

Village of Clarkston

NBHD	2 Year Sale Count	Total Assessment of all Sales	Total Sale Price of all Sales	2 Year Ratio of all Sales	Total Bldg. Residual of all Sales	Total Cost Man. \$ of all Sales	2022 Calculated Nbhhd ECF
193	0						
992	1	\$264,200	\$525,000	50.32%	\$440,128	\$375,879	1.171
993	0						
994	0						
995	14	\$2,178,290	\$4,439,900	49.06%	\$3,189,504	\$1,929,302	1.653
996	1	\$250,830	\$625,000	40.13%	\$433,594	\$173,328	2.502
997	0						
998	8	\$1,247,980	\$2,496,950	49.98%	\$1,885,390	\$1,507,505	1.251
999	6	\$1,060,360	\$2,191,500	48.39%	\$1,581,942	\$878,595	1.801
K88	1	\$220,120	\$419,000	52.53%	\$391,070	\$517,336	0.756
K99	1	\$302,720	\$470,000	64.41%	\$398,953	\$430,957	0.926
RME	0						
		\$5,524,500	\$11,167,350				
2 Year Sale Ratio:				49.47%			

2022 Used ECF	2021 Actual ECF
1.550	1.550
1.180	1.241
1.230	1.230
1.270	1.270
1.610	1.670
1.790	1.880
1.750	1.840
1.250	1.370
1.720	1.760
0.797	0.797
1.240	1.240
N/A	N/A

2 Year Sale Study

Parcel Number	Street Address	Sale Date	NBHD	Sale Price	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
14-08-20-380-017	145 W CHURCH ST	3/31/2020	992	\$525,000	50.32	\$440,128	\$375,879	1.171	2,199	\$200.15	44.15	Colonial/2Sty
14-08-20-180-001	160 N HOLCOMB RD	11/4/2020	995	\$419,900	56.03	\$229,230	\$173,833	1.319	1,728	\$132.66	29.37	SingleFamily
14-08-20-181-002	33 MILLER RD	3/17/2020	995	\$325,000	44.26	\$245,318	\$129,220	1.898	1,680	\$146.02	28.61	Colonial/2Sty
14-08-20-181-003	27 MILLER RD	4/15/2019	995	\$170,000	54.82	\$90,318	\$66,286	1.363	868	\$104.05	24.98	SingleFamily
14-08-20-181-008	155 N MAIN ST	10/15/2020	995	\$425,000	53.54	\$344,875	\$232,894	1.481	3,779	\$91.26	13.16	SingleFamily
14-08-20-326-004	129 N HOLCOMB RD	9/28/2020	995	\$325,000	47.18	\$245,318	\$140,984	1.740	1,406	\$174.48	12.76	Ranch
14-08-20-326-007	115 N HOLCOMB RD	7/31/2019	995	\$347,000	49.23	\$266,452	\$162,163	1.643	1,970	\$135.25	3.07	Bungalow
14-08-20-326-009	89 N HOLCOMB RD	6/15/2020	995	\$479,000	38.42	\$396,451	\$177,318	2.236	2,339	\$169.50	62.34	Bungalow
14-08-20-326-026	41 N HOLCOMB RD	2/25/2021	995	\$226,000	58.94	\$146,318	\$115,974	1.262	1,937	\$75.54	35.08	Colonial/2Sty
14-08-20-326-039	85 N HOLCOMB RD	10/6/2020	995	\$238,000	58.35	\$150,070	\$117,901	1.273	798	\$188.06	33.96	Ranch
14-08-20-327-025	49 W WASHINGTON ST	11/9/2020	995	\$400,000	49.57	\$320,318	\$196,821	1.627	2,397	\$133.63	1.51	SingleFamily
14-08-20-376-004	27 S HOLCOMB RD	11/17/2020	995	\$333,000	48.17	\$252,120	\$149,013	1.692	2,024	\$124.57	7.95	Other
14-08-20-377-008	46 S HOLCOMB RD	7/30/2019	995	\$229,000	42.43	\$149,318	\$71,209	2.097	960	\$155.54	48.45	Ranch
14-08-20-377-013	74 S HOLCOMB RD	8/26/2019	995	\$200,000	51.51	\$120,318	\$78,479	1.533	883	\$136.26	7.93	Ranch
14-08-20-402-006	40 ROBERTSON CT	9/9/2019	995	\$323,000	43.13	\$233,080	\$117,209	1.989	1,498	\$155.59	37.62	Ranch
14-08-20-328-012	61 N MAIN ST	9/25/2020	996	\$625,000	40.13	\$433,594	\$173,328	2.502	2,751	\$157.61	88.92	Colonial/2Sty
14-08-29-126-007	6323 MIDDLE LAKE RD	11/9/2020	998	\$457,500	62.05	\$394,097	\$403,520	0.977	4,082	\$96.55	63.58	Ranch
14-08-29-126-020	6151 MIDDLE LAKE RD	4/10/2019	998	\$500,000	50.41	\$289,609	\$234,994	1.232	2,311	\$125.32	38.00	Colonial/2Sty
14-08-29-126-027	6195 MIDDLE LAKE RD	9/5/2019	998	\$400,000	49.84	\$317,117	\$252,649	1.255	2,845	\$111.46	35.72	Colonial/2Sty
14-08-29-127-006	6150 OVERLOOK	10/28/2020	998	\$270,000	42.37	\$220,315	\$143,288	1.538	1,807	\$121.92	7.48	Colonial/2Sty
14-08-29-127-007	6140 OVERLOOK	10/13/2020	998	\$170,000	51.99	\$119,547	\$101,067	1.183	1,250	\$95.64	42.96	Ranch
14-08-29-127-017	6261 S MAIN ST	6/23/2020	998	\$240,000	41.29	\$189,415	\$118,073	1.604	1,278	\$148.21	0.82	Colonial/2Sty
14-08-29-177-010	6101 S MAIN ST	8/2/2019	998	\$230,000	54.67	\$180,393	\$161,482	1.117	2,098	\$85.98	49.53	Ranch
14-08-29-177-016	6015 S MAIN ST	3/13/2020	998	\$229,450	37.07	\$174,897	\$92,432	1.892	1,026	\$170.46	27.98	Ranch
14-08-20-382-008	69 S MAIN ST	8/2/2019	999	\$290,000	46.29	\$232,697	\$122,793	1.895	1,527	\$152.39	28.26	Ranch
14-08-20-451-015	15 E CHURCH ST	6/5/2020	999	\$185,000	53.72	\$89,495	\$60,037	1.491	1,046	\$85.56	12.17	SingleFamily
14-08-20-452-008	80 E WASHINGTON ST	6/19/2020	999	\$555,000	53.37	\$421,041	\$266,528	1.580	2,558	\$164.60	3.27	Bungalow
14-08-20-452-020	53 E CHURCH ST	2/8/2021	999	\$405,000	49.68	\$296,988	\$171,154	1.735	2,363	\$125.68	12.28	Bungalow
14-08-20-452-022	11 BUFFALO ST	11/4/2019	999	\$475,000	45.89	\$364,003	\$188,917	1.927	2,844	\$127.99	31.44	SingleFamily
14-08-20-454-005	67 BUFFALO ST	2/26/2021	999	\$281,500	39.56	\$177,718	\$69,166	2.569	1,160	\$153.21	95.70	SingleFamily
14-08-20-252-047	200 N MAIN ST	6/21/2019	K88	\$419,000	52.53	\$391,070	\$517,336	0.756	3,087	\$126.68	85.65	Other
14-08-29-101-008	6801 WEST CT	2/8/2021	K99	\$470,000	64.41	\$398,953	\$430,957	0.926	2,554	\$156.21	68.67	Colonial/2Sty
				\$11,167,350		\$8,320,581	\$5,812,903					
Sale Ratio:				49.47%	ECF:	1.431	ECF Std. Deviation:	0.424	oefficient of Var	21.45		
Std. Deviation:				6.721	Avg. ECF:	1.578	Avg. Variance:	33.85				