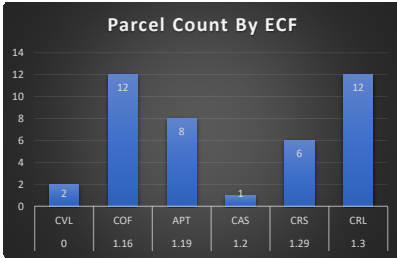


**CITY OF CLARKSTON**  
**LAND FOR 2022: COM**

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	16
ECF Nbhd	CAS, APT, CRL, COF, CVL, CRS	Sales Ratio	46.17%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	41.87%
Max ECF	1.300	Projected % Change	14.73%
Land Table LtoB	18.78%	Current Land Table LtoB	19.82%
CVT LtoB	18.94%	Projected Land Table LtoB	22.69%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$9.51	\$13.49	\$10.91
MEDIAN	\$8.38	\$11.89	\$9.62
MINIMUM	\$1.66	\$2.35	\$1.90
MAXIMUM	\$19.80	\$28.09	\$22.72



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
14-08-20-453-022	6 E CHURCH ST	6/13/2019	\$235,000	\$121,540	\$243,072	\$48,789	\$56,861	0.22	\$219,770	\$5.05	CRL		Land Table COM	23.39%
P -04-05-276-002	3501 THOMAS RD	08/07/20	\$295,000	\$117,180	\$234,352	\$92,011	\$31,363	0.50	\$184,022	\$4.22	APT		Land Table COM	13.38%
P -04-26-353-024	900 S LAPEER RD	03/01/19	\$340,000	\$199,410	\$398,824	\$28,540	\$87,364	0.46	\$62,043	\$1.42	COF		Land Table COM	21.91%
P -04-26-354-010	845 S LAPEER RD	05/08/19	\$1,500,000	\$713,010	\$1,426,021	\$195,952	\$121,973	0.77	\$254,814	\$5.85	BMS		Land Table COM	8.55%
PO-04-22-385-001	81 W BURDICK ST	12/16/19	\$850,000	\$337,340	\$674,673	\$297,643	\$122,316	1.56	\$190,797	\$4.38	CRL		Land Table COM	18.13%
PO-04-22-456-001	74 N WASHINGTON ST	04/10/20	\$310,000	\$161,910	\$323,829	\$50,762	\$64,591	0.23	\$220,704	\$5.07	CRL	PO-04-22-456-002	Land Table COM	19.95%
PO-04-22-456-013	25 CENTER ST	10/30/18	\$175,000	\$61,290	\$122,588	\$71,404	\$18,992	0.10	\$714,040	\$16.39	COF		Land Table COM	15.49%
PO-04-22-479-007	91 EAST ST	11/09/20	\$254,900	\$73,130	\$146,262	\$148,783	\$40,145	0.64	\$232,473	\$5.34	APT		Land Table COM	27.45%
PO-04-22-453-024	33 N WASHINGTON ST	03/21/18	\$322,000	\$150,090	\$300,186	\$68,650	\$46,836	0.06	\$1,144,167	\$26.27	DTR		Land Table DTR	15.60%
PO-04-22-453-044	7 N WASHINGTON ST	12/31/18	\$430,000	\$165,540	\$331,088	\$148,989	\$50,077	0.06	\$2,483,150	\$57.01	DTR		Land Table DTR	15.12%
PO-04-22-460-015	6 N WASHINGTON ST	08/06/20	\$250,000	\$132,090	\$264,183	\$32,653	\$46,836	0.06	\$544,217	\$12.49	DTR		Land Table DTR	17.73%
U -07-11-301-030	9941 DIXIE HWY	03/12/19	\$327,500	\$167,470	\$334,945	\$116,701	\$124,146	0.95	\$122,843	\$2.82	APT		Land Table COM	37.06%
U -07-17-181-001	589 BROADWAY	01/30/19	\$75,000	\$37,880	\$75,760	\$53,244	\$54,004	0.57	\$93,411	\$2.14	CAS		Land Table COM	71.28%
U -07-10-279-007	10063 DIXIE HWY	07/30/18	\$160,000	\$98,970	\$197,941	\$53,535	\$91,476	0.70	\$76,479	\$1.76	CRS		Land Table COM	46.21%
U -07-11-351-001	9861 DIXIE HWY	03/20/18	\$404,000	\$188,620	\$377,241	\$155,865	\$129,106	1.31	\$118,981	\$2.73	BMS		Land Table COM	34.22%
U -07-17-178-016	634 BROADWAY RD	02/13/18	\$118,500	\$66,300	\$132,609	\$6,277	\$20,386	0.13	\$48,285	\$1.11	CRL		Land Table COM	15.37%