

**CITY OF CLARKSTON**

**ECF FOR 2022: APT**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
10	\$8,759,900	\$1,186,527	\$128,879	\$7,263,287	\$3,258,640	\$7,444,494	\$6,199,479	1.201	37.20%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
04-25-17-305-009	APT	10/02/20	\$3,525,000	\$399,715	\$74,003	\$2,975,507	\$1,060,510	201	\$3,051,282	\$2,530,193	30.09%					
24-25-27-181-057	APP	10/01/20	\$637,500	\$93,482	\$10,890	\$848,632	\$292,500	201	\$533,128	\$605,733	45.88%					
24-25-27-404-014	APT	07/29/20	\$585,000	\$91,582	\$7,162	\$585,853	\$291,850	201	\$486,256	\$532,110	49.89%					
24-25-27-455-005	APT	10/01/20	\$637,500	\$95,062	\$4,180	\$442,454	\$283,400	201	\$538,258	\$401,866	44.45%					
24-25-27-457-010	APP	10/01/20	\$530,000	\$77,372	\$3,463	\$465,692	\$248,450	201	\$449,165	\$332,400	46.88%					
24-25-27-458-010	APT	10/02/20	\$1,150,000	\$144,957	\$0	\$918,593	\$516,750	201	\$1,005,043	\$834,326	44.93%					
28-25-25-278-029	APT	08/27/19	\$565,000	\$61,287	\$7,113	\$392,521	\$148,800	201	\$496,600	\$368,911	26.34%					
G-02-33-102-005	APT	04/09/19	\$580,000	\$141,134	\$18,332	\$314,549	\$226,070	201	\$420,534	\$296,744	38.98%					
PO-04-22-479-007	APT	11/09/20	\$254,900	\$45,999	\$0	\$113,543	\$73,130	201	\$208,901	\$105,621	28.69%					
P-04-05-276-002	APT	08/07/20	\$295,000	\$35,937	\$3,736	\$205,943	\$117,180	201	\$255,327	\$191,575	39.72%					

**CITY OF CLARKSTON**

**ECF FOR 2022: CAS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
10	\$9,504,000	\$3,630,975	\$384,294	\$4,888,173	\$4,156,950	\$5,488,731	\$4,765,624	1.152	43.74%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
U-07-24-101-011	COF, CAS	12/01/20	\$4,000,000	\$1,180,999	\$222,090	\$1,343,823	\$1,396,940	201	\$2,596,911	\$2,185,078	34.92%	U-07-03-452-006	U-07-24-126-007			
68-15-10-427-022	CAS	09/02/20	\$560,000	\$392,675	\$21,894	\$415,330	\$362,370	201	\$145,431	\$251,715	64.71%					
68-15-14-108-002	CAS	11/26/19	\$1,000,000	\$788,154	\$12,576	\$454,306	\$529,020	201	\$199,270	\$275,337	52.90%					
20-23-28-476-012	CAS	10/28/19	\$525,000	\$261,005	\$5,432	\$327,746	\$275,480	201	\$258,563	\$297,410	52.47%					
44-25-11-280-032	CAS	10/16/20	\$245,000	\$102,102	\$10,857	\$180,641	\$129,330	201	\$132,041	\$110,484	52.79%	44-25-11-280-018				
44-25-24-229-020	CAS	05/06/21	\$400,000	\$194,319	\$37,427	\$226,941	\$203,360	201	\$168,254	\$138,802	50.84%					
O-09-32-351-009	CMM	06/20/19	\$1,264,000	\$252,867	\$39,066	\$1,145,987	\$660,230	201	\$972,067	\$753,939	52.23%					
E-17-01-205-007	CMM	03/12/20	\$750,000	\$198,634	\$9,892	\$427,108	\$295,970	201	\$541,474	\$409,107	39.46%					
56-18-14-301-004	CAS	12/12/19	\$500,000	\$198,330	\$4,709	\$230,669	\$204,470	201	\$296,961	\$223,733	40.89%					
28-25-25-301-052	CAS	06/18/21	\$260,000	\$61,890	\$20,351	\$135,622	\$99,780	201	\$177,759	\$120,019	38.38%					

**CITY OF CLARKSTON**

**ECF FOR 2022: COF**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
14	\$7,638,150	\$1,523,868	\$111,296	\$5,620,353	\$3,422,080	\$6,002,986	\$5,136,210	1.169	44.80%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
08-20-31-154-028	COF	10/09/20	\$460,000	\$350,496	\$2,587	\$134,487	\$205,680	201	\$106,917	\$88,478	44.71%					
14-08-20-378-002	COF	01/25/21	\$1,350,000	\$143,416	\$4,561	\$356,088	\$288,190	201	\$1,202,023	\$306,972	21.35%	14-08-20-378-001				
24-25-34-351-039	COF	08/17/20	\$170,000	\$83,661	\$3,788	\$80,627	\$72,020	201	\$82,551	\$67,697	42.36%	24-25-34-351-038				
40-24-14-277-018	COF	06/10/20	\$315,800	\$76,268	\$2,920	\$142,000	\$102,210	201	\$236,612	\$182,990	32.37%					
EW-17-21-426-005	COF	12/05/19	\$305,000	\$85,791	\$15,386	\$202,355	\$134,070	201	\$203,823	\$202,355	43.96%					
L-16-22-102-058	COF	04/24/19	\$2,000,000	\$90,422	\$22,387	\$1,672,693	\$862,160	201	\$1,887,191	\$1,672,693	43.11%					
N-10-28-256-011	CMD	05/07/21	\$154,350	\$48,981	\$3,271	\$127,617	\$83,260	201	\$102,098	\$102,917	53.94%					
O-09-02-177-019	COF	11/25/19	\$565,000	\$49,763	\$11,588	\$480,794	\$253,080	201	\$503,649	\$410,935	44.79%					
O-09-07-477-031	COF	08/01/19	\$300,000	\$85,395	\$11,880	\$271,447	\$166,330	201	\$202,725	\$232,006	55.44%					
O-09-16-227-001	COF	06/18/19	\$190,000	\$69,497	\$4,562	\$191,842	\$124,750	201	\$115,941	\$163,968	65.66%					
OL-09-11-226-036	COF	05/17/21	\$750,000	\$158,188	\$14,355	\$473,336	\$289,760	201	\$577,457	\$404,561	38.63%					
PO-04-22-457-009	COF	04/13/21	\$135,000	\$34,709	\$0	\$151,088	\$86,980	201	\$100,291	\$124,352	64.43%					
PO-04-27-279-042	COF	02/12/21	\$800,000	\$132,283	\$8,146	\$1,240,440	\$648,510	201	\$659,571	\$1,020,938	81.06%					
U-07-14-478-030	COF	07/31/20	\$143,000	\$114,998	\$5,865	\$95,539	\$105,080	201	\$22,137	\$155,348	73.48%					

**CITY OF CLARKSTON**

**ECF FOR 2022: CRL**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
13	\$8,626,650	\$1,781,073	\$121,258	\$6,263,834	\$3,730,700	\$6,724,319	\$5,254,495	1.280	43.25%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
14-08-20-453-022	CRL	06/13/19	\$235,000	\$65,275	\$3,406	\$191,924	\$121,540	201	\$166,319	\$147,634	51.72%					
IH-01-33-279-009	CRL	03/25/21	\$199,900	\$42,508	\$3,989	\$90,216	\$66,110	201	\$153,403	\$120,610	33.07%					
IH-01-33-283-013	CRL	02/19/21	\$260,000	\$37,343	\$3,638	\$164,986	\$97,990	201	\$219,019	\$220,570	37.69%					
O-09-07-477-012	CRL	11/11/20	\$400,000	\$96,614	\$3,859	\$206,803	\$135,830	201	\$299,527	\$170,912	33.96%					
O-09-09-452-036	CRL	10/16/20	\$390,000	\$114,988	\$1,932	\$245,744	\$158,060	201	\$273,080	\$203,094	40.53%					
O-09-12-431-002	CRL	08/30/21	\$625,000	\$202,004	\$25,798	\$363,960	\$259,270	201	\$397,198	\$300,793	41.48%					
O-09-14-300-043	CRL	06/02/21	\$2,742,750	\$355,450	\$9,775	\$2,748,607	\$1,459,760	201	\$2,377,525	\$2,271,576	53.22%					
O-09-15-226-005	CRL	03/02/20	\$424,000	\$111,909	\$0	\$175,241	\$106,270	201	\$312,091	\$144,827	25.06%					
P-04-26-303-005	CRL	08/17/21	\$700,000	\$127,265	\$16,321	\$559,423	\$326,710	201	\$556,414	\$451,148	46.67%					
P-04-26-354-006	CRL	07/29/20	\$660,000	\$294,675	\$11,056	\$338,961	\$268,510	201	\$354,269	\$273,356	40.68%	P-04-26-354-005				
PO-04-22-385-001	CRL	12/16/19	\$850,000	\$139,984	\$29,305	\$544,661	\$337,340	201	\$680,711	\$439,243	39.69%					
PO-04-22-455-002	CRL	01/05/21	\$300,000	\$88,941	\$4,100	\$154,420	\$115,420	201	\$206,959	\$124,532	38.47%	PO-04-22-455-003				
PO-04-27-204-011	CRL	06/07/19	\$840,000	\$104,117	\$8,079	\$478,888	\$277,890	201	\$727,804	\$386,200	33.08%					

**CITY OF CLARKSTON**

**ECF FOR 2022: CRS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
14	\$8,602,000	\$2,972,507	\$269,262	\$5,097,350	\$3,234,160	\$5,360,231	\$4,236,592	1.265	37.60%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
04-25-17-151-032	CRS	11/25/19	\$930,000	\$205,664	\$26,579	\$539,405	\$362,280	201	\$697,757	\$422,070	38.95%					
04-25-18-202-003	BAR, CRL	01/02/20	\$600,000	\$62,234	\$2,684	\$201,548	\$124,810	201	\$535,082	\$175,412	20.80%	04-25-18-202-002				
04-25-18-477-051	CRS	04/19/19	\$200,000	\$93,641	\$5,917	\$133,128	\$108,190	201	\$100,442	\$104,169	54.10%					
20-23-27-155-025	CRS	04/30/20	\$360,000	\$61,695	\$883	\$240,532	\$142,440	201	\$297,422	\$224,586	39.57%	20-23-27-155-020				
20-23-27-301-017	CRS	05/08/19	\$217,000	\$54,969	\$2,140	\$104,917	\$75,810	201	\$159,891	\$97,962	34.94%					
20-23-35-103-015	CRS	07/18/19	\$120,000	\$28,541	\$1,581	\$91,272	\$56,090	201	\$89,878	\$85,221	46.74%					
24-25-34-255-007	CRS	08/01/21	\$250,000	\$50,941	\$1,050	\$116,187	\$74,670	201	\$198,009	\$77,821	29.87%					
28-25-26-477-022	CRS	09/24/20	\$255,000	\$56,776	\$8,302	\$120,072	\$84,060	201	\$189,922	\$104,410	32.96%	28-25-26-477-023	28-25-26-477-025			
68-15-10-476-027	CRS	05/16/19	\$700,000	\$621,093	\$18,350	\$407,976	\$441,320	201	\$60,557	\$265,782	63.05%					
IH-01-27-301-024	CRS	12/22/20	\$850,000	\$100,537	\$14,332	\$335,753	\$220,270	201	\$735,131	\$485,894	25.91%					
O-09-11-477-040	CRS	11/01/20	\$650,000	\$279,502	\$14,014	\$630,073	\$411,280	201	\$356,484	\$490,329	63.27%					
O-09-14-100-073	CRS, CRL	05/10/21	\$1,200,000	\$869,824	\$58,998	\$542,741	\$612,410	201	\$271,178	\$422,367	51.03%	O-09-14-100-074				
OL-09-11-278-036	CRS	10/07/19	\$1,518,000	\$116,324	\$25,916	\$635,935	\$358,510	201	\$1,375,760	\$494,891	23.62%					
P-04-22-151-018	CRS	03/02/20	\$752,000	\$370,766	\$88,516	\$997,811	\$162,020	201	\$292,718	\$785,678	21.55%					