

# SALES STUDY FOR 2025 TAX YEAR

Report Name: C\_SalAnal\_Res by Area for Board  
 April 1st 2022 - March 31st 2024

Sales Study

## SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

**Township of Bloomfield**

12:51 PM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
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**Analysis for Area > COM20      E.C.F. Table COM20Woodward/SqLkRd**

COM20	C-19-10-102-008	201	0.64 Ac		D	0 %	04/08/2022	\$1,550,000	3-ARM'S LENGTH	0	.00	728,510	47.00 %	
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\$1,550,000                      0                      \$.00                      728,510

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,550,000                      Avg. Ratio                      47.00 %**

**Analysis for Area > COM30      E.C.F. Table COM30Tele/SqLkRd**

COM30	C-19-05-351-074	201	3.31 Ac		D	0 %	03/12/2024	\$13,462,000	3-ARM'S LENGTH	0	.00	8,346,420	46.2000%	
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COM30	C-19-05-376-075	202	0.03 Ac		D	0 %	03/12/2024	\$13,462,000	3-ARM'S LENGTH	0	.00	8,840	384000.00%	
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COM30	C-19-06-127-006	202	0.06 Ac		D	0 %	01/12/2024	\$13,462,000	3-ARM'S LENGTH	0	.00	2,840	284000.00%	
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COM30	C-19-06-127-007	202	0.02 Ac		D	0 %	01/12/2024	\$13,462,000	3-ARM'S LENGTH	0	.00	1,580	158000.00%	
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COM30	C-19-06-127-014	201	0.55 Ac		D	0 %	01/12/2024	\$13,462,000	3-ARM'S LENGTH	0	.00	186,200	3620000.00%	
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COM30	C-19-08-203-003	201	0.53 Ac		D	0 %	01/09/2024	\$975,000	3-ARM'S LENGTH	0	.00	295,250	30.28 %	
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**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
COM30	C-19-06-128-013	201	0.40 Ac		D	0 %	11/21/2023	\$0	3-ARM'S LENGTH	0	.00	316,110	.00 %	
COM30	C-19-05-351-079	201	4.00 Ac		D	0 %	05/17/2023	\$5,000,000	3-ARM'S LENGTH	0	.00	5,866,350	117.33 %	
COM30	C-19-04-353-015	201	1.02 Ac		D	0 %	10/12/2022	\$1,250,000	3-ARM'S LENGTH	0	.00	334,070	26.73 %	
COM30	C-19-04-353-015	201	1.02 Ac		D	0 %	10/11/2022	\$13	3-ARM'S LENGTH	0	.00	334,070	3407000.0%	
COM30	C-19-06-205-017	202	0.44 Ac		D	0 %	08/30/2022	\$24,250	3-ARM'S LENGTH	0	.00	137,880	568.58 %	Auction
COM30	C-19-06-205-018	202	0.18 Ac		D	0 %	08/30/2022	\$15,000	3-ARM'S LENGTH	0	.00	57,520	383.47 %	Auction
COM30	C-19-06-207-018	201	0.42 Ac		D	0 %	04/22/2022	\$950,000	3-ARM'S LENGTH	0	.00	413,020	43.48 %	
								<b>\$8,214,256</b>		<b>0</b>	<b>\$ .00</b>	<b>16,300,150</b>		
<b>Total No. of Sales &gt; 13</b>								<b>Avg. Sale Price &gt; \$631,866</b>		<b>Avg. Ratio</b>	<b>198.44 %</b>			
Analysis for Area > <b>Com32 E.C.F. Table Com 322101TelegraphRdCondominium</b>														
Com32	C-19-05-330-002	201	1.18 Ac		D	0 %	06/22/2023	\$13	3-ARM'S LENGTH	0	.00	764,200	3420000.0%	

**SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
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\$1 0 \$ .00 764,200

**Total No. of Sales > 1**

**Avg. Sale Price > \$1 Avg. Ratio '6,420,000.00 %**

Analysis for Area > **COM34 E.C.F. Table COM34Tele/LongLkRd**

COM34	C-19-16-301-031	201	1.02 Ac		D	0 %	08/24/2023	\$4,850,000	3-ARM'S LENGTH	0	.00	1,109,100	22.87 %	
COM34	C-19-16-177-023	201	0.50 Ac		D	0 %	04/06/2022	\$525,000	3-ARM'S LENGTH	0	.00	395,730	75.38 %	

\$5,375,000 0 \$ .00 1,504,830

**Total No. of Sales > 2**

**Avg. Sale Price > \$2,687,500 Avg. Ratio 28.00 %**

Analysis for Area > **COM38 E.C.F. Table COM38Tele/WMaple**

COM38	C-19-28-351-048	201	6.34 Ac		D	0 %	12/01/2023	\$16,000,000	3-ARM'S LENGTH	0	.00	9,908,020	61.93 %	mortgage 13,175,000
COM38	C-19-29-476-011	201	0.44 Ac		D	0 %	06/20/2022	\$1,400,000	3-ARM'S LENGTH	0	.00	561,570	40.11 %	
COM38	C-19-33-152-001	201	0.77 Ac		D	0 %	04/13/2022	\$1,950,000	3-ARM'S LENGTH	0	.00	642,140	32.93 %	

\$19,350,000 0 \$ .00 11,111,730

**Total No. of Sales > 3**

**Avg. Sale Price > \$6,450,000 Avg. Ratio 57.42 %**

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
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Analysis for Area > **COM40**      **E.C.F. Table COM40Lahser/WMpl/Adams**

COM40	C-19-27-479-019	201	0.51 Ac		D	0 %	07/29/2022	\$3,125,000	0-ARM'S LENGTH	0	.00	836,400	26.76 %	
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\$3,125,000      0      \$.00      836,400

**Total No. of Sales > 1**

**Avg. Sale Price > \$3,125,000      Avg. Ratio      26.76 %**

Analysis for Area > **COM70**      **E.C.F. Table COM70MiscBus-North**

COM70	C-19-12-101-002	201	7.99 Ac		D	0 %	02/28/2024	\$10	0-ARM'S LENGTH	0	.00	0	.00 %	
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\$10      0      \$.00      0

**Total No. of Sales > 1**

**Avg. Sale Price > \$10      Avg. Ratio      0.00 %**

Analysis for Area > **IND10**      **E.C.F. Table IND10 Frkln-Industrial**

IND10	C-19-05-476-048	201	1.46 Ac		D	0 %	11/29/2022	\$2,200,000	0-ARM'S LENGTH	0	.00	675,380	30.70 %	
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\$2,200,000      0      \$.00      675,380

**Total No. of Sales > 1**

**Avg. Sale Price > \$2,200,000      Avg. Ratio      30.70 %**

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Analysis for Area > **IND20**      **E.C.F. Table IND20 Industrial-Inter**

IND20	C -19-04-351-039	201	2.21 Ac		D	0 %	12/21/2023	\$3,070,000	3-ARM'S LENGTH	0	.00	897,360	29.23 %	
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\$3,070,000      0      \$.00      897,360

**Total No. of Sales > 1**

**Avg. Sale Price > \$3,070,000      Avg. Ratio      29.23 %**

Analysis for Area > **IND30**      **E.C.F. Table IND30 Indstri-Friendly**

IND30	C -19-05-476-078	201	2.42 Ac		D	0 %	07/06/2022	\$1,800,000	3-ARM'S LENGTH	0	.00	606,140	33.67 %	
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\$1,800,000      0      \$.00      606,140

**Total No. of Sales > 1**

**Avg. Sale Price > \$1,800,000      Avg. Ratio      33.67 %**