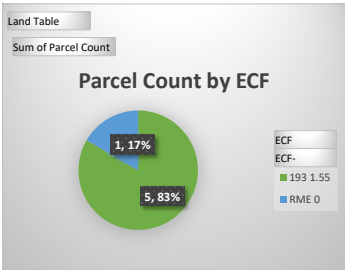


Village of Clarkston

Land Table 193

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	193, RME	Sales Ratio	#DIV/0!
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.550	% Change	0.00%
Land Table LtoB	97.54%	Projected Land Table LtoB	97.54%
CVT LtoB	27.27%	Sales Sample Size	0.00%

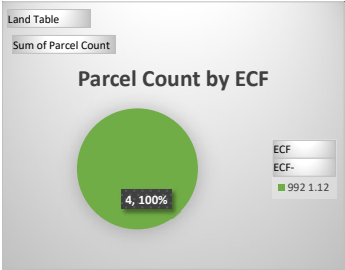


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,336	#DIV/0!	\$1,336
MINIMUM	\$1	#DIV/0!	\$1
MAXIMUM	\$2,671	#DIV/0!	\$2,671

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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Village of Clarkston
Land Table 992

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	1
ECF Nbhd	992	Sales Ratio	44.95%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	64.92%
Max ECF	1.210	% Change	5.00%
Land Table LtoB	16.55%	Projected Land Table LtoB	17.38%
CVT LtoB	27.27%	Sales Sample Size	25.00%

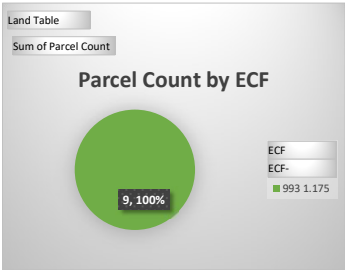


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$104,392	\$172,167	\$109,611
MINIMUM	\$101,846	\$167,969	\$106,938
MAXIMUM	\$106,937	\$176,365	\$112,284

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-20-380-019	7 MADISON CT	02/27/23	\$688,000	\$618,572	\$176,365	\$106,937	0.92	\$191,285		Land Table 992	17.29%

Village of Clarkston
Land Table 993

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	993	Sales Ratio	#DIV/0!
Min ECF	1.175	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.175	% Change	5.00%
Land Table LtoB	22.93%	Projected Land Table LtoB	24.08%
CVT LtoB	27.27%	Sales Sample Size	0.00%

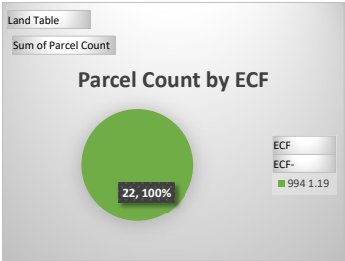


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$350	#DIV/0!	\$368
MINIMUM	\$1	#DIV/0!	\$1
MAXIMUM	\$699	#DIV/0!	\$734

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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Village of Clarkston
Land Table 994

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	0
ECF Nbhd	994	Sales Ratio	#DIV/0!
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.220	% Change	5.00%
Land Table LtoB	20.10%	Projected Land Table LtoB	21.11%
CVT LtoB	27.27%	Sales Sample Size	0.00%

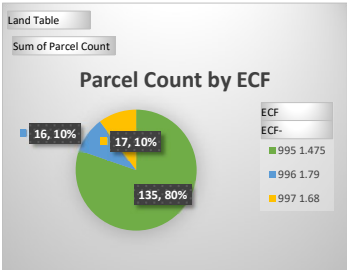


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,547	#DIV/0!	\$68,824
MINIMUM	\$750	#DIV/0!	\$788
MAXIMUM	\$105,798	#DIV/0!	\$111,088

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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Village of Clarkston
Land Table 995

BSA DATABASE		SALES DATA	
Parcel Count	168	# of Sales	11
ECF Nbhd	995, 996, 997	Sales Ratio	48.12%
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	13.18%
Max ECF	1.880	% Change	5.00%
Land Table LtoB	29.30%	Projected Land Table LtoB	30.76%
CVT LtoB	27.27%	Sales Sample Size	6.55%

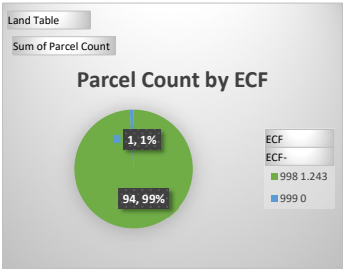


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,402	\$72,890	\$67,622
MINIMUM	\$638	\$722	\$670
MAXIMUM	\$479,334	\$542,511	\$503,301

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-20-326-005	127 N HOLCOMB RD	01/09/23	\$379,000	\$432,869	\$33,781	\$87,650	0.20	\$168,065		Land Table 995	20.25%
14-08-20-326-023	65 MADISON CT	04/19/22	\$286,000	\$208,657	\$164,993	\$87,650	0.42	\$397,573		Land Table 995	42.01%
14-08-20-327-007	114 N HOLCOMB RD	09/07/22	\$880,000	\$879,165	\$208,404	\$207,569	0.51	\$408,635		Land Table 995	23.61%
14-08-20-327-009	98 N HOLCOMB RD	09/27/23	\$365,000	\$429,198	\$143,371	\$207,569	0.56	\$254,204		Land Table 995	48.36%
14-08-20-327-026	43 W WASHINGTON ST	10/20/22	\$700,000	\$534,667	\$318,121	\$152,788	0.28	\$1,152,612		Land Table 995	28.58%
14-08-20-377-001	64 W WASHINGTON ST	11/10/22	\$219,500	\$233,836	\$73,314	\$87,650	0.17	\$436,393		Land Table 995	37.48%
14-08-20-377-008	46 S HOLCOMB RD	05/25/23	\$299,900	\$208,375	\$179,175	\$87,650	0.27	\$673,590		Land Table 995	42.06%
14-08-20-377-015	380 DEPOT RD	05/31/23	\$475,000	\$569,745	(\$7,095)	\$87,650	0.36	(\$19,818)		Land Table 995	15.38%
14-08-20-381-004	69 S HOLCOMB RD	12/08/22	\$525,000	\$507,040	\$105,610	\$87,650	0.26	\$410,934		Land Table 995	17.29%
14-08-20-401-001	130 N MAIN ST	11/03/23	\$335,000	\$314,171	\$108,479	\$87,650	0.44	\$248,805		Land Table 995	27.90%
14-08-20-402-020	80.5 N MAIN ST	11/18/22	\$400,000	\$363,600	\$243,969	\$207,569	0.56	\$433,337		Land Table 995	57.09%

Village of Clarkston
Land Table 998

BSA DATABASE		SALES DATA	
Parcel Count	95	# of Sales	3
ECF Nbhd	999, 998	Sales Ratio	48.75%
Min ECF	1.360	(Land Resid.-Est. Land Value)/Est. LV	11.97%
Max ECF	1.360	% Change	5.00%
Land Table LtoB	24.44%	Projected Land Table LtoB	25.66%
CVT LtoB	27.27%	Sales Sample Size	3.16%

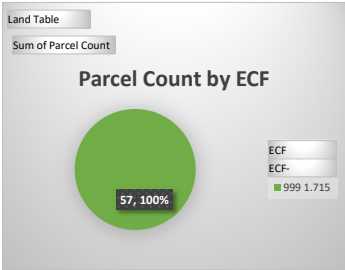


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$155,837	\$174,498	\$163,629
MINIMUM	\$68,316	\$76,497	\$71,732
MAXIMUM	\$284,897	\$319,012	\$299,142

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-29-127-005	6170 OVERLOOK	01/21/22	\$350,000	\$361,311	\$57,005	\$68,316	0.24	\$236,535		Land Table 998	18.91%
14-08-29-176-020	6052 MIDDLE LAKE RD	04/14/23	\$400,000	\$368,460	\$114,027	\$82,487	0.52	\$218,025		Land Table 998	22.39%
14-08-29-179-001	6055 PINEHURST CT	09/12/22	\$650,000	\$635,111	\$157,359	\$142,470	0.25	\$621,972		Land Table 998	22.43%

Village of Clarkston
Land Table 999

BSA DATABASE		SALES DATA	
Parcel Count	57	# of Sales	4
ECF Nbhd	999	Sales Ratio	51.17%
Min ECF	1.790	(Land Resid.-Est. Land Value)/Est. LV	-6.33%
Max ECF	1.790	% Change	0.00%
Land Table LtoB	30.58%	Projected Land Table LtoB	30.58%
CVT LtoB	27.27%	Sales Sample Size	7.02%



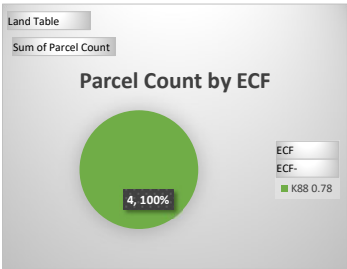
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$150,366	\$140,843	\$150,366
MINIMUM	\$126,306	\$118,307	\$126,306
MAXIMUM	\$175,160	\$164,067	\$175,160

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-20-452-005	56 E WASHINGTON ST	06/10/22	\$495,000	\$481,104	\$151,147	\$137,251	0.26	\$574,703		Land Table 999	28.53%
14-08-20-452-018	25 BUFFALO ST	11/03/22	\$426,000	\$433,069	\$137,320	\$144,389	0.29	\$467,075		Land Table 999	33.34%
14-08-20-452-021	61 E CHURCH ST	06/17/22	\$265,000	\$277,954	\$124,297	\$137,251	0.24	\$526,682		Land Table 999	49.38%
14-08-20-454-002	41 BUFFALO ST	04/20/22	\$322,500	\$351,593	\$108,158	\$137,251	0.25	\$437,887		Land Table 999	39.04%

Village of Clarkston

Land Table K88

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	1
ECF Nbhd	K88	Sales Ratio	49.75%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	8.71%
Max ECF	0.770	% Change	0.00%
Land Table LtoB	5.67%	Projected Land Table LtoB	5.67%
CVT LtoB	27.27%	Sales Sample Size	25.00%



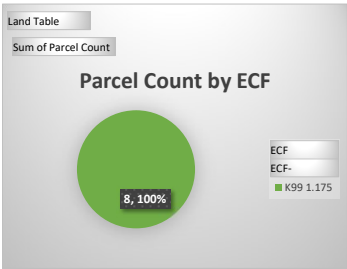
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$27,930	\$30,362	\$27,930
MINIMUM	\$27,930	\$30,362	\$27,930
MAXIMUM	\$27,930	\$30,362	\$27,930

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
14-08-20-252-048	206 N MAIN ST	12/08/22	\$494,000	\$491,568	\$30,362	\$27,930	1.00	\$30,362		Land Table K88	5.68%

Village of Clarkston

Land Table K99

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	K99	Sales Ratio	#DIV/0!
Min ECF	1.155	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.155	% Change	5.00%
Land Table LtoB	14.76%	Projected Land Table LtoB	15.50%
CVT LtoB	27.27%	Sales Sample Size	0.00%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,279	#DIV/0!	\$71,693
MINIMUM	\$2,468	#DIV/0!	\$2,591
MAXIMUM	\$85,256	#DIV/0!	\$89,519

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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