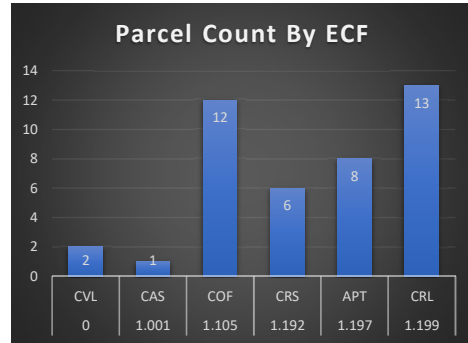


CITY OF CLARKSTON

LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	42	# of Sales	77
ECF Nbhd	CAS, APT, CRL, COF, CVL, CRS	Sales Ratio	47.55%
Min ECF	1.001	(Land Resid.-Est. Land Value)/Est. LV	33.80%
Max ECF	1.199	% Change	15.00%
Land Table LtoB	25.56%	Projected Land Table LtoB	29.40%
CVT LtoB	25.56%	Sale Sample Size	183.33%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$15.71	\$21.02	\$18.07
MEDIAN	\$13.85	\$18.53	\$15.93
MINIMUM	\$2.74	\$3.67	\$3.15
MAXIMUM	\$32.71	\$43.77	\$37.62

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
14	14-08-20-402-032	3 E WASHINGTON ST	3/31/2022	\$330,000	\$144,713	\$219,930	\$34,643	0.03	\$7,331,000	\$168.30		COM	23.94%
14	14-08-20-376-001	5 S HOLCOMB RD	3/14/2022	\$825,000	\$413,960	\$503,032	\$91,992	0.285	\$1,765,025	\$40.52		COM	22.22%
14	14-08-20-378-002	5 S MAIN ST	1/25/2021	\$1,350,000	\$724,116	\$836,722	\$206,480	0.189	\$4,427,101	\$101.63	14-08-20-378-001	COM	28.51%
14	14-08-20-453-022	6 E CHURCH ST	3/9/2022	\$550,000	\$322,780	\$326,745	\$93,899	0.222	\$1,471,824	\$33.79		COM	29.09%
14	14-08-20-451-001	2 S MAIN ST	8/5/2021	\$400,000	\$260,769	\$197,650	\$58,419	0.041	\$4,820,732	\$110.67		COM	22.40%
14	14-08-20-451-018	18 S MAIN ST	6/16/2022	\$1,600,000	\$1,544,020	\$482,681	\$415,796	0.445	\$1,084,676	\$24.90	14-08-20-451-017	COM	26.93%
I	I-01-28-301-001	15249 FISH LAKE RD	4/6/2020	\$151,000	\$194,935	\$41,117	\$83,337	0.642	\$64,045	\$1.47		COM	42.75%
IH	IH-01-27-301-024	1120 N SAGINAW ST	12/22/2020	\$850,000	\$505,579	\$468,389	\$110,591	1.01	\$463,751	\$10.65		COM	21.87%
IH	IH-01-34-102-001	204 ROSETTE ST	11/9/2021	\$975,000	\$602,998	\$512,380	\$125,776	0.883	\$580,272	\$13.32		COM	20.86%
IH	IH-01-34-301-002	103 S SAGINAW ST	9/26/2022	\$275,000	\$181,006	\$126,465	\$32,471	0.061	\$2,073,197	\$47.59		COM	17.94%
IH	IH-01-34-308-007	310 S BROAD ST	9/26/2022	\$375,000	\$254,533	\$166,394	\$43,356	0.298	\$558,369	\$12.82		COM	17.03%
IH	IH-01-34-151-035	102 N SAGINAW ST	3/16/2022	\$382,000	\$266,426	\$157,802	\$38,070	0.155	\$1,018,077	\$23.37		COM	14.29%
IH	IH-01-34-151-047	124 N SAGINAW ST	8/18/2021	\$800,000	\$633,984	\$298,677	\$118,867	1.16	\$257,480	\$5.91		COM	18.75%
IH	IH-01-27-359-009	806 N SAGINAW ST	2/10/2022	\$680,000	\$563,460	\$191,330	\$64,923	0.59	\$324,288	\$7.44		COM	11.52%
IH	IH-01-34-304-004	205 S SAGINAW ST	12/9/2021	\$102,000	\$91,211	\$28,956	\$18,167	0.03	\$965,200	\$22.16		COM	19.92%
IH	IH-01-27-151-017	15223 N HOLLY RD	11/18/2021	\$740,000	\$682,550	\$196,866	\$115,557	1.1	\$178,969	\$4.11		COM	16.93%
IH	IH-01-33-426-011	101 CIVIC DR	6/14/2022	\$230,000	\$220,691	\$187,858	\$178,549	2.39	\$78,602	\$1.80		COM	80.90%
IH	IH-01-33-283-013	113 N SAGINAW ST	2/19/2021	\$260,000	\$261,595	\$44,817	\$41,028	0.282	\$158,926	\$3.65		COM	15.68%
IH	IH-01-34-101-003	602 N SAGINAW ST	12/2/2020	\$140,000	\$147,808	\$30,048	\$35,063	0.241	\$124,680	\$2.86		COM	23.72%
IH	IH-01-34-310-016	313 S BROAD ST	3/29/2021	\$225,000	\$239,313	\$73,849	\$74,198	0.51	\$144,802	\$3.32		COM	31.00%
IH	IH-01-34-105-004	502 N SAGINAW ST	8/3/2022	\$550,000	\$595,639	\$86,706	\$117,046	1.127	\$76,935	\$1.77		COM	19.65%
O	O-09-02-276-009	720 N LAPEER RD	7/25/2022	\$3,225,000	\$2,116,693	\$1,495,510	\$346,136	1.34	\$1,116,052	\$25.62		COM	16.35%
O	O-09-15-226-005	705 W CLARKSTON RD	3/2/2020	\$424,000	\$294,604	\$252,809	\$123,413	2.401	\$105,293	\$2.42		COM	41.89%
O	O-09-14-201-025	1176 S LAPEER RD	4/30/2022	\$4,425,000	\$3,176,899	\$1,567,222	\$319,121	1.65	\$949,832	\$21.81		COM	10.05%

CITY OF CLARKSTON
LAND FOR 2024: COM LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
O	O -09-07-477-012	948 S BALDWIN RD	11/11/2020	\$400,000	\$308,451	\$201,257	\$106,180	0.549	\$366,588	\$8.42		COM	34.42%
O	O -09-14-201-006	1140 S LAPEER RD	8/17/2022	\$245,000	\$197,846	\$149,745	\$99,450	0.385	\$388,948	\$8.93		COM	50.27%
O	O -09-29-101-041	3385 WALDON RD	8/12/2022	\$550,000	\$453,206	\$357,235	\$251,428	1.3	\$274,796	\$6.31		COM	55.48%
O	O -09-29-126-001	3003 S BALDWIN RD	12/10/2020	\$650,000	\$578,189	\$239,504	\$154,725	0.8	\$299,380	\$6.87		COM	26.76%
O	O -09-11-477-014	975 S LAPEER RD	3/16/2022	\$325,000	\$302,543	\$175,053	\$150,470	0.778	\$225,004	\$5.17		COM	49.74%
O	O -09-09-452-036	1870 W CLARKSTON RD	10/16/2020	\$390,000	\$373,072	\$144,906	\$126,261	1.294	\$111,983	\$2.57		COM	33.84%
O	O -09-21-251-009	2375 JOSLYN CT	8/2/2021	\$500,000	\$487,230	\$85,178	\$69,618	0.61	\$139,636	\$3.21		COM	14.29%
O	O -09-14-300-043	1796 S LAPEER RD	6/2/2021	\$2,742,750	\$3,139,559	\$1,539	\$390,298	4	\$385	\$0.01		COM	12.43%
O	O -09-23-402-023	2755 S LAPEER RD	3/3/2022	\$2,700,000	\$3,093,225	-\$16,024	\$337,687	1.746	-\$9,178	-\$0.21	O -09-23-402-012	COM	10.92%
O	O -09-34-100-012	1201 DELTA CT	9/14/2021	\$728,600	\$835,422	\$440,802	\$547,624	3.044	\$144,810	\$3.32		IND	65.55%
O	O -09-23-402-025	2643 S LAPEER RD	6/7/2022	\$1,270,000	\$1,488,824	\$158,271	\$337,871	1.308	\$121,002	\$2.78		COM	22.69%
O	O -09-14-100-074	1488 S LAPEER RD	5/10/2021	\$1,200,000	\$1,475,558	\$736,498	\$956,133	3.86	\$190,803	\$4.38	O -09-14-100-073	COM	64.80%
O	O -09-14-251-019	1455 S LAPEER RD	4/29/2022	\$8,450,000	\$10,814,712	-\$1,662,509	\$576,079	5.904	-\$281,590	-\$6.46		COM	5.33%
O	O -09-11-477-040	801 S LAPEER RD	11/1/2020	\$650,000	\$943,241	\$27,549	\$307,286	0.952	\$28,938	\$0.66		COM	32.58%
O	O -09-33-326-005	4520 JOSLYN RD	1/18/2022	\$205,908	\$302,732	-\$523	\$90,321	0.467	-\$1,120	-\$0.03		COM	29.84%
OL	OL-09-02-482-010	146 S BROADWAY ST	2/17/2021	\$740,000	\$467,117	\$414,526	\$137,020	0.265	\$1,564,249	\$35.91		COM	29.33%
OL	OL-09-11-277-048	440 S BROADWAY ST	6/15/2022	\$1,500,000	\$1,065,768	\$622,235	\$175,655	1.084	\$574,018	\$13.18		COM	16.48%
OL	OL-09-02-476-004	46 W FLINT ST	2/22/2021	\$300,000	\$213,953	\$177,871	\$89,555	0.154	\$1,155,006	\$26.52		COM	41.86%
OL	OL-09-02-454-002	45 N LAPEER ST	6/3/2022	\$325,000	\$248,994	\$145,185	\$69,179	0.153	\$948,922	\$21.78		COM	27.78%
OL	OL-09-02-403-019	55 ELIZABETH ST	11/17/2021	\$1,000,000	\$817,921	\$794,601	\$597,626	3.09	\$257,152	\$5.90		COM	73.07%
OL	OL-09-11-226-036	256 S BROADWAY ST	5/17/2021	\$750,000	\$676,421	\$263,728	\$174,066	0.45	\$586,062	\$13.45		COM	25.73%
OL	OL-09-11-226-046	344 S BROADWAY ST	7/30/2021	\$350,000	\$321,862	\$140,366	\$101,767	0.175	\$802,091	\$18.41		COM	31.62%
OL	OL-09-02-485-025	123 S SLATER ST	12/9/2020	\$1,250,000	\$1,239,991	\$401,581	\$377,724	1.953	\$205,623	\$4.72		COM	30.46%
OL	OL-09-11-278-043	415 S BROADWAY ST	12/14/2020	\$1,000,000	\$1,134,580	\$425,334	\$509,301	0.985	\$431,811	\$9.91		COM	44.89%
P	P -04-26-353-022	834 S LAPEER RD	6/15/2022	\$775,000	\$646,523	\$240,608	\$104,797	0.46	\$523,061	\$12.01		COM	16.21%
P	P -04-05-276-002	3501 THOMAS RD	8/7/2020	\$295,000	\$252,541	\$83,715	\$37,679	0.5	\$167,430	\$3.84		COM	14.92%
P	P -04-26-354-006	785 S LAPEER RD	7/29/2020	\$660,000	\$664,392	\$315,405	\$309,638	1.76	\$179,207	\$4.11	P -04-26-354-005	COM	46.60%
P	P -04-26-303-005	653 S LAPEER RD	8/17/2021	\$700,000	\$726,404	\$122,948	\$133,773	0.83	\$148,130	\$3.40		COM	18.42%
P	P -04-26-353-023	850 S LAPEER RD	11/1/2021	\$535,000	\$582,412	\$143,700	\$175,129	0.92	\$156,196	\$3.59		COM	30.07%
P	P -04-35-127-021	1125 S LAPEER RD	1/10/2022	\$360,000	\$450,155	\$50,101	\$131,346	0.69	\$72,610	\$1.67		COM	29.18%
PO	PO-04-27-226-054	40 S WASHINGTON ST	6/28/2022	\$450,000	\$450,177	\$201,023	\$32,200	0.04	\$5,025,575	\$115.37		DTR	11.45%
PO	PO-04-22-452-002	75 N WASHINGTON ST	1/27/2020	\$500,000	\$330,649	\$272,383	\$95,179	0.5	\$544,766	\$12.51		COM	28.79%
PO	PO-04-22-479-007	91 EAST ST	11/9/2020	\$254,900	\$171,274	\$131,856	\$48,230	0.64	\$206,025	\$4.73		COM	28.16%
PO	PO-04-26-327-008	595 S GLASPIE ST	10/27/2021	\$954,000	\$678,008	\$376,305	\$85,491	1.38	\$272,685	\$6.26		IND	12.61%
PO	PO-04-22-460-039	18 N WASHINGTON ST	2/17/2021	\$750,000	\$538,012	\$317,311	\$104,265	0.16	\$1,983,194	\$45.53		DTR	19.38%
PO	PO-04-27-226-002	8 S WASHINGTON ST	1/6/2022	\$470,000	\$363,326	\$145,773	\$39,099	0.04	\$3,644,325	\$83.66		DTR	10.76%
PO	PO-04-27-278-019	167 S WASHINGTON ST	8/31/2022	\$315,000	\$312,516	\$73,857	\$71,373	0.29	\$254,679	\$5.85		COM	22.84%
PO	PO-04-27-202-019	17 S WASHINGTON ST	3/15/2022	\$400,000	\$400,682	\$48,192	\$48,874	0.05	\$963,840	\$22.13		DTR	12.20%
PO	PO-04-26-152-011	160 S WASHINGTON ST	11/8/2021	\$5,800,000	\$6,101,688	\$806,787	\$857,234	8.41	\$95,932	\$2.20	PO-04-26-152-010	COM	14.05%
PO	PO-04-22-382-004	33 PLEASANT ST	1/12/2021	\$375,000	\$450,550	-\$43,539	\$31,241	0.22	-\$197,905	-\$4.54		COM	6.93%
PO	PO-04-22-457-009	62 N WASHINGTON ST	4/13/2021	\$135,000	\$194,807	-\$23,356	\$36,451	0.16	-\$145,975	-\$3.35		COM	18.71%
PO	PO-04-22-456-001	74 N WASHINGTON ST	4/10/2020	\$310,000	\$452,527	-\$53,448	\$77,515	0.23	-\$232,383	-\$5.33	PO-04-22-456-002	COM	17.13%
U	U -07-17-303-005	7550 VILLAGE CT	9/24/2021	\$580,000	\$379,588	\$288,197	\$73,320	0.64	\$450,308	\$10.34		COM	19.32%
U	U -07-14-176-005	9700 DIXIE HWY	5/25/2022	\$1,021,000	\$876,330	\$611,359	\$323,076	5.68	\$107,634	\$2.47	U -07-14-176-004	COM	36.87%
U	U -07-17-178-016	634 BROADWAY RD	1/15/2021	\$175,000	\$150,984	\$45,421	\$21,405	0.13	\$349,392	\$8.02		COM	14.18%
U	U -07-24-126-007	8700 DIXIE HWY	12/1/2020	\$4,000,000	\$3,652,154	\$1,869,740	\$1,254,131	10.54	\$177,395	\$4.07	U -07-03-452-006, U -07-24-101-011	COM	34.34%
U	U -07-17-180-002	661 BROADWAY RD	12/10/2021	\$90,000	\$85,852	\$13,078	\$8,930	0.05	\$261,560	\$6.00		COM	10.40%
U	U -07-03-126-013	10816 DIXIE HWY	10/28/2022	\$450,000	\$450,813	\$224,776	\$186,058	3.53	\$63,676	\$1.46		COM	41.27%
U	U -07-14-101-025	9683 DIXIE HWY	6/15/2021	\$500,000	\$579,888	\$240,602	\$282,896	0.99	\$243,032	\$5.58		COM	48.78%
U	U -07-14-478-032	7558 M E CAD BLVD	10/1/2021	\$480,000	\$645,995	-\$46,051	\$100,166	0.73	-\$63,084	-\$1.45		COM	15.51%
U	U -07-03-102-013	10775 DIXIE HWY	10/8/2020	\$160,000	\$250,918	\$29,345	\$83,243	0.91	\$32,247	\$0.74		COM	33.18%
U	U -07-17-180-004	649 BROADWAY RD	6/14/2021	\$65,000	\$104,742	-\$30,812	\$8,930	0.05	-\$616,240	-\$14.15		COM	8.53%
U	U -07-14-478-030	7460 M E CAD BLVD	7/31/2020	\$143,000	\$237,971	\$31,334	\$120,748	0.88	\$35,607	\$0.82		COM	50.74%

CITY OF CLARKSTON

LAND FOR 2024: AREA LAND SALES

COLOR CODING KEY

VACANT LAND SALE

DEMO AFTER SALE OR

VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
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