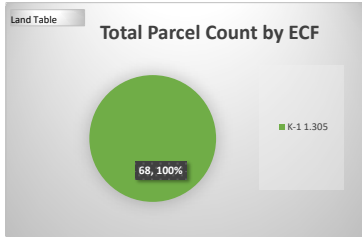


CITY OF CLAWSON

Land Table K-1

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	11
ECF Nbhd	K-1	Sales Ratio	45.68%
Min ECF	1.305	(Land Resid.-Est. Land Value)/Est. LV	65.70%
Max ECF	1.305	Projected % Change	65.70%
Land Table LtoB	14.52%	Projected Land Table LtoB	21.77%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,709	\$26,030	\$26,029
MINIMUM	\$14,500	\$24,027	\$24,027
MAXIMUM	\$16,917	\$28,032	\$28,031



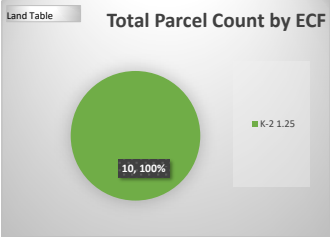
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-33-207-001	815 W MAPLE RD	08/05/20	\$120,000	\$48,810	\$97,625	\$36,875	\$14,500	1.0	1.0	1.00	\$36,875	\$36,875	\$0.85		Land Table K-1	14.85%
16-20-33-207-011	775 W MAPLE RD	04/12/19	\$110,000	\$48,820	\$97,638	\$26,862	\$14,500	1.0	1.0	1.00	\$26,862	\$26,862	\$0.62		Land Table K-1	14.85%
16-20-33-207-025	695 W MAPLE RD	11/24/20	\$117,000	\$50,440	\$100,887	\$30,613	\$14,500	1.0	1.0	1.00	\$30,613	\$30,613	\$0.70		Land Table K-1	14.37%
16-20-33-207-029	693 W MAPLE RD	08/23/19	\$105,000	\$50,440	\$100,887	\$18,613	\$14,500	1.0	1.0	1.00	\$18,613	\$18,613	\$0.43		Land Table K-1	14.37%
16-20-33-207-030	701 W MAPLE RD	04/16/20	\$142,000	\$56,040	\$112,080	\$44,420	\$14,500	1.0	1.0	1.00	\$44,420	\$44,420	\$1.02		Land Table K-1	12.94%
16-20-33-207-033	769 W MAPLE RD	12/21/20	\$115,000	\$59,240	\$118,480	\$13,437	\$16,917	1.0	1.0	1.00	\$13,437	\$13,437	\$0.31		Land Table K-1	14.28%
16-20-33-207-039	831 W MAPLE RD	07/31/20	\$94,000	\$48,820	\$97,638	\$10,862	\$14,500	1.0	1.0	1.00	\$10,862	\$10,862	\$0.25		Land Table K-1	14.85%
16-20-33-207-045	795 W MAPLE RD	09/16/19	\$102,500	\$48,820	\$97,638	\$19,362	\$14,500	1.0	1.0	1.00	\$19,362	\$19,362	\$0.44		Land Table K-1	14.85%
16-20-33-207-054	761 W MAPLE RD	12/07/20	\$112,500	\$50,730	\$101,467	\$25,533	\$14,500	1.0	1.0	1.00	\$25,533	\$25,533	\$0.59		Land Table K-1	14.29%
16-20-33-207-065	711 W MAPLE RD	09/15/20	\$107,000	\$50,440	\$100,887	\$20,613	\$14,500	1.0	1.0	1.00	\$20,613	\$20,613	\$0.47		Land Table K-1	14.37%
16-20-33-207-067	715 W MAPLE RD	03/02/20	\$107,500	\$50,440	\$100,887	\$21,113	\$14,500	1.0	1.0	1.00	\$21,113	\$21,113	\$0.48		Land Table K-1	14.37%

CITY OF CLAWSON

Land Table K-2

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	2
ECF Nbhd	K-2	Sales Ratio	49.81%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	3.59%
Max ECF	1.250	Projected % Change	14.30%
Land Table LtoB	9.69%	Projected Land Table LtoB	11.64%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,500	\$18,128	\$20,003
MINIMUM	\$17,500	\$18,128	\$20,003
MAXIMUM	\$17,500	\$18,128	\$20,003



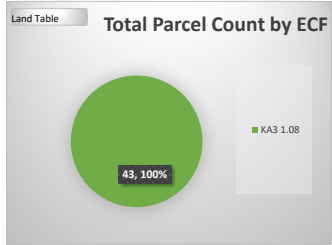
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-33-426-045	38 HIGHLAND AVE	05/20/19	\$170,000	\$85,490	\$170,987	\$16,513	\$17,500	1.0	1.0	1.00	\$16,513	\$16,513	\$0.38		Land Table K-2condo neigh	10.23%
16-20-33-426-047	30 HIGHLAND AVE	11/04/20	\$170,000	\$83,880	\$167,757	\$19,743	\$17,500	0.0	0.0	1.00	#DIV/0!	\$19,743	\$0.45		Land Table K-2condo neigh	10.43%

CITY OF CLAWSON

Land Table KA3

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	5
ECF Nbhd	KA3	Sales Ratio	46.15%
Min ECF	1.080	(Land Resid.-Est. Land Value)/Est. LV	84.82%
Max ECF	1.080	Projected % Change	40.00%
Land Table LtoB	11.03%	Projected Land Table LtoB	13.26%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$10,350	\$19,128	\$14,490
MINIMUM	\$9,450	\$17,465	\$13,230
MAXIMUM	\$11,250	\$20,792	\$15,750



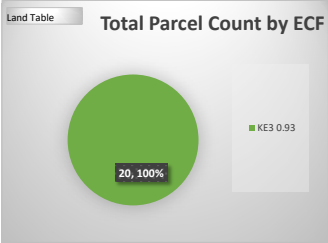
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-33-277-035	1251 N MAIN ST	04/05/19	\$113,000	\$59,820	\$119,646	\$4,604	\$11,250	0.0	0.0	1.00	#DIV/0!	\$4,604	\$0.11		Land Table KA3	9.40%
16-20-33-427-040	25 HIGHLAND AVE	06/10/20	\$93,500	\$41,380	\$82,763	\$21,987	\$11,250	0.0	0.0	1.00	#DIV/0!	\$21,987	\$0.50		Land Table KA3	13.59%
16-20-34-455-068	308 N ROCHESTER RD	02/17/20	\$115,000	\$52,330	\$104,654	\$19,796	\$9,450	0.0	0.0	1.00	#DIV/0!	\$19,796	\$0.45		Land Table KA3	9.03%
16-20-34-455-073	308 N ROCHESTER RD	10/07/20	\$125,000	\$52,330	\$104,654	\$29,796	\$9,450	0.0	0.0	1.00	#DIV/0!	\$29,796	\$0.68		Land Table KA3	9.03%
16-20-34-455-075	308 N ROCHESTER RD	11/06/20	\$113,000	\$52,330	\$104,654	\$17,796	\$9,450	0.0	0.0	1.00	#DIV/0!	\$17,796	\$0.41		Land Table KA3	9.03%

CITY OF CLAWSON

Land Table KE3

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	2
ECF Nbhd	KE3	Sales Ratio	48.64%
Min ECF	0.930	(Land Resid - Est. Land Value)/Est. LV	22.96%
Max ECF	0.930	Projected % Change	10.00%
Land Table LtoB	12.06%	Projected Land Table LtoB	13.30%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$18,500	\$22,749	\$20,350
MINIMUM	\$18,500	\$22,749	\$20,350
MAXIMUM	\$18,500	\$22,749	\$20,350



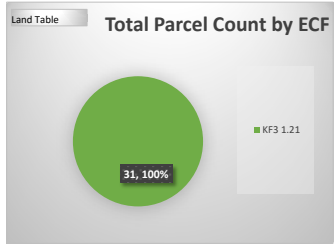
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-25-04-151-016	649 S CROOKS RD	02/15/19	\$151,000	\$78,070	\$156,131	\$13,369	\$18,500	0.0	0.0	1.00	#DIV/0!	\$13,369	\$0.31		Land Table KE3	11.85%
16-25-04-151-020	637 S CROOKS RD	07/23/19	\$159,900	\$73,140	\$146,272	\$32,128	\$18,500	0.0	0.0	1.00	#DIV/0!	\$32,128	\$0.74		Land Table KE3	12.65%

CITY OF CLAWSON

Land Table KF3

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	6
ECF Nbhd	KF3	Sales Ratio	49.36%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	9.77%
Max ECF	1.210	Projected % Change	9.77%
Land Table LtoB	12.28%	Projected Land Table LtoB	14.44%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$12,000	\$13,172	\$13,172
MINIMUM	\$12,000	\$13,172	\$13,172
MAXIMUM	\$12,000	\$13,172	\$13,172



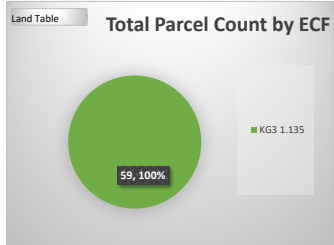
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-25-04-159-001	1516 NORMANDY RD	08/20/20	\$99,500	\$45,760	\$91,515	\$19,985	\$12,000	0.0	0.0	1.00	#DIV/0!	\$19,985	\$0.46		Land Table KF3	13.11%
16-25-04-159-002	1516 NORMANDY RD	04/15/19	\$92,000	\$43,170	\$86,330	\$17,670	\$12,000	0.0	0.0	1.00	#DIV/0!	\$17,670	\$0.41		Land Table KF3	13.90%
16-25-04-159-012	1510 NORMANDY RD	08/15/19	\$80,000	\$43,170	\$86,330	\$5,670	\$12,000	0.0	0.0	1.00	#DIV/0!	\$5,670	\$0.13		Land Table KF3	13.90%
16-25-04-159-019	1506 NORMANDY RD	09/01/20	\$90,000	\$45,760	\$91,515	\$10,485	\$12,000	0.0	0.0	1.00	#DIV/0!	\$10,485	\$0.24		Land Table KF3	13.11%
16-25-04-159-025	1502 NORMANDY RD	04/07/20	\$96,000	\$46,490	\$92,987	\$15,013	\$12,000	0.0	0.0	1.00	#DIV/0!	\$15,013	\$0.34		Land Table KF3	12.91%
16-25-04-159-031	1500 NORMANDY RD	08/25/20	\$90,000	\$45,900	\$91,792	\$10,208	\$12,000	0.0	0.0	1.00	#DIV/0!	\$10,208	\$0.23		Land Table KF3	13.07%

CITY OF CLAWSON

Land Table KG3

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	8
ECF Nbhd	KG3	Sales Ratio	48.77%
Min ECF	1.135	(Land Resid - Est. Land Value)/Est. LV	16.69%
Max ECF	1.135	Projected % Change	16.69%
Land Table LtoB	15.06%	Projected Land Table LtoB	17.17%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,742	\$30,039	\$30,038
MINIMUM	\$25,742	\$30,039	\$30,038
MAXIMUM	\$25,742	\$30,039	\$30,038



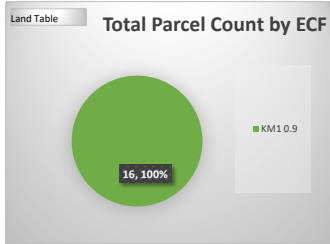
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-33-201-054	1557 N BYWOOD AVE	06/17/20	\$160,000	\$81,560	\$163,124	\$22,618	\$25,742	0.0	0.0	1.00	#DIV/0!	\$22,618	\$0.52		Land Table KG3	15.78%
16-20-33-201-055	1563 N BYWOOD AVE	04/24/20	\$155,000	\$81,420	\$162,835	\$17,907	\$25,742	0.0	0.0	1.00	#DIV/0!	\$17,907	\$0.41		Land Table KG3	15.81%
16-20-33-226-061	48 COUNCIL AVE	08/14/19	\$149,900	\$68,630	\$137,255	\$38,387	\$25,742	0.0	0.0	1.00	#DIV/0!	\$38,387	\$0.88		Land Table KG3	18.75%
16-20-34-378-102	410 OAKGROVE CT	10/16/20	\$187,500	\$99,560	\$199,125	\$14,117	\$25,742	0.0	0.0	1.00	#DIV/0!	\$14,117	\$0.32		Land Table KG3	12.93%
16-20-34-378-108	452 OAKGROVE CT	06/30/20	\$217,000	\$97,310	\$194,627	\$48,115	\$25,742	0.0	0.0	1.00	#DIV/0!	\$48,115	\$1.10		Land Table KG3	13.23%
16-20-34-378-111	34 MAPLEGROVE DR	01/13/20	\$172,900	\$85,540	\$171,082	\$27,560	\$25,742	0.0	0.0	1.00	#DIV/0!	\$27,560	\$0.63		Land Table KG3	15.05%
16-20-34-378-126	67 MAPLEGROVE DR	07/07/20	\$202,000	\$97,360	\$194,721	\$33,021	\$25,742	0.0	0.0	1.00	#DIV/0!	\$33,021	\$0.76		Land Table KG3	13.22%
16-25-04-103-018	349 S CROOKS RD	05/06/20	\$155,000	\$71,080	\$142,152	\$38,590	\$25,742	0.0	0.0	1.00	#DIV/0!	\$38,590	\$0.89		Land Table KG3	18.11%

CITY OF CLAWSON

Land Table KM1

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	3
ECF Nbhd	KM1	Sales Ratio	42.81%
Min ECF	0.900	(Land Resid - Est. Land Value)/Est. LV	142.17%
Max ECF	0.900	Projected % Change	70.00%
Land Table LtoB	11.45%	Projected Land Table LtoB	18.53%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,875	\$69,927	\$49,088
MINIMUM	\$26,250	\$63,570	\$44,625
MAXIMUM	\$31,500	\$76,284	\$53,550



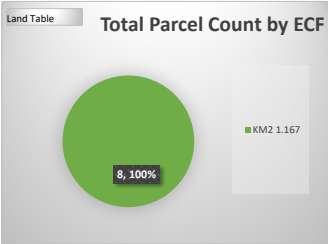
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-25-04-160-002	1604 MICHAEL CT	05/20/19	\$323,000	\$132,800	\$265,603	\$88,897	\$31,500	0.0	0.0	1.00	#DIV/0!	\$88,897	\$2.04		Land Table KM1	11.86%
16-25-04-160-013	1680 ALYSSA LN	01/06/20	\$330,000	\$136,730	\$273,461	\$88,039	\$31,500	0.0	0.0	1.00	#DIV/0!	\$88,039	\$2.02		Land Table KM1	11.52%
16-25-04-160-015	1700 ALYSSA LN	10/21/19	\$282,000	\$130,790	\$261,583	\$51,917	\$31,500	0.0	0.0	1.00	#DIV/0!	\$51,917	\$1.19		Land Table KM1	12.04%

CITY OF CLAWSON

Land Table KM2

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	KM2	Sales Ratio	#DIV/0!
Min ECF	1.167	(Land Resid - Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.167	Projected % Change	0.00%
Land Table LtoB	17.96%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$12,000	#DIV/0!	\$12,000
MINIMUM	\$12,000	#DIV/0!	\$12,000
MAXIMUM	\$12,000	#DIV/0!	\$12,000



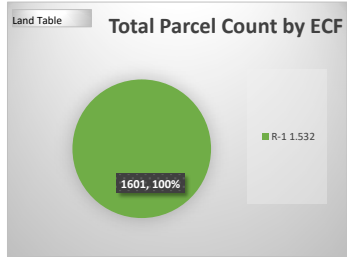
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
---------------	----------------	-----------	------------	-------------	----------------	---------------	-----------------	---------------	-------	-------------	------------	--------------	--------------	-----------------------	------------	------------------

CITY OF CLAWSON

Land Table R-1

BSA DATABASE		SALES DATA	
Parcel Count	1601	# of Sales	139
ECF Nbrhd	R-1	Sales Ratio	47.02%
Min ECF	1.532	(Land Resid.-Est. Land Value)/Est. LV	21.62%
Max ECF	1.532	Projected % Change	21.62%
Land Table LtoB	29.75%	Projected Land Table LtoB	33.49%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,993	\$83,913	\$83,909
MINIMUM	\$51,250	\$62,333	\$62,330
MAXIMUM	\$88,713	\$107,897	\$107,893



Parcel Number	Street Address	Sale Date	Sale Price	Curr# Asmnt#	Curr# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-33-101-029	1451 KENILWORTH PL	08/29/19	\$222,000	\$110,520	\$221,036	\$75,869	\$74,905	55.4	153.2	0.20	\$1,370	\$389,072	\$8.93		Land Table R-1	33.89%
16-20-33-101-041	1269 KENILWORTH PL	03/14/19	\$217,000	\$120,040	\$240,072	\$47,892	\$70,964	55.0	140.0	0.18	\$871	\$270,576	\$6.21		Land Table R-1	29.56%
16-20-33-101-043	1245 KENILWORTH PL	10/31/19	\$220,000	\$113,620	\$227,247	\$63,717	\$70,964	55.0	140.0	0.18	\$1,158	\$359,983	\$8.26		Land Table R-1	31.23%
16-20-33-101-044	1235 KENILWORTH PL	09/17/19	\$259,000	\$115,440	\$230,888	\$99,076	\$70,964	55.0	140.0	0.18	\$1,801	\$559,751	\$12.85		Land Table R-1	30.74%
16-20-33-102-006	1358 KENILWORTH PL	09/30/19	\$210,000	\$105,120	\$210,246	\$66,776	\$67,022	55.0	115.0	0.15	\$1,214	\$460,524	\$10.57		Land Table R-1	31.88%
16-20-33-102-016	1431 LANGLEY BLVD	04/24/20	\$219,900	\$96,630	\$193,257	\$85,776	\$59,133	50.0	115.0	0.13	\$1,716	\$649,818	\$14.92		Land Table R-1	30.60%
16-20-33-102-019	1401 LANGLEY BLVD	05/29/20	\$307,000	\$137,160	\$274,318	\$91,815	\$59,133	50.0	115.0	0.13	\$1,836	\$695,568	\$15.97		Land Table R-1	21.56%
16-20-33-102-024	1321 LANGLEY BLVD	07/10/20	\$190,000	\$96,150	\$192,308	\$56,825	\$59,133	50.0	115.0	0.13	\$1,137	\$430,492	\$9.88		Land Table R-1	30.75%
16-20-33-102-027	1263 LANGLEY BLVD	08/26/20	\$220,000	\$110,030	\$220,063	\$59,070	\$59,133	50.0	115.0	0.13	\$1,181	\$447,500	\$10.27		Land Table R-1	26.87%
16-20-33-127-001	1079 DREON DR	04/18/19	\$244,900	\$100,790	\$201,579	\$110,343	\$67,022	55.0	120.0	0.15	\$2,006	\$725,941	\$16.67		Land Table R-1	33.25%
16-20-33-127-008	1007 DREON DR	01/03/20	\$204,999	\$87,990	\$175,970	\$92,110	\$63,081	50.0	120.0	0.14	\$1,842	\$667,464	\$15.32		Land Table R-1	35.85%
16-20-33-128-002	1428 N SELFRIDGE BLVD	10/14/20	\$245,000	\$95,040	\$190,076	\$114,057	\$59,133	52.5	105.0	0.13	\$2,173	\$898,087	\$20.62		Land Table R-1	31.11%
16-20-33-128-021	1417 N STEPHEN AVE	08/02/19	\$222,000	\$119,730	\$239,456	\$41,677	\$59,133	52.5	105.0	0.13	\$794	\$328,165	\$7.53		Land Table R-1	24.69%
16-20-33-129-015	1109 WRIGHT DR	11/24/20	\$200,000	\$98,880	\$197,762	\$73,202	\$70,964	79.5	98.1	0.18	\$920	\$408,950	\$9.39		Land Table R-1	35.88%
16-20-33-130-024	1213 SHENANDOAH DR	11/15/19	\$222,000	\$95,640	\$191,284	\$89,849	\$59,133	55.8	104.9	0.13	\$1,610	\$670,515	\$15.39		Land Table R-1	30.91%
16-20-33-131-001	1350 SHENANDOAH DR	02/07/19	\$210,000	\$107,450	\$214,901	\$66,063	\$70,964	65.6	110.0	0.17	\$1,007	\$397,970	\$9.14		Land Table R-1	33.02%
16-20-33-131-007	1290 SHENANDOAH DR	08/28/20	\$225,000	\$99,010	\$198,012	\$86,121	\$59,133	51.2	111.0	0.13	\$1,681	\$657,412	\$15.09		Land Table R-1	29.86%
16-20-33-132-021	1295 MARC AVE	09/11/20	\$218,000	\$93,900	\$187,791	\$93,290	\$63,081	52.4	117.5	0.14	\$1,781	\$661,631	\$15.19		Land Table R-1	33.59%
16-20-33-132-025	1255 MARC AVE	10/22/19	\$240,000	\$101,430	\$202,862	\$96,271	\$59,133	50.0	110.0	0.13	\$1,925	\$764,056	\$17.54		Land Table R-1	29.15%
16-20-33-132-028	1225 MARC AVE	05/09/19	\$206,000	\$97,410	\$194,816	\$70,317	\$59,133	50.0	110.0	0.13	\$1,406	\$558,071	\$12.81		Land Table R-1	30.35%
16-20-33-133-003	1336 MARC AVE	04/25/19	\$220,000	\$100,060	\$200,121	\$86,901	\$67,022	52.3	124.7	0.15	\$1,663	\$579,340	\$13.30		Land Table R-1	33.49%
16-20-33-133-016	1202 MARC AVE	12/31/20	\$215,000	\$89,170	\$178,340	\$103,682	\$67,022	62.8	108.2	0.16	\$1,652	\$664,628	\$15.26		Land Table R-1	37.58%
16-20-33-133-022	1323 N STEPHEN AVE	10/21/19	\$193,500	\$93,210	\$186,421	\$74,101	\$67,022	55.4	120.9	0.15	\$1,339	\$481,175	\$11.05		Land Table R-1	35.95%
16-20-33-133-030	1231 N STEPHEN AVE	10/24/19	\$209,800	\$98,630	\$197,250	\$71,683	\$59,133	51.0	110.0	0.13	\$1,406	\$555,682	\$12.76		Land Table R-1	29.98%
16-20-33-151-012	1129 KENILWORTH PL	06/24/20	\$230,000	\$117,020	\$234,033	\$62,989	\$67,022	50.0	140.0	0.16	\$1,260	\$391,236	\$8.98		Land Table R-1	28.64%
16-20-33-151-013	1119 KENILWORTH PL	10/28/19	\$243,500	\$108,490	\$216,973	\$93,549	\$67,022	50.0	140.0	0.16	\$1,871	\$581,050	\$13.34		Land Table R-1	30.89%
16-20-33-151-028	945 KENILWORTH PL	12/10/19	\$232,900	\$113,470	\$226,938	\$72,984	\$67,022	50.0	140.0	0.16	\$1,460	\$453,317	\$10.41		Land Table R-1	29.53%
16-20-33-151-037	1334 W ELMWOOD AVE	03/20/19	\$181,500	\$111,120	\$222,235	\$30,229	\$70,964	55.0	139.9	0.18	\$550	\$170,785	\$3.92		Land Table R-1	31.93%
16-20-33-151-043	1230 W ELMWOOD AVE	07/08/19	\$199,000	\$109,440	\$218,876	\$55,029	\$74,905	60.0	139.9	0.19	\$917	\$285,124	\$6.55		Land Table R-1	34.22%
16-20-33-152-040	1023 LANGLEY BLVD	10/20/20	\$268,500	\$115,650	\$231,301	\$100,280	\$63,081	51.0	115.0	0.14	\$1,966	\$742,815	\$17.05		Land Table R-1	27.27%
16-20-33-152-046	947 LANGLEY BLVD	10/15/20	\$270,000	\$104,360	\$208,713	\$124,368	\$63,081	51.0	115.0	0.14	\$2,439	\$921,244	\$21.15		Land Table R-1	30.22%
16-20-33-176-006	963 W STEPHEN AVE	03/16/20	\$210,000	\$105,300	\$210,603	\$66,419	\$67,022	50.4	125.7	0.15	\$1,319	\$458,062	\$10.52		Land Table R-1	31.82%
16-20-33-176-010	923 W STEPHEN AVE	06/07/19	\$217,000	\$89,030	\$178,064	\$98,069	\$59,133	53.5	107.9	0.13	\$1,832	\$737,361	\$16.93		Land Table R-1	33.21%
16-20-33-177-011	1142 N STEPHEN AVE	05/07/19	\$210,000	\$96,530	\$193,065	\$83,957	\$67,022	56.5	123.3	0.16	\$1,486	\$524,731	\$12.05		Land Table R-1	34.71%
16-20-33-177-022	762 ELMFORD AVE	09/18/20	\$218,000	\$88,860	\$177,721	\$99,412	\$59,133	50.0	110.0	0.13	\$1,988	\$788,984	\$18.11		Land Table R-1	33.27%
16-20-33-177-024	742 ELMFORD AVE	09/11/19	\$275,000	\$119,760	\$239,518	\$94,615	\$59,133	50.8	110.0	0.13	\$1,864	\$739,180	\$16.97		Land Table R-1	24.69%
16-20-33-177-030	1149 N BYWOOD AVE	08/16/19	\$198,000	\$101,450	\$202,909	\$62,113	\$67,022	55.0	115.0	0.15	\$1,129	\$428,366	\$9.83		Land Table R-1	33.03%
16-20-33-178-010	909 ELMFORD AVE	07/02/19	\$250,000	\$114,680	\$229,362	\$91,602	\$70,964	66.9	120.0	0.18	\$1,369	\$497,837	\$11.43		Land Table R-1	30.94%
16-20-33-178-016	940 LANGLEY BLVD	08/21/19	\$260,000	\$112,920	\$225,849	\$101,173	\$67,022	51.0	125.0	0.15	\$1,984	\$692,966	\$15.91		Land Table R-1	29.68%
16-20-33-178-022	931 SHENANDOAH CT	10/25/19	\$390,000	\$180,440	\$360,877	\$100,087	\$70,964	59.0	127.9	0.17	\$1,696	\$578,538	\$13.28		Land Table R-1	19.66%
16-20-33-179-003	799 ELMFORD AVE	07/19/19	\$230,000	\$100,560	\$201,119	\$88,014	\$59,133	50.0	110.2	0.13	\$1,760	\$698,524	\$16.04		Land Table R-1	29.40%
16-20-33-201-027	1450 N STEPHEN AVE	07/19/19	\$246,000	\$102,950	\$205,908	\$95,284	\$55,192	48.2	104.9	0.12	\$1,976	\$821,414	\$18.86		Land Table R-1	26.80%
16-20-33-202-014	1440 N BYWOOD AVE	08/07/19	\$210,000	\$93,330	\$186,661	\$86,420	\$63,081	48.0	125.0	0.14	\$1,800	\$626,232	\$14.38		Land Table R-1	33.79%
16-20-33-202-016	1422 N BYWOOD AVE	01/16/19	\$150,000	\$88,470	\$176,943	\$36,138	\$63,081	48.0	125.0	0.14	\$753	\$261,870	\$6.01		Land Table R-1	35.65%
16-20-33-202-023	1509 OAKLEY RD	04/29/19	\$255,000	\$108,660	\$217,321	\$100,760	\$63,081	47.0	125.0	0.14	\$2,144	\$746,370	\$17.13		Land Table R-1	29.03%
16-20-33-203-005	1550 OAKLEY RD	12/30/20	\$221,000	\$78,210	\$156,425	\$119,767	\$55,192	40.0	125.0	0.12	\$2,994	\$1,041,452	\$23.91		Land Table R-1	35.28%
16-20-33-203-014	1458 OAKLEY RD	12/23/20	\$212,000	\$76,470	\$152,935	\$114,257	\$55,192	40.0	125.0	0.12	\$2,856	\$993,539	\$22.81		Land Table R-1	36.09%

CITY OF CLAWSON

Land Table R-1

Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-33-203-019	1416 OAKLEY RD	08/03/20	\$230,000	\$92,120	\$184,243	\$112,779	\$67,022	53.0	125.0	0.15	\$2,128	\$741,967	\$17.03		Land Table R-1	36.38%
16-20-33-204-008	1282 N STEPHEN AVE	11/23/20	\$213,500	\$93,170	\$186,340	\$86,293	\$59,133	50.0	115.0	0.13	\$1,726	\$653,735	\$15.01		Land Table R-1	31.73%
16-20-33-204-026	1249 N BYWOOD AVE	11/02/20	\$226,000	\$93,930	\$187,856	\$97,277	\$59,133	50.0	115.0	0.13	\$1,946	\$736,947	\$16.92		Land Table R-1	31.48%
16-20-33-205-005	1336 N BYWOOD AVE	10/15/20	\$295,000	\$115,540	\$231,074	\$123,059	\$59,133	40.0	139.1	0.13	\$3,076	\$961,398	\$22.07		Land Table R-1	25.59%
16-20-33-206-016	1341 N CUSTER AVE	10/18/19	\$209,500	\$93,590	\$187,178	\$81,455	\$59,133	45.0	126.4	0.13	\$1,810	\$621,794	\$14.27		Land Table R-1	31.59%
16-20-33-226-001	327 W MAPLE RD	10/07/20	\$190,000	\$75,170	\$150,345	\$89,922	\$50,267	55.0	120.0	0.15	\$1,635	\$591,592	\$13.58		Land Table R-1	33.43%
16-20-33-226-006	275 W MAPLE RD	10/30/20	\$218,000	\$74,830	\$149,654	\$124,525	\$56,179	50.0	173.0	0.20	\$2,491	\$625,754	\$14.37		Land Table R-1	37.54%
16-20-33-226-029	210 COUNCIL AVE	06/26/20	\$185,000	\$102,660	\$205,320	\$68,393	\$88,713	90.0	200.0	0.41	\$760	\$165,600	\$3.80		Land Table R-1	43.21%
16-20-33-226-050	134 COUNCIL AVE	12/02/19	\$397,500	\$211,240	\$422,478	\$53,875	\$78,853	57.0	200.0	0.26	\$945	\$205,630	\$4.72		Land Table R-1	18.66%
16-20-33-227-019	115 COUNCIL AVE	02/18/20	\$166,000	\$88,340	\$176,679	\$68,174	\$78,853	50.0	200.0	0.23	\$1,363	\$296,409	\$6.80		Land Table R-1	44.63%
16-20-33-227-022	87 COUNCIL AVE	07/29/20	\$270,000	\$138,570	\$277,146	\$71,707	\$78,853	50.0	200.0	0.23	\$1,434	\$311,770	\$7.16		Land Table R-1	28.45%
16-20-33-227-044	94 SCHOOL AVE	03/20/20	\$220,000	\$107,260	\$214,519	\$76,445	\$70,964	37.5	200.0	0.17	\$2,039	\$444,448	\$10.20		Land Table R-1	33.08%
16-20-33-228-011	305 SCHOOL AVE	06/11/20	\$275,000	\$143,510	\$287,015	\$76,698	\$88,713	81.3	225.0	0.42	\$943	\$182,614	\$4.19		Land Table R-1	30.91%
16-20-33-228-015	265 SCHOOL AVE	06/04/19	\$177,000	\$91,050	\$182,093	\$77,702	\$82,795	60.0	225.0	0.31	\$1,295	\$250,652	\$5.75		Land Table R-1	45.47%
16-20-33-228-046	96 LEROY AVE	02/19/20	\$167,500	\$75,000	\$149,990	\$96,363	\$78,853	50.0	228.0	0.26	\$1,927	\$367,798	\$8.44		Land Table R-1	52.57%
16-20-33-251-019	526 PARK DR	03/12/20	\$150,000	\$75,890	\$151,775	\$53,417	\$55,192	43.3	121.4	0.12	\$1,233	\$441,463	\$10.13		Land Table R-1	36.36%
16-20-33-251-020	516 PARK DR	04/10/20	\$239,900	\$98,050	\$196,101	\$95,049	\$51,250	40.0	122.4	0.11	\$2,376	\$848,652	\$19.48		Land Table R-1	26.13%
16-20-33-252-013	453 PARK DR	07/17/20	\$234,500	\$82,240	\$164,478	\$121,272	\$51,250	40.0	120.8	0.11	\$3,032	\$1,092,541	\$25.08		Land Table R-1	31.16%
16-20-33-252-017	421 PARK DR	06/01/20	\$241,500	\$92,600	\$185,200	\$107,550	\$51,250	40.0	122.5	0.11	\$2,689	\$960,268	\$22.04		Land Table R-1	27.67%
16-20-33-276-007	279 LEROY AVE	09/10/20	\$212,000	\$107,490	\$214,983	\$56,150	\$59,133	40.0	140.0	0.13	\$1,404	\$435,271	\$9.99		Land Table R-1	27.51%
16-20-33-276-008	271 LEROY AVE	08/12/20	\$235,000	\$101,980	\$203,954	\$90,179	\$59,133	40.0	140.0	0.13	\$2,254	\$699,062	\$16.05		Land Table R-1	28.99%
16-20-33-277-001	145 LEROY AVE	06/26/20	\$235,500	\$100,830	\$201,662	\$96,919	\$63,081	43.2	140.0	0.14	\$2,245	\$697,259	\$16.01		Land Table R-1	31.28%
16-20-33-277-012	53 LEROY AVE	09/29/20	\$200,000	\$92,810	\$185,626	\$77,455	\$63,081	43.0	140.0	0.14	\$1,801	\$561,268	\$12.88		Land Table R-1	33.98%
16-20-33-277-021	88 PARK DR	09/26/19	\$227,000	\$100,580	\$201,153	\$88,928	\$63,081	43.0	140.0	0.14	\$2,068	\$644,406	\$14.79		Land Table R-1	31.36%
16-20-33-277-026	46 PARK DR	08/13/20	\$240,000	\$104,060	\$208,129	\$102,835	\$70,964	53.0	138.3	0.17	\$1,940	\$612,113	\$14.05		Land Table R-1	34.10%
16-20-33-279-006	107 PARK DR	11/13/20	\$184,000	\$101,000	\$202,005	\$52,959	\$70,964	45.0	160.0	0.17	\$1,177	\$320,964	\$7.37		Land Table R-1	35.13%
16-20-33-279-016	140 KNOLLWOOD BLVD	08/22/19	\$215,000	\$99,050	\$198,103	\$83,919	\$67,022	44.7	150.2	0.15	\$1,879	\$544,929	\$12.51		Land Table R-1	33.83%
16-20-33-281-011	85 KNOLLWOOD BLVD	07/24/20	\$225,500	\$105,400	\$210,806	\$77,775	\$63,081	41.0	150.0	0.14	\$1,897	\$551,596	\$12.66		Land Table R-1	29.92%
16-20-33-281-018	168 ELMFORD AVE	10/30/20	\$216,800	\$93,670	\$187,335	\$96,487	\$67,022	48.3	141.1	0.16	\$1,996	\$614,567	\$14.11		Land Table R-1	35.78%
16-20-33-281-020	148 ELMFORD AVE	11/18/20	\$218,000	\$96,190	\$192,379	\$92,643	\$67,022	48.3	140.0	0.16	\$1,917	\$597,697	\$13.72		Land Table R-1	34.84%
16-20-33-281-024	116 ELMFORD AVE	11/16/20	\$214,900	\$93,030	\$186,052	\$87,981	\$59,133	40.0	140.0	0.13	\$2,200	\$682,023	\$15.66		Land Table R-1	31.78%
16-20-33-281-031	60 ELMFORD AVE	07/08/20	\$210,000	\$95,830	\$191,662	\$77,471	\$59,133	40.0	140.0	0.13	\$1,937	\$600,550	\$13.79		Land Table R-1	30.85%
16-20-33-281-037	1037 N MAIN ST	05/07/19	\$125,000	\$80,490	\$160,978	\$51,250	\$51,250	40.0	110.0	0.10	\$382	\$151,208	\$3.47		Land Table R-1	31.84%
16-20-33-283-006	141 ELMFORD AVE	09/15/20	\$268,000	\$126,040	\$252,082	\$71,110	\$55,192	40.0	130.0	0.12	\$1,778	\$597,663	\$13.72		Land Table R-1	21.89%
16-20-33-283-021	164 W ELMWOOD AVE	05/17/19	\$241,000	\$105,880	\$211,761	\$96,261	\$67,022	45.0	149.0	0.15	\$2,139	\$625,071	\$14.35		Land Table R-1	31.65%
16-20-33-283-023	148 W ELMWOOD AVE	03/20/20	\$231,000	\$100,980	\$201,967	\$92,114	\$63,081	40.0	147.7	0.14	\$2,303	\$677,309	\$15.55		Land Table R-1	31.23%
16-20-33-283-024	140 W ELMWOOD AVE	05/01/20	\$230,000	\$108,680	\$217,355	\$75,726	\$63,081	40.0	147.1	0.14	\$1,893	\$560,933	\$12.88		Land Table R-1	29.02%
16-20-33-283-030	92 W ELMWOOD AVE	07/08/20	\$305,000	\$124,820	\$249,647	\$114,486	\$59,133	40.0	143.5	0.13	\$2,862	\$867,319	\$19.91		Land Table R-1	23.69%
16-20-33-283-036	947 N MAIN ST	04/15/20	\$212,000	\$111,990	\$223,983	\$55,039	\$67,022	58.0	110.0	0.15	\$949	\$376,979	\$8.65		Land Table R-1	29.92%
16-20-33-301-004	1425 W ELMWOOD AVE	10/10/19	\$237,000	\$116,930	\$233,852	\$74,112	\$70,964	60.0	125.0	0.17	\$1,235	\$430,884	\$9.89		Land Table R-1	30.35%
16-20-33-303-012	665 LANGLEY BLVD	09/27/19	\$220,000	\$129,450	\$258,904	\$32,060	\$70,964	57.3	125.5	0.17	\$559	\$194,303	\$4.46		Land Table R-1	27.41%
16-20-33-304-008	506 LANGLEY BLVD	11/15/19	\$246,000	\$124,020	\$248,034	\$64,988	\$67,022	51.0	125.0	0.15	\$1,274	\$445,123	\$10.22		Land Table R-1	27.02%
16-20-33-304-017	596 LANGLEY BLVD	09/27/19	\$267,000	\$123,250	\$246,498	\$87,524	\$67,022	54.4	125.0	0.16	\$1,608	\$561,051	\$12.88		Land Table R-1	27.19%
16-20-33-304-018	411 SHENANDOAH DR	09/21/20	\$230,000	\$119,570	\$239,135	\$57,887	\$67,022	51.3	125.0	0.15	\$1,128	\$393,789	\$9.04		Land Table R-1	28.03%
16-20-33-304-025	505 SHENANDOAH DR	09/25/20	\$255,000	\$136,500	\$272,996	\$49,026	\$67,022	51.3	125.0	0.15	\$955	\$333,510	\$7.66		Land Table R-1	24.55%
16-20-33-305-005	694 LANGLEY BLVD	08/22/19	\$250,000	\$118,270	\$236,541	\$80,481	\$67,022	53.4	125.0	0.15	\$1,508	\$526,020	\$12.08		Land Table R-1	28.33%
16-20-33-305-013	770 LANGLEY BLVD	12/05/19	\$232,500	\$122,900	\$245,801	\$65,552	\$78,853	75.0	125.0	0.22	\$875	\$304,893	\$7.00		Land Table R-1	32.08%
16-20-33-326-011	664 SHENANDOAH DR	06/08/20	\$312,000	\$153,740	\$307,478	\$71,544	\$67,022	52.7	125.0	0.15	\$1,358	\$473,801	\$10.88		Land Table R-1	21.80%
16-20-33-326-012	678 SHENANDOAH DR	11/13/20	\$240,000	\$124,160	\$248,323	\$58,699	\$67,022	52.7	125.0	0.15	\$1,114	\$388,735	\$8.92		Land Table R-1	26.99%
16-20-33-326-040	605 N SELFRIDGE BLVD	06/10/20	\$279,000	\$118,360	\$236,719	\$105,362	\$63,081	47.7	125.0	0.14	\$2,210	\$769,066	\$17.66		Land Table R-1	26.65%
16-20-33-326-058	628 SHENANDOAH DR	09/21/20	\$260,000	\$158,390	\$316,784	\$14,180	\$70,964	63.3	125.0	0.18	\$224	\$77,912	\$1.79		Land Table R-1	22.40%
16-20-33-327-014	665 W ELMWOOD AVE	02/27/20	\$265,000	\$124,410	\$248,823	\$83,199	\$67,022	50.0	129.0	0.15	\$1,664	\$562,155	\$12.91		Land Table R-1	26.94%
16-20-33-328-029	703 HIGHLAND AVE	11/24/20	\$288,000	\$130,090	\$260,183	\$98,781	\$70,964	58.2	123.2	0.17	\$1,697	\$598,673	\$13.74		Land Table R-1	27.27%
16-20-33-329-009	801 W BAKER AVE	05/28/20	\$295,000	\$136,840	\$273,674	\$80,459	\$59,133	51.3	112.0	0.13	\$1,567	\$609,538	\$13.99		Land Table R-1	21.61%
16-20-33-329-019	665 W BAKER AVE	12/17/19	\$221,500	\$114,900	\$229,800	\$54,781	\$63,081	50.0	125.0	0.14	\$1,096	\$383,084	\$8.79		Land Table R-1	27.45%
16-20-33-329-020	908 PHILLIPS AVE	07/12/19	\$279,900	\$124,420	\$248,847	\$105,958	\$74,905	75.8	119.7	0.21	\$1,397	\$509,413	\$11.69		Land Table R-1	30.10%
16-20-33-329-035	674 PHILLIPS AVE	12/07/20	\$220,000	\$98,440	\$196,889	\$86,192	\$63,081	50.0	124.9	0.14	\$1,724	\$602,741	\$13.84		Land Table R-1	32.04%
16-20-33-351-																

CITY OF CLAWSON

Land Table R-1

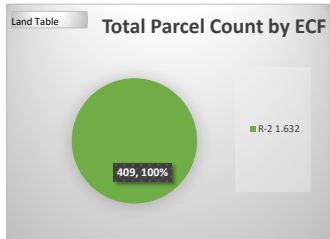
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-33-354-024	1051 BROADACRE AVE	03/31/20	\$205,000	\$98,590	\$197,187	\$74,835	\$67,022	52.0	132.9	0.16	\$1,440	\$470,660	\$10.80		Land Table R-1	33.99%
16-20-33-376-002	1037 W SELFRIDGE BLVD	08/17/20	\$342,000	\$126,530	\$253,067	\$155,955	\$67,022	51.0	125.6	0.15	\$3,058	\$1,060,918	\$24.36		Land Table R-1	26.48%
16-20-33-376-003	1027 W SELFRIDGE BLVD	03/20/20	\$227,000	\$131,540	\$263,085	\$26,996	\$63,081	48.3	125.8	0.14	\$559	\$192,829	\$4.43		Land Table R-1	23.98%
16-20-33-376-010	430 N CHOCOLAY AVE	05/26/20	\$279,900	\$133,770	\$267,542	\$75,439	\$63,081	50.0	119.6	0.14	\$1,509	\$550,650	\$12.64		Land Table R-1	23.58%
16-20-33-376-014	360 N CHOCOLAY AVE	07/21/20	\$235,000	\$119,360	\$238,723	\$59,358	\$63,081	50.0	119.1	0.14	\$1,187	\$433,270	\$9.95		Land Table R-1	26.42%
16-20-33-376-017	330 N CHOCOLAY AVE	09/30/20	\$286,000	\$129,330	\$258,664	\$90,417	\$63,081	50.0	118.5	0.14	\$1,808	\$664,831	\$15.26		Land Table R-1	24.39%
16-20-33-376-018	320 N CHOCOLAY AVE	04/26/19	\$189,000	\$101,740	\$203,483	\$48,598	\$63,081	50.0	118.3	0.14	\$972	\$357,338	\$8.20		Land Table R-1	31.00%
16-20-33-376-034	369 N MANITOU AVE	11/15/19	\$220,000	\$112,790	\$225,573	\$57,508	\$63,081	50.0	119.3	0.14	\$1,150	\$419,766	\$9.64		Land Table R-1	27.96%
16-20-33-377-057	410 DARBEE CT	11/08/20	\$278,460	\$153,830	\$307,660	\$45,705	\$74,905	72.8	112.1	0.19	\$628	\$244,412	\$5.61		Land Table R-1	24.35%
16-20-33-377-073	503 N MARIAS AVE	06/04/19	\$262,500	\$128,010	\$256,019	\$73,503	\$67,022	60.0	109.8	0.15	\$1,225	\$486,775	\$11.17		Land Table R-1	26.18%
16-20-33-378-014	324 N MARIAS AVE	09/03/19	\$230,000	\$102,510	\$205,023	\$76,227	\$51,250	40.0	110.0	0.10	\$1,906	\$754,723	\$17.33		Land Table R-1	25.00%
16-20-33-378-027	501 KINROSS AVE	01/06/20	\$217,000	\$100,450	\$200,896	\$67,354	\$51,250	45.0	110.2	0.11	\$1,497	\$590,825	\$13.56		Land Table R-1	25.51%
16-20-33-378-030	423 KINROSS AVE	12/18/20	\$150,000	\$95,140	\$190,283	\$10,967	\$51,250	45.0	110.0	0.11	\$244	\$96,202	\$2.21		Land Table R-1	26.93%
16-20-33-378-055	342 N MARIAS AVE	04/28/20	\$310,000	\$128,050	\$256,091	\$105,159	\$51,250	40.0	110.0	0.10	\$2,629	\$1,041,178	\$23.90		Land Table R-1	20.01%
16-20-33-378-008	440 KINROSS AVE	12/03/20	\$250,000	\$116,830	\$233,667	\$67,583	\$51,250	43.6	105.7	0.11	\$1,549	\$637,575	\$14.64		Land Table R-1	21.93%
16-20-33-380-006	236 KINROSS AVE	07/25/19	\$174,500	\$90,080	\$180,151	\$45,599	\$51,250	40.0	110.0	0.10	\$1,140	\$451,475	\$10.36		Land Table R-1	28.45%
16-20-33-380-010	333 N BYWOOD AVE	07/28/20	\$167,500	\$81,320	\$162,643	\$75,821	\$70,964	70.0	110.0	0.18	\$1,083	\$428,367	\$9.83		Land Table R-1	43.63%
16-20-33-380-016	235 N BYWOOD AVE	11/25/19	\$200,000	\$88,830	\$177,656	\$73,594	\$51,250	40.0	110.0	0.10	\$1,840	\$728,653	\$16.73		Land Table R-1	28.85%
16-20-33-380-026	326 KINROSS AVE	08/19/20	\$207,000	\$100,860	\$201,711	\$56,539	\$51,250	40.0	110.0	0.10	\$1,413	\$559,792	\$12.85		Land Table R-1	25.41%
16-20-33-381-059	137 KINROSS AVE	09/13/19	\$370,000	\$205,850	\$411,703	\$17,430	\$59,133	50.0	110.0	0.13	\$349	\$138,333	\$3.18		Land Table R-1	14.36%

CITY OF CLAWSON

Land Table R-2

BSA DATABASE		SALES DATA	
Parcel Count	409	# of Sales	39
ECF Nbhhd	R-2	Sales Ratio	46.56%
Min ECF	1.632	(Land Resid - Est. Land Value)/Est. LV	24.40%
Max ECF	1.632	Projected % Change	24.40%
Land Table LtoB	30.96%	Projected Land Table LtoB	33.70%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,733	\$83,014	\$83,016
MINIMUM	\$50,500	\$62,821	\$62,822
MAXIMUM	\$86,568	\$107,688	\$107,691



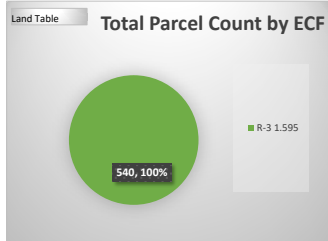
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-33-401-006	455 W ELMWOOD AVE	05/29/19	\$180,000	\$87,730	\$175,454	\$58,648	\$54,102	40.0	142.5	0.13	\$1,466	\$447,695	\$10.28		Land Table R-2	30.84%
16-20-33-401-008	439 W ELMWOOD AVE	06/06/19	\$180,000	\$90,200	\$180,402	\$53,700	\$54,102	40.0	142.5	0.13	\$1,343	\$409,924	\$9.41		Land Table R-2	29.99%
16-20-33-402-007	303 W ELMWOOD AVE	03/12/20	\$180,000	\$88,920	\$177,843	\$59,870	\$57,713	42.0	142.5	0.14	\$1,425	\$437,007	\$10.03		Land Table R-2	32.45%
16-20-33-402-025	294 HIGHLAND AVE	01/15/20	\$179,900	\$75,120	\$150,233	\$83,769	\$54,102	40.0	142.5	0.13	\$2,094	\$639,458	\$14.68		Land Table R-2	36.01%
16-20-33-402-033	222 HIGHLAND AVE	04/17/20	\$234,500	\$105,980	\$211,960	\$76,642	\$54,102	40.0	142.5	0.13	\$1,916	\$585,053	\$13.43		Land Table R-2	25.52%
16-20-33-403-013	431 HIGHLAND AVE	08/15/19	\$190,000	\$82,130	\$164,264	\$79,838	\$54,102	40.0	141.9	0.13	\$1,996	\$614,138	\$14.10		Land Table R-2	32.94%
16-20-33-403-014	423 HIGHLAND AVE	11/26/19	\$185,000	\$84,070	\$168,133	\$70,969	\$54,102	40.0	141.9	0.13	\$1,774	\$545,915	\$12.53		Land Table R-2	32.18%
16-20-33-403-022	428 W BAKER AVE	06/25/19	\$240,000	\$117,480	\$234,968	\$86,192	\$81,160	73.5	181.9	0.31	\$1,173	\$280,756	\$6.45		Land Table R-2	34.54%
16-20-33-404-001	349 HIGHLAND AVE	09/01/20	\$310,000	\$119,720	\$239,438	\$135,494	\$64,932	54.6	142.0	0.18	\$2,482	\$761,202	\$17.47		Land Table R-2	27.12%
16-20-33-404-004	325 HIGHLAND AVE	09/09/20	\$205,000	\$87,660	\$175,327	\$83,775	\$54,102	40.0	142.0	0.13	\$2,094	\$644,423	\$14.79		Land Table R-2	30.86%
16-20-33-404-007	301 HIGHLAND AVE	04/15/20	\$240,000	\$109,020	\$218,032	\$76,070	\$54,102	40.0	142.1	0.13	\$1,902	\$580,687	\$13.33		Land Table R-2	24.81%
16-20-33-404-013	221 HIGHLAND AVE	03/27/20	\$190,000	\$82,330	\$164,663	\$79,439	\$54,102	40.0	142.4	0.13	\$1,986	\$606,405	\$13.92		Land Table R-2	32.86%
16-20-33-406-015	300 PHILLIPS AVE	11/26/19	\$145,000	\$69,640	\$139,280	\$56,220	\$50,500	50.0	96.0	0.11	\$1,124	\$511,091	\$11.73		Land Table R-2	36.26%
16-20-33-406-017	264 PHILLIPS AVE	06/07/19	\$265,100	\$121,000	\$242,001	\$84,421	\$61,322	75.0	95.5	0.16	\$1,126	\$514,762	\$11.82		Land Table R-2	25.34%
16-20-33-406-024	342 PHILLIPS AVE	10/09/20	\$485,000	\$198,280	\$396,554	\$149,768	\$61,322	75.0	94.0	0.16	\$1,997	\$924,494	\$21.22		Land Table R-2	15.46%
16-20-33-407-023	516 JOHN M AVE	04/03/20	\$242,500	\$99,790	\$199,577	\$124,083	\$81,160	40.0	300.0	0.28	\$3,102	\$451,211	\$10.36		Land Table R-2	40.67%
16-20-33-407-024	506 JOHN M AVE	12/30/19	\$280,000	\$129,970	\$259,946	\$101,214	\$81,160	40.0	300.0	0.28	\$2,530	\$368,051	\$8.45		Land Table R-2	31.22%
16-20-33-407-036	580 JOHN M AVE	02/19/19	\$220,000	\$128,550	\$257,097	\$44,063	\$81,160	50.0	300.0	0.34	\$881	\$128,090	\$2.94		Land Table R-2	31.57%
16-20-33-408-002	339 PHILLIPS AVE	09/14/20	\$271,350	\$118,370	\$236,749	\$99,533	\$64,932	54.5	140.0	0.18	\$1,826	\$568,760	\$13.06		Land Table R-2	27.43%
16-20-33-408-029	216 JOHN M AVE	04/07/20	\$168,000	\$71,620	\$143,237	\$78,865	\$54,102	41.0	125.0	0.12	\$1,924	\$668,347	\$15.34		Land Table R-2	37.77%
16-20-33-408-038	465 N WASHINGTON AVE	07/26/19	\$329,900	\$186,060	\$372,114	\$22,718	\$64,932	45.0	164.0	0.17	\$505	\$134,426	\$3.09		Land Table R-2	17.45%
16-20-33-426-001	185 W ELMWOOD AVE	07/29/20	\$240,000	\$101,710	\$203,412	\$90,690	\$54,102	40.0	142.5	0.13	\$2,267	\$692,290	\$15.89		Land Table R-2	26.60%
16-20-33-426-016	65 W ELMWOOD AVE	04/16/19	\$250,000	\$105,370	\$210,738	\$93,364	\$54,102	40.0	142.5	0.13	\$2,334	\$712,702	\$16.36		Land Table R-2	25.67%
16-20-33-426-017	57 W ELMWOOD AVE	08/16/19	\$260,000	\$133,430	\$266,869	\$47,233	\$54,102	40.0	142.5	0.13	\$1,181	\$360,557	\$8.28		Land Table R-2	20.27%
16-20-33-426-026	138 HIGHLAND AVE	10/16/20	\$203,000	\$88,880	\$177,752	\$79,350	\$54,102	40.0	142.5	0.13	\$1,984	\$605,725	\$13.91		Land Table R-2	30.44%
16-20-33-426-038	839 N MAIN ST	05/13/19	\$190,000	\$96,970	\$193,939	\$50,163	\$54,102	43.0	122.0	0.12	\$1,167	\$418,025	\$9.60		Land Table R-2	27.90%
16-20-33-427-008	127 HIGHLAND AVE	07/10/19	\$225,000	\$104,210	\$208,426	\$70,676	\$54,102	40.0	142.6	0.13	\$1,767	\$539,511	\$12.39		Land Table R-2	25.96%
16-20-33-428-001	185 W BAKER AVE	09/05/19	\$187,500	\$97,230	\$194,454	\$47,148	\$54,102	50.0	100.0	0.12	\$943	\$409,983	\$9.41		Land Table R-2	27.82%
16-20-33-428-018	154 PHILLIPS AVE	06/08/20	\$205,000	\$96,690	\$193,386	\$62,114	\$50,500	50.0	94.5	0.11	\$1,242	\$575,130	\$13.20		Land Table R-2	26.11%
16-20-33-428-022	104 PHILLIPS AVE	04/22/19	\$189,900	\$97,140	\$194,281	\$46,119	\$50,500	50.0	96.4	0.11	\$922	\$415,486	\$9.54		Land Table R-2	25.99%
16-20-33-451-022	622 BROADACRE AVE	04/30/20	\$236,000	\$119,500	\$239,001	\$72,746	\$75,747	50.0	228.9	0.26	\$1,455	\$276,601	\$6.35		Land Table R-2	31.69%
16-20-33-451-025	544 BROADACRE AVE	07/17/19	\$126,000	\$70,720	\$141,446	\$60,301	\$75,747	50.0	228.3	0.26	\$1,206	\$230,156	\$5.28		Land Table R-2	53.55%
16-20-33-451-050	232 N BYWOOD AVE	06/30/20	\$95,000	\$32,470				50.0	167.0	0.19	\$1,900	\$494,792	\$11.36		Land Table R-2	100.00%
16-20-33-451-051	654 BROADACRE AVE	03/24/20	\$268,000	\$112,800	\$225,607	\$103,715	\$61,322	50.0	129.4	0.15	\$2,074	\$696,074	\$15.98		Land Table R-2	27.18%
16-20-33-452-003	339 JOHN M AVE	09/28/20	\$259,900	\$115,530	\$231,056	\$115,412	\$86,568	66.0	300.0	0.46	\$1,749	\$253,653	\$5.82		Land Table R-2	37.47%
16-20-33-452-036	311 N WASHINGTON AVE	03/27/20	\$222,000	\$122,090	\$244,182	\$39,140	\$61,322	50.0	128.3	0.15	\$783	\$266,259	\$6.11		Land Table R-2	25.11%
16-20-33-453-005	621 BROADACRE AVE	11/16/20	\$210,000	\$103,240	\$206,475	\$79,272	\$75,747	50.0	220.0	0.25	\$1,585	\$313,328	\$7.19		Land Table R-2	36.69%
16-20-33-454-003	40 N CUSTER AVE	12/17/19	\$118,000	\$68,190	\$136,374	\$32,126	\$50,500	40.0	103.0	0.10	\$803	\$338,168	\$7.76		Land Table R-2	37.03%
16-20-33-477-007	115 BROADACRE AVE	10/30/20	\$249,900	\$110,470	\$220,933	\$90,289	\$61,322	50.0	130.0	0.15	\$1,806	\$605,966	\$13.91		Land Table R-2	27.76%

CITY OF CLAWSON

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	540	# of Sales	60
ECF Nbhhd	R-3	Sales Ratio	46.67%
Min ECF	1.595	(Land Resid - Est. Land Value)/Est. LV	20.62%
Max ECF	1.595	Projected % Change	20.62%
Land Table LtoB	31.76%	Projected Land Table LtoB	34.44%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,597	\$80,328	\$80,329
MINIMUM	\$48,600	\$58,621	\$58,621
MAXIMUM	\$107,988	\$130,255	\$130,255



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-34-301-039	865 HIGH ST	02/27/20	\$202,500	\$86,290	\$172,581	\$89,320	\$59,401	50.0	140.0	0.16	\$1,786	\$554,783	\$12.74		Land Table R-3	34.42%
16-20-34-302-029	209 E BAKER AVE	04/19/19	\$215,000	\$115,950	\$231,909	\$38,896	\$55,805	46.0	120.0	0.13	\$846	\$306,268	\$7.03		Land Table R-3	24.06%
16-20-34-302-047	749 HIGH ST	05/08/20	\$242,500	\$130,470	\$260,939	\$40,962	\$59,401	61.0	109.5	0.15	\$672	\$267,725	\$6.15		Land Table R-3	22.76%
16-20-34-303-007	162 E BAKER AVE	07/08/20	\$150,000	\$69,180	\$138,365	\$67,440	\$55,805	46.0	119.1	0.13	\$1,466	\$535,238	\$12.29		Land Table R-3	40.33%
16-20-34-303-022	157 ROTH BLVD	09/01/20	\$168,000	\$71,740	\$143,488	\$80,317	\$55,805	46.0	119.1	0.13	\$1,746	\$637,437	\$14.63		Land Table R-3	38.89%
16-20-34-303-034	327 ROTH BLVD	08/23/19	\$360,000	\$198,060	\$396,112	\$16,084	\$52,196	45.0	119.1	0.12	\$357	\$130,764	\$3.00		Land Table R-3	13.18%
16-20-34-326-007	443 HENDRICKSON BLVD	06/23/20	\$236,500	\$110,190	\$220,384	\$75,517	\$59,401	46.7	140.4	0.15	\$1,618	\$503,447	\$11.56		Land Table R-3	26.95%
16-20-34-326-021	475 HENDRICKSON BLVD	09/29/20	\$185,000	\$87,130	\$174,266	\$80,930	\$70,196	57.0	207.7	0.27	\$1,420	\$297,537	\$6.83		Land Table R-3	40.28%
16-20-34-327-022	445 E BAKER AVE	11/13/20	\$233,000	\$79,000	\$158,009	\$130,796	\$55,805	46.0	120.0	0.13	\$2,843	\$1,029,890	\$23.64		Land Table R-3	35.32%
16-20-34-327-035	551 E BAKER AVE	05/11/20	\$189,900	\$85,250	\$170,495	\$75,210	\$55,805	46.0	120.0	0.13	\$1,635	\$592,205	\$13.60		Land Table R-3	32.73%
16-20-34-327-046	612 GOODALE CT	10/26/20	\$147,000	\$66,050	\$132,109	\$67,087	\$52,196	43.0	124.6	0.12	\$1,560	\$545,423	\$12.52		Land Table R-3	39.51%
16-20-34-327-054	420 HENDRICKSON BLVD	08/08/19	\$154,000	\$92,670	\$185,345	\$38,851	\$70,196	72.5	154.0	0.26	\$536	\$151,762	\$3.48		Land Table R-3	37.87%
16-20-34-327-056	732 HIGH ST	12/29/20	\$295,000	\$167,110	\$334,229	\$23,768	\$62,997	55.0	145.0	0.18	\$432	\$129,880	\$2.98		Land Table R-3	18.85%
16-20-34-328-013	528 E BAKER AVE	10/27/20	\$229,000	\$92,230	\$184,467	\$100,338	\$55,805	50.0	119.1	0.14	\$2,007	\$732,394	\$16.81		Land Table R-3	30.25%
16-20-34-328-018	576 E BAKER AVE	09/24/20	\$226,000	\$81,630	\$163,253	\$114,943	\$52,196	45.0	119.1	0.12	\$2,554	\$934,496	\$21.45		Land Table R-3	31.97%
16-20-34-328-021	417 ROTH BLVD	12/23/20	\$198,000	\$72,680	\$145,364	\$108,441	\$55,805	50.0	119.1	0.14	\$2,169	\$791,540	\$18.17		Land Table R-3	38.39%
16-20-34-328-029	497 ROTH BLVD	07/31/20	\$242,000	\$84,630	\$169,262	\$128,543	\$55,805	50.0	119.1	0.14	\$2,571	\$938,270	\$21.54		Land Table R-3	32.97%
16-20-34-328-030	507 ROTH BLVD	12/23/20	\$189,900	\$76,640	\$153,288	\$92,417	\$55,805	50.0	119.1	0.14	\$1,848	\$674,577	\$15.49		Land Table R-3	36.41%
16-20-34-328-037	585 ROTH BLVD	07/19/19	\$144,400	\$71,060	\$142,128	\$65,269	\$62,997	67.0	119.1	0.18	\$974	\$356,661	\$8.19		Land Table R-3	44.32%
16-20-34-351-012	154 ROTH BLVD	12/13/19	\$187,000	\$94,460	\$188,923	\$50,273	\$52,196	42.0	119.2	0.12	\$1,197	\$437,157	\$10.04		Land Table R-3	27.63%
16-20-34-351-013	162 ROTH BLVD	06/28/19	\$188,000	\$74,720	\$149,444	\$90,752	\$52,196	42.0	119.4	0.12	\$2,161	\$789,148	\$18.12		Land Table R-3	34.93%
16-20-34-351-034	125 FISHER CT	03/14/19	\$189,000	\$106,710	\$213,421	\$65,574	\$89,995	100.0	141.5	0.33	\$656	\$201,766	\$4.63		Land Table R-3	42.17%
16-20-34-351-036	151 FISHER CT	02/13/20	\$170,000	\$86,760	\$173,526	\$55,875	\$59,401	50.0	141.8	0.16	\$1,118	\$342,791	\$7.87		Land Table R-3	34.23%
16-20-34-351-061	242 ROTH BLVD	03/29/19	\$309,000	\$158,310	\$316,618	\$44,578	\$52,196	42.0	120.0	0.12	\$1,061	\$384,293	\$8.82		Land Table R-3	16.49%
16-20-34-352-005	110 FISHER CT	03/25/19	\$250,000	\$129,060	\$258,127	\$51,274	\$59,401	50.0	140.0	0.16	\$1,025	\$318,472	\$7.31		Land Table R-3	23.01%
16-20-34-352-011	172 FISHER CT	08/12/19	\$190,000	\$106,150	\$212,302	\$37,099	\$59,401	48.8	140.0	0.16	\$761	\$236,299	\$5.42		Land Table R-3	27.98%
16-20-34-352-032	259 LINCOLN AVE	04/17/20	\$181,600	\$91,550	\$183,093	\$65,193	\$66,686	80.2	130.3	0.24	\$813	\$271,638	\$6.24		Land Table R-3	36.42%
16-20-34-353-006	321 LINCOLN AVE	02/21/20	\$149,500	\$88,490	\$176,979	\$39,207	\$66,686	70.2	132.1	0.21	\$559	\$180,070	\$4.23		Land Table R-3	37.68%
16-20-34-353-013	401 LINCOLN AVE	04/04/19	\$255,000	\$111,070	\$222,142	\$92,705	\$59,847	48.4	150.0	0.17	\$1,915	\$555,120	\$12.74		Land Table R-3	26.94%
16-20-34-353-025	406 FISHER CT	05/15/20	\$278,000	\$138,560	\$277,114	\$60,287	\$59,401	57.0	113.3	0.15	\$1,058	\$407,345	\$9.35		Land Table R-3	21.44%
16-20-34-354-025	197 BOWERS ST	08/09/19	\$179,999	\$70,580	\$141,151	\$87,448	\$48,600	40.0	120.0	0.11	\$2,186	\$794,982	\$18.25		Land Table R-3	34.43%
16-20-34-355-039	29 FLORENCE ST	10/05/20	\$175,000	\$89,740	\$179,483	\$44,117	\$48,600	40.0	120.0	0.11	\$1,103	\$401,064	\$9.21		Land Table R-3	27.08%
16-20-34-356-013	46 FLORENCE ST	04/03/20	\$128,500	\$62,380	\$124,764	\$52,336	\$48,600	40.0	120.0	0.11	\$1,308	\$475,782	\$10.92		Land Table R-3	38.95%
16-20-34-356-014	36 FLORENCE ST	09/15/20	\$117,000	\$24,300				40.0	120.0	0.11	\$2,925	\$1,063,636	\$24.42		Land Table R-3	100.00%
16-20-34-356-024	29 HIGH ST	08/17/20	\$85,500	\$24,300				40.0	121.0	0.11	\$2,138	\$770,270	\$17.68		Land Table R-3	100.00%
16-20-34-376-012	518 ROTH BLVD	06/13/19	\$217,500	\$79,950	\$159,899	\$113,406	\$55,805	46.0	121.3	0.13	\$2,465	\$885,984	\$20.34		Land Table R-3	34.90%
16-20-34-376-015	548 ROTH BLVD	01/17/20	\$158,000	\$81,140	\$162,287	\$51,518	\$55,805	46.0	121.4	0.13	\$1,120	\$402,484	\$9.24		Land Table R-3	34.39%
16-20-34-376-021	602 ROTH BLVD	06/05/20	\$125,000	\$66,860	\$133,724	\$47,081	\$55,805	45.0	121.7	0.13	\$1,046	\$373,659	\$8.58		Land Table R-3	41.73%
16-20-34-376-041	579 LERNER AVE	03/03/20	\$184,000	\$87,590	\$175,181	\$64,624	\$55,805	55.3	112.2	0.14	\$1,168	\$455,099	\$10.45		Land Table R-3	31.86%
16-20-34-376-046	629 LERNER AVE	08/28/19	\$182,500	\$88,540	\$177,075	\$61,230	\$55,805	50.0	125.0	0.17	\$1,225	\$428,182	\$9.83		Land Table R-3	31.51%
16-20-34-376-060	380 BOSCHMA ST	03/13/19	\$370,000	\$190,530	\$381,055	\$37,545	\$48,600	42.0	115.2	0.11	\$894	\$338,243	\$7.76		Land Table R-3	12.75%
16-20-34-377-002	506 GOODALE CT	06/21/19	\$186,000	\$90,640	\$181,279	\$74,917	\$70,196	75.0	122.0	0.21	\$999	\$356,748	\$8.19		Land Table R-3	38.72%
16-20-34-377-005	714 LERNER AVE	06/30/20	\$215,000	\$95,560	\$191,111	\$76,085	\$52,196	52.6	100.0	0.12	\$1,446	\$628,802	\$14.44		Land Table R-3	27.31%
16-20-34-377-014	634 LERNER AVE	10/08/19	\$255,000	\$122,360	\$244,713	\$69,688	\$59,401	50.0	131.5	0.15	\$1,394	\$461,510	\$10.59		Land Table R-3	24.27%
16-20-34-377-020	346 LERNER AVE	08/28/19	\$218,000	\$95,760	\$191,528	\$55,805	\$50,120	42.0	120.2	0.14	\$1,646	\$596,210	\$13.69		Land Table R-3	29.14%
16-20-34-377-024	593 LINCOLN AVE	04/12/19	\$203,000	\$96,370	\$192,736	\$70,111	\$59,847	60.1	120.0	0.17	\$1,167	\$422,355	\$9.70		Land Table R-3	31.05%
16-20-34-378-007	108 HIGH ST	11/15/19	\$180,000	\$100,840	\$201,689	\$34,116	\$55,805	40.0	136.9	0.13	\$853	\$320,762	\$6.22		Land Table R-3	27.67%
16-20-34-378-017	442 LINCOLN AVE	11/20/20	\$279,000	\$94,550	\$189,100	\$166,841	\$76,941	77.0	165.0	0.29	\$2,167	\$571,373	\$13.12		Land Table R-3	40.69%
16-20-34-378-019	470 LINCOLN AVE	05/08/20	\$125,000	\$91,060	\$182,127	\$28,368	\$85,495	45.7	328.2	0.34	\$621	\$82,465	\$1.89		Land Table R-3	46.94%
16-20-34-378-036	662 LINCOLN AVE	05/23/19	\$236,000	\$112,860	\$225,724	\$63,291	\$53,015	40.0	147.2	0.14	\$1,582	\$468,822	\$10.76		Land Table R-3	23.49%
16-20-34-378-039	595 BOWERS ST	09/28/20	\$199,900	\$87,700	\$175,401	\$80,304	\$55,805	40.0	149.7	0.14	\$2,008	\$586,161	\$13.46		Land Table R-3	31.82%

CITY OF CLAWSON

Land Table R-3

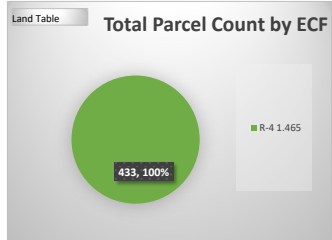
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-34-378-045	651 BOWERS ST	01/28/20	\$210,000	\$93,320	\$186,630	\$79,175	\$55,805	40.0	150.4	0.14	\$1,979	\$573,732	\$13.17		Land Table R-3	29.90%
16-20-34-378-046	659 BOWERS ST	09/12/19	\$200,000	\$78,500	\$156,991	\$98,814	\$55,805	40.0	150.5	0.14	\$2,470	\$716,043	\$16.44		Land Table R-3	35.55%
16-20-34-378-067	668 BOWERS ST	06/11/19	\$173,000	\$88,520	\$177,047	\$51,758	\$55,805	50.0	117.0	0.13	\$1,035	\$386,254	\$8.87		Land Table R-3	31.52%
16-20-34-378-068	680 BOWERS ST	06/25/19	\$175,000	\$78,080	\$156,154	\$78,247	\$59,401	56.6	117.0	0.15	\$1,384	\$514,783	\$11.82		Land Table R-3	38.04%
16-20-34-378-071	619 E 14 MILE RD	10/25/19	\$145,000	\$67,280	\$134,562	\$52,292	\$41,854	50.0	116.9	0.13	\$1,046	\$390,239	\$8.96		Land Table R-3	31.10%
16-20-34-403-003	670 HENDRICKSON BLVD	11/11/20	\$255,000	\$100,590	\$201,172	\$124,024	\$70,196	45.0	210.5	0.22	\$2,756	\$571,539	\$13.12		Land Table R-3	34.89%
16-20-34-403-014	677 GOODALE AVE	11/06/20	\$190,000	\$108,640	\$217,273	\$42,923	\$70,196	60.0	180.0	0.25	\$715	\$173,077	\$3.97		Land Table R-3	32.31%
16-20-34-452-001	686 LINCOLN AVE	11/03/20	\$213,000	\$83,590	\$167,175	\$98,840	\$53,015	40.0	146.7	0.14	\$2,471	\$732,148	\$16.81		Land Table R-3	31.71%
16-20-34-452-002	694 LINCOLN AVE	10/16/20	\$202,000	\$88,930	\$177,867	\$90,819	\$66,686	58.7	146.4	0.20	\$1,547	\$461,010	\$10.58		Land Table R-3	37.49%

CITY OF CLAWSON

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	433	# of Sales	44
ECF Nhdh	R-4	Sales Ratio	47.50%
Min ECF	1.465	(Land Resid - Est. Land Value)/Est. LV	16.87%
Max ECF	1.465	Projected % Change	16.87%
Land Table LtoB	32.76%	Projected Land Table LtoB	34.71%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,827	\$82,773	\$82,776
MINIMUM	\$51,350	\$60,011	\$60,013
MAXIMUM	\$106,234	\$124,153	\$124,156



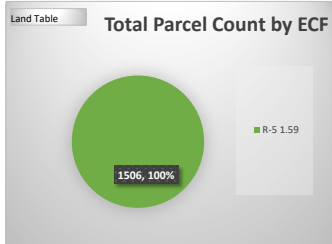
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-20-34-402-014	949 HENDRICKSON BLVD	07/18/19	\$240,000	\$117,610	\$235,216	\$93,318	\$88,534	61.5	250.1	0.35	\$1,517	\$264,357	\$6.07		Land Table R-4	37.64%
16-20-34-402-029	1021 HENDRICKSON BLVD	05/03/19	\$186,450	\$91,210	\$182,422	\$62,458	\$58,430	47.0	160.0	0.17	\$1,329	\$361,029	\$8.29		Land Table R-4	32.03%
16-20-34-404-030	915 GOODALE AVE	09/06/19	\$258,000	\$144,270	\$288,544	\$57,990	\$88,534	60.0	258.0	0.36	\$967	\$163,352	\$3.75		Land Table R-4	30.68%
16-20-34-404-036	643 HUDSON AVE	03/16/20	\$205,000	\$77,120	\$154,238	\$102,112	\$51,350	40.0	135.0	0.12	\$2,553	\$823,484	\$18.90		Land Table R-4	33.29%
16-20-34-404-042	927 GOODALE AVE	09/16/20	\$208,000	\$107,730	\$215,469	\$79,065	\$88,534	63.0	258.0	0.37	\$1,255	\$211,971	\$4.87		Land Table R-4	41.09%
16-20-34-426-016	1175 KEY WEST DR	08/26/19	\$233,000	\$128,530	\$257,064	\$34,366	\$58,430	55.0	138.9	0.18	\$625	\$196,377	\$4.51		Land Table R-4	22.73%
16-20-34-426-017	1183 KEY WEST DR	02/01/19	\$179,900	\$112,800	\$225,603	\$12,727	\$58,430	55.0	139.4	0.18	\$231	\$72,313	\$1.66		Land Table R-4	25.90%
16-20-34-426-020	1215 KEY WEST DR	10/21/19	\$275,000	\$123,020	\$246,044	\$87,386	\$58,430	55.4	142.4	0.18	\$1,578	\$482,796	\$11.08		Land Table R-4	23.75%
16-20-34-426-021	1225 KEY WEST DR	03/31/20	\$240,000	\$113,500	\$227,000	\$71,430	\$58,430	54.4	144.8	0.18	\$1,312	\$394,641	\$9.06		Land Table R-4	25.74%
16-20-34-427-003	1098 KEY WEST DR	04/25/19	\$232,000	\$113,510	\$227,012	\$59,878	\$54,890	50.0	110.9	0.13	\$1,198	\$471,480	\$10.82		Land Table R-4	24.18%
16-20-34-427-015	1242 KEY WEST DR	05/02/19	\$255,000	\$139,270	\$278,534	\$31,356	\$54,890	70.1	95.2	0.15	\$448	\$204,941	\$4.70		Land Table R-4	19.71%
16-20-34-427-021	1139 HENDRICKSON BLVD	09/06/19	\$270,100	\$111,670	\$223,346	\$126,437	\$79,683	90.0	160.0	0.33	\$1,405	\$381,985	\$8.77		Land Table R-4	35.68%
16-20-34-428-032	1075 GOODALE AVE	04/12/19	\$225,000	\$102,410	\$204,816	\$78,614	\$58,430	48.0	165.0	0.18	\$1,638	\$431,945	\$9.92		Land Table R-4	28.53%
16-20-34-428-042	1208 HENDRICKSON BLVD	10/11/19	\$245,000	\$107,030	\$214,053	\$85,837	\$54,890	55.0	100.0	0.13	\$1,561	\$681,246	\$15.64		Land Table R-4	25.64%
16-20-34-428-060	1223 GORDON CT	03/02/20	\$224,900	\$99,420	\$198,833	\$77,417	\$51,350	60.6	80.6	0.11	\$1,279	\$691,223	\$15.87		Land Table R-4	25.83%
16-20-34-428-064	1245 GORDON CT	07/23/19	\$249,900	\$108,290	\$216,581	\$88,209	\$54,890	50.5	111.4	0.13	\$1,748	\$683,791	\$15.70		Land Table R-4	25.34%
16-20-34-428-071	1038 HENDRICKSON BLVD	07/26/19	\$260,000	\$128,170	\$256,332	\$92,202	\$88,534	100.0	152.9	0.35	\$922	\$262,684	\$6.03		Land Table R-4	34.54%
16-20-34-454-028	819 GRANT AVE	10/07/20	\$240,000	\$105,680	\$211,350	\$83,540	\$54,890	64.0	87.8	0.13	\$1,305	\$647,597	\$14.87		Land Table R-4	25.97%
16-20-34-454-043	1061 GRANT AVE	01/16/20	\$170,000	\$108,810	\$217,621	\$49,762	\$97,383	80.0	267.8	0.49	\$622	\$101,142	\$2.32		Land Table R-4	44.75%
16-20-34-455-018	916 GRANT AVE	11/02/20	\$189,900	\$100,320	\$200,642	\$77,792	\$88,534	50.0	350.0	0.40	\$1,556	\$193,512	\$4.44		Land Table R-4	44.13%
16-20-34-455-051	325 WILSON AVE	11/01/19	\$144,000	\$64,670	\$129,336	\$66,014	\$51,350	48.0	100.0	0.11	\$1,375	\$600,127	\$13.78		Land Table R-4	39.70%
16-20-34-456-007	818 COOLIDGE AVE	02/19/19	\$230,000	\$115,850	\$231,707	\$69,120	\$70,827	49.0	200.0	0.23	\$1,411	\$307,200	\$7.05		Land Table R-4	30.57%
16-20-34-456-010	866 COOLIDGE AVE	03/19/20	\$192,000	\$120,930	\$241,868	\$29,815	\$79,683	75.0	200.0	0.34	\$398	\$86,672	\$1.99		Land Table R-4	32.94%
16-20-34-456-024	1058 COOLIDGE AVE	06/17/19	\$255,000	\$115,410	\$230,817	\$95,010	\$70,827	55.0	200.0	0.25	\$1,727	\$375,534	\$8.62		Land Table R-4	30.69%
16-20-34-456-047	1055 E 14 MILE RD	07/10/19	\$158,000	\$68,480	\$136,954	\$74,166	\$53,120	55.0	198.0	0.25	\$1,348	\$259,664	\$6.81		Land Table R-4	38.79%
16-20-34-476-001	546 WILSON AVE	12/06/19	\$221,000	\$102,270	\$204,536	\$87,291	\$70,827	75.3	135.1	0.23	\$1,159	\$373,038	\$8.56		Land Table R-4	34.63%
16-20-34-477-001	540 HUNTLEY AVE	07/09/19	\$245,000	\$133,330	\$266,653	\$33,237	\$54,890	56.1	110.0	0.14	\$593	\$234,063	\$5.37		Land Table R-4	20.58%
16-20-34-477-003	520 HUNTLEY AVE	09/20/19	\$187,500	\$92,840	\$185,670	\$56,720	\$54,890	53.0	110.0	0.13	\$1,070	\$423,284	\$9.72		Land Table R-4	29.56%
16-20-34-477-013	519 ESSEX ST	09/25/20	\$182,500	\$85,500	\$170,995	\$66,395	\$54,890	53.0	110.0	0.13	\$1,253	\$495,485	\$11.37		Land Table R-4	32.10%
16-20-34-477-014	509 ESSEX ST	01/25/19	\$179,000	\$92,250	\$184,491	\$49,399	\$54,890	53.0	110.0	0.13	\$932	\$368,649	\$8.46		Land Table R-4	29.75%
16-20-34-477-015	457 ESSEX ST	08/31/20	\$194,000	\$77,090	\$154,188	\$94,702	\$54,890	53.0	110.0	0.13	\$1,787	\$706,731	\$16.22		Land Table R-4	35.60%
16-20-34-477-019	415 ESSEX ST	06/27/19	\$186,000	\$86,110	\$172,217	\$68,673	\$54,890	53.0	110.0	0.13	\$1,296	\$512,485	\$11.77		Land Table R-4	31.87%
16-20-34-477-019	415 ESSEX ST	09/02/20	\$195,000	\$86,110	\$172,217	\$77,673	\$54,890	53.0	110.0	0.13	\$1,466	\$579,649	\$13.31		Land Table R-4	31.87%
16-20-34-478-002	530 ESSEX ST	08/03/20	\$156,500	\$69,520	\$139,034	\$72,356	\$54,890	53.0	115.0	0.14	\$1,365	\$516,829	\$11.86		Land Table R-4	39.48%
16-20-34-479-005	250 WILSON AVE	08/19/19	\$225,000	\$98,620	\$197,245	\$98,582	\$70,827	79.0	135.0	0.25	\$1,248	\$402,376	\$9.24		Land Table R-4	35.91%
16-20-34-479-011	345 HUNTLEY AVE	10/28/19	\$181,800	\$85,970	\$171,931	\$73,616	\$63,747	70.0	135.0	0.22	\$1,051	\$339,244	\$7.79		Land Table R-4	37.08%
16-20-34-479-012	327 HUNTLEY AVE	08/25/20	\$255,000	\$96,590	\$193,170	\$125,577	\$63,747	71.0	135.0	0.22	\$1,769	\$570,805	\$13.10		Land Table R-4	33.00%
16-20-34-479-021	45 HUNTLEY AVE	04/18/19	\$208,000	\$101,090	\$202,185	\$69,562	\$63,747	72.0	135.0	0.22	\$966	\$311,937	\$7.16		Land Table R-4	31.53%
16-20-34-479-022	1107 E 14 MILE RD	08/28/19	\$150,000	\$75,810	\$151,613	\$58,149	\$59,762	70.0	168.0	0.27	\$831	\$215,367	\$4.94		Land Table R-4	39.42%
16-20-34-480-003	326 HUNTLEY AVE	03/05/20	\$250,000	\$100,100	\$200,195	\$104,695	\$54,890	53.0	110.0	0.13	\$1,975	\$781,306	\$17.94		Land Table R-4	27.42%
16-20-34-480-006	244 HUNTLEY AVE	06/21/19	\$182,900	\$77,490	\$154,974	\$82,816	\$54,890	53.0	110.0	0.13	\$1,563	\$618,030	\$14.19		Land Table R-4	35.42%
16-20-34-480-020	335 ESSEX ST	10/22/20	\$225,000	\$95,790	\$191,581	\$88,309	\$54,890	53.0	110.0	0.13	\$1,666	\$659,022	\$15.13		Land Table R-4	28.65%
16-20-34-480-025	233 ESSEX ST	08/20/20	\$190,000	\$77,240	\$154,482	\$90,408	\$54,890	53.0	110.0	0.13	\$1,706	\$674,687	\$15.49		Land Table R-4	35.53%
16-20-34-481-017	22 ESSEX ST	10/30/19	\$180,000	\$85,380	\$170,750	\$64,140	\$54,890	53.0	116.4	0.14	\$1,210	\$451,690	\$10.37		Land Table R-4	32.15%

CITY OF CLAWSON

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	1506	# of Sales	171
ECF Nbhhd	R-5	Sales Ratio	46.83%
Min ECF	1.590	(Land Resid - Est. Land Value)/Est. LV	20.15%
Max ECF	1.590	Projected % Change	20.15%
Land Table LtoB	35.03%	Projected Land Table LtoB	37.85%
CVT LtoB	31.41%	CVT Sales LtoB	30.36%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$78,155	\$93,902	\$93,903
MINIMUM	\$50,750	\$60,976	\$60,976
MAXIMUM	\$117,713	\$141,431	\$141,432



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-25-03-104-015	60 BELLEVUE AVE	08/31/20	\$180,000	\$72,110	\$144,213	\$98,718	\$62,931	50.0	122.3	0.14	\$1,974	\$705,129	\$16.19		Land Table R-5	43.64%
16-25-03-105-010	33 E TACOMA ST	06/18/19	\$224,900	\$87,780	\$175,559	\$112,272	\$62,931	47.0	138.8	0.15	\$2,391	\$748,480	\$17.18		Land Table R-5	35.85%
16-25-03-106-005	106 E TACOMA ST	06/12/19	\$155,000	\$85,250	\$170,509	\$47,422	\$62,931	45.0	135.0	0.14	\$1,054	\$341,165	\$7.83		Land Table R-5	36.91%
16-25-03-106-019	112 E TACOMA ST	01/15/19	\$145,000	\$80,290	\$160,584	\$47,347	\$62,931	45.0	135.0	0.14	\$1,052	\$340,626	\$7.82		Land Table R-5	39.19%
16-25-03-107-022	244 PARE ST	03/20/20	\$177,200	\$89,980	\$179,960	\$84,525	\$87,285	50.0	250.0	0.29	\$1,691	\$294,512	\$6.76		Land Table R-5	48.50%
16-25-03-107-029	243 WALPER AVE	04/19/19	\$229,900	\$97,880	\$195,754	\$115,344	\$81,198	50.0	171.6	0.20	\$2,307	\$585,503	\$13.44		Land Table R-5	41.48%
16-25-03-108-013	313 PARE ST	02/27/20	\$143,500	\$67,090	\$134,188	\$72,243	\$62,931	42.2	150.0	0.15	\$1,710	\$498,228	\$11.44		Land Table R-5	46.90%
16-25-03-108-018	146 BELLEVUE AVE	07/01/20	\$235,000	\$137,710	\$275,422	\$34,689	\$75,111	50.0	154.6	0.18	\$694	\$195,983	\$4.50		Land Table R-5	27.27%
16-25-03-108-026	335 WALPER AVE	06/01/20	\$237,500	\$86,000	\$172,007	\$128,424	\$62,931	75.0	86.0	0.15	\$1,712	\$867,730	\$19.92		Land Table R-5	36.59%
16-25-03-126-029	465 GARDNER AVE	08/31/20	\$140,600	\$81,580	\$163,157	\$52,554	\$75,111	51.3	140.0	0.17	\$1,024	\$318,509	\$7.31		Land Table R-5	46.04%
16-25-03-126-029	465 GARDNER AVE	12/31/20	\$182,000	\$81,580	\$163,157	\$93,954	\$75,111	51.3	140.0	0.17	\$1,830	\$569,418	\$13.07		Land Table R-5	46.04%
16-25-03-127-002	414 GARDNER AVE	08/10/20	\$172,000	\$122,790	\$245,587	\$13,698	\$87,285	87.0	140.0	0.28	\$157	\$48,921	\$1.12		Land Table R-5	35.54%
16-25-03-127-004	438 GARDNER AVE	10/13/20	\$225,000	\$89,360	\$178,710	\$121,401	\$75,111	54.0	140.0	0.17	\$2,248	\$697,707	\$16.02		Land Table R-5	42.03%
16-25-03-127-015	574 GARDNER AVE	03/27/19	\$169,000	\$83,430	\$166,850	\$83,348	\$81,198	60.0	140.0	0.19	\$1,389	\$431,855	\$9.91		Land Table R-5	48.67%
16-25-03-128-015	573 PARKLAND BLVD	06/11/20	\$206,000	\$101,140	\$202,274	\$78,837	\$75,111	57.0	140.0	0.18	\$1,383	\$430,803	\$9.89		Land Table R-5	37.13%
16-25-03-128-016	589 PARKLAND BLVD	07/20/20	\$220,000	\$90,650	\$181,305	\$125,980	\$87,285	84.1	140.0	0.27	\$1,499	\$466,593	\$10.71		Land Table R-5	48.14%
16-25-03-151-014	212 WALPER AVE	08/21/20	\$258,000	\$103,650	\$207,296	\$131,902	\$81,198	50.0	172.0	0.20	\$2,638	\$669,553	\$15.37		Land Table R-5	39.17%
16-25-03-151-020	276 WALPER AVE	02/15/19	\$149,900	\$75,340	\$150,677	\$74,334	\$75,111	43.0	171.9	0.17	\$1,729	\$437,259	\$10.04		Land Table R-5	49.85%
16-25-03-151-046	273 GLADWIN AVE	07/10/19	\$222,000	\$105,730	\$211,452	\$91,746	\$81,198	50.0	172.0	0.20	\$1,835	\$465,716	\$10.69		Land Table R-5	38.40%
16-25-03-151-053	360 BELLEVUE AVE	10/02/20	\$186,000	\$86,160	\$172,312	\$76,619	\$62,931	72.1	86.5	0.14	\$1,063	\$535,797	\$12.30		Land Table R-5	36.52%
16-25-03-152-007	202 GLADWIN AVE	12/12/19	\$182,000	\$97,610	\$195,222	\$67,976	\$81,198	50.0	172.0	0.20	\$1,360	\$345,056	\$7.92		Land Table R-5	41.59%
16-25-03-152-028	27 BAUMAN AVE	10/19/20	\$210,000	\$107,030	\$214,055	\$77,143	\$81,198	50.0	192.0	0.22	\$1,543	\$350,650	\$8.05		Land Table R-5	37.93%
16-25-03-152-033	109 BAUMAN AVE	03/03/20	\$245,000	\$121,960	\$243,913	\$76,198	\$75,111	40.0	192.0	0.18	\$1,905	\$432,943	\$9.94		Land Table R-5	30.79%
16-25-03-152-057	355 BAUMAN AVE	09/18/20	\$253,500	\$105,960	\$211,919	\$116,692	\$75,111	40.0	192.0	0.18	\$2,917	\$663,023	\$15.22		Land Table R-5	35.44%
16-25-03-152-063	646 BELLEVUE AVE	12/04/20	\$225,000	\$92,600	\$185,195	\$102,736	\$62,931	90.0	74.5	0.15	\$1,142	\$667,117	\$15.31		Land Table R-5	33.98%
16-25-03-152-070	632 BELLEVUE AVE	03/05/19	\$200,000	\$114,910	\$229,821	\$33,110	\$62,931	61.2	99.8	0.14	\$541	\$236,500	\$5.43		Land Table R-5	27.38%
16-25-03-176-003	424 PARKLAND BLVD	09/03/19	\$325,000	\$164,430	\$328,867	\$71,244	\$75,111	54.0	140.0	0.17	\$1,319	\$409,448	\$9.40		Land Table R-5	22.84%
16-25-03-176-005	448 PARKLAND BLVD	01/18/19	\$219,000	\$101,570	\$203,145	\$84,879	\$69,024	49.0	140.0	0.16	\$1,732	\$540,631	\$12.41		Land Table R-5	33.98%
16-25-03-176-022	465 ALLEN AVE	03/06/19	\$188,000	\$91,700	\$183,390	\$79,721	\$75,111	54.0	140.0	0.17	\$1,476	\$458,167	\$10.52		Land Table R-5	40.96%
16-25-03-176-032	320 S ROCHESTER RD	10/23/19	\$190,000	\$108,520	\$217,037	\$48,074	\$75,111	50.0	150.0	0.17	\$961	\$279,500	\$6.42		Land Table R-5	34.61%
16-25-03-177-029	531 DONALD AVE	08/12/20	\$245,000	\$98,600	\$197,207	\$110,724	\$62,931	46.0	140.0	0.15	\$2,407	\$748,135	\$17.17		Land Table R-5	31.91%
16-25-03-178-013	544 DONALD AVE	10/30/19	\$185,000	\$85,350	\$170,692	\$77,239	\$62,931	44.0	142.0	0.14	\$1,755	\$540,133	\$12.40		Land Table R-5	36.87%
16-25-03-178-039	416 DONALD AVE	12/04/20	\$260,000	\$152,870	\$305,737	\$29,374	\$75,111	50.0	143.8	0.17	\$587	\$178,024	\$4.09		Land Table R-5	24.57%
16-25-03-179-001	406 BAUMAN AVE	04/30/19	\$207,000	\$99,350	\$198,697	\$89,510	\$81,198	50.0	170.0	0.20	\$1,790	\$458,979	\$10.54		Land Table R-5	40.87%
16-25-04-102-003	110 S MANITOU AVE	11/04/20	\$182,500	\$81,190	\$162,375	\$95,236	\$75,111	50.0	145.0	0.17	\$1,905	\$573,711	\$13.17		Land Table R-5	46.26%
16-25-04-102-004	120 S MANITOU AVE	07/19/19	\$135,000	\$78,380	\$156,753	\$53,358	\$75,111	50.0	145.0	0.17	\$1,067	\$321,434	\$7.38		Land Table R-5	47.92%
16-25-04-103-021	350 S BATCHEWANA AVE	07/13/20	\$367,000	\$191,630	\$383,261	\$58,850	\$75,111	50.0	146.0	0.17	\$1,177	\$350,298	\$8.04		Land Table R-5	19.60%
16-25-04-104-005	339 S BATCHEWANA AVE	04/30/19	\$277,500	\$138,400	\$276,802	\$87,983	\$87,285	85.0	146.0	0.29	\$1,035	\$308,712	\$7.09		Land Table R-5	31.53%
16-25-04-104-009	236 S WEBIK AVE	09/28/20	\$210,000	\$119,750	\$239,508	\$45,603	\$75,111	50.0	146.0	0.17	\$912	\$271,446	\$6.23		Land Table R-5	31.36%
16-25-04-105-002	245 S WEBIK AVE	07/17/20	\$150,000	\$70,300	\$140,609	\$84,502	\$75,111	54.0	145.0	0.18	\$1,565	\$469,456	\$10.78		Land Table R-5	53.42%
16-25-04-105-020	358 S CHOCOLAY AVE	02/21/20	\$207,000	\$93,540	\$187,076	\$95,035	\$75,111	50.0	145.0	0.17	\$1,901	\$572,500	\$13.14		Land Table R-5	40.15%
16-25-04-106-010	409 S CHOCOLAY AVE	04/26/19	\$203,000	\$89,040	\$178,071	\$93,953	\$69,024	47.7	145.0	0.16	\$1,968	\$590,899	\$13.57		Land Table R-5	38.76%
16-25-04-106-013	232 S MANITOU AVE	07/16/19	\$197,500	\$88,320	\$176,634	\$89,890	\$69,024	47.7	145.0	0.16	\$1,883	\$565,346	\$12.98		Land Table R-5	39.08%
16-25-04-126-006	105 S MANITOU AVE	06/21/19	\$165,000	\$79,230	\$158,462	\$81,649	\$75,111	50.0	145.0	0.17	\$1,633	\$491,861	\$11.29		Land Table R-5	47.40%
16-25-04-126-023	218 GARGANTUA AVE	07/18/19	\$149,650	\$81,410	\$162,816	\$68,032	\$81,198	55.5	145.0	0.19	\$1,226	\$68,741	\$8.44		Land Table R-5	49.87%
16-25-04-129-011	36 REDRUTH AVE	01/10/20	\$175,000	\$99,240	\$198,478	\$51,633	\$75,111	50.0	145.0	0.17	\$1,033	\$311,042	\$7.14		Land Table R-5	37.84%
16-25-04-130-011	409 S MANITOU AVE	09/09/19	\$185,000	\$96,660	\$193,320	\$60,704	\$69,024	47.7	145.0	0.16	\$1,272	\$381,786	\$8.76		Land Table R-5	35.70%
16-25-04-130-015	244 GARGANTUA AVE	10/08/19	\$184,900	\$103,120	\$206,234	\$53,777	\$75,111	50.0	145.0	0.17	\$1,076	\$323,958	\$7.44		Land Table R-5	36.42%
16-25-04-131-020	406 S MARIAS AVE	08/21/20	\$205,000	\$89,160	\$178,316	\$101,795	\$75,111	50.0	145.0	0.17	\$2,036	\$613,223	\$14.08		Land Table R-5	42.12%
16-25-04-132-004	315 S MARIAS AVE	08/24/20	\$226,000	\$104,120	\$208,245	\$92,866	\$75,111	50.0	145.0	0.17	\$1,857	\$559,434	\$12.84		Land Table R-5	36.07%
16-25-04-132-008	357 S MARIAS AVE	09/17/20	\$267,000	\$122,670	\$245,344	\$96,767	\$75,111	52.0	145.0	0.17	\$1,861	\$559,347	\$12.84		Land Table R-5	30.61%

CITY OF CLAWSON

Land Table R-5

Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-25-04-132-014	306 S BYWOOD AVE	05/23/19	\$210,000	\$105,270	\$210,530	\$74,581	\$75,111	50.0	145.0	0.17	\$1,492	\$449,283	\$10.31		Land Table R-5	35.68%
16-25-04-132-020	424 S BYWOOD AVE	04/17/20	\$268,000	\$144,280	\$288,569	\$66,716	\$87,285	75.0	145.0	0.25	\$890	\$266,864	\$6.13		Land Table R-5	30.25%
16-25-04-133-006	343 S BYWOOD AVE	01/08/19	\$353,000	\$149,570	\$299,131	\$128,980	\$75,111	50.0	145.0	0.17	\$2,580	\$776,988	\$17.84		Land Table R-5	25.11%
16-25-04-133-014	308 REDRUTH AVE	12/29/20	\$240,555	\$102,810	\$205,624	\$110,042	\$75,111	55.0	145.0	0.18	\$2,001	\$601,322	\$13.80		Land Table R-5	36.53%
16-25-04-133-015	318 REDRUTH AVE	06/26/20	\$230,000	\$98,580	\$197,151	\$107,960	\$75,111	50.0	145.0	0.17	\$2,159	\$650,361	\$14.93		Land Table R-5	38.10%
16-25-04-152-005	629 S BACHEWANA RD	12/18/19	\$243,000	\$156,220	\$312,443	\$17,842	\$87,285	70.0	146.0	0.24	\$255	\$75,923	\$1.74		Land Table R-5	27.94%
16-25-04-152-007	1238 MASSOIT RD	06/26/20	\$224,500	\$106,300	\$212,600	\$99,185	\$87,285	74.0	134.0	0.23	\$1,340	\$435,022	\$9.99		Land Table R-5	41.06%
16-25-04-153-004	537 S WEBIK AVE	09/28/20	\$195,000	\$99,200	\$198,395	\$77,803	\$81,198	58.5	145.0	0.20	\$1,330	\$398,990	\$9.16		Land Table R-5	40.93%
16-25-04-153-008	617 S WEBIK AVE	06/19/20	\$219,000	\$112,620	\$225,231	\$68,880	\$75,111	50.0	145.0	0.17	\$1,378	\$414,940	\$9.53		Land Table R-5	33.35%
16-25-04-153-024	658 S CHOCOLAY AVE	08/16/19	\$210,000	\$106,390	\$212,789	\$78,409	\$81,198	59.0	145.0	0.20	\$1,329	\$400,046	\$9.18		Land Table R-5	38.16%
16-25-04-154-001	505 S CHOCOLAY AVE	05/24/19	\$236,000	\$104,060	\$208,111	\$75,111	\$75,111	51.5	145.0	0.17	\$2,000	\$602,339	\$13.83		Land Table R-5	36.09%
16-25-04-154-005	545 S CHOCOLAY AVE	04/21/20	\$170,000	\$86,730	\$173,459	\$71,652	\$75,111	51.4	145.0	0.17	\$1,394	\$419,018	\$9.62		Land Table R-5	43.30%
16-25-04-154-020	630 S MANITOU AVE	10/31/19	\$189,900	\$93,390	\$186,775	\$72,149	\$69,024	47.5	145.0	0.16	\$1,519	\$456,639	\$10.48		Land Table R-5	36.96%
16-25-04-154-024	651 S CHOCOLAY AVE	09/10/19	\$172,000	\$84,660	\$169,325	\$77,786	\$75,111	50.0	145.0	0.17	\$1,556	\$468,590	\$10.76		Land Table R-5	44.36%
16-25-04-154-026	607 S CHOCOLAY AVE	04/17/19	\$175,000	\$82,570	\$165,136	\$84,975	\$75,111	54.5	145.0	0.18	\$1,559	\$469,475	\$10.78		Land Table R-5	45.48%
16-25-04-154-027	619 S CHOCOLAY AVE	11/16/20	\$445,300	\$199,180	\$398,358	\$122,053	\$75,111	54.5	145.0	0.18	\$2,240	\$674,326	\$15.48		Land Table R-5	18.86%
16-25-04-156-006	1221 MASSOIT RD	05/24/19	\$219,000	\$100,880	\$201,768	\$86,256	\$69,024	70.0	100.0	0.16	\$1,232	\$535,752	\$12.30		Land Table R-5	34.21%
16-25-04-156-010	744 S WEBIK AVE	06/26/19	\$205,000	\$112,240	\$224,487	\$55,624	\$75,111	50.0	146.0	0.17	\$1,112	\$331,095	\$7.60		Land Table R-5	33.46%
16-25-04-156-011	754 S WEBIK AVE	12/12/19	\$227,500	\$112,740	\$225,487	\$77,124	\$75,111	50.0	146.0	0.17	\$1,542	\$459,071	\$10.54		Land Table R-5	33.31%
16-25-04-158-003	725 S CHOCOLAY AVE	09/09/20	\$190,000	\$87,750	\$175,502	\$89,609	\$75,111	50.0	145.0	0.17	\$1,792	\$539,813	\$12.39		Land Table R-5	42.80%
16-25-04-158-010	752 S MANITOU AVE	05/01/19	\$216,000	\$109,780	\$219,557	\$71,554	\$75,111	50.0	145.0	0.17	\$1,431	\$431,048	\$9.90		Land Table R-5	34.21%
16-25-04-176-017	536 GARGANTUA AVE	12/04/19	\$223,816	\$93,280	\$186,564	\$112,363	\$75,111	50.0	145.0	0.17	\$2,247	\$676,886	\$15.54		Land Table R-5	40.26%
16-25-04-177-001	505 GARGANTUA AVE	03/18/19	\$221,000	\$101,660	\$203,311	\$92,800	\$75,111	53.5	145.0	0.18	\$1,735	\$521,348	\$11.97		Land Table R-5	36.94%
16-25-04-177-002	515 GARGANTUA AVE	01/07/19	\$215,000	\$99,000	\$198,007	\$92,104	\$75,111	51.0	145.0	0.17	\$1,806	\$541,788	\$12.44		Land Table R-5	37.93%
16-25-04-177-007	607 GARGANTUA AVE	01/21/20	\$271,400	\$137,750	\$275,503	\$71,008	\$75,111	52.0	145.0	0.17	\$1,366	\$410,451	\$9.42		Land Table R-5	27.26%
16-25-04-177-015	526 S MARIAS AVE	04/24/19	\$156,000	\$101,640	\$203,273	\$27,838	\$75,111	50.0	145.0	0.17	\$557	\$167,699	\$3.85		Land Table R-5	36.95%
16-25-04-177-021	628 S MARIAS AVE	03/20/20	\$180,000	\$102,900	\$205,796	\$49,315	\$75,111	50.0	145.0	0.17	\$986	\$297,078	\$6.82		Land Table R-5	36.50%
16-25-04-178-002	515 S MARIAS AVE	08/26/20	\$244,000	\$115,050	\$230,095	\$89,016	\$75,111	51.0	145.0	0.17	\$1,745	\$523,624	\$12.02		Land Table R-5	32.64%
16-25-04-178-014	516 S BYWOOD AVE	03/20/20	\$265,000	\$136,450	\$272,908	\$67,203	\$75,111	52.0	145.0	0.17	\$1,292	\$388,457	\$8.92		Land Table R-5	27.52%
16-25-04-179-002	549 S BYWOOD AVE	07/30/20	\$235,000	\$135,220	\$270,440	\$76,208	\$111,648	150.0	145.0	0.50	\$508	\$152,721	\$3.51		Land Table R-5	41.28%
16-25-04-179-006	657 S BYWOOD AVE	05/15/20	\$225,000	\$94,110	\$188,223	\$111,888	\$75,111	53.0	145.0	0.18	\$2,111	\$635,727	\$14.59		Land Table R-5	39.91%
16-25-04-180-018	804 GARGANTUA AVE	03/24/20	\$170,000	\$84,780	\$169,554	\$75,557	\$75,111	50.0	145.0	0.17	\$1,511	\$455,163	\$10.45		Land Table R-5	44.30%
16-25-04-180-019	814 GARGANTUA AVE	06/17/20	\$189,000	\$90,260	\$180,526	\$83,585	\$75,111	50.0	145.0	0.17	\$1,672	\$503,524	\$11.56		Land Table R-5	41.61%
16-25-04-180-021	834 GARGANTUA AVE	10/21/19	\$175,000	\$87,140	\$174,280	\$75,831	\$75,111	54.2	145.0	0.18	\$1,400	\$421,283	\$9.67		Land Table R-5	43.10%
16-25-04-181-006	805 GARGANTUA AVE	02/03/20	\$180,000	\$85,630	\$171,258	\$69,024	\$75,111	47.0	145.0	0.16	\$1,655	\$498,500	\$11.44		Land Table R-5	40.30%
16-25-04-181-021	825 GARGANTUA AVE	10/23/20	\$227,000	\$115,850	\$231,698	\$82,587	\$87,285	87.1	145.0	0.29	\$948	\$284,783	\$6.54		Land Table R-5	37.67%
16-25-04-182-021	736 REDRUTH AVE	05/29/19	\$230,000	\$96,620	\$193,231	\$69,024	\$105,793	49.0	145.0	0.16	\$2,159	\$649,037	\$14.90		Land Table R-5	35.72%
16-25-04-182-039	625 MASSOIT RD	08/16/19	\$230,000	\$114,090	\$228,181	\$64,750	\$62,931	50.0	120.0	0.14	\$1,295	\$469,203	\$10.77		Land Table R-5	27.58%
16-25-04-203-011	127 NAHMA AVE	02/15/19	\$160,000	\$79,050	\$158,109	\$64,822	\$62,931	48.0	135.0	0.15	\$1,350	\$435,047	\$9.99		Land Table R-5	39.80%
16-25-04-204-018	30 GERALD AVE	04/06/20	\$335,000	\$184,320	\$368,647	\$29,284	\$62,931	48.0	120.0	0.13	\$610	\$221,848	\$5.09		Land Table R-5	17.07%
16-25-04-204-019	40 GERALD AVE	06/30/20	\$220,000	\$101,840	\$203,670	\$79,261	\$62,931	48.0	120.0	0.13	\$1,651	\$600,462	\$13.78		Land Table R-5	30.90%
16-25-04-206-009	295 MADISON AVE	05/08/20	\$243,200	\$99,640	\$199,288	\$100,749	\$56,837	40.0	127.8	0.12	\$2,519	\$861,103	\$19.77		Land Table R-5	28.52%
16-25-04-206-016	217 MADISON AVE	10/03/19	\$435,000	\$202,520	\$405,041	\$105,070	\$75,111	63.0	122.6	0.18	\$1,668	\$593,616	\$13.63		Land Table R-5	18.54%
16-25-04-206-019	352 W TACOMA ST	06/19/20	\$158,500	\$70,500	\$141,006	\$80,425	\$62,931	52.0	110.0	0.13	\$1,547	\$613,931	\$14.09		Land Table R-5	44.63%
16-25-04-206-029	256 W TACOMA ST	08/25/20	\$190,000	\$77,840	\$155,687	\$85,063	\$50,750	40.0	110.0	0.10	\$2,127	\$842,208	\$19.33		Land Table R-5	32.60%
16-25-04-206-035	271 MADISON AVE	12/18/20	\$179,900	\$76,080	\$152,153	\$56,837	\$40,582	40.0	126.2	0.12	\$2,115	\$729,172	\$16.74		Land Table R-5	37.36%
16-25-04-206-037	255 MADISON AVE	07/17/19	\$127,000	\$83,670	\$167,331	\$16,506	\$56,837	40.0	125.1	0.12	\$413	\$143,530	\$3.30		Land Table R-5	33.97%
16-25-04-207-001	439 W TACOMA ST	10/25/19	\$172,650	\$71,410	\$142,822	\$50,750	\$40,582	40.0	110.0	0.10	\$2,014	\$797,802	\$18.32		Land Table R-5	35.53%
16-25-04-207-003	425 W TACOMA ST	02/14/19	\$172,500	\$88,050	\$176,095	\$53,242	\$56,837	47.0	110.0	0.12	\$1,133	\$447,412	\$10.27		Land Table R-5	32.28%
16-25-04-207-009	416 CHARLEVOIX ST	12/10/20	\$195,000	\$89,480	\$178,956	\$62,931	\$50,750	50.0	110.0	0.13	\$1,580	\$626,786	\$14.39		Land Table R-5	35.17%
16-25-04-208-001	359 W TACOMA ST	12/20/19	\$155,000	\$78,650	\$157,306	\$54,531	\$56,837	42.0	110.0	0.11	\$1,298	\$514,443	\$11.81		Land Table R-5	36.13%
16-25-04-208-005	327 W TACOMA ST	09/04/20	\$135,000	\$65,380	\$130,760	\$54,990	\$50,750	40.0	110.0	0.10	\$1,375	\$544,455	\$12.50		Land Table R-5	38.81%
16-25-04-208-009	293 W TACOMA ST	06/26/20	\$277,000	\$115,100	\$230,196	\$97,554	\$50,750	40.0	110.0	0.10	\$2,439	\$965,881	\$22.17		Land Table R-5	22.05%
16-25-04-208-010	285 W TACOMA ST	03/26/20	\$190,000	\$76,290	\$152,587	\$84,250	\$56,837	42.5	110.0	0.11	\$2,218	\$880,841	\$20.22		Land Table R-5	37.25%
16-25-04-208-016	237 W TACOMA ST	07/01/19	\$164,000	\$97,650	\$195,294	\$19,456	\$50,750	40.0	110.0	0.10	\$486	\$192,634	\$4.42		Land Table R-5	25.99%
16-25-04-208-019	221 W TACOMA ST	04/23/20	\$216,500	\$95,500	\$191,001	\$82,336	\$56,837	42.0	110.0	0.11	\$1,960	\$776,755	\$17.83		Land Table R-5	29.76%
16-25-04-208-020	205 W TACOMA ST	07/17/20	\$185,000	\$74,990	\$149,979	\$91,858	\$56,837	42.0	110.0	0.11	\$2,187	\$866,585	\$19.89		Land Table R-5	37.90%
16-25-04-208-021	358 CHARLEVOIX ST	04/10/19	\$199,900	\$96,530	\$193,052	\$69,779	\$62,931	52.0	110.0	0.13	\$1,342	\$532,664	\$12.23		Land Table R-5	32.60%
16-25-04-208-029	284 CHARLEVOIX ST	04/13/20	\$205,000	\$78,060	\$156,127	\$62,931	\$111,804	52.5	110.0	0.13	\$2,130	\$840,632	\$19.30		Land Table R-5	40.31%
16-25-04-209-006	442 NAKOTA ST	03/12/20	\$149,900	\$77,430	\$154,865	\$45,785	\$50,750	40.0	110.0	0.10	\$1,145	\$453,317	\$10.41		Land Table R-5	32.77%
16-25-04-209-007	434 NAKOTA ST	05/08/19	\$187,000	\$75,390	\$150,773	\$93,064	\$56,837	45.5	110.0	0.12	\$2,047	\$809,252	\$18.58		Land Table R-5	37.70%
16-25-04-209-009	408 NAKOTA ST	11/06/20	\$251,000	\$108,390	\$216,782	\$109,329	\$75,111	70.0	110.0	0.18	\$1,562	\$617,678	\$14.18		Land Table R-5	34.65%
16-25-04-210-012	263 CHARLEVOIX ST	01/18/19	\$136,000	\$65,990	\$131,980	\$54,770	\$50,750	4								

CITY OF CLAWSON

Land Table R-5

Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
16-25-04-232-019	160 NAKOTA ST	03/27/20	\$237,500	\$88,970	\$177,937	\$122,494	\$62,931	50.0	110.0	0.13	\$2,450	\$972,175	\$22.32		Land Table R-5	35.37%
16-25-04-251-002	515 REDRUTH AVE	04/17/20	\$215,000	\$104,320	\$208,648	\$75,376	\$69,024	47.5	145.0	0.16	\$1,587	\$477,063	\$10.95		Land Table R-5	33.08%
16-25-04-251-006	555 REDRUTH AVE	11/19/20	\$265,000	\$123,920	\$247,832	\$86,192	\$69,024	47.5	145.0	0.16	\$1,815	\$545,519	\$12.52		Land Table R-5	27.85%
16-25-04-252-019	405 CHIPPEWA ST	10/19/20	\$217,500	\$86,890	\$173,788	\$100,549	\$56,837	49.1	99.0	0.11	\$2,050	\$905,847	\$20.80		Land Table R-5	32.70%
16-25-04-253-009	414 TECUMSEH ST	02/25/20	\$235,000	\$93,120	\$186,244	\$105,593	\$56,837	47.0	115.0	0.12	\$2,247	\$851,556	\$19.55		Land Table R-5	30.52%
16-25-04-254-002	349 NAKOTA ST	09/20/19	\$219,900	\$97,590	\$195,184	\$87,647	\$62,931	52.0	115.0	0.14	\$1,686	\$639,759	\$14.69		Land Table R-5	32.24%
16-25-04-254-003	339 NAKOTA ST	06/28/19	\$255,000	\$95,720	\$191,435	\$126,496	\$62,931	50.0	115.0	0.13	\$2,530	\$958,303	\$22.00		Land Table R-5	32.87%
16-25-04-254-011	259 NAKOTA ST	07/24/20	\$250,000	\$100,360	\$200,724	\$112,207	\$62,931	52.0	115.0	0.14	\$2,158	\$819,029	\$18.80		Land Table R-5	31.35%
16-25-04-254-012	249 NAKOTA ST	12/07/20	\$274,000	\$96,600	\$193,197	\$143,734	\$62,931	52.0	115.0	0.14	\$2,764	\$1,049,153	\$24.09		Land Table R-5	32.57%
16-25-04-254-018	336 TECUMSEH ST	08/17/20	\$277,500	\$117,050	\$234,100	\$124,598	\$81,198	80.0	115.0	0.21	\$1,557	\$590,512	\$13.56		Land Table R-5	34.69%
16-25-04-254-024	278 TECUMSEH ST	05/06/20	\$158,000	\$76,120	\$152,232	\$62,605	\$56,837	40.0	115.0	0.11	\$1,565	\$590,613	\$13.56		Land Table R-5	37.34%
16-25-04-254-025	270 TECUMSEH ST	07/12/19	\$209,000	\$88,450	\$176,909	\$88,928	\$56,837	40.0	115.0	0.11	\$2,223	\$838,943	\$19.26		Land Table R-5	32.13%
16-25-04-255-007	412 MASSOIT ST	10/01/20	\$202,000	\$74,060	\$148,118	\$104,632	\$50,750	40.0	110.0	0.10	\$2,616	\$1,035,960	\$23.78		Land Table R-5	34.26%
16-25-04-256-010	277 TECUMSEH ST	10/30/19	\$225,000	\$84,020	\$168,043	\$107,707	\$50,750	40.0	110.0	0.10	\$2,693	\$1,066,406	\$24.48		Land Table R-5	30.20%
16-25-04-256-011	269 TECUMSEH ST	09/27/19	\$187,000	\$81,670	\$163,344	\$74,406	\$50,750	40.0	110.0	0.10	\$1,860	\$736,693	\$16.91		Land Table R-5	31.07%
16-25-04-256-014	243 TECUMSEH ST	02/27/19	\$186,000	\$98,210	\$196,421	\$52,510	\$62,931	50.0	110.0	0.13	\$1,050	\$416,746	\$9.57		Land Table R-5	32.04%
16-25-04-256-017	213 TECUMSEH ST	04/15/19	\$191,000	\$87,320	\$174,640	\$79,291	\$62,931	50.0	110.0	0.13	\$1,586	\$629,294	\$14.45		Land Table R-5	36.03%
16-25-04-256-018	205 TECUMSEH ST	08/18/20	\$178,000	\$87,790	\$175,583	\$59,254	\$56,837	46.0	110.0	0.12	\$1,288	\$510,810	\$11.73		Land Table R-5	32.37%
16-25-04-256-031	256 MASSOIT ST	08/20/20	\$259,000	\$99,780	\$199,561	\$122,370	\$62,931	50.0	110.0	0.13	\$2,447	\$971,190	\$22.30		Land Table R-5	31.53%
16-25-04-256-032	246 MASSOIT ST	02/28/20	\$188,000	\$91,020	\$182,041	\$68,890	\$62,931	50.0	110.0	0.13	\$1,378	\$546,746	\$12.55		Land Table R-5	34.57%
16-25-04-256-040	357 TECUMSEH ST	08/14/20	\$175,000	\$84,190	\$168,387	\$63,540	\$56,837	42.0	110.0	0.11	\$1,511	\$598,585	\$13.74		Land Table R-5	33.75%
16-25-04-257-004	419 MASSOIT ST	04/12/19	\$198,500	\$98,910	\$197,815	\$57,522	\$56,837	40.0	121.0	0.11	\$1,438	\$518,216	\$11.90		Land Table R-5	28.73%
16-25-04-257-010	406 CHIPPEWA ST	06/28/19	\$235,532	\$103,290	\$206,585	\$85,784	\$56,837	40.0	125.2	0.12	\$2,145	\$745,948	\$17.12		Land Table R-5	27.51%
16-25-04-257-011	427 MASSOIT ST	09/20/19	\$210,000	\$95,080	\$190,150	\$101,048	\$81,198	73.0	121.0	0.20	\$1,384	\$497,773	\$11.43		Land Table R-5	42.70%
16-25-04-257-012	440 CHIPPEWA ST	07/18/19	\$245,000	\$141,510	\$283,010	\$43,188	\$81,198	74.7	125.6	0.22	\$578	\$200,874	\$4.61		Land Table R-5	28.69%
16-25-04-258-017	221 MASSOIT ST	08/31/20	\$250,000	\$93,420	\$186,845	\$119,992	\$56,837	42.0	121.0	0.12	\$2,857	\$1,025,573	\$23.54		Land Table R-5	30.42%
16-25-04-258-019	205 MASSOIT ST	11/22/19	\$235,000	\$90,650	\$181,306	\$110,531	\$56,837	42.0	121.0	0.12	\$2,632	\$944,709	\$21.69		Land Table R-5	31.35%
16-25-04-258-025	318 CHIPPEWA ST	10/29/20	\$306,000	\$125,140	\$250,273	\$112,564	\$56,837	40.0	124.5	0.11	\$2,814	\$987,404	\$22.67		Land Table R-5	22.71%
16-25-04-258-026	310 CHIPPEWA ST	09/16/19	\$217,000	\$85,640	\$171,284	\$102,553	\$56,837	40.0	124.4	0.11	\$2,564	\$899,588	\$20.65		Land Table R-5	33.18%
16-25-04-258-032	262 CHIPPEWA ST	09/23/20	\$240,000	\$93,330	\$186,668	\$110,169	\$56,837	40.0	123.8	0.11	\$2,754	\$966,395	\$22.19		Land Table R-5	30.45%
16-25-04-258-040	319 MASSOIT ST	06/14/19	\$175,000	\$90,350	\$180,703	\$51,134	\$56,837	40.0	121.0	0.11	\$1,278	\$460,667	\$10.58		Land Table R-5	31.45%
16-25-04-259-001	357 CHIPPEWA ST	10/10/19	\$145,000	\$69,830	\$139,664	\$56,086	\$50,750	40.1	89.9	0.08	\$1,400	\$675,735	\$15.51		Land Table R-5	36.34%
16-25-04-259-006	315 CHIPPEWA ST	09/11/19	\$232,500	\$102,820	\$205,643	\$95,881	\$69,024	49.5	141.9	0.16	\$1,937	\$595,534	\$13.67		Land Table R-5	33.56%
16-25-04-259-010	275 CHIPPEWA ST	05/20/19	\$237,000	\$97,050	\$194,097	\$111,927	\$69,024	49.5	141.7	0.16	\$2,261	\$695,199	\$15.96		Land Table R-5	35.56%
16-25-04-276-008	89 NAKOTA ST	08/31/20	\$252,500	\$102,090	\$204,182	\$111,249	\$62,931	50.0	120.0	0.14	\$2,225	\$806,152	\$18.51		Land Table R-5	30.82%
16-25-04-277-015	61 TECUMSEH ST	05/08/19	\$240,000	\$123,370	\$246,731	\$50,106	\$56,837	42.0	110.0	0.11	\$1,193	\$472,698	\$10.85		Land Table R-5	23.04%
16-25-04-277-018	35 TECUMSEH ST	06/23/20	\$190,000	\$81,620	\$163,245	\$83,592	\$56,837	42.0	110.0	0.11	\$1,990	\$788,604	\$18.10		Land Table R-5	34.82%
16-25-04-277-022	150 MASSOIT ST	09/30/20	\$278,500	\$142,500	\$285,000	\$44,250	\$50,750	40.0	110.0	0.10	\$1,106	\$438,119	\$10.06		Land Table R-5	17.81%
16-25-04-277-024	134 MASSOIT ST	11/10/20	\$168,000	\$80,710	\$161,414	\$69,517	\$62,931	50.0	110.0	0.13	\$1,390	\$551,722	\$12.67		Land Table R-5	38.99%
16-25-04-277-049	24 MASSOIT ST	07/29/19	\$310,000	\$161,470	\$322,943	\$43,894	\$56,837	42.0	110.0	0.11	\$1,045	\$414,094	\$9.51		Land Table R-5	17.60%
16-25-04-277-050	82 MASSOIT ST	12/02/20	\$325,000	\$138,910	\$277,818	\$110,113	\$62,931	56.0	110.0	0.14	\$1,966	\$780,943	\$17.93		Land Table R-5	22.65%
16-25-04-278-003	149 MASSOIT ST	12/20/19	\$212,000	\$92,930	\$185,859	\$82,978	\$56,837	40.0	121.0	0.11	\$2,074	\$747,550	\$17.16		Land Table R-5	30.58%
16-25-04-278-013	69 MASSOIT ST	09/25/20	\$260,000	\$122,040	\$244,072	\$72,765	\$56,837	40.0	121.0	0.11	\$1,819	\$655,541	\$15.05		Land Table R-5	23.29%
16-25-04-278-028	78 CHIPPEWA ST	04/05/19	\$222,000	\$94,130	\$188,254	\$90,583	\$56,837	40.0	121.7	0.11	\$2,265	\$808,777	\$18.57		Land Table R-5	30.19%