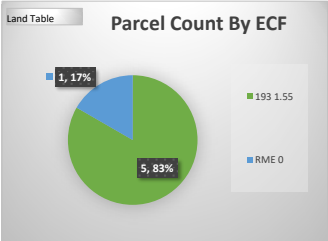


CITY OF CLARKSTON

Land Table 193

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	193, RME	Sales Ratio	#DIV/0!
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.550	Projected % Change	10.00%
Land Table LtoB	97.01%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	23.61%	CVT Sales LtoB	24.05%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,004	#DIV/0!	\$1,104
MINIMUM	\$1	#DIV/0!	\$1
MAXIMUM	\$2,006	#DIV/0!	\$2,207



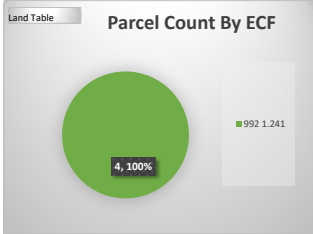
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	L to B
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CITY OF CLARKSTON

Land Table 992

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	1
ECF Nbhd	992	Sales Ratio	49.94%
Min ECF	1.241	(Land Resid.-Est. Land Value)/Est. LV	0.81%
Max ECF	1.241	Projected % Change	5.00%
Land Table LtoB	97.01%	Projected Land Table LtoB	16.06%
CVT LtoB	23.61%	CVT Sales LtoB	24.05%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,850	\$83,524	\$86,993
MINIMUM	\$80,830	\$81,488	\$84,872
MAXIMUM	\$84,870	\$85,561	\$89,114



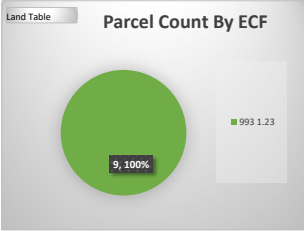
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	L to B
14-08-20-380-017	145 W CHURCH ST	03/31/20	\$525,000	\$262,170	\$524,342	\$81,488	\$80,830	136.2	157.2	0.49	\$598	\$165,626	\$3.80		Land Table 992	15.42%

CITY OF CLARKSTON

Land Table 993

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	993	Sales Ratio	#DIV/0!
Min ECF	1.230	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.230	Projected % Change	5.00%
Land Table LtoB	97.01%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	23.61%	CVT Sales LtoB	24.05%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$303	#DIV/0!	\$318
MINIMUM	\$1	#DIV/0!	\$1
MAXIMUM	\$605	#DIV/0!	\$635



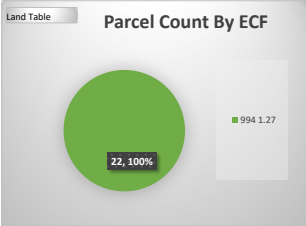
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	L to B
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CITY OF CLARKSTON

Land Table 994

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	0
ECF Nbhd	994	Sales Ratio	#DIV/0!
Min ECF	1.270	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.270	Projected % Change	5.00%
Land Table LtoB	97.01%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	23.61%	CVT Sales LtoB	24.05%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,475	#DIV/0!	\$71,899
MINIMUM	\$16,500	#DIV/0!	\$17,325
MAXIMUM	\$100,760	#DIV/0!	\$105,798



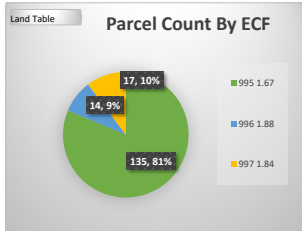
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	L to B
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CITY OF CLARKSTON

Land Table 995

BSA DATABASE		SALES DATA	
Parcel Count	168	# of Sales	17
ECF Nbhhd	995, 996, 997	Sales Ratio	46.49%
Min ECF	1.670	(Land Resid.-Est. Land Value)/Est. LV	26.15%
Max ECF	1.880	Projected % Change	17.90%
Land Table LtoB	97.01%	Projected Land Table LtoB	32.41%
CVT LtoB	23.61%	CVT Sales LtoB	24.05%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,658	\$62,644	\$58,547
MINIMUM	\$492	\$621	\$580
MAXIMUM	\$369,600	\$466,256	\$435,758



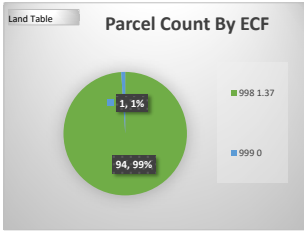
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	L to B
14-08-20-326-009	89 N HOLCOMB RD	06/15/20	\$479,000	WD	\$177,080	\$354,163	\$192,421	\$67,584	90.0	150.9	0.31	\$2,138	\$616,734	\$14.16		Land Table 995	19.08%
14-08-20-328-012	61 N MAIN ST	09/25/20	\$625,000	WD	\$234,140	\$468,272	\$316,778	\$160,050	60.0	291.2	0.40	\$5,280	\$789,970	\$18.14		Land Table 995	34.18%
14-08-20-377-008	46 S HOLCOMB RD	07/30/19	\$229,000	WD	\$90,710	\$181,425	\$115,159	\$67,584	71.0	162.9	0.27	\$1,622	\$432,929	\$9.94		Land Table 995	37.25%
14-08-20-402-006	40 ROBERTSON CT	09/09/19	\$323,000	WD	\$130,620	\$261,234	\$129,350	\$67,584	90.0	104.7	0.22	\$1,437	\$598,843	\$13.75		Land Table 995	25.87%
14-08-20-181-002	33 MILLER RD	03/17/20	\$325,000	WD	\$136,850	\$273,697	\$118,887	\$67,584	60.0	166.8	0.23	\$1,981	\$516,900	\$11.87		Land Table 995	24.69%
14-08-20-326-004	129 N HOLCOMB RD	09/28/20	\$325,000	WD	\$146,170	\$292,343	\$100,241	\$67,584	60.0	146.0	0.20	\$1,671	\$498,711	\$11.45		Land Table 995	23.12%
14-08-20-376-004	27 S HOLCOMB RD	11/17/20	\$333,000	WD	\$153,650	\$307,295	\$93,289	\$67,584	97.1	167.5	0.37	\$961	\$250,105	\$5.74		Land Table 995	21.99%
14-08-20-326-007	115 N HOLCOMB RD	07/31/19	\$347,000	WD	\$163,630	\$327,251	\$87,333	\$67,584	60.0	146.0	0.20	\$1,456	\$434,493	\$9.97		Land Table 995	20.65%
14-08-20-327-025	49 W WASHINGTON ST	11/09/20	\$400,000	WD	\$190,560	\$381,116	\$86,468	\$67,584	66.0	141.7	0.22	\$1,310	\$402,177	\$9.23		Land Table 995	17.73%
14-08-20-377-013	74 S HOLCOMB RD	08/26/19	\$200,000	WD	\$96,430	\$192,867	\$74,717	\$67,584	116.9	72.9	0.20	\$639	\$381,209	\$8.75		Land Table 995	35.04%
14-08-20-181-003	27 MILLER RD	04/15/19	\$170,000	WD	\$85,710	\$171,421	\$66,163	\$67,584	60.0	166.3	0.23	\$1,103	\$288,921	\$6.63		Land Table 995	39.43%
14-08-20-328-006	117 N MAIN ST	06/21/19	\$140,000	WD	\$72,020	\$144,045	\$140,000	\$144,045	60.0	320.9	0.44	\$2,333	\$316,742	\$7.27		Land Table 995	100.00%
14-08-20-181-008	155 N MAIN ST	10/15/20	\$425,000	LC	\$220,120	\$440,232	\$52,352	\$67,584	83.9	177.1	0.34	\$624	\$153,525	\$3.52		Land Table 995	15.35%
14-08-20-180-001	160 N HOLCOMB RD	11/04/20	\$419,900	WD	\$219,290	\$438,583	\$141,367	\$160,050	92.0	252.4	0.53	\$1,537	\$265,229	\$6.09		Land Table 995	36.49%
14-08-20-326-039	85 N HOLCOMB RD	10/06/20	\$238,000	WD	\$130,780	\$261,565	\$51,015	\$74,580	187.7	184.3	0.79	\$272	\$64,251	\$1.47		Land Table 995	28.51%
14-08-20-179-010	46 MILLER RD	02/28/19	\$277,000	WD	\$156,130	\$312,252	\$39,328	\$74,580	80.0	296.1	0.54	\$492	\$72,294	\$1.66		Land Table 995	23.88%
14-08-20-180-001	160 N HOLCOMB RD	01/09/19	\$387,105	WD	\$219,290	\$438,583	\$108,572	\$160,050	92.0	252.4	0.53	\$1,180	\$203,700	\$4.68		Land Table 995	36.49%

CITY OF CLARKSTON

Land Table 998

BSA DATABASE		SALES DATA	
Parcel Count	95	# of Sales	6
ECF Nbhd	999, 998	Sales Ratio	47.08%
Min ECF	1.370	(Land Resid.-Est. Land Value)/Est. LV	27.72%
Max ECF	1.370	Projected % Change	27.72%
Land Table LtoB	97.01%	Projected Land Table LtoB	26.87%
CVT LtoB	23.61%	CVT Sales LtoB	24.05%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,416	\$112,925	\$112,925
MINIMUM	\$38,760	\$49,504	\$49,504
MAXIMUM	\$161,640	\$206,447	\$206,447



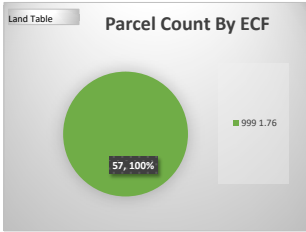
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	L to B
14-08-29-127-017	6261 S MAIN ST	06/23/20	\$240,000	WD	\$97,010	\$194,017	\$84,743	\$38,760	70.0	150.0	0.24	\$1,211	\$351,631	\$8.07		Land Table 998	19.98%
14-08-29-127-006	6150 OVERLOOK	10/28/20	\$270,000	WD	\$113,030	\$226,060	\$82,700	\$38,760	70.0	150.0	0.24	\$1,181	\$343,154	\$7.88		Land Table 998	17.15%
14-08-29-126-020	6151 MIDDLE LAKE RD	04/10/19	\$500,000	WD	\$233,700	\$467,393	\$194,247	\$161,640	191.0	365.5	1.60	\$1,017	\$121,253	\$2.78		Land Table 998	34.58%
14-08-29-126-027	6195 MIDDLE LAKE RD	09/05/19	\$400,000	LC	\$197,650	\$395,297	\$68,783	\$64,080	187.0	265.6	1.14	\$368	\$60,336	\$1.39		Land Table 998	16.21%
14-08-29-127-007	6140 OVERLOOK	10/13/20	\$170,000	WD	\$85,980	\$171,969	\$36,791	\$38,760	70.0	150.0	0.24	\$526	\$152,660	\$3.50		Land Table 998	22.54%
14-08-29-177-010	6101 S MAIN ST	08/02/19	\$230,000	WD	\$124,860	\$249,716	\$19,044	\$38,760	80.0	150.0	0.28	\$238	\$69,251	\$1.59		Land Table 998	15.52%

CITY OF CLARKSTON

Land Table 999

BSA DATABASE		SALES DATA	
Parcel Count	57	# of Sales	5
ECF Nbhd	999	Sales Ratio	46.92%
Min ECF	1.760	(Land Resid.-Est. Land Value)/Est. LV	27.34%
Max ECF	1.760	Projected % Change	27.34%
Land Table LtoB	97.01%	Projected Land Table LtoB	28.72%
CVT LtoB	23.61%	CVT Sales LtoB	24.05%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$89,287	\$113,700	\$113,698
MINIMUM	\$75,000	\$95,507	\$95,505
MAXIMUM	\$104,010	\$132,449	\$132,446



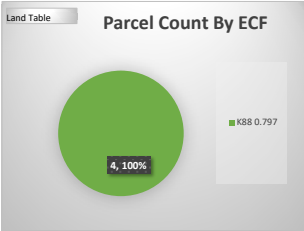
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	L to B
14-08-20-452-022	11 BUFFALO ST	11/04/19	\$475,000	WD	\$202,850	\$405,696	\$155,042	\$85,738	83.1	150.2	0.29	\$1,867	\$542,105	\$12.45		Land Table 999	21.13%
14-08-20-382-008	69 S MAIN ST	08/02/19	\$290,000	WD	\$125,770	\$251,536	\$83,464	\$45,000	33.0	145.2	0.11	\$2,528	\$758,764	\$17.42		Land Table 999	17.89%
14-08-20-451-015	15 E CHURCH ST	06/05/20	\$185,000	WD	\$87,030	\$174,063	\$85,937	\$75,000	66.8	71.1	0.11	\$1,287	\$788,413	\$18.10		Land Table 999	43.09%
14-08-20-452-008	80 E WASHINGTON ST	06/19/20	\$555,000	WD	\$277,420	\$554,838	\$93,069	\$92,907	180.1	138.2	0.57	\$517	\$162,993	\$3.74		Land Table 999	16.74%
14-08-20-454-005	67 BUFFALO ST	07/17/20	\$180,750	WD	\$97,840	\$195,677	\$66,573	\$81,500	66.0	158.6	0.24	\$1,009	\$277,388	\$6.37		Land Table 999	41.65%

CITY OF CLARKSTON

Land Table K88

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	1
ECF Nbhd	K88	Sales Ratio	49.90%
Min ECF	0.797	(Land Resid.-Est. Land Value)/Est. LV	3.24%
Max ECF	0.797	Projected % Change	5.00%
Land Table LtoB	97.01%	Projected Land Table LtoB	6.66%
CVT LtoB	23.61%	CVT Sales LtoB	24.05%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,600	\$27,463	\$27,930
MINIMUM	\$26,600	\$27,463	\$27,930
MAXIMUM	\$26,600	\$27,463	\$27,930



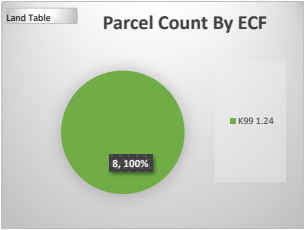
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	L to B
14-08-20-252-047	200 N MAIN ST	06/21/19	\$419,000	WD	\$209,070	\$418,137	\$27,463	\$26,600	0.0	0.0	1.00	#DIV/0!	\$27,463	\$0.63		Land Table K88	6.36%

CITY OF CLARKSTON

Land Table K99

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	K99	Sales Ratio	#DIV/0!
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.240	Projected % Change	10.00%
Land Table LtoB	97.01%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	23.61%	CVT Sales LtoB	24.05%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$51,726	#DIV/0!	\$56,899
MINIMUM	\$1,870	#DIV/0!	\$2,057
MAXIMUM	\$64,588	#DIV/0!	\$71,047



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	L to B
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