

CITY OF CLAWSON

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
10	\$11,987,950	\$3,605,976	\$8,381,974	\$7,277,872	\$4,688,680	39.11%	1.152

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
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
16	16-25-03-176-036	342 S ROCHESTER RD	APT	07/22/21	\$1,300,000	\$195,436	\$1,104,564	\$732,291	\$369,820	28.45		201
16	16-20-33-477-045	102 N WASHINGTON AVE	APT	10/25/22	\$688,500	\$144,524	\$543,976	\$266,925	\$193,960	28.17		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

CITY OF CLAWSON

ECF FOR 2024: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
14	\$9,200,000	\$2,307,972	\$6,892,028	\$6,518,265	\$3,764,910	40.92%	1.057

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	16-20-34-453-004	55 N ROCHESTER RD	CRS	09/27/22	\$160,000	\$125,920	\$34,080	\$64,205	\$99,980	62.49		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
28	28-25-35-427-041	21509 JOHN R RD	CRS	11/05/21	\$300,000	\$93,512	\$206,488	\$452,184	\$255,790	85.26	28-25-35-427-052	201
28	28-25-36-359-036	345 E 8 MILE RD	BMS	03/24/22	\$460,000	\$76,767	\$383,233	\$376,757	\$212,180	46.13		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
44	44-25-12-102-045	30460 JOHN R RD	CRS	02/03/23	\$1,870,000	\$491,212	\$1,378,788	\$787,134	\$675,710	36.13		201
44	44-25-12-376-017	639 E 12 MILE RD	BMS	04/09/21	\$110,000	\$39,492	\$70,508	\$74,217	\$51,370	46.70		201
44	44-25-13-105-002	630 E 12 MILE RD	CRS	12/21/21	\$115,000	\$65,810	\$49,190	\$58,706	\$63,130	54.90		201
64	64-14-16-253-002	1188 JOSLYN AVE	CRS	05/06/22	\$320,000	\$27,284	\$292,716	\$232,576	\$95,360	29.80		201
64	64-14-30-354-003	855 W HURON ST	CFH	07/08/21	\$495,000	\$105,210	\$389,790	\$515,178	\$180,400	36.44	64-14-30-354-004	201
64	64-14-32-178-003	235 WESSEN ST	BMS	01/21/22	\$650,000	\$227,597	\$422,403	\$575,022	\$310,640	47.79		201
64	64-19-05-102-008	825 GOLF DR	CFH	12/14/22	\$2,125,000	\$286,863	\$1,838,137	\$2,087,875	\$657,890	30.96		201

CITY OF CLAWSON

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	\$6,371,000	\$2,017,762	\$4,353,238	\$4,348,623	\$3,080,970	48.36%	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
24	24-25-34-155-002	940 LIVERNOIS ST	CAS	10/14/21	\$235,000	\$100,723	\$134,277	\$82,922	\$88,440	37.63		201
28	28-25-25-105-001	24524 JOHN R RD	CAS	09/02/21	\$800,000	\$111,395	\$688,605	\$423,852	\$269,610	33.70		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
28	28-25-36-305-052	21412 JOHN R RD	CAS	06/28/22	\$169,500	\$46,957	\$122,543	\$70,391	\$58,650	34.60		201
44	44-25-02-377-005	31015 STEPHENSON HWY	CAS	10/06/21	\$605,000	\$339,102	\$265,898	\$213,778	\$297,280	49.14		201
44	44-25-24-106-008	26312 JOHN R RD	CAS	08/03/22	\$200,000	\$113,756	\$86,244	\$70,954	\$128,180	64.09		201
44	44-25-24-229-020	26655 DEQUINDRE RD	CAS	05/06/21	\$400,000	\$280,362	\$119,638	\$158,628	\$237,480	59.37		201
64	64-14-09-352-003	263 E WALTON BLVD	CAS	03/23/22	\$2,287,500	\$375,256	\$1,912,244	\$2,248,055	\$1,192,330	52.12		301
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

CITY OF CLAWSON

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
10	\$11,493,865	\$3,080,920	\$8,412,945	\$8,027,075	\$4,977,710	43.31%	1.048

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	16-20-33-126-003	909 W MAPLE RD	COF	11/02/21	\$2,350,000	\$707,743	\$1,642,257	\$1,611,668	\$1,136,940	48.38		201
16	16-20-33-126-004	905 W MAPLE RD	COF	02/15/22	\$1,670,000	\$414,295	\$1,255,705	\$866,849	\$625,570	37.46		201
16	16-20-33-454-017	300 W 14 MILE RD	COF	12/06/21	\$435,000	\$116,274	\$318,726	\$169,029	\$139,640	32.10		201
16	16-20-34-355-052	59 FLORENCE ST	COF	09/28/22	\$350,000	\$141,373	\$208,627	\$150,586	\$139,260	39.79		201
16	16-25-03-101-002	14 E 14 MILE RD	COF	04/01/22	\$562,500	\$71,445	\$491,055	\$326,492	\$197,350	35.08		201
16	16-25-04-129-023	625 W 14 MILE RD	COF	01/03/23	\$331,365	\$102,181	\$229,184	\$209,700	\$152,640	46.06		201
44	44-25-11-201-032	876 HORACE BROWN DF	COF	04/01/22	\$2,540,000	\$846,760	\$1,693,240	\$2,582,153	\$1,582,210	62.29		201
44	44-25-11-228-001	255 W 13 MILE RD	CMD	06/06/22	\$1,275,000	\$228,439	\$1,046,561	\$668,234	\$350,320	27.48	44-25-11-228-028	201
44	44-25-13-104-008	520 E 12 MILE RD	COF	11/01/21	\$600,000	\$220,544	\$379,456	\$732,850	\$337,670	56.28		201
44	44-25-13-229-052	28303 DEQUINDRE RD	CMD	06/25/21	\$1,380,000	\$231,866	\$1,148,134	\$709,514	\$316,110	22.91		201

CITY OF CLAWSON

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
15	\$22,869,450	\$5,433,226	\$17,436,224	\$15,376,414	\$9,598,360	41.97%	1.134

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	04-25-07-454-043	3052 12 MILE RD	CRL	07/22/21	\$1,250,000	\$212,316	\$1,037,684	\$1,039,516	\$682,980	54.64		201
8	08-19-36-253-025	750 S OLD WOODWARD AVE	CRL	06/24/21	\$1,000,000	\$911,419	\$88,581	\$182,053	\$512,230	51.22		201
16	16-20-33-454-018	288 W 14 MILE RD	CRL	08/11/21	\$268,000	\$114,117	\$153,883	\$146,764	\$129,740	48.41		201
16	16-20-34-452-004	159 N ROCHESTER RD	CRL	04/08/21	\$429,900	\$203,976	\$225,924	\$181,225	\$186,530	43.39	16-20-34-452-005	201
16	16-25-04-102-012	1015 W 14 MILE RD	CRL	09/08/22	\$2,400,000	\$576,905	\$1,823,095	\$685,902	\$621,850	25.91		201
28	28-25-26-432-022	23831 JOHN R RD	CRL	06/18/21	\$296,000	\$26,475	\$269,525	\$314,273	\$139,880	47.26		201
28	28-25-36-283-032	21721 DEQUINDRE RD	CRL	12/28/21	\$78,750	\$19,559	\$59,191	\$72,593	\$38,710	49.16		201
28	28-25-36-303-053	21502 JOHN R RD	NSC	02/16/23	\$503,000	\$91,051	\$411,949	\$456,552	\$244,310	48.57		201
40	40-24-23-280-059	26041 SOUTHFIELD RD	CRL	06/03/21	\$478,800	\$124,347	\$354,453	\$358,212	\$240,230	50.17		201
44	44-25-13-301-025	27822 JOHN R RD	NSC	08/31/21	\$950,000	\$319,125	\$630,875	\$563,515	\$428,180	45.07		201
44	44-25-13-426-006	27771 DEQUINDRE RD	CRL	07/30/21	\$395,000	\$141,050	\$253,950	\$238,816	\$195,390	49.47		201
44	44-25-14-127-053	1035 W 12 MILE RD	NSC	02/28/22	\$600,000	\$349,797	\$250,203	\$309,598	\$314,330	52.39		201
64	64-14-30-354-046	3 S TELEGRAPH RD	NSC	12/20/22	\$7,150,000	\$926,649	\$6,223,351	\$5,523,796	\$2,173,440	30.40	64-14-31-101-001	201
68	68-15-14-103-008	308 S MAIN ST	CRL	09/30/22	\$1,200,000	\$304,062	\$895,938	\$827,528	\$639,710	53.31		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

CITY OF CLAWSON

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
12	\$7,095,000	\$1,838,298	\$5,256,702	\$4,140,621	\$3,006,820	42.38%	1.270

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	16-20-34-453-004	55 N ROCHESTER RD	CRS	09/27/22	\$160,000	\$125,920	\$34,080	\$64,205	\$99,980	62.49		201
20	20-23-28-128-035	34635 GRAND RIVER AVE	CRS	07/23/21	\$750,000	\$445,075	\$304,925	\$506,718	\$447,600	59.68		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
24	24-25-27-378-028	344 W 9 MILE RD	BAR	01/11/22	\$1,700,000	\$198,918	\$1,501,082	\$815,833	\$601,380	35.38		201
24	24-25-27-381-024	161 VESTER ST	BAR	07/30/21	\$800,000	\$117,026	\$682,974	\$459,444	\$156,430	19.55		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
24	24-25-34-127-013	22726 WOODWARD AVE	BAR	05/02/22	\$350,000	\$117,234	\$232,766	\$192,368	\$173,870	49.68		201
28	28-25-35-427-041	21509 JOHN R RD	CRS	11/05/21	\$300,000	\$93,512	\$206,488	\$452,184	\$255,790	85.26	28-25-35-427-052	201
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CRS	01/17/23	\$750,000	\$290,687	\$459,313	\$368,370	\$318,080	42.41		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	64-14-16-253-002	1188 JOSLYN AVE	CRS	05/06/22	\$320,000	\$27,284	\$292,716	\$232,576	\$95,360	29.80		201

CITY OF CLAWSON

ECF FOR 2024: DCC

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
12	\$7,948,000	\$2,401,835	\$5,546,165	\$5,542,195	\$3,780,420	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	16-20-34-453-004	55 N ROCHESTER RD	CRS	09/27/22	\$160,000	\$125,920	\$34,080	\$64,205	\$99,980	62.49		201
16	16-20-33-126-003	909 W MAPLE RD	COF	11/02/21	\$2,350,000	\$707,743	\$1,642,257	\$1,611,668	\$1,136,940	48.38		201
16	16-20-33-454-018	288 W 14 MILE RD	CRL	08/11/21	\$268,000	\$114,117	\$153,883	\$146,764	\$129,740	48.41		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
28	28-25-35-427-041	21509 JOHN R RD	CRS	11/05/21	\$300,000	\$93,512	\$206,488	\$452,184	\$255,790	85.26	28-25-35-427-052	201
28	28-25-36-359-036	345 E 8 MILE RD	BMS	03/24/22	\$460,000	\$76,767	\$383,233	\$376,757	\$212,180	46.13		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	44-25-12-376-017	639 E 12 MILE RD	BMS	04/09/21	\$110,000	\$39,492	\$70,508	\$74,217	\$51,370	46.70		201
64	64-14-16-253-002	1188 JOSLYN AVE	CRS	05/06/22	\$320,000	\$27,284	\$292,716	\$232,576	\$95,360	29.80		201
64	64-14-32-178-003	235 WESSEN ST	BMS	01/21/22	\$650,000	\$227,597	\$422,403	\$575,022	\$310,640	47.79		201
E	E -17-13-326-029	8605 RICHARDSON RD	DCC	05/31/22	\$1,500,000	\$365,529	\$1,134,471	\$908,729	\$572,690	38.18		201
K	K -21-32-100-068	22310 PONTIAC TRL	DCC	06/02/21	\$415,000	\$57,989	\$357,011	\$382,732	\$207,940	50.11		201

CITY OF CLAWSON

ECF FOR 2024: IND

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$14,888,500	\$4,702,251	\$10,186,249	\$10,053,890	\$6,767,100	45.45%	1.013

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	16-20-33-101-012	1332 ANDERSON RD	IND	05/26/21	\$1,200,000	\$201,981	\$998,019	\$428,776	\$294,100	24.51		201
16	16-20-33-101-014	1238 ANDERSON RD	IND	03/24/23	\$1,706,000	\$272,177	\$1,433,823	\$565,188	\$386,010	22.63		201
16	16-20-34-403-017	639 N ROCHESTER RD	IND	06/03/21	\$565,000	\$144,878	\$420,122	\$428,131	\$262,710	46.50	16-20-34-403-022	201
24	24-25-27-436-015	2335 GOODRICH ST	INL	09/27/22	\$1,000,000	\$291,431	\$708,569	\$848,921	\$470,230	47.02		301
24	24-25-27-438-013	2440 GOODRICH ST	INL	06/23/21	\$250,000	\$80,767	\$169,233	\$174,464	\$106,400	42.56		201
24	24-25-27-438-014	2435 HILTON RD	INL	06/23/21	\$1,300,000	\$320,896	\$979,104	\$686,156	\$414,380	31.88		301
24	24-25-35-105-007	1401 FARROW ST	INL	12/31/21	\$2,250,000	\$698,539	\$1,551,461	\$1,773,322	\$1,010,000	44.89		201
24	24-25-35-327-012	1250 WORDSWORTH ST	INL	01/13/22	\$497,500	\$209,684	\$287,816	\$424,968	\$262,040	52.67		301
44	44-25-11-126-025	30105 STEPHENSON HWY	IND	09/08/21	\$900,000	\$410,611	\$489,389	\$564,012	\$475,990	52.89		201
44	44-25-11-376-024	29401 STEPHENSON HWY	IND	02/10/22	\$2,000,000	\$490,048	\$1,509,952	\$1,506,885	\$995,840	49.79		201
44	44-25-11-377-011	29800 STEPHENSON HWY	IND	12/20/21	\$1,000,000	\$752,257	\$247,743	\$640,011	\$669,480	66.95		201
44	44-25-12-351-013	605 E 12 MILE RD	IND	04/27/21	\$1,570,000	\$686,873	\$883,127	\$1,418,293	\$1,050,490	66.91		201
44	44-25-24-301-001	25914 JOHN R RD	IND	07/06/21	\$650,000	\$142,109	\$507,891	\$594,763	\$369,430	56.84		201