

City of Clarkston

2024 ECF Study

NBHD	Count	Sale Price	Assessment	Ratio	Used ECF
193	0				1.550
992	1	\$688,000	\$309,290	44.95%	1.210
993	0				1.175
994	1	\$685,000	\$371,920	54.29%	1.220
995	9	\$4,236,500	\$2,115,550	49.94%	1.500
996	1	\$600,000	\$298,630	49.77%	1.880
997	1	\$400,000	\$181,800	45.45%	1.770
998	6	\$2,285,000	\$1,131,410	49.51%	1.360
999	8	\$3,145,500	\$1,557,850	49.53%	1.790
K88	1	\$494,000	\$245,780	49.75%	0.770
K99	0				1.155
RME	0				0.908
		\$12,534,000	\$6,212,230		

2 Year Sale Ratio:

49.56%

*Sale Study Period: 4/01/2021-03/31/2023

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
14-08-20-380-019	7 MADISON CT	2/27/2023	401	03-ARM'S LENGTH	992	\$688,000	\$309,290	44.95	\$191.14	3,040	Colonial/2Sty
14-08-20-252-052	114 WOMPOLE DR	7/16/2021	401	03-ARM'S LENGTH	994	\$685,000	\$371,920	54.29	\$311.72	1,960	Contemporary
14-08-20-326-003	145 N HOLCOMB RD	5/20/2021	401	03-ARM'S LENGTH	995	\$300,000	\$142,570	47.52	\$177.27	1,157	Ranch
14-08-20-326-005	127 N HOLCOMB RD	1/9/2023	401	03-ARM'S LENGTH	995	\$379,000	\$216,430	57.11	\$155.20	1,871	Colonial/2Sty
14-08-20-326-023	65 MADISON CT	4/19/2022	401	03-ARM'S LENGTH	995	\$286,000	\$104,330	36.48	\$223.12	889	Bungalow
14-08-20-327-005	126 N HOLCOMB RD	1/4/2023	401	03-ARM'S LENGTH	995	\$265,000	\$187,040	70.58	\$59.20	1,440	SingleFamily
14-08-20-327-007	114 N HOLCOMB RD	9/7/2022	401	03-ARM'S LENGTH	995	\$880,000	\$439,580	49.95	\$221.16	3,039	SingleFamily
14-08-20-327-026	43 W WASHINGTON ST	10/20/2022	401	03-ARM'S LENGTH	995	\$700,000	\$267,330	38.19	\$281.55	1,916	Colonial/2Sty
14-08-20-328-004	129 N MAIN ST	12/10/2021	401	03-ARM'S LENGTH	995	\$682,000	\$387,830	56.87	\$119.61	3,581	Colonial/2Sty
14-08-20-377-001	64 W WASHINGTON ST	11/10/2022	401	03-ARM'S LENGTH	995	\$219,500	\$116,920	53.27	\$130.67	1,009	Ranch
14-08-20-381-004	69 S HOLCOMB RD	12/8/2022	401	03-ARM'S LENGTH	995	\$525,000	\$253,520	48.29	\$153.31	2,816	Colonial/2Sty
14-08-20-402-021	76 N MAIN ST	8/12/2021	401	03-ARM'S LENGTH	996	\$600,000	\$298,630	49.77	\$159.45	3,207	SingleFamily
14-08-20-402-020	80.5 N MAIN ST	11/18/2022	401	03-ARM'S LENGTH	997	\$400,000	\$181,800	45.45	\$138.99	1,384	Ranch
14-08-29-126-006	6331 MIDDLE LAKE RD	9/28/2021	401	03-ARM'S LENGTH	998	\$410,000	\$215,570	52.58	\$155.22	2,110	Ranch
14-08-29-127-004	6200 OVERLOOK	8/20/2021	401	03-ARM'S LENGTH	998	\$247,500	\$120,740	48.78	\$185.68	965	Ranch
14-08-29-127-005	6170 OVERLOOK	1/21/2022	401	03-ARM'S LENGTH	998	\$350,000	\$180,660	51.62	\$176.93	1,581	Bungalow
14-08-29-127-010	6340 MIDDLE LAKE RD	12/22/2021	401	03-ARM'S LENGTH	998	\$272,500	\$115,320	42.32	\$183.83	1,077	Ranch
14-08-29-176-004	6230 MIDDLE LAKE RD	5/21/2021	401	03-ARM'S LENGTH	998	\$355,000	\$181,560	51.14	\$122.22	2,207	Colonial/2Sty
14-08-29-179-001	6055 PINEHURST CT	9/12/2022	401	03-ARM'S LENGTH	998	\$650,000	\$317,560	48.86	\$121.40	4,169	Colonial/2Sty
14-08-20-382-008	69 S MAIN ST	12/30/2021	401	03-ARM'S LENGTH	999	\$375,000	\$176,790	47.14	\$195.95	1,527	Ranch
14-08-20-451-015	15 E CHURCH ST	12/7/2021	401	03-ARM'S LENGTH	999	\$312,000	\$126,450	40.53	\$177.53	1,046	SingleFamily
14-08-20-452-001	7 BUFFALO ST	6/15/2021	401	03-ARM'S LENGTH	999	\$575,000	\$263,170	45.77	\$188.76	2,344	Colonial/2Sty
14-08-20-452-005	56 E WASHINGTON ST	6/10/2022	401	03-ARM'S LENGTH	999	\$495,000	\$240,550	48.6	\$159.44	2,144	Colonial/2Sty
14-08-20-452-018	25 BUFFALO ST	11/3/2022	401	03-ARM'S LENGTH	999	\$426,000	\$216,530	50.83	\$132.09	2,132	Colonial/2Sty
14-08-20-452-021	61 E CHURCH ST	6/17/2022	401	03-ARM'S LENGTH	999	\$265,000	\$138,980	52.45	\$94.12	1,344	Ranch
14-08-20-452-023	44 E WASHINGTON ST	6/4/2021	401	03-ARM'S LENGTH	999	\$375,000	\$219,580	58.55	\$126.30	1,969	Colonial/2Sty
14-08-20-454-002	41 BUFFALO ST	4/20/2022	401	03-ARM'S LENGTH	999	\$322,500	\$175,800	54.51	\$128.73	1,439	Colonial/2Sty
14-08-20-252-048	206 N MAIN ST	12/8/2022	407	03-ARM'S LENGTH	K88	\$494,000	\$245,780	49.75	\$150.98	3,087	Other