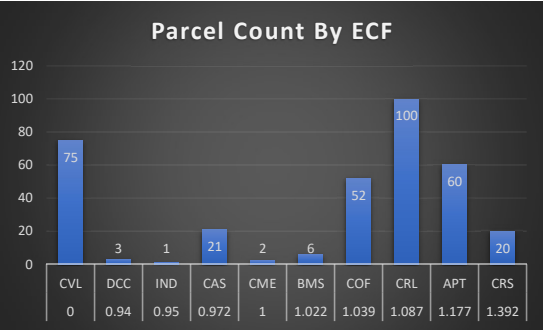


**CITY OF CLAWSON**

**LAND FOR 2024: COM LAND**

BSA DATABASE		SALES DATA	
Parcel Count	340	# of Sales	25
ECF Nbhd	CAS, BMS, CRL, IND, COF, CRS, APT, CVL, DCC, CME	Sales Ratio	46.42%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	19.35%
Max ECF	1.392	% Change	10.00%
Land Table LtoB	31.66%	Projected Land Table LtoB	34.83%
CVT LtoB	29.48%	Sale Sample Size	7.35%



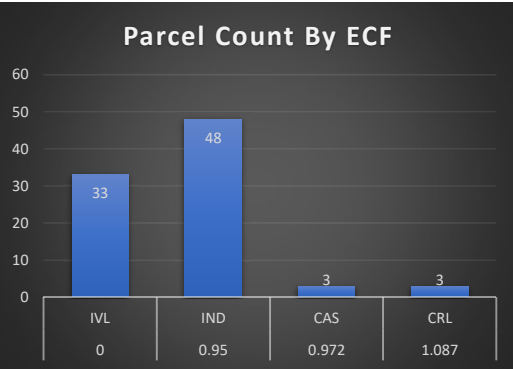
RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$17.20	\$20.53	\$18.92
MEDIAN	\$14.79	\$17.65	\$16.27
MINIMUM	\$1.46	\$1.74	\$1.61
MAXIMUM	\$50.93	\$60.79	\$56.02

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
16	16-20-33-101-001	1365 W MAPLE RD	4/27/2021	\$1,245,000	\$1,231,764	\$460,196	\$432,619	0.517	\$890,128	\$20.43		COM	35.12%
16	16-20-33-126-003	909 W MAPLE RD	11/2/2021	\$2,350,000	\$2,273,887	\$723,574	\$611,803	1.717	\$421,418	\$9.67		COM	26.91%
16	16-20-33-126-004	905 W MAPLE RD	2/15/2022	\$1,670,000	\$1,251,131	\$797,690	\$359,587	0.859	\$928,626	\$21.32		COM	28.74%
16	16-20-33-226-043	1565 N MAIN ST	11/18/2022	\$1,375,000	\$1,071,904	\$731,342	\$409,523	0.709	\$1,031,512	\$23.68	16-20-33-226-017, 16-20-33-226-052	COM	38.21%
16	16-20-33-226-070	1537 N MAIN ST	2/28/2020	\$250,000	\$369,786	\$51,727	\$166,212	0.345	\$149,933	\$3.44		COM	44.95%
16	16-20-33-301-019	800 N CROOKS RD STE 100	10/9/2020	\$600,000	\$676,333	\$147,756	\$216,058	0.4	\$369,390	\$8.48		COM	31.95%
16	16-20-33-351-050	340 N CROOKS RD	8/18/2022	\$1,000,000	\$942,398	\$173,934	\$204,830	0.719	\$241,911	\$5.55		COM	21.73%
16	16-20-33-454-018	288 W 14 MILE RD	8/11/2021	\$268,000	\$259,477	\$112,312	\$103,168	0.191	\$588,021	\$13.50		COM	39.76%
16	16-20-33-476-015	331 N MAIN ST	11/23/2021	\$310,000	\$245,360	\$236,468	\$167,863	0.401	\$589,696	\$13.54		COM	68.41%
16	16-20-34-355-052	59 FLORENCE ST	9/28/2022	\$350,000	\$278,521	\$200,556	\$124,236	0.23	\$871,983	\$20.02		COM	44.61%
16	16-20-34-452-004	159 N ROCHESTER RD	4/8/2021	\$429,900	\$373,066	\$243,021	\$180,409	0.334	\$727,608	\$16.70	16-20-34-452-005	COM	48.36%
16	16-20-34-453-004	55 N ROCHESTER RD	9/27/2022	\$160,000	\$199,960	\$75,213	\$109,109	0.202	\$372,342	\$8.55		COM	54.57%
16	16-25-03-101-002	14 E 14 MILE RD	4/1/2022	\$562,500	\$394,701	\$232,812	\$64,522	0.054	\$4,311,333	\$98.97		COM	16.35%
16	16-25-03-128-023	220 S ROCHESTER RD	11/17/2021	\$1,526,450	\$1,077,194	\$356,775	\$261,237	0.917	\$389,068	\$8.93		COM	24.25%
16	16-25-04-103-002	317 S CROOKS RD	11/19/2020	\$425,000	\$505,277	\$226,384	\$300,355	0.52	\$435,354	\$9.99		COM	59.44%
16	16-25-04-203-020	449 W 14 MILE RD	7/31/2020	\$590,000	\$574,557	\$280,460	\$252,879	0.413	\$679,080	\$15.59	16-25-04-203-021	COM	44.01%
44	44-25-01-301-002	31660 JOHN R RD	9/7/2022	\$750,000	\$730,943	\$364,570	\$335,280	1.01	\$360,960	\$8.29		200	45.87%
44	44-25-01-476-010	31319 DEQUINDRE RD # 31323	3/31/2021	\$275,000	\$288,115	\$89,123	\$90,488	0.273	\$326,458	\$7.49		200	31.41%
44	44-25-02-101-065	1331 W 14 MILE RD	10/26/2021	\$2,200,000	\$2,159,562	\$522,981	\$452,873	1.702	\$307,274	\$7.05		200	20.97%
44	44-25-02-377-005	31015 STEPHENSON HWY	10/6/2021	\$530,000	\$594,567	\$246,095	\$292,734	0.461	\$533,829	\$12.26		200	49.23%
44	44-25-13-105-002	630 E 12 MILE RD	12/21/2021	\$115,000	\$126,254	\$48,946	\$57,836	0.174	\$281,299	\$6.46		200	45.81%
44	44-25-13-279-044	28037 DEQUINDRE RD	11/30/2020	\$500,000	\$490,011	\$169,094	\$156,225	0.471	\$359,011	\$8.24		200	31.88%
44	44-25-13-426-006	27771 DEQUINDRE RD	7/30/2021	\$395,000	\$390,781	\$133,296	\$123,063	0.371	\$359,288	\$8.25		200	31.49%
44	44-25-14-127-053	1035 W 12 MILE RD # 1039	2/28/2022	\$600,000	\$628,659	\$290,435	\$311,589	0.939	\$309,302	\$7.10		200	49.56%
44	44-25-23-278-017	26385 JOHN R RD	11/3/2021	\$174,600	\$180,570	\$39,056	\$41,834	0.126	\$309,968	\$7.12		200	23.17%

**CITY OF CLAWSON**

**LAND FOR 2024: IND LAND**

BSA DATABASE		SALES DATA	
Parcel Count	87	# of Sales	25
ECF Nbhd	IND, IVL, CRL, CAS	Sales Ratio	47.17%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	36.22%
Max ECF	1.087	% Change	5.00%
Land Table LtoB	21.15%	Projected Land Table LtoB	22.20%
CVT LtoB	29.48%	Sale Sample Size	28.74%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$7.38	\$10.05	\$7.75
MEDIAN	\$7.78	\$10.60	\$8.17
MINIMUM	\$2.40	\$3.27	\$2.52
MAXIMUM	\$12.57	\$17.12	\$13.20

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
16	16-20-33-101-012	1332 ANDERSON RD	5/26/2021	\$1,200,000	\$588,191	\$805,302	\$177,197	0.933	\$863,132	\$19.81		IND	30.13%
16	16-20-33-151-055	1080 N CROOKS RD	9/22/2020	\$2,800,000	\$3,145,122	\$104,108	\$371,758	3.556	\$29,277	\$0.67		IND	11.82%
16	16-20-34-402-002	860 BADDER AVE	2/17/2021	\$425,000	\$275,852	\$224,553	\$61,914	0.326	\$688,813	\$15.81		IND	22.44%
16	16-20-34-403-017	639 N ROCHESTER RD	6/3/2021	\$565,000	\$525,408	\$179,138	\$117,326	0.475	\$377,133	\$8.66	16-20-34-403-022	IND	22.33%
44	44-25-01-176-018	32332 EDWARD AVE	7/9/2020	\$560,000	\$532,594	\$188,998	\$143,100	0.689	\$274,308	\$6.30		300	26.87%
44	44-25-01-177-017	32365 HOWARD AVE	8/27/2020	\$570,000	\$552,143	\$150,183	\$124,497	0.599	\$250,723	\$5.76		300	22.55%
44	44-25-01-178-045	32300 HOWARD AVE	1/10/2022	\$615,000	\$494,391	\$307,511	\$143,100	0.689	\$446,315	\$10.25		300	28.94%
44	44-25-01-202-022	32601 INDUSTRIAL DR	10/28/2020	\$1,455,000	\$1,622,608	\$420,424	\$512,298	2.466	\$170,488	\$3.91		300	31.57%
44	44-25-01-202-025	32401 INDUSTRIAL DR	6/10/2021	\$1,225,000	\$1,096,238	\$527,846	\$372,322	1.792	\$294,557	\$6.76		300	33.96%
44	44-25-01-202-030	32655 INDUSTRIAL DR	9/25/2020	\$2,300,000	\$2,168,056	\$794,441	\$640,373	3.082	\$257,768	\$5.92		300	29.54%
44	44-25-01-327-017	31601 RESEARCH PARK DR	6/1/2020	\$1,725,000	\$2,065,090	\$155,190	\$463,349	2.23	\$69,592	\$1.60		300	22.44%
44	44-25-01-427-020	31791 SHERMAN AVE	8/31/2021	\$895,000	\$762,759	\$282,747	\$125,928	0.606	\$466,579	\$10.71		300	16.51%
44	44-25-02-101-031	32475 STEPHENSON HWY	6/26/2020	\$1,000,000	\$874,755	\$345,033	\$211,073	1.016	\$339,599	\$7.80		300	24.13%
44	44-25-02-326-008	31695 STEPHENSON HWY	8/3/2020	\$925,000	\$763,611	\$367,075	\$195,310	0.94	\$390,505	\$8.96		300	25.58%
44	44-25-02-327-003	31435 STEPHENSON HWY	5/27/2022	\$1,800,000	\$1,442,747	\$681,878	\$291,733	1.404	\$485,668	\$11.15		300	20.22%
44	44-25-02-376-004	31211 STEPHENSON HWY	5/8/2020	\$1,065,000	\$1,011,680	\$305,003	\$240,408	1.157	\$263,615	\$6.05		300	23.76%
44	44-25-11-126-025	30105 STEPHENSON HWY	9/8/2021	\$900,000	\$951,974	\$323,652	\$353,228	1.7	\$190,384	\$4.37		300	37.10%
44	44-25-11-281-004	375 W GIRARD AVE # 395	11/30/2021	\$555,000	\$492,541	\$208,159	\$111,114	0.535	\$389,082	\$8.93		300	22.56%
44	44-25-11-283-002	201 W GIRARD AVE	10/25/2022	\$650,000	\$526,975	\$306,926	\$180,878	0.871	\$352,383	\$8.09		300	34.32%
44	44-25-11-376-010	29215 STEPHENSON HWY	5/6/2021	\$1,225,000	\$1,142,253	\$422,315	\$307,665	1.481	\$285,155	\$6.55		300	26.93%
44	44-25-11-376-024	29401 STEPHENSON HWY	2/10/2022	\$2,000,000	\$1,991,687	\$460,158	\$392,708	1.89	\$243,470	\$5.59		300	19.72%

**CITY OF CLAWSON****LAND FOR 2024: IND 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
44	44-25-13-480-019	1731 E 11 MILE RD	5/26/2021	\$525,000	\$423,754	\$198,759	\$88,150	0.424	\$468,771	\$10.76		300	20.80%
44	44-25-24-251-019	26040 PINEHURST DR	6/13/2022	\$1,000,000	\$860,387	\$367,339	\$208,688	1.004	\$365,875	\$8.40		300	24.26%
44	44-25-24-301-001	25914 JOHN R RD	7/6/2021	\$650,000	\$738,856	\$42,358	\$113,335	0.545	\$77,721	\$1.78		300	15.34%
44	44-25-24-476-010	1703 E 10 MILE RD	4/22/2021	\$260,000	\$319,125	\$10,577	\$57,240	0.275	\$38,462	\$0.88		300	17.94%

**CITY OF CLAWSON**

**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
16	16-20-33-381-037		7/21/2021	\$170,000	\$51,167	\$170,000	\$51,167	0.10	\$1,683,168	\$38.64		IND	100.00%
16	16-20-34-303-003	516 N MAIN ST	11/2/2021	\$230,000	\$263,530	\$230,000	\$263,530	0.55	\$420,475	\$9.65		COM	100.00%