

Novi Township

2026 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
S1A	2	\$1,805,000	\$898,040	49.75%	1.245
		\$1,805,000	\$898,040		
<u>2 Year Sale Ratio:</u>			49.75%		

*Sale Study Period: 4/01/2023-03/31/2025

*Township of Novi is set by a sample study

2 Year

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
M -22-27-326-006	44555 CHEDWORTH CT	9/20/2023	401	03-ARM'S LENGTH	S1A	\$915,000	\$456,550	49.90	\$249.46	3,020	Colonial/2Sty
M -22-27-451-002	44211 CHEDWORTH DR	8/23/2024	401	03-ARM'S LENGTH	S1A	\$890,000	\$441,490	49.61	\$235.28	3,052	Other