06-126-046	4223 W 14 MILE RD	080	407	187,350	\$410,000	10/11/24	1,466	00	\$279.67	Other	Brick/Siding	2	2 / 1	2017	3	344	.09	46 %
<u>082 - CARLETON HOUSE CONDO 1 STY 720 SF</u>																		
72-25-06-378-075	4030 W 13 MILE RD APT E2	082	407	50,780	\$96,000	12/23/24	721	360	\$133.15	Other	Brick	2	1 /	1961	1	00	.05	53 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-06-378-077	4030 W 13 MILE RD APT E3	082	407	51,570	\$122,000	10/31/24	722	361	\$168.98	Other	Brick	2	1 /	1961	1	00	.05	42 %
<u>121 - COVENTRY PARKHOMES CONDO 2 STY ~1250 SF</u>																		
72-20-32-426-031	2134 WICKHAM ST	121	407	99,740	\$188,000	12/03/24	1,286	643	\$146.19	Other	Brick/Siding	2	1 / 1	1970	2	00	.10	53 %
72-20-32-426-098	1795 WICKHAM ST	121	407	98,880	\$205,000	12/12/24	1,286	643	\$159.41	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	48 %
72-20-32-426-123	1824 WICKHAM ST	121	407	105,220	\$200,000	09/11/24	1,286	643	\$155.52	Other	Brick/Siding	2	2 / 1	1971	2	00	.10	53 %
72-20-32-426-133	1814 WICKHAM ST	121	407	98,520	\$225,000	12/02/24	1,286	643	\$174.96	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	44 %
72-20-32-426-152	1754 WICKHAM ST	121	407	102,070	\$205,000	06/17/24	1,286	643	\$159.41	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	50 %
72-20-32-426-172	1961 WICKHAM ST	121	407	112,280	\$239,900	11/05/24	1,286	643	\$186.55	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	47 %
<u>122 - COVENTRY PARKHOMES CONDO - 2 STY 1040 > 1280</u>																		
72-20-32-426-040	2102 WICKHAM ST	122	407	89,400	\$210,000	05/07/24	1,040	520	\$201.92	Other	Brick/Siding	2	1 / 1	1970	2	00	.10	43 %
72-20-32-426-082	1922 WICKHAM ST	122	407	98,270	\$220,000	12/23/24	1,280	640	\$171.88	Other	Brick/Siding	3	1 / 1	1970	2	00	.11	45 %
72-20-32-426-090	1751 WICKHAM ST	122	407	92,600	\$210,000	11/22/24	1,040	520	\$201.92	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	44 %
72-20-32-426-097	1807 WICKHAM ST	122	407	101,260	\$220,000	11/13/24	1,040	520	\$211.54	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	46 %
72-20-32-476-069	1855 SHIRE CT	122	407	98,640	\$210,000	10/30/24	1,280	640	\$164.06	Other	Brick/Siding	3	1 / 1	1971	2	00	.11	47 %
72-20-32-476-153	1872 NEWPORTE CT	122	407	111,500	\$280,000	05/06/24	1,280	640	\$218.75	Other	Brick/Siding	3	1 / 1	1971	2	00	.11	40 %
<u>124 - COVENTRY PARKHOMES CONDO 1 STY 878 SF</u>																		
72-20-32-426-171	1963 WICKHAM ST	124	407	83,310	\$207,500	07/30/24	878	878	\$236.33	Other	Brick	2	1 /	1971	1	00	.09	40 %
<u>127 - COVENTRY PARKHOMES CONDO - 2 STY 1480 SF</u>																		
72-20-32-426-056	2030 WICKHAM ST	127	407	111,410	\$236,000	10/18/24	1,480	740	\$159.46	Other	Brick/Siding	3	2 / 1	1970	2	00	.12	47 %
72-20-32-476-141	1831 TORQUAY AVE	127	407	119,260	\$269,900	04/11/24	1,480	740	\$182.36	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	44 %
72-20-32-476-158	5058 COVENTRY RD	127	407	106,890	\$259,900	08/07/24	1,480	740	\$175.61	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	41 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

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<u>150 - MAIN NORTH LOFTS CONDO</u>																		
72-25-15-358-037	350 N MAIN ST UNIT 601	150	407	222,920	\$450,000	05/20/24	1,433	00	\$314.03	Other	Wood Siding	2	2 /	2006	1	00	.01	50 %
72-25-15-358-051	350 N MAIN ST UNIT 711	150	407	234,380	\$570,000	07/15/24	1,547	00	\$368.46	Other	Wood Siding	3	2 /	2006	1	00	.01	41 %
72-25-15-358-052	350 N MAIN ST UNIT 709	150	407	216,830	\$510,000	05/02/24	1,444	00	\$353.19	Other	Wood Siding	2	2 /	2006	1	00	.01	43 %
72-25-15-358-074	350 N MAIN ST UNIT 803	150	407	177,990	\$427,000	09/30/24	1,112	00	\$383.99	Other	Wood Siding	0	2 /	2006	1	00	.01	42 %
72-25-15-358-093	350 N MAIN ST UNIT 903	150	407	178,890	\$395,000	07/25/24	1,112	00	\$355.22	Other	Wood Siding	2	2 /	2006	1	00	.01	45 %
<u>162 - OAK SHADE CONDO</u>																		
72-25-09-154-020	2650 CROOKS RD	162	407	141,170	\$328,000	08/08/24	1,202	532	\$272.88	Other	Alum., Vinyl	2	2 / 1	1996	2	576	.07	43 %
72-25-09-154-031	2656 CROOKS RD	162	407	133,580	\$320,000	06/07/24	1,406	634	\$227.60	Other	Alum., Vinyl	2	2 / 1	1996	2	576	.08	42 %
<u>169 - MAIN STREET LOFTS CONDO</u>																		
72-25-16-485-047	111 N MAIN ST #310	169	407	263,250	\$475,000	04/02/24	1,768	00	\$268.67	Other	Brick	2	2 / 1	2005	1	00	.02	55 %
<u>172 - CENTER STREET LOFTS CONDO</u>																		
72-25-16-486-005	100 N CENTER ST #203	172	407	209,960	\$439,900	08/23/24	1,528	00	\$287.89	Other	Brick	2	2 /	2006	1	00	.03	48 %
<u>175 - LOFTS @ 11 CONDO</u>																		
72-25-16-465-029	686 W 11 MILE RD	175	407	173,610	\$347,000	07/17/24	1,260	00	\$275.40	Other	Brick	2	2 / 1	2005	2.5	189	.04	50 %
72-25-16-465-030	682 W 11 MILE RD	175	407	177,460	\$381,500	11/14/24	1,320	00	\$289.02	Other	Brick	2	2 / 1	2005	2.5	189	.04	47 %
72-25-16-465-035	640 W 11 MILE RD	175	407	151,450	\$300,000	12/26/24	804	00	\$373.13	Other	Brick	1	2 /	2014	1.5	00	.02	50 %
72-25-16-465-037	632 W 11 MILE RD	175	407	151,420	\$305,000	07/12/24	804	00	\$379.35	Other	Brick	1	2 /	2014	1.5	00	.02	50 %
72-25-16-465-039	624 W 11 MILE RD	175	407	151,420	\$301,000	06/28/24	804	00	\$374.38	Other	Brick	1	2 /	2014	1.5	00	.02	50 %
<u>178 - SKYLOFTS MARKETSQUARE CONDO</u>																		
72-25-15-386-016	101 CURRY AVE #232	178	407	205,520	\$500,000	09/13/24	1,341	00	\$372.86	Other	Other	2	2 /	2005	1	00	.02	41 %
72-25-15-386-023	101 CURRY AVE #310	178	407	168,780	\$355,000	11/18/24	1,088	00	\$326.29	Other	Other	2	2 /	2005	1	00	.02	48 %
72-25-15-386-048	101 CURRY AVE #424	178	407	163,740	\$355,000	04/30/24	1,088	00	\$326.29	Other	Other	2	2 /	2005	1	00	.02	46 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>256 - NORMANDY SQUARE</u>																		
72-25-05-256-019	2500 NORMANDY RD UNIT 19	256	407	187,110	\$405,000	04/22/24	1,382	00	\$293.05	Other	Brick/Siding	2	2 / 1	2019	3	395	.06	46 %
72-25-05-256-051	2500 NORMANDY RD UNIT 50	256	407	187,930	\$390,000	12/19/24	1,382	00	\$282.20	Other	Brick/Siding	3	2 / 1	2019	3	395	.06	48 %
72-25-05-256-060	2500 NORMANDY RD UNIT 59	256	407	189,430	\$395,000	08/28/24	1,382	00	\$285.82	Other	Brick/Siding	3	2 / 1	2020	3	395	.06	48 %
72-25-05-256-063	2500 NORMANDY RD UNIT 62	256	407	189,430	\$392,500	04/26/24	1,382	00	\$284.01	Other	Brick/Siding	3	2 / 1	2020	3	395	.06	48 %
72-25-05-256-064	2500 NORMANDY RD UNIT 63	256	407	187,930	\$392,000	06/21/24	1,382	00	\$283.65	Other	Brick/Siding	3	2 / 1	2019	3	395	.06	48 %
<u>257 - NORMANDY VILLAGE</u>																		
72-25-05-257-009	2460 MASSOIT RD	257	407	319,460	\$612,000	08/27/24	2,384	1,644	\$256.71	Other	Vinyl	3	2 / 1	2018	1.5	414	.13	52 %
72-25-05-257-030	4310 KENT RD	257	407	291,190	\$599,000	07/09/24	2,006	1,624	\$298.60	CapeCod	Vinyl	3	2 / 1	2019	1.25	414	.12	49 %
<u>281 - EXECUTIVE HOUSE CONDO</u>																		
72-25-05-278-035	4345 CROOKS RD APT 32	281	407	59,110	\$140,000	10/31/24	831	00	\$168.47	Other	Brick	2	1 /	1964	1	00	.05	42 %
<u>319 - INDIAN WELLS CONDO</u>																		
72-25-05-477-103	3319 NELL ROSE CT	319	407	171,260	\$345,000	07/01/24	1,813	1,201	\$190.29	Other	Alum., Vinyl	2	2 /	1999	2	331	.11	50 %
<u>321 - THE FAIRWAYS CONDO</u>																		
72-25-05-378-028	3439 BENJAMIN AVE APT 122	321	407	134,120	\$250,000	05/30/24	1,681	00	\$148.72	Other	Brick	3	2 /	1973	1	00	.05	54 %
72-25-05-378-032	3439 BENJAMIN AVE APT 126	321	407	94,740	\$221,500	06/28/24	1,151	00	\$192.44	Other	Brick	2	2 /	1973	1	00	.04	43 %
72-25-05-378-033	3439 BENJAMIN AVE APT 127	321	407	91,710	\$198,000	10/17/24	1,084	00	\$182.66	Other	Brick	2	2 /	1973	1	00	.03	46 %
72-25-05-378-039	3439 BENJAMIN AVE APT 226	321	407	94,420	\$210,000	05/17/24	1,151	00	\$182.45	Other	Brick	2	2 /	1973	1	00	.04	45 %
72-25-05-378-054	3439 BENJAMIN AVE APT 427	321	407	92,880	\$235,000	10/07/24	1,084	00	\$216.79	Other	Brick	2	2 /	1973	1	00	.03	40 %
72-25-05-378-068	3415 BENJAMIN AVE APT 203	321	407	100,660	\$215,000	05/08/24	1,146	00	\$187.61	Other	Brick	2	2 /	1974	1	00	.04	47 %
72-25-05-378-072	3415 BENJAMIN AVE APT 207	321	407	97,170	\$205,000	06/14/24	1,188	00	\$172.56	Other	Brick	2	2 /	1974	1	00	.04	47 %
72-25-05-378-079	3415 BENJAMIN AVE APT 303	321	407	94,140	\$198,500	05/22/24	1,146	00	\$173.21	Other	Brick	2	2 /	1974	1	00	.04	47 %

\$ AMT PER PTA - ENTER LC

City of Royal Oak

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<u>323 - NORMANDY OAKS CONDO</u>																		
72-25-05-329-036	4009 BENJAMIN AVE APT 3	323	407	58,650	\$140,000	06/03/24	708	00	\$197.74	Other	Brick	1	1 /	1966	1	00	.04	42 %
72-25-05-329-040	4009 BENJAMIN AVE APT 7	323	407	58,790	\$140,000	11/22/24	708	00	\$197.74	Other	Brick	1	1 /	1966	1	00	.04	42 %
72-25-05-329-051	4115 BENJAMIN AVE APT 2	323	407	59,590	\$150,000	10/18/24	708	00	\$211.86	Other	Brick	1	1 /	1966	1	00	.04	40 %
72-25-05-329-055	4115 BENJAMIN AVE APT 6	323	407	58,830	\$135,000	08/05/24	708	00	\$190.68	Other	Brick	1	1 /	1966	1	00	.04	44 %
72-25-05-329-062	3927 BENJAMIN AVE APT 5	323	407	59,630	\$130,000	08/26/24	708	00	\$183.62	Other	Brick	1	1 /	1966	1	00	.04	46 %
PARENTS TO DAUGHTER																		
<u>338 - THE HARRISON COLLECTION CONDO</u>																		
72-25-22-338-013	533 E HARRISON AVE #1	338	407	326,850	\$659,000	10/25/24	2,186	00	\$301.46	TwnHse/Duplex	Composition	3	3 / 2	2021	3	395	.05	50 %
72-25-22-338-015	533 E HARRISON AVE #12	338	407	312,430	\$599,000	04/01/24	1,856	00	\$322.74	TwnHse/Duplex	Composition	3	3 / 1	2022	2	395	.05	52 %
72-25-22-338-016	533 E HARRISON AVE #13	338	407	312,240	\$625,000	05/17/24	1,856	00	\$336.75	TwnHse/Duplex	Stucco	3	3 / 1	2022	2	395	.05	50 %
72-25-22-338-017	533 E HARRISON AVE #14	338	407	312,240	\$600,000	05/08/24	1,856	00	\$323.28	TwnHse/Duplex	Stucco	3	3 / 1	2022	2	395	.05	52 %
72-25-22-338-039	533 E HARRISON AVE #22	338	407	310,020	\$649,900	06/14/24	1,856	00	\$350.16	TwnHse/Duplex	Stucco	2	3 / 1	2021	2	395	.05	48 %
72-25-22-338-041	533 E HARRISON AVE #24	338	407	308,550	\$649,900	08/16/24	1,838	00	\$353.59	TwnHse/Duplex	Stucco	2	3 / 1	2021	2	395	.05	47 %
<u>354 - LEXINGTON ON THE PARK CONDO</u>																		
72-25-04-354-025	3542 ARBOR AVE	354	407	298,830	\$643,000	08/16/24	2,417	1,197	\$266.03	Colonial/2Sty	Vinyl	4	2 / 1	2016	2	400	.15	46 %
72-25-04-354-029	3582 ARBOR AVE	354	407	314,180	\$665,000	08/15/24	2,431	1,197	\$273.55	Colonial/2Sty	Alum., Vinyl	4	2 / 1	2017	2	400	.15	47 %
<u>356 - NORTH DORCHESTER CONDO</u>																		
72-25-14-356-017	136 N DORCHESTER AVE	356	407	335,230	\$755,000	12/06/24	2,377	1,210	\$317.63	Colonial/2Sty	Composition	3	3 / 1	2017	2	400	.12	44 %
<u>384 - SHERMAN OAKS CONDO</u>																		
72-25-16-384-036	1011 N SHERMAN DR UNIT B	384	407	185,430	\$385,000	10/16/24	1,355	00	\$284.13	Other	Vinyl	2	2 / 1	2016	3	385	.06	48 %
<u>385 - PARK WEST CONDO</u>																		
72-25-16-385-005	926 W 11 MILE RD	385	407	250,640	\$460,000	08/16/24	1,096	00	\$419.71	Other		2	2 /	2017	1	254	.05	54 %
<u>441 - GOLFVIEW APARTMENTS CONDO</u>																		
72-25-10-331-020	2300 RED RUN CT APT G	441	407	182,440	\$375,000	07/29/24	1,465	732	\$255.97	Other	Brick	3	2 / 1	1965	1	546	.16	49 %
<u>442 - THE ENCLAVE AT RED RUN CONDO</u>																		
72-25-10-332-005	2615 LAUREN CT	442	407	328,730	\$770,000	07/29/24	2,805	1,181	\$274.51	Colonial/2Sty	Brick/Siding	4	3 / 1	2008	2	630	.20	43 %

City of Royal Oak

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<u>482 - HILLSIDE MANOR CONDO - INTERIOR</u>																		
72-25-06-378-103	3421 HILLSIDE DR APT 23	482	407	50,240	\$90,000	12/16/24	625	95	\$144.00	Other	Brick	1	1 /	1963	1	00	.04	56 %
72-25-06-378-104	3421 HILLSIDE DR APT 24	482	407	47,110	\$91,000	09/16/24	625	95	\$145.60	Other	Brick	1	1 /	1963	1	00	.04	52 %
72-25-06-378-114	3433 HILLSIDE DR APT 34	482	407	52,020	\$105,000	11/22/24	625	95	\$168.00	Other	Brick	1	1 /	1963	1	00	.04	50 %
72-25-06-378-115	3433 HILLSIDE DR APT 35	482	407	47,870	\$94,900	12/09/24	616	95	\$154.06	Other	Brick	1	1 /	1963	1	00	.04	50 %
72-25-06-378-116	3433 HILLSIDE DR APT 36	482	407	46,720	\$92,500	04/19/24	616	95	\$150.16	Other	Brick	1	1 /	1963	1	00	.04	51 %
<u>541 - INDIAN MOUND CONDO</u>																		
72-25-08-231-037	3045 HELEN CT	541	407	235,490	\$461,000	06/17/24	2,054	1,350	\$224.44	Other	Alum., Vinyl	3	3 / 1	1988	2	246	.12	51 %
<u>558 - OAK PLACE CONDO</u>																		
72-25-05-101-025	4645 COOLIDGE HWY APT 16	558	407	45,640	\$129,900	04/12/24	548	00	\$237.04	Other	Brick	1	1 /	1959	1	00	.03	35 %
<u>601 - LINCOLN TOWNHOUSE CONDO</u>																		
72-25-21-426-014	349 W LINCOLN AVE	601	407	117,170	\$245,000	07/22/24	961	458	\$254.94	Other	Brick	2	1 / 1	1967	2	00	.05	48 %
<u>610 - HUNTINGTON WOODS CONDO</u>																		
72-25-21-403-019	25707 WOODWARD AVE APT 2610	407		71,080	\$140,000	05/08/24	740	740	\$189.19	Other	Brick	1	1 /	1952	1	00	.04	51 %
72-25-21-403-029	25749 WOODWARD AVE APT 2610	407		71,080	\$142,500	07/15/24	740	740	\$192.57	Other	Brick	1	1 /	1952	1	00	.04	50 %
72-25-21-403-038	25777 WOODWARD AVE APT 1610	407		82,360	\$155,000	05/09/24	950	950	\$163.16	Other	Brick	2	1 /	1952	1	00	.04	53 %
72-25-21-403-073	25987 WOODWARD AVE APT 2610	407		69,790	\$150,000	09/25/24	740	740	\$202.70	Other	Brick	1	1 /	1952	1	00	.03	47 %
<u>662 - MAIN ST SQUARE / MARYLAND CLUB CONDO - 1 STY</u>																		
72-25-21-477-029	1342 S MAIN ST	662	407	126,250	\$317,000	05/31/24	783	267	\$404.85	Other	Alum., Vinyl	2	1 /	1994	1	288	.03	40 %
72-25-21-477-035	1332 S MAIN ST	662	407	133,620	\$301,500	11/25/24	783	267	\$385.06	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	44 %
72-25-21-477-099	152 ALLENHURST AVE	662	407	136,730	\$322,000	11/12/24	783	267	\$411.24	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	42 %
72-25-21-477-119	167 W KENILWORTH AVE	662	407	129,020	\$283,000	05/03/24	783	267	\$361.43	Other	Alum., Vinyl	2	1 /	1994	1	288	.03	46 %
72-25-21-477-133	1317 S WASHINGTON AVE	662	407	128,750	\$295,000	05/24/24	783	267	\$376.76	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	44 %
72-25-21-477-137	1325 S WASHINGTON AVE	662	407	137,140	\$307,000	05/03/24	783	267	\$392.08	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	45 %
72-25-21-477-145	1341 S WASHINGTON AVE	662	407	139,950	\$284,000	05/28/24	783	267	\$362.71	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	49 %

SHORT SALE, PER REALCOMP

RECENTLY RENOVATED

SALE AMT PER PTA

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-22-376-061	1427 CHESAPEAKE DR	662	407	127,680	\$260,100	04/18/24	783	267	\$332.18	Other	Alum., Vinyl	2	1 / 1	1995	1	288	.05	49 %
<u>663 - MAIN ST SQUARE / MARYLAND CLUB CONDO - 2 STY</u>																		
72-25-21-477-056	131 W KENILWORTH AVE	663	407	142,180	\$310,000	09/26/24	1,180	297	\$262.71	Other	Alum., Vinyl	2	2 /	1994	1	288	.03	46 %
72-25-21-477-086	120 ALLENHURST AVE	663	407	142,240	\$315,000	05/28/24	1,180	297	\$266.95	Other	Alum., Vinyl	2	2 /	1994	1	288	.03	45 %
72-25-21-477-100	154 ALLENHURST AVE	663	407	145,160	\$320,000	04/26/24	1,180	297	\$271.19	Other	Alum., Vinyl	2	2 /	1994	1	288	.03	45 %
72-25-21-477-134	1315 S WASHINGTON AVE	663	407	143,070	\$306,000	07/19/24	1,180	297	\$259.32	Other	Alum., Vinyl	2	2 /	1994	2	288	.03	47 %
72-25-22-376-048	1459 CHESAPEAKE DR	663	407	142,680	\$310,000	04/01/24	1,180	297	\$262.71	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	46 %
72-25-22-376-080	1512 MARYLAND CLUB DR	663	407	144,400	\$308,500	05/17/24	1,180	297	\$261.44	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	47 %
<u>664 - CROSSINGS @ IRVING CONDO</u>																		
72-25-22-382-004	610 MACWILLIAMS LN	664	407	193,040	\$400,000	04/02/24	1,615	702	\$247.68	Other	Alum., Vinyl	3	2 / 2	2003	2	380	.10	48 %
72-25-22-382-008	509 MACWILLIAMS LN	664	407	185,060	\$399,900	06/21/24	1,520	1,051	\$263.09	Other	Alum., Vinyl	3	2 / 1	2003	2	361	.10	46 %
72-25-22-382-041	509 JAMES CIR	664	407	186,680	\$399,000	11/27/24	1,615	702	\$247.06	Other	Alum., Vinyl	3	2 / 1	2003	2	380	.10	47 %
72-25-22-382-071	301 JAMES CIR	664	407	193,640	\$420,000	10/31/24	1,520	1,051	\$276.32	Other	Alum., Vinyl	3	2 / 2	2003	2	361	.10	46 %
<u>666 - SKYLOFTS CONDO</u>																		
72-25-21-240-002	100 W 5TH ST APT 402	666	407	138,770	\$282,000	12/30/24	790	00	\$356.96	Other	Other	1	1 / 1	2003	1	00	.01	49 %
72-25-21-240-024	100 W 5TH ST APT 510	666	407	176,660	\$396,000	04/10/24	1,125	00	\$352.00	Other	Other	1	2 /	2003	1	00	.01	45 %
72-25-21-240-034	100 W 5TH ST APT 606	666	407	150,500	\$305,000	06/10/24	899	00	\$339.27	Other	Other	1	1 / 1	2003	1	00	.01	49 %
72-25-21-240-036	100 W 5TH ST APT 608	666	407	208,600	\$435,000	09/27/24	1,219	00	\$356.85	Other	Other	1	2 /	2003	1	00	.01	48 %
72-25-21-240-052	100 W 5TH ST APT 710	666	407	176,230	\$380,000	09/13/24	1,125	00	\$337.78	Other	Other	1	2 /	2003	1	00	.01	46 %
72-25-21-240-056	100 W 5TH ST APT 714	666	407	205,850	\$450,000	09/13/24	1,219	00	\$369.16	Other	Other	2	2 /	2003	1	00	.01	46 %

\$ AMT PER PTA

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

(Informational Only - Outside of Sales Study Range for 2025 Assessment Yr)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>668 - THE FIFTH ROYAL OAK CONDO</u>																		
72-25-21-241-033	432 S WASHINGTON AVE #110668	668	407	258,210	\$545,000	06/28/24	1,557	00	\$350.03	Other	Block	2	2 /	2007	1	00	.00	47 %
72-25-21-241-039	432 S WASHINGTON AVE #120668	668	407	320,180	\$600,000	09/11/24	1,842	00	\$325.73	Other	Block	0	2 /	2007	1	00	.00	53 %
72-25-21-241-046	432 S WASHINGTON AVE #130668	668	407	336,050	\$675,000	04/21/24	1,842	00	\$366.45	Other	Block	2	2 /	2007	1	00	.00	50 %
72-25-21-241-058	432 S WASHINGTON AVE #150668	668	407	166,640	\$360,000	10/03/24	1,017	00	\$353.98	Other	Block	0	2 /	2007	1	00	.00	46 %
72-25-21-241-067	432 S WASHINGTON AVE #160668	668	407	318,780	\$659,000	04/01/24	1,842	00	\$357.76	Other	Block	0	2 /	2007	1	00	.00	48 %
<u>670 - THE WASHINGTON</u>																		
72-25-21-436-007	1021 S WASHINGTON AVE UNIT 670	670	407	187,430	\$400,000	07/12/24	1,180	00	\$338.98	Other	Brick	1	1 / 1	2017	1	00	.02	47 %
72-25-21-436-009	1021 S WASHINGTON AVE UNIT 670	670	407	270,080	\$615,000	11/27/24	1,672	00	\$367.82	Other	Vinyl	2	2 / 1	2017	1	00	.03	44 %
72-25-21-436-009	1021 S WASHINGTON AVE UNIT 670	670	407	270,080	\$595,000	05/30/24	1,672	00	\$355.86	Other	Vinyl	2	2 / 1	2017	1	00	.03	45 %
72-25-21-436-009	1021 S WASHINGTON AVE UNIT 670	670	407	270,080	\$595,000	05/30/24	1,672	00	\$355.86	Other	Vinyl	2	2 / 1	2017	1	00	.03	45 %
<u>671 - MAIN STREET CENTRE CONDO - 2 STY 1830 > 1870</u>																		
72-25-21-479-043	1444 S MAIN ST	671	407	201,700	\$459,000	07/19/24	1,870	405	\$245.45	Other	Brick/Siding	2	2 /	1997	2	288	.04	44 %
72-25-21-479-069	169 ALLENHURST AVE	671	407	202,080	\$420,000	10/02/24	1,870	405	\$224.60	Other	Brick/Siding	2	2 /	1997	2	288	.04	48 %
72-25-21-479-071	171 ALLENHURST AVE	671	407	188,500	\$415,000	05/17/24	1,870	405	\$221.93	Other	Brick/Siding	2	2 /	1997	2	288	.04	45 %
72-25-22-353-029	1327 S MAIN ST	671	407	192,270	\$420,000	11/19/24	1,870	405	\$224.60	Other	Brick/Siding	2	2 /	1997	2	288	.04	46 %
<u>672 - MAIN STREET CENTRE CONDO - 2 STY 1550 SF</u>																		
72-25-22-353-028	1325 S MAIN ST	672	407	164,600	\$400,000	08/23/24	1,550	405	\$258.06	Other	Brick/Siding	2	2 /	1997	2	288	.04	41 %
72-25-22-353-032	1333 S MAIN ST	672	407	164,600	\$350,000	12/13/24	1,550	405	\$225.81	Other	Brick/Siding	2	2 /	1997	2	288	.04	47 %
<u>684 - NORMANDY PLACE CONDO</u>																		
72-25-06-257-023	3800 NORMANDY RD UNIT 1	684	407	71,900	\$150,000	07/03/24	832	00	\$180.29	Other	Brick	2	1 /	1955	2	00	.04	48 %
<u>690 - LINCOLN OAKS CONDO</u>																		
72-25-22-405-033	1222 E LINCOLN AVE APT 2	690	407	68,680	\$158,000	07/02/24	679	679	\$232.70	Other	Brick	2	1 /	1957	1	00	.04	43 %
72-25-22-405-034	1222 E LINCOLN AVE APT 3	690	407	68,680	\$154,500	09/18/24	679	679	\$227.54	Other	Brick	2	1 /	1957	1	00	.04	44 %
72-25-22-405-035	1222 E LINCOLN AVE APT 4	690	407	68,680	\$156,000	11/21/24	679	679	\$229.75	Other	Brick	2	1 /	1957	1	00	.04	44 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2024 thru 12/31/2024)

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<u>722 - MARYWOOD TERRACES CONDO - 2 STY 826 SF</u>																		
72-25-09-408-038	2113 MARYWOOD DR	722	407	82,520	\$190,000	12/30/24	826	410	\$230.02	Other	Brick	2	1 /	1954	2	00	.05	43 %
72-25-09-408-039	2111 MARYWOOD DR	722	407	77,710	\$189,500	05/30/24	826	410	\$229.42	Other	Brick	2	1 /	1954	2	00	.05	41 %
72-25-09-408-041	2129 MARYWOOD DR	722	407	77,530	\$180,000	10/28/24	826	410	\$217.92	Other	Brick	2	1 /	1954	2	00	.05	43 %
<u>761 - NORTH COVE CONDO</u>																		
72-25-05-131-027	2547 SAMOSET RD	761	407	88,580	\$217,500	07/30/24	1,026	00	\$211.99	Other	Alum., Vinyl	2	1 / 1	1984	2	00	.07	41 %
<u>802 - NORTHWOOD MEADOWS CONDO - 1 STY 855 > 880 SF</u>																		
72-25-08-206-022	3130 LINWOOD AVE UNIT 6A	802	407	73,020	\$145,000	12/13/24	855	413	\$169.59	Other	Brick	2	1 /	1962	1	00	.06	50 %
<u>841 - PARKDALE MANOR CONDO</u>																		
72-25-05-377-029	2704 W 13 MILE RD UNIT 12	841	407	50,950	\$105,000	08/02/24	688	00	\$152.62	Other	Brick	2	1 /	1957	1	00	.05	49 %
72-25-08-131-035	2527 W 13 MILE RD	841	407	45,730	\$108,500	07/16/24	560	00	\$193.75	Other	Brick	1	1 /	1957	1	00	.04	42 %
72-25-08-131-036	2523 W 13 MILE RD	841	407	44,140	\$110,500	11/19/24	560	00	\$197.32	Other	Brick	1	1 /	1957	1	00	.04	40 %
72-25-08-131-071	3210 SHENANDOAH DR UNIT 1841	841	407	44,780	\$90,000	05/16/24	560	00	\$160.71	Other	Brick	1	1 /	1957	1	00	.04	50 %
<u>855 - PINETREE ESTATES CONDO</u>																		
72-20-32-476-363	1825 TORQUAY AVE	855	407	105,780	\$229,000	04/18/24	1,245	615	\$183.94	Other	Alum., Vinyl	2	2 / 1	1989	2	00	.07	46 %
<u>862 - CUMMINGSTON COURT CONDO</u>																		
72-20-32-476-382	4931 CROOKS RD	862	407	108,460	\$232,000	05/06/24	1,032	516	\$224.81	Other	Alum., Vinyl	2	1 / 1	1995	2	00	.06	47 %
<u>901 - ROYAL PARK TOWNHOUSES CONDO</u>																		
72-25-05-477-058	3435 CROOKS RD	901	407	89,460	\$209,000	11/25/24	816	816	\$256.13	Other	Alum., Vinyl	2	1 / 1	1972	1	00	.06	43 %
<u>933 - TOWER COURT CONDO - BLDG 3,4,5 - INT ~700 SF</u>																		
72-20-32-476-278	4909 CROOKS RD APT D4	933	407	52,050	\$123,800	07/01/24	711	00	\$174.12	Other	Brick	1	1 /	1965	1	00	.04	42 %
72-20-32-476-305	4905 CROOKS RD APT B10	933	407	55,660	\$150,000	09/11/24	703	00	\$213.37	Other	Brick	1	1 /	1965	1	00	.04	37 %
72-20-32-476-329	4921 CROOKS RD APT M1	933	407	50,950	\$124,000	06/07/24	685	00	\$181.02	Other	Brick	1	1 /	1965	1	00	.04	41 %
<u>934 - TOWER COURT CONDO - BLDG 3,4,5 - EXT ~800 SF</u>																		
72-20-32-476-316	4905 CROOKS RD APT A11	934	407	63,920	\$154,000	09/23/24	804	00	\$191.54	Other	Brick	2	1 /	1965	1	00	.04	42 %

City of Royal Oak

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<u>935 - TOWER COURT CONDO - BLDG 3,4,5 - EXT ~600 SF</u>																		
72-20-32-476-268	4909 CROOKS RD APT E5	935	407	51,310	\$110,000	11/01/24	613	00	\$179.45	Other	Brick	1	1 /	1965	1	00	.03	47 %
72-20-32-476-297	4905 CROOKS RD APT B2	935	407	53,750	\$114,000	08/30/24	578	00	\$197.23	Other	Brick	1	1 /	1965	1	00	.03	47 %
72-20-32-476-307	4905 CROOKS RD APT A2	935	407	49,320	\$116,000	08/23/24	578	00	\$200.69	Other	Brick	1	1 /	1965	1	00	.03	43 %
<u>964 - DORCHESTER CONDO</u>																		
72-25-23-103-063	1933 DORCHESTER CT	964	407	131,650	\$305,500	10/04/24	1,132	526	\$269.88	Other	Alum., Vinyl	2	2 / 1	1995	1	260	.08	43 %
<u>965 - SPRUCE MANOR CONDO</u>																		
72-25-22-156-036	625 S TROY ST	965	407	198,520	\$481,000	11/15/24	2,021	908	\$238.00	Other	Brick	2	2 / 1	1999	1	242	.08	41 %
<u>966 - LINCOLN STREET CONDO</u>																		
72-25-22-180-032	617 E LINCOLN AVE #3	966	407	64,190	\$145,000	04/10/24	533	00	\$272.05	Other	Brick	1	1 /	1952	1	00	.05	44 %
72-25-22-180-034	617 E LINCOLN AVE #5	966	407	65,130	\$150,000	05/31/24	533	00	\$281.43	Other	Brick	1	1 /	1952	1	00	.05	43 %
72-25-22-180-035	621 E LINCOLN AVE #6	966	407	65,130	\$150,000	07/19/24	533	00	\$281.43	Other	Brick	2	1 /	1952	1	00	.05	43 %
<u>967 - TROY STREET LOFTS CONDO</u>																		
72-25-22-155-023	614 S TROY ST UNIT 202	967	407	217,150	\$458,500	09/06/24	1,535	00	\$298.70	Other	Brick/Siding	2	2 / 1	2004	1	00	.02	47 %
<u>971 - 33 ON HARRISON CONDO</u>																		
72-25-22-383-022	1220 DIAMOND CT UNIT E	971	407	163,920	\$337,999	06/21/24	1,212	00	\$278.88	Other	Wood Siding	2	2 /	2018	1	235	.00	48 %
<u>972 - METROPOLITAN LOFTS CONDO</u>																		
72-25-22-305-048	322 E HARRISON AVE #1	972	407	193,450	\$389,000	06/07/24	1,244	00	\$312.70	Other	Brick	2	2 /	2005	1	252	.04	50 %
72-25-22-305-052	322 E HARRISON AVE #5	972	407	183,470	\$341,000	11/12/24	1,134	00	\$300.71	Other	Brick	1	2 /	2005	1	247	.03	54 %
72-25-22-305-072	322 E HARRISON AVE #25	972	407	240,480	\$500,000	05/15/24	1,710	00	\$292.40	Other	Brick	2	3 /	2005	1	187	.04	48 %
72-25-22-305-077	322 E HARRISON AVE #30	972	407	242,480	\$439,900	06/21/24	1,718	00	\$256.05	Other	Brick	3	2 / 1	2005	1	177	.04	55 %
<u>975 - STONEBROOK COURT CONDO</u>																		
72-25-22-305-022	133 E PARENT AVE	975	407	226,430	\$455,000	07/25/24	2,062	974	\$220.66	Other	Brick/Siding	2	2 / 1	2000	2	576	.07	50 %

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976 - STATION 3 LOFTS CONDO																		
72-25-22-306-006	333 E PARENT AVE UNIT 6	976	407	116,630	\$308,000	10/22/24	899	00	\$342.60	Other	Brick	2	2 /	2005	1	00	1.03	38 %
72-25-22-306-024	333 E PARENT AVE UNIT 24	976	407	108,830	\$290,000	12/06/24	900	00	\$322.22	Other	Brick	2	2 /	2005	1	00	1.03	38 %
72-25-22-306-036	333 E PARENT AVE UNIT 36	976	407	108,620	\$288,300	08/23/24	899	00	\$320.69	Other	Brick	0	2 /	2005	1	00	1.03	38 %
72-25-22-306-044	333 E PARENT AVE UNIT 44	976	407	164,670	\$499,000	09/12/24	1,529	00	\$326.36	Other	Brick	0	2 / 1	2005	2	00	1.05	33 %