

CITY OF CLARKSTON

ECF FOR 2024: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$15,299,450	\$4,046,469	\$11,252,981	\$8,899,437	\$5,559,440	36.34%	1.264

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
4	04-25-17-305-009	2200 BERKLEY AVE	APT	10/02/20	\$3,525,000	\$666,340	\$2,858,660	\$2,919,227	\$1,316,700	37.35%		201
8	08-20-30-456-020	2555 E MAPLE RD	APT	12/06/21	\$950,000	\$381,309	\$568,691	\$427,054	\$421,650	44.38%		201
8	08-19-36-456-018	355 E 14 MILE RD	APT	07/12/23	\$1,725,000	\$1,150,317	\$574,683	\$469,014	\$792,790	45.96%		201
14	14-08-20-376-001	5 S HOLCOMB RD	APT	03/14/22	\$825,000	\$105,772	\$719,228	\$276,089	\$206,980	25.09%		201
16	16-25-03-128-023	220 S ROCHESTER RD	APT	11/17/21	\$1,526,450	\$295,759	\$1,230,691	\$1,018,897	\$538,600	35.28%		201
24	24-25-26-184-007	2280 ANNABELLE ST	APP	04/22/21	\$400,000	\$112,419	\$287,581	\$152,678	\$145,630	36.41%	24-25-26-184-006	201
24	24-25-34-178-022	334 W MARSHALL ST	APP	05/11/22	\$425,000	\$175,164	\$249,836	\$155,451	\$176,120	41.44%		201
64	64-14-28-481-022	98 S EDITH	APP	05/21/21	\$310,000	\$19,687	\$290,313	\$317,961	\$118,570	38.25%		201
64	64-14-33-210-065	389 OSMUN ST	APS	08/05/22	\$138,000	\$10,108	\$127,892	\$108,034	\$46,690	33.83%		201
68	68-15-11-304-011	327 LYSANDER ST	APT	12/21/21	\$1,400,000	\$567,332	\$832,668	\$863,018	\$713,780	50.98%	68-15-11-304-026, 68-15-11-304-012, 68-15-11-304-013	201
IH	IH-01-34-102-001	204 ROSETTE ST	APT	11/09/21	\$975,000	\$146,192	\$828,808	\$590,724	\$301,500	30.92		201
PO	PO-04-22-457-019	25 LOUCK ST	APT	03/02/22	\$1,650,000	\$224,847	\$1,425,153	\$843,732	\$468,840	28.41	PO-04-22-459-004, PO-04-22-457-008	201
U	U -07-03-177-006	10660 E HOLLY RD	APT	07/15/22	\$1,450,000	\$191,223	\$1,258,777	\$757,558	\$311,590	21.49		201

CITY OF CLARKSTON

ECF FOR 2024: CAS

# OF SALES		TOTAL SALE PRICE				TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
10		\$4,816,000				\$1,501,506	\$3,314,494	\$3,311,725	\$2,290,520	47.56%	1.001	

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
16	16-20-33-101-001	1365 W MAPLE RD	CAS	04/27/21	\$1,245,000	\$489,790	\$755,210	\$839,259	\$615,880	49.47		201
20	20-23-28-476-007	33500 W 9 MILE RD	CAS	12/02/21	\$700,000	\$286,780	\$413,220	\$490,483	\$382,570	54.65		201
28	28-25-25-301-052	23900 JOHN R RD	CAS	06/18/21	\$260,000	\$90,261	\$169,739	\$144,042	\$115,360	44.37		201
64	64-14-21-357-004	440 N PADDOCK ST	CAS	01/04/22	\$179,000	\$38,947	\$140,053	\$181,443	\$98,490	55.02		201
64	64-14-19-129-034	CESAR CHAVEZ	CAS	11/12/21	\$153,000	\$31,841	\$121,159	\$153,441	\$82,540	53.95		201
64	64-14-17-404-002	1076 BALDWIN AVE	CAS	04/01/21	\$169,000	\$70,160	\$98,840	\$96,742	\$77,760	46.01	64-14-17-404-001	201
64	64-14-19-251-014	870 CESAR E CHAVEZ AVE	CAS	07/15/21	\$950,000	\$60,807	\$889,193	\$793,971	\$377,930	39.78		201
64	64-14-30-452-013	688 W HURON ST	CMM	01/21/22	\$525,000	\$48,877	\$476,123	\$390,865	\$255,510	48.67		201
IH	IH-01-33-426-011	101 CIVIC DR	CAS	06/14/22	\$230,000	\$187,476	\$42,524	\$39,079	\$110,350	47.98		201
K	K -21-03-303-002	56891 GRAND RIVER AVE	CAS	08/30/21	\$405,000	\$196,567	\$208,433	\$182,400	\$174,130	43.00	K -21-03-303-008	201

CITY OF CLARKSTON

ECF FOR 2024: COF

# OF SALES					TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF	
13					\$19,531,000	\$2,755,376	\$16,775,624	\$15,262,327	\$9,146,310	46.83%	1.099	
UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
14	14-08-20-402-032	3 E WASHINGTON ST	COF	03/31/22	\$330,000	\$39,844	\$290,156	\$104,290	\$72,360	21.93		201
O	O -09-14-251-019	1455 S LAPEER RD	COF	04/29/22	\$8,450,000	\$756,099	\$7,693,901	\$9,751,669	\$5,407,360	63.99		201
O	O -09-11-477-014	975 S LAPEER RD	COF	03/16/22	\$325,000	\$167,458	\$157,542	\$146,887	\$151,270	46.54		201
O	O -09-02-276-009	720 N LAPEER RD	COF	07/25/22	\$3,225,000	\$422,762	\$2,802,238	\$1,656,152	\$1,058,350	32.82		201
O	O -09-11-477-009	845 S LAPEER RD	COF	11/08/22	\$2,206,000	\$351,104	\$1,854,896	\$733,891	\$540,830	24.52		201
OL	OL-09-11-277-048	440 S BROADWAY ST	COF	06/15/22	\$1,500,000	\$205,180	\$1,294,820	\$835,571	\$532,880	35.53		201
OL	OL-09-02-477-002	30 N BROADWAY ST	COF	11/11/21	\$525,000	\$157,665	\$367,335	\$169,063	\$159,050	30.30	OL-09-02-477-001	201
P	P -04-26-353-023	850 S LAPEER RD	COF	11/01/21	\$535,000	\$208,301	\$326,699	\$349,899	\$291,210	54.43		201
P	P -04-26-353-022	834 S LAPEER RD	COF	06/15/22	\$775,000	\$122,306	\$652,694	\$481,201	\$323,260	41.71		201
PO	PO-04-22-457-009	62 N WASHINGTON ST	COF	04/13/21	\$135,000	\$40,075	\$94,925	\$142,035	\$97,400	72.15		201
PO	PO-04-27-278-019	167 S WASHINGTON ST	COF	08/31/22	\$315,000	\$78,574	\$236,426	\$216,072	\$156,260	49.61		201
PO	PO-04-27-230-019	90 S WASHINGTON ST	COF	10/20/21	\$630,000	\$114,148	\$515,852	\$205,254	\$166,290	26.40	PO-04-27-230-005	201
U	U -07-17-303-005	7550 VILLAGE CT	COF	09/24/21	\$580,000	\$91,860	\$488,140	\$470,343	\$189,790	32.72		201

CITY OF CLARKSTON

ECF FOR 2024: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$24,712,750	\$3,954,788	\$20,757,962	\$17,070,472	\$10,789,090	43.66%	1.216

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
14	14-08-20-451-001	2 S MAIN ST	CRL	08/05/21	\$400,000	\$67,188	\$332,812	\$173,934	\$130,380	32.60		201
14	14-08-20-453-022	6 E CHURCH ST	CRL	03/09/22	\$550,000	\$113,589	\$436,411	\$191,057	\$161,390	29.34		201
O	O -09-14-201-006	1140 S LAPEER RD	CRL	08/17/22	\$245,000	\$112,562	\$132,438	\$94,633	\$98,920	40.38		201
O	O -09-14-300-043	1796 S LAPEER RD	CRL	06/02/21	\$2,742,750	\$436,105	\$2,306,645	\$2,659,858	\$1,569,780	57.23		201
O	O -09-23-402-023	2755 S LAPEER RD	CRL	03/03/22	\$2,700,000	\$409,960	\$2,290,040	\$2,637,826	\$1,546,620	57.28	O -09-23-402-012	201
O	O -09-33-351-036	851 BROWN RD	CRL	12/27/22	\$1,925,000	\$299,645	\$1,625,355	\$645,390	\$469,600	24.39		201
OL	OL-09-02-481-010	33 S BROADWAY ST	CRL	08/06/21	\$875,000	\$131,228	\$743,772	\$365,334	\$245,760	28.09	OL-09-02-481-012	201
PO	PO-04-22-385-001	81 W BURDICK ST	CRL	01/06/23	\$1,090,000	\$187,254	\$902,746	\$503,276	\$368,780	33.83		201
PO	PO-04-26-152-010	160 S WASHINGTON ST	CRL	11/08/21	\$5,870,000	\$1,112,378	\$4,757,622	\$4,476,071	\$3,050,850	51.97	PO-04-26-152-011	201
U	U -07-17-180-002	661 BROADWAY RD	CRL	12/10/21	\$90,000	\$9,387	\$80,613	\$134,237	\$42,930	47.70		201
O	O -09-14-201-025	1176 S LAPEER RD	NSC	04/30/22	\$4,425,000	\$350,745	\$4,074,255	\$2,828,160	\$1,588,450	35.90		201
O	O -09-23-402-025	2643 S LAPEER RD	NSC	06/07/22	\$1,270,000	\$411,806	\$858,194	\$1,078,285	\$744,410	58.61		201
P	P -04-22-200-019	960 N LAPEER RD	NSC	08/24/22	\$2,530,000	\$312,941	\$2,217,059	\$1,282,411	\$771,220	30.48		201

CITY OF CLARKSTON

ECF FOR 2024: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$9,172,500	\$3,008,925	\$6,163,575	\$5,046,301	\$4,335,070	47.26%	1.221

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
14	14-08-20-451-018	18 S MAIN ST	CRS	06/16/22	\$1,600,000	\$426,701	\$1,173,299	\$937,348	\$772,010	48.25		201
20	20-23-35-103-015	30746 GRAND RIVER AVE	CRS	03/21/22	\$120,000	\$33,290	\$86,710	\$97,078	\$61,340	51.12		201
20	20-23-35-126-010	30732 GRAND RIVER AVE	CRS	07/29/22	\$247,500	\$101,924	\$145,576	\$80,982	\$86,310	34.87		201
24	24-25-27-437-007	2525 HILTON RD	CRS	09/03/21	\$665,000	\$186,932	\$478,068	\$374,775	\$342,320	51.48		201
24	24-25-34-127-004	22736 WOODWARD AVE	CRS	03/14/22	\$830,000	\$135,652	\$694,348	\$378,496	\$322,080	38.80		201
44	44-25-01-301-002	31660 JOHN R RD	CRS	09/07/22	\$750,000	\$378,953	\$371,047	\$342,566	\$365,470	48.73		201
44	44-25-12-102-001	30600 JOHN R RD	CRS	04/15/22	\$350,000	\$66,768	\$283,232	\$198,574	\$132,590	37.88		201
64	64-14-21-405-006	630 MARTIN LUTHER KING	CRS	09/01/22	\$250,000	\$50,205	\$199,795	\$184,084	\$89,210	35.68		201
68	68-15-15-232-026	327 S MAIN ST	CRS	11/16/22	\$1,000,000	\$405,593	\$594,407	\$570,492	\$551,880	55.19		201
68	68-15-15-228-020	401 S MAIN ST	CRS	12/08/21	\$1,450,000	\$475,282	\$974,718	\$806,059	\$733,420	50.58		201
80	80-21-29-105-009	399 S LAFAYETTE ST	CRS	09/24/21	\$460,000	\$90,546	\$369,454	\$241,058	\$165,750	36.03		201
96	96-22-05-352-003	29710 S WIXOM RD	CRS	02/18/22	\$1,000,000	\$420,626	\$579,374	\$481,156	\$487,280	48.73		201
U	U -07-03-126-013	10816 DIXIE HWY	CRS	10/28/22	\$450,000	\$236,453	\$213,547	\$353,633	\$225,410	50.09		201