CVT: CITY OF THE VILLAGE OF CLARKSTON
YEAR: 2025
LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	$18.07	$25.75	$20.78
MED	$15.93	$22.70	$18.32
MIN	$3.15	$4.49	$3.62
MAX	$37.62	$53.62	$43.26

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
71.43%	**15.0%**	**32.22%**

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE $ / ACRE	EXTRACTED LAND VALUE $ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
14	14-08-20-328-018	21 N MAIN ST	8/31/2023	$500,000	$107,330	$83,673	0.063	$362,543	168.89%	$5,754,651	$132.11	0	0	0	0	0
14	14-08-20-379-005	27 S MAIN ST	7/6/2023	$550,000	$291,020	$102,244	0.072	$46,536	8.00%	$646,333	$14.84	0	0	0	0	0
14	14-08-20-402-032	3 E WASHINGTON ST	5/22/2022	$330,000	$92,640	$39,844	0.030	$179,737	97.01%	$5,991,233	$137.54	0	0	0	0	0
14	14-08-20-451-018	18 S MAIN ST	6/16/2022	$1,600,000	$818,420	$478,141	0.445	$342,869	20.95%	$770,492	$17.69	14-08-20-451-017	0	0	0	0
IH	IH-01-33-226-024	507 N SAGINAW ST	7/25/2023	$299,000	$115,430	$63,146	0.413	$107,004	46.35%	$259,090	$5.95	0	0	0	0	0
IH	IH-01-33-228-031	421 N SAGINAW ST	2/20/2024	$330,000	$111,610	$117,279	1.030	$208,043	93.20%	$201,983	$4.64	0	0	0	0	0
IH	IH-01-34-101-003	602 N SAGINAW ST	10/20/2023	$145,000	$71,660	$36,848	0.241	$22,934	16.00%	$95,162	$2.18	0	0	0	0	0
IH	IH-01-34-301-002	103 S SAGINAW ST	9/26/2022	$275,000	$93,560	$34,091	0.061	$95,284	50.92%	$1,562,033	$35.86	0	0	0	0	0
IH	IH-01-34-308-007	310 S BROAD ST	9/26/2022	$375,000	$174,180	$45,563	0.298	$19,927	5.72%	$66,869	$1.54	0	0	0	0	0
IH	IH-01-34-352-002	503 S BROAD ST	7/13/2022	$160,000	$48,410	$45,496	0.211	$115,460	119.25%	$547,204	$12.56	0	0	0	0	0
O	O -09-09-452-036	1870 W CLARKSTON RD	9/15/2023	$390,000	$200,130	$138,662	1.294	$123,913	30.96%	$95,760	$2.20	0	0	0	0	0
O	O -09-11-476-009	20 W CLARKSTON RD	2/23/2024	$555,000	$152,530	$125,418	0.590	$347,784	114.01%	$589,464	$13.53	0	0	0	0	0
O	O -09-14-201-006	1140 S LAPEER RD	8/17/2022	$245,000	$107,150	$109,344	0.385	$123,200	57.49%	$320,000	$7.35	0	0	0	0	0
O	O -09-23-402-025	2643 S LAPEER RD	6/7/2022	$1,270,000	$783,860	$371,487	1.308	$75,095	4.79%	$57,412	$1.32	0	0	0	0	0
O	O -09-29-101-041	3385 WALDON RD	8/12/2022	$550,000	$271,360	$207,825	1.300	$243,269	44.82%	$187,130	$4.30	0	0	0	0	0
P	P -04-16-251-006	1755 METAMORA RD	10/20/2023	$425,000	$142,200	$94,351	1.140	$234,800	82.56%	$205,965	$4.73	0	0	0	0	0
P	P -04-16-276-002	1775 N LAPEER RD	3/13/2024	$1,080,000	$340,600	$99,317	1.200	$364,982	53.58%	$304,152	$6.98	0	0	0	0	0
P	P -04-23-353-006	509 LAKEVILLE RD	3/14/2024	$250,000	$71,600	$46,104	0.630	$139,941	97.72%	$222,129	$5.10	0	0	0	0	0
P	P -04-26-353-022	834 S LAPEER RD	6/15/2022	$775,000	$348,440	$115,216	0.460	$151,831	21.79%	$330,067	$7.58	0	0	0	0	0
P	P -04-26-353-026	932 S LAPEER RD	3/27/2024	$475,000	$249,240	$115,216	0.460	$118,482	23.77%	$257,570	$5.91	0	0	0	0	0
P	P -04-26-353-029	990 S LAPEER RD	9/7/2023	$850,000	$464,130	$330,620	1.320	$302,255	32.56%	$228,981	$5.26	0	0	0	0	0
P	P -04-26-354-018	837 S LAPEER RD	2/29/2024	$1,290,000	$540,150	$163,428	0.780	$420,613	38.93%	$539,247	$12.38	0	0	0	0	0
PO	PO-04-22-385-001	81 W BURDICK ST	1/6/2023	$1,090,000	$409,890	$161,730	1.560	$362,015	44.16%	$232,061	$5.33	0	0	0	0	0
PO	PO-04-27-276-031	107 S WASHINGTON ST	6/8/2023	$365,000	$175,750	$77,524	0.370	$111,515	31.73%	$301,392	$6.92	0	0	0	0	0
PO	PO-04-27-278-019	167 S WASHINGTON ST	8/31/2022	$315,000	$159,210	$78,574	0.290	$87,693	27.54%	$302,390	$6.94	0	0	0	0	0
PO	PO-04-27-279-007	106 S WASHINGTON ST	9/27/2023	$375,000	$157,340	$65,026	0.240	$138,228	43.93%	$575,950	$13.22	0	0	0	0	0
PO	PO-04-27-279-018	146 S WASHINGTON ST	2/9/2024	$223,000	$110,690	$63,075	0.200	$76,230	34.43%	$381,150	$8.75	0	0	0	0	0
PO	PO-04-27-279-019	148 S WASHINGTON ST	12/1/2023	$239,000	$117,880	$67,736	0.250	$83,431	35.39%	$333,724	$7.66	0	0	0	0	0
PO	PO-04-27-279-043	150 S WASHINGTON ST	10/3/2023	$418,000	$229,400	$98,476	0.470	$19,191	4.18%	$40,832	$0.94	0	0	0	0	0
U	U -07-14-176-033	9580 DIXIE HWY	5/26/2023	$250,000	$63,670	$121,667	1.550	$244,465	191.98%	$157,719	$3.62	0	0	0	0	0

CVT: CITY OF THE VILLAGE OF CLARKSTON
YEAR: 2025
LAND TYPE: VACANT

VACANT LAND SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE $ / ACRE	SALE $ / SF
ALL	0	$0	$0	0.00%	0.000	0	$0	$0.00
COM	0	$0	$0	0.00%	0.000	0	$0	$0.00
IND	0	$0	$0	0.00%	0.000	0	$0	$0.00

CVT	PARCEL NUMBER	ADDRESS	PROPERTY CLASS	LAND TABLE	ECF	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / 2024 TCV (LtoB)	SALE $ / ACRE	SALE $ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4