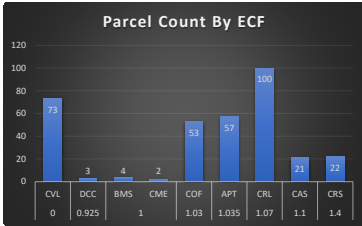


CITY OF CLAWSON
LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	335	# of Sales	28
ECF Nbhhd	CAS, CRL, BMS, COF, CRS, APT, CVL, DCC, CME	Sales Ratio	45.93%
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	33.19%
Max ECF	1.400	Projected % Change	12.00%
Land Table LtoB	27.71%	Current Land Table LtoB	26.67%
CVT LtoB	27.20%	Projected Land Table LtoB	31.72%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$11.81	\$15.73	\$13.23
MEDIAN	\$10.16	\$13.53	\$11.38
MINIMUM	\$1.00	\$1.33	\$1.12
MAXIMUM	\$34.98	\$46.59	\$39.18



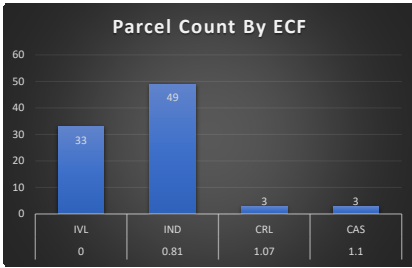
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
16-20-33-101-055	1145 W MAPLE RD	11/9/2018	\$1,800,000	\$604,680	\$1,209,369	\$865,477	\$274,846	0.96	\$905,311	\$20.78	BMS		Land Table COM	22.73%
16-20-33-226-070	1537 N MAIN ST	2/28/2020	\$250,000	\$149,770	\$299,545	\$78,495	\$128,040	0.35	\$227,522	\$5.22	COF		Land Table COM	42.74%
16-20-33-301-019	800 N CROOKS RD	10/9/2020	\$600,000	\$263,440	\$526,885	\$221,567	\$148,452	0.40	\$553,918	\$12.72	COF		Land Table COM	28.18%
16-20-33-354-034	1176 W 14 MILE RD	7/9/2020	\$1,400,000	\$381,440	\$762,878	\$860,916	\$223,794	0.68	\$1,273,544	\$29.24	CRL		Land Table COM	29.34%
16-20-33-381-041	1024 W 14 MILE RD	4/3/2019	\$395,000	\$148,070	\$296,149	\$201,563	\$102,712	0.23	\$880,188	\$20.21	CRL	16-20-33-381-010, 16-20-33-381-011, 16-20-33-381-013	Land Table COM	34.68%
16-20-34-301-021	35 HENDRICKSON BLVD	12/11/2020	\$110,000					0.22	\$502,283	\$11.53	CVL		Land Table COM	100.00%
16-20-34-303-001	630 N MAIN ST	2/7/2019	\$465,000	\$162,650	\$325,291	\$272,574	\$132,865	0.36	\$761,380	\$17.48	COF		Land Table COM	40.84%
16-25-04-103-002	317 S CROOKS RD	11/19/2020	\$425,000	\$196,690	\$393,384	\$237,968	\$206,352	0.52	\$457,631	\$10.51	DCC		Land Table COM	52.46%
16-25-04-203-020	449 W 14 MILE RD	7/31/2020	\$590,000	\$209,910	\$419,804	\$314,936	\$144,740	0.30	\$762,557	\$17.51	CRL	16-25-04-203-021	Land Table COM	34.48%
16-25-04-228-008	133 W 14 MILE RD	10/17/2019	\$136,000	\$69,460	\$138,927	\$4,596	\$47,523	0.06	\$782,386	\$17.96	CRL		Land Table COM	28.26%
16-25-04-228-036	38 S MAIN ST	7/17/2019	\$195,000	\$129,150	\$258,295	\$9,694	\$72,989	0.12	\$82,153	\$1.89	CRL		Land Table COM	28.26%
16-25-04-231-037	340 S MAIN ST	6/11/2019	\$550,000	\$149,970	\$299,941	\$318,711	\$68,652	0.17	\$1,842,260	\$42.29	COF		Land Table COM	22.89%
16-25-04-231-039	314 S MAIN ST	8/13/2020	\$373,000	\$96,990	\$193,974	\$272,551	\$93,525	0.25	\$1,081,552	\$24.83	CAS		Land Table COM	48.22%
16-25-04-276-029	502 S MAIN ST	3/5/2020	\$253,000	\$75,840	\$151,679	\$146,957	\$45,636	0.12	\$1,277,887	\$29.34	CAS		Land Table COM	30.09%
44-25-02-477-019	31431 JOHN R RD	7/19/2019	\$710,000	\$401,580	\$803,151	\$103,505	\$196,656	0.89	\$116,955	\$2.68	IMS		Land Table 200	24.49%
44-25-11-280-032	30207 JOHN R RD	10/16/2020	\$245,000	\$129,330	\$258,668	\$64,872	\$78,540	0.25	\$183,254	\$4.21	CAS	44-25-11-280-018	Land Table 200	30.36%
44-25-11-376-002	1401 W GIRARD AVE	10/25/2019	\$510,000	\$234,300	\$468,650	\$272,421	\$231,071	1.04	\$261,943	\$6.01	COF		Land Table 200	49.31%
44-25-12-102-045	30460 JOHN R RD	2/5/2019	\$1,250,000	\$604,580	\$1,209,161	\$310,119	\$269,280	1.21	\$255,874	\$5.87	CRS		Land Table 200	22.27%
44-25-12-152-005	29990 JOHN R RD	11/6/2020	\$250,000	\$133,090	\$266,181	\$55,857	\$72,038	0.32	\$172,398	\$3.96	CAS		Land Table 200	27.06%
44-25-12-377-032	737 E 12 MILE RD	10/30/2019	\$155,000	\$74,270	\$148,533	\$85,007	\$78,540	0.35	\$240,133	\$5.51	COF		Land Table 200	52.88%
44-25-13-102-036	240 E 12 MILE RD	1/23/2019	\$1,013,041	\$744,440	\$1,488,866	-\$353,425	\$122,400	0.66	-\$533,875	-\$12.26	CMD	44-25-13-102-014	Land Table 200	8.22%
44-25-13-226-052	28707 DEQUINDRE RD	8/8/2019	\$168,000	\$83,190	\$166,375	\$37,580	\$35,955	0.16	\$231,975	\$5.33	CRL		Land Table 200	21.61%
44-25-13-226-055	1400 E 12 MILE RD	2/7/2020	\$315,000	\$164,860	\$329,723	\$91,031	\$105,754	0.48	\$191,242	\$4.39	COF		Land Table 200	32.07%
44-25-13-229-052	28303 DEQUINDRE RD	2/22/2019	\$500,000	\$291,420	\$582,840	\$48,944	\$131,784	0.59	\$82,536	\$1.89	COF		Land Table 200	22.61%
44-25-13-277-018	28277 DEQUINDRE RD	6/25/2019	\$420,000	\$267,390	\$534,777	\$13,131	\$127,908	0.58	\$22,797	\$0.52	COF		Land Table 200	23.92%
44-25-13-481-021	1849 E 11 MILE RD	11/28/2018	\$350,000	\$221,250	\$442,501	\$82,675	\$175,176	0.41	\$200,667	\$4.61	CAS		Land Table 200	39.59%
44-25-13-351-005	27360 JOHN R RD	10/31/2019	\$400,000	\$216,550	\$433,092	\$34,228	\$67,320	0.30	\$112,964	\$2.59	CRL		Land Table 200	15.54%
44-25-13-358-023	327 E 11 MILE RD	11/27/2018	\$565,000	\$356,510	\$713,004	-\$31,128	\$116,876	0.15	-\$49,175	-\$1.13	CRL	44-25-13-358-024, 44-25-13-358-025, 44-25-13-358-032, 44-25-13-358-033	Land Table 200	16.39%

CITY OF CLAWSON

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	19
ECF Nbhd	IND, IVL, CRL, CAS	Sales Ratio	46.08%
Min ECF	0.810	(Land Resid.-Est. Land Value)/Est. LV	38.14%
Max ECF	1.100	Projected % Change	10.09%
Land Table LtoB	25.10%	Current Land Table LtoB	22.43%
CVT LtoB	27.20%	Projected Land Table LtoB	26.56%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$6.70	\$9.26	\$7.38
MEDIAN	\$7.07	\$9.77	\$7.78
MINIMUM	\$2.18	\$3.01	\$2.40
MAXIMUM	\$11.42	\$15.78	\$12.57



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
16-20-33-101-012	1332 ANDERSON RD	12/17/2018	\$930,000	\$234,000	\$468,000	\$622,940	\$160,940	0.93	\$667,674	\$15.33	IND		Land Table IND	34.39%
16-20-33-151-055	1080 N CROOKS RD	9/22/2020	\$2,800,000	\$1,214,870	\$2,429,744	\$707,937	\$337,681	3.56	\$199,082	\$4.57	IND		Land Table IND	13.90%
44-25-01-177-017	32365 HOWARD AVE	8/27/2020	\$570,000	\$217,630	\$435,267	\$220,341	\$85,608	0.60	\$367,848	\$8.44	IND		IND Land Table 300	19.67%
44-25-01-202-022	32601 INDUSTRIAL DR	10/28/2020	\$1,455,000	\$673,760	\$1,347,523	\$459,749	\$352,272	2.47	\$186,435	\$4.28	IND		IND Land Table 300	26.14%
44-25-01-226-045	32301 DEQUINDRE RD	3/15/2019	\$550,000	\$311,420	\$622,844	\$203,444	\$276,288	2.11	\$96,237	\$2.21	IND		IND Land Table 300	44.36%
44-25-01-327-017	31601 RESEARCH PARK DR	6/1/2020	\$1,725,000	\$836,380	\$1,672,751	\$370,862	\$318,613	2.23	\$166,306	\$3.82	IND		IND Land Table 300	19.05%
44-25-02-101-036	32275 STEPHENSON HWY	4/10/2019	\$301,000	\$164,880	\$329,766	\$109,978	\$138,744	0.97	\$113,263	\$2.60	CRS		IND Land Table 300	42.07%
44-25-02-101-038	32007 STEPHENSON HWY	8/9/2019	\$1,150,000	\$467,070	\$934,140	\$400,169	\$184,309	1.29	\$310,209	\$7.12	IND		IND Land Table 300	19.73%
44-25-11-426-005	190 AJAX DR	11/14/2019	\$955,000	\$411,890	\$823,780	\$328,387	\$197,167	1.38	\$237,962	\$5.46	IND		IND Land Table 300	23.93%
44-25-11-426-013	500 AJAX DR	3/4/2020	\$420,000	\$169,080	\$338,154	\$168,110	\$86,264	0.60	\$278,328	\$6.39	IND		IND Land Table 300	25.51%
44-25-12-301-014	29866 JOHN R RD	10/17/2019	\$550,000	\$319,010	\$638,018	\$154,869	\$242,887	1.70	\$91,099	\$2.09	IND		IND Land Table 300	38.07%
44-25-13-401-019	1241 E 11 MILE RD	5/16/2019	\$700,000	\$487,860	\$975,724	-\$31,407	\$244,317	1.71	-\$18,367	-\$0.42	IND		IND Land Table 300	25.04%
44-25-23-480-029	322 W 10 MILE RD	10/20/2020	\$90,000	\$57,130	\$114,262	-\$5,688	\$18,574	0.13	-\$43,754	-\$1.00	IND		IND Land Table 300	16.26%
44-25-24-205-001	1208 E 11 MILE RD	11/22/2019	\$200,000	\$80,430	\$155,299	\$74,840	\$30,139	0.28	\$272,145	\$6.25	IND	44-25-24-205-013	IND Land Table 300	19.41%
44-25-24-360-025	595 E 10 MILE RD	7/1/2020	\$100,000	\$68,110	\$136,222	-\$17,959	\$18,263	0.13	-\$140,305	-\$3.22	IND		IND Land Table 300	13.41%
44-25-24-426-027	1540 E LINCOLN AVE	4/17/2019	\$865,000	\$441,820	\$883,649	\$128,951	\$147,600	1.03	\$124,832	\$2.87	IND		IND Land Table 300	16.70%
44-25-24-426-035	25791 COMMERCE DR	8/21/2019	\$888,000	\$341,030	\$682,050	\$338,167	\$132,217	0.93	\$365,586	\$8.39	IND		IND Land Table 300	19.39%
44-25-24-427-001	1666 E LINCOLN AVE	9/26/2019	\$850,000	\$446,400	\$892,794	\$104,806	\$147,600	1.03	\$101,458	\$2.33	IND		IND Land Table 300	16.53%
44-25-24-459-010	1451 E 10 MILE RD	4/25/2019	\$100,000	\$60,590	\$121,175	-\$314	\$20,861	0.15	-\$2,151	-\$0.05	IND		IND Land Table 300	17.22%