

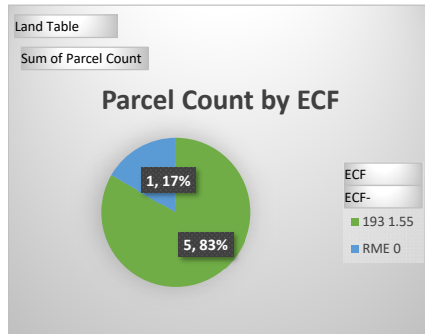
**City of Clarkston**

Land Table: 193

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	RME, 193	Sales Ratio	#DIV/0!
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.175	% Change	5.00%
Land Table LtoB	97.45%	Projected Land Table LtoB	102.33%
CVT LtoB	26.73%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,215	#DIV/0!	\$1,336
MINIMUM	\$1	#DIV/0!	\$1
MAXIMUM	\$2,428	#DIV/0!	\$2,671

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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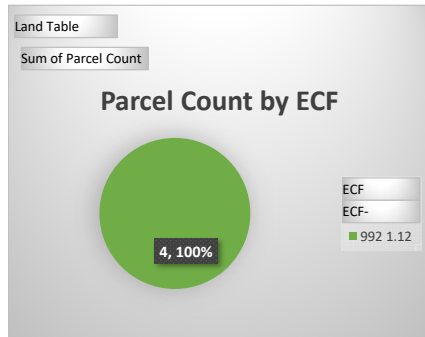
**City of Clarkston**

Land Table: 992

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	992	Sales Ratio	#DIV/0!
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.120	% Change	20.00%
Land Table LtoB	15.98%	Projected Land Table LtoB	19.18%
CVT LtoB	26.73%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,993	#DIV/0!	\$104,392
MINIMUM	\$84,872	#DIV/0!	\$101,846
MAXIMUM	\$89,114	#DIV/0!	\$106,937

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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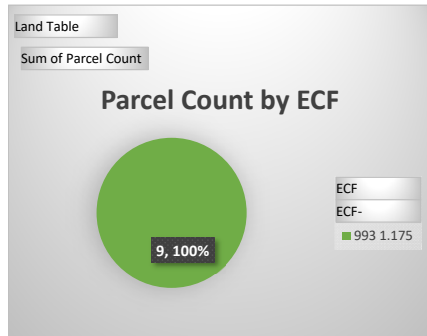
**City of Clarkston**

Land Table: 993

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	993	Sales Ratio	#DIV/0!
Min ECF	1.175	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.175	% Change	5.00%
Land Table LtoB	21.99%	Projected Land Table LtoB	23.09%
CVT LtoB	26.73%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$318	#DIV/0!	\$350
MINIMUM	\$1	#DIV/0!	\$1
MAXIMUM	\$635	#DIV/0!	\$699

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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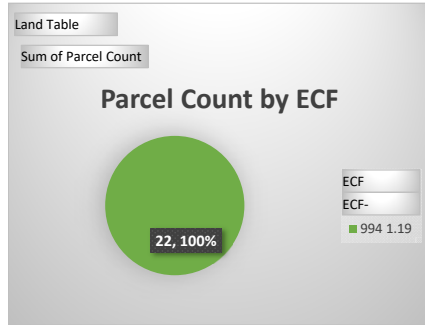
**City of Clarkston**

Land Table: 994

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	1
ECF Nbhd	994	Sales Ratio	49.96%
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	0.70%
Max ECF	1.190	% Change	0.00%
Land Table LtoB	21.41%	Projected Land Table LtoB	21.41%
CVT LtoB	26.73%	Sales Sample Size	4.55%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,547	\$66,007	\$65,547
MINIMUM	\$750	\$755	\$750
MAXIMUM	\$105,798	\$106,542	\$105,798

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-20-252-052	114 WOMPOLE DR	07/16/21	\$685,000	\$684,517	\$69,206	\$68,723	0.65	#DIV/0!	\$106,471		Land Table 994	10.04%

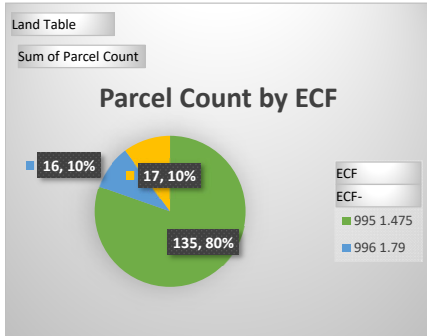
**City of Clarkston**

Land Table: 995

BSA DATABASE		SALES DATA	
Parcel Count	168	# of Sales	10
ECF Nbhd	995, 996, 997	Sales Ratio	44.64%
Min ECF	1.475	(Land Resid.-Est. Land Value)/Est. LV	42.20%
Max ECF	1.790	% Change	10.00%
Land Table LtoB	28.95%	Projected Land Table LtoB	31.84%
CVT LtoB	26.73%	Sales Sample Size	5.95%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$58,547	\$83,252	\$64,402
<b>MINIMUM</b>	\$580	\$825	\$638
<b>MAXIMUM</b>	\$435,758	\$619,635	\$479,334

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-20-402-021	76 N MAIN ST	08/12/21	\$600,000	\$536,176	\$143,506	\$79,682	0.38	\$1,661	\$373,714		Land Table 995	14.86%
14-08-20-381-004	69 S HOLCOMB RD	12/08/22	\$525,000	\$474,760	\$129,922	\$79,682	0.26	\$1,339	\$505,533		Land Table 995	16.78%
14-08-20-327-007	114 N HOLCOMB RD	09/07/22	\$880,000	\$818,999	\$249,700	\$188,699	0.51	\$3,045	\$489,608		Land Table 995	23.04%
14-08-20-327-026	43 W WASHINGTON ST	10/20/22	\$700,000	\$497,811	\$341,087	\$138,898	0.28	\$2,729	\$1,235,822		Land Table 995	27.90%
14-08-20-326-026	41 N HOLCOMB RD	02/25/21	\$226,000	\$269,299	\$36,383	\$79,682	0.27	\$238	\$133,761		Land Table 995	29.59%
14-08-20-326-003	145 N HOLCOMB RD	05/20/21	\$300,000	\$266,068	\$113,614	\$79,682	0.37	\$1,033	\$307,897		Land Table 995	29.95%
14-08-20-328-004	129 N MAIN ST	12/10/21	\$682,000	\$721,516	\$191,096	\$230,612	0.81	\$1,820	\$237,386		Land Table 995	31.96%
14-08-20-326-023	65 MADISON CT	04/19/22	\$286,000	\$194,947	\$170,735	\$79,682	0.42	\$2,846	\$411,410		Land Table 995	40.87%
14-08-20-377-001	64 W WASHINGTON ST	11/10/22	\$219,500	\$193,993	\$105,189	\$79,682	0.17	\$965	\$626,125		Land Table 995	41.07%
14-08-20-402-020	80.5 N MAIN ST	11/18/22	\$400,000	\$328,018	\$260,681	\$188,699	0.56	\$2,483	\$463,021		Land Table 995	57.53%

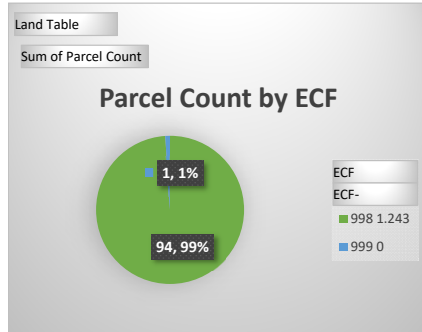
**City of Clarkston**

Land Table: 998

BSA DATABASE		SALES DATA	
Parcel Count	95	# of Sales	6
ECF Nbhd	998, 999	Sales Ratio	42.62%
Min ECF	1.243	(Land Resid.-Est. Land Value)/Est. LV	71.28%
Max ECF	1.243	% Change	20.00%
Land Table LtoB	23.56%	Projected Land Table LtoB	28.27%
CVT LtoB	26.73%	Sales Sample Size	6.32%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$129,864	\$222,427	\$155,837
<b>MINIMUM</b>	\$56,930	\$97,508	\$68,316
<b>MAXIMUM</b>	\$237,414	\$406,635	\$284,897

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-29-127-005	6170 OVERLOOK	01/21/22	\$350,000	\$313,206	\$93,724	\$56,930	0.24	\$1,339	\$388,896		Land Table 998	18.18%
14-08-29-126-006	6331 MIDDLE LAKE RD	09/28/21	\$410,000	\$373,367	\$105,372	\$68,739	0.63	\$1,228	\$166,992		Land Table 998	18.41%
14-08-29-179-001	6055 PINEHURST CT	09/12/22	\$650,000	\$541,453	\$227,272	\$118,725	0.25	\$3,444	\$898,308		Land Table 998	21.93%
14-08-29-176-004	6230 MIDDLE LAKE RD	05/21/21	\$355,000	\$312,399	\$111,340	\$68,739	0.69	\$908	\$160,896		Land Table 998	22.00%
14-08-29-127-004	6200 OVERLOOK	08/20/21	\$247,500	\$208,306	\$96,124	\$56,930	0.24	\$1,373	\$398,855		Land Table 998	27.33%

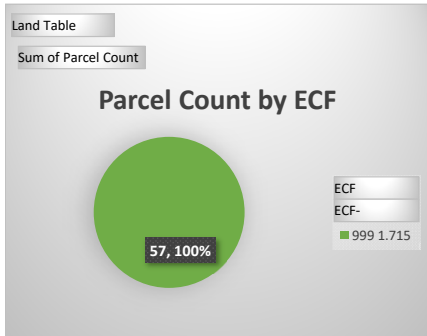
**City of Clarkston**

Land Table: 999

BSA DATABASE		SALES DATA	
Parcel Count	57	# of Sales	11
ECF Nbhd	999	Sales Ratio	47.99%
Min ECF	1.715	(Land Resid.-Est. Land Value)/Est. LV	22.01%
Max ECF	1.715	% Change	15.00%
Land Table LtoB	29.62%	Projected Land Table LtoB	34.06%
CVT LtoB	26.73%	Sales Sample Size	19.30%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$130,753</b>	<b>\$159,530</b>	<b>\$150,366</b>
<b>MINIMUM</b>	<b>\$109,831</b>	<b>\$134,003</b>	<b>\$126,306</b>
<b>MAXIMUM</b>	<b>\$152,313</b>	<b>\$185,835</b>	<b>\$175,160</b>

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-20-452-020	53 E CHURCH ST	02/08/21	\$405,000	\$443,541	\$80,808	\$119,349	0.27	\$1,082	\$300,401		Land Table 999	26.91%
14-08-20-452-023	44 E WASHINGTON ST	06/04/21	\$375,000	\$396,450	\$88,381	\$109,831	0.12	\$2,249	\$736,508		Land Table 999	27.70%
14-08-20-454-005	67 BUFFALO ST	02/26/21	\$281,500	\$295,901	\$104,948	\$119,349	0.24	\$1,590	\$437,283		Land Table 999	40.33%
14-08-20-454-002	41 BUFFALO ST	04/20/22	\$322,500	\$316,259	\$125,590	\$119,349	0.25	\$1,944	\$508,462		Land Table 999	37.74%
14-08-20-452-021	61 E CHURCH ST	06/17/22	\$265,000	\$246,228	\$138,121	\$119,349	0.24	\$1,574	\$585,258		Land Table 999	48.47%
14-08-20-452-018	25 BUFFALO ST	11/03/22	\$426,000	\$390,849	\$160,707	\$125,556	0.29	\$2,129	\$546,622		Land Table 999	32.12%
14-08-20-452-005	56 E WASHINGTON ST	06/10/22	\$495,000	\$436,700	\$177,649	\$119,349	0.26	\$2,378	\$675,471		Land Table 999	27.33%
14-08-20-452-001	7 BUFFALO ST	06/15/21	\$575,000	\$476,138	\$214,128	\$115,266	0.20	\$2,523	\$1,076,020		Land Table 999	24.21%
14-08-20-382-008	69 S MAIN ST	12/30/21	\$375,000	\$294,922	\$145,977	\$65,899	0.11	\$4,422	\$1,327,064		Land Table 999	22.34%

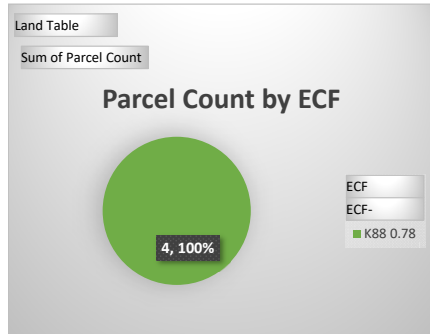
**City of Clarkston**

Land Table: K88

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	1
ECF Nbhd	K88	Sales Ratio	48.12%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	66.61%
Max ECF	0.780	% Change	0.00%
Land Table LtoB	5.87%	Projected Land Table LtoB	5.87%
CVT LtoB	26.73%	Sales Sample Size	25.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$27,930	\$46,534	\$27,930
MINIMUM	\$27,930	\$46,534	\$27,930
MAXIMUM	\$27,930	\$46,534	\$27,930

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-20-252-048	206 N MAIN ST	12/08/22	\$494,000	\$475,396	\$46,534	\$27,930	1.00	#DIV/0!	\$46,534		Land Table K88	5.88%



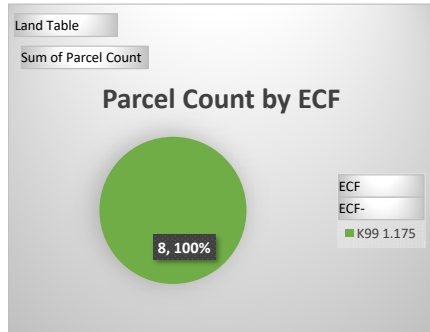
**City of Clarkston**

Land Table: K99

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	K99	Sales Ratio	#DIV/0!
Min ECF	1.175	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.175	% Change	20.00%
Land Table LtoB	13.39%	Projected Land Table LtoB	16.06%
CVT LtoB	26.73%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,899	#DIV/0!	\$68,279
MINIMUM	\$2,057	#DIV/0!	\$2,468
MAXIMUM	\$71,047	#DIV/0!	\$85,256

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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