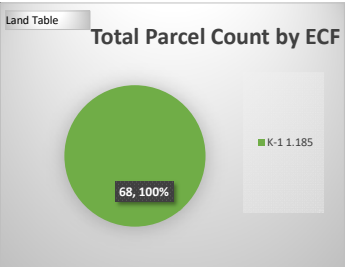


City of Clawson
Land Table K-1

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	15
ECF Nbhd	K-1	Sales Ratio	48.52%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	12.71%
Max ECF	1.185	% Change	10.50%
Land Table LtoB	23.73%	Projected Land Table LtoB	26.22%
CVT LtoB	38.81%	Sales Sample Size	22.06%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



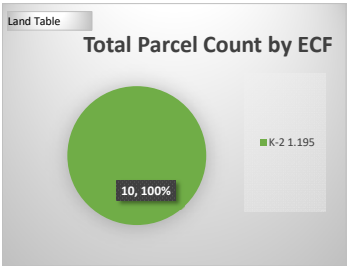
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,235	\$35,203	\$34,514
MINIMUM	\$28,832	\$32,495	\$31,859
MAXIMUM	\$33,637	\$37,911	\$37,169

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
16-20-33-207-014	785 W MAPLE RD	08/18/23	\$138,000	\$119,080	\$47,752	\$28,832	1.00	\$47,752		Land Table K-1	24.21%
16-20-33-207-011	775 W MAPLE RD	10/17/22	\$132,000	\$119,080	\$41,752	\$28,832	1.00	\$41,752		Land Table K-1	24.21%
16-20-33-207-005	813 W MAPLE RD	04/08/22	\$130,000	\$119,064	\$39,768	\$28,832	1.00	\$39,768		Land Table K-1	24.22%
16-20-33-207-048	799 W MAPLE RD	08/25/23	\$130,000	\$119,080	\$39,752	\$28,832	1.00	\$39,752		Land Table K-1	24.21%
16-20-33-207-019	729 W MAPLE RD	03/25/22	\$130,000	\$122,761	\$36,071	\$28,832	1.00	\$36,071		Land Table K-1	23.49%
16-20-33-207-007	817 W MAPLE RD	06/03/22	\$126,000	\$119,064	\$35,768	\$28,832	1.00	\$35,768		Land Table K-1	24.22%
16-20-33-207-006	823 W MAPLE RD	04/06/22	\$124,000	\$119,064	\$33,768	\$28,832	1.00	\$33,768		Land Table K-1	24.22%
16-20-33-207-031	697 W MAPLE RD	02/01/22	\$125,000	\$122,607	\$31,225	\$28,832	1.00	\$31,225		Land Table K-1	23.52%
16-20-33-207-003	811 W MAPLE RD	02/01/23	\$120,000	\$119,064	\$29,768	\$28,832	1.00	\$29,768		Land Table K-1	24.22%
16-20-33-207-042	841 W MAPLE RD	01/15/22	\$120,000	\$119,080	\$29,752	\$28,832	1.00	\$29,752		Land Table K-1	24.21%
16-20-33-207-021	731 W MAPLE RD	08/05/22	\$123,000	\$122,761	\$29,071	\$28,832	1.00	\$29,071		Land Table K-1	23.49%
16-20-33-207-043	837 W MAPLE RD	04/01/22	\$117,500	\$119,080	\$27,252	\$28,832	1.00	\$27,252		Land Table K-1	24.21%
16-20-33-207-066	721 W MAPLE RD	01/15/22	\$120,000	\$122,607	\$26,225	\$28,832	1.00	\$26,225		Land Table K-1	23.52%
16-20-33-207-013	777 W MAPLE RD	08/11/22	\$110,000	\$119,080	\$19,752	\$28,832	1.00	\$19,752		Land Table K-1	24.21%
16-20-33-207-037	835 W MAPLE RD	06/13/22	\$110,000	\$119,080	\$19,752	\$28,832	1.00	\$19,752		Land Table K-1	24.21%

City of Clawson
Land Table K-2

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	K-2	Sales Ratio	50.30%
Min ECF	1.195	(Land Resid.-Est. Land Value)/Est. LV	-3.69%
Max ECF	1.195	% Change	0.00%
Land Table LtoB	15.13%	Projected Land Table LtoB	15.13%
CVT LtoB	38.81%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



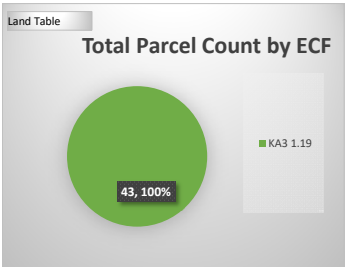
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$33,605	\$32,364	\$33,605
MINIMUM	\$33,605	\$32,364	\$33,605
MAXIMUM	\$33,605	\$32,364	\$33,605

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
16-20-33-426-048	26 HIGHLAND AVE	02/13/23	\$209,000	\$210,241	\$32,364	\$33,605	1.00	\$32,364		Land Table K-2condo ne	15.98%

City of Clawson
Land Table KA3

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	3
ECF Nbhd	KA3	Sales Ratio	46.39%
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	35.80%
Max ECF	1.190	% Change	17.50%
Land Table LtoB	19.27%	Projected Land Table LtoB	22.65%
CVT LtoB	38.81%	Sales Sample Size	6.98%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



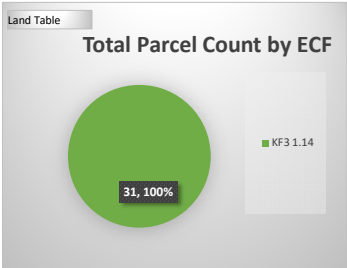
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,264	\$35,667	\$30,861
MINIMUM	\$23,980	\$32,565	\$28,177
MAXIMUM	\$28,548	\$38,769	\$33,544

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
16-20-34-455-060	308 N ROCHESTER RD	05/30/23	\$125,000	\$112,985	\$35,995	\$23,980	1.00	\$35,995		Land Table KA3	21.22%
16-20-33-427-036	25 HIGHLAND AVE	08/19/22	\$130,000	\$122,042	\$36,506	\$28,548	1.00	\$36,506		Land Table KA3	23.39%
16-20-34-455-061	308 N ROCHESTER RD	03/22/23	\$125,000	\$117,582	\$31,398	\$23,980	1.00	\$31,398		Land Table KA3	20.39%

City of Clawson
Land Table KF3

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	4
ECF Nbhd	KF3	Sales Ratio	45.63%
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	50.87%
Max ECF	1.140	% Change	25.00%
Land Table LtoB	17.57%	Projected Land Table LtoB	21.96%
CVT LtoB	38.81%	Sales Sample Size	12.90%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



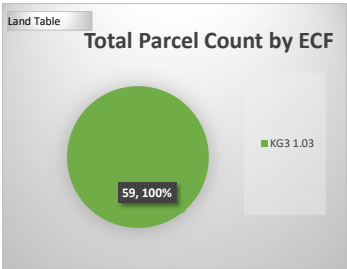
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,581	\$31,050	\$25,726
MINIMUM	\$20,581	\$31,050	\$25,726
MAXIMUM	\$20,581	\$31,050	\$25,726

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
16-25-04-159-031	1500 NORMANDY RD	09/06/23	\$126,000	\$110,532	\$36,049	\$20,581	1.00	\$36,049		Land Table KF3	18.62%
16-25-04-159-004	1516 NORMANDY RD	06/10/23	\$115,000	\$104,396	\$31,185	\$20,581	1.00	\$31,185		Land Table KF3	19.71%
16-25-04-159-011	1510 NORMANDY RD	10/02/23	\$121,900	\$111,878	\$30,603	\$20,581	1.00	\$30,603		Land Table KF3	18.40%
16-25-04-159-019	1506 NORMANDY RD	02/18/22	\$116,000	\$110,219	\$26,362	\$20,581	1.00	\$26,362		Land Table KF3	18.67%

City of Clawson
Land Table KG3

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	5
ECF Nbhd	KG3	Sales Ratio	46.20%
Min ECF	1.030	(Land Resid.-Est. Land Value)/Est. LV	50.11%
Max ECF	1.030	% Change	25.00%
Land Table LtoB	18.52%	Projected Land Table LtoB	23.15%
CVT LtoB	38.81%	Sales Sample Size	8.47%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



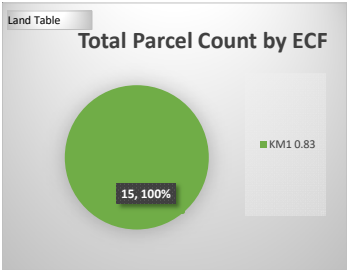
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$36,046	\$54,109	\$45,058
MINIMUM	\$36,046	\$54,109	\$45,058
MAXIMUM	\$36,046	\$54,109	\$45,058

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
16-25-04-151-027	609 S CROOKS RD	06/10/22	\$265,000	\$223,415	\$77,300	\$35,715	1.00	\$77,300		Land Table KE3	15.99%
16-25-04-151-028	607 S CROOKS RD	05/12/22	\$235,000	\$219,036	\$51,679	\$35,715	1.00	\$51,679		Land Table KE3	16.31%
16-25-04-151-014	647 S CROOKS RD	09/12/23	\$232,000	\$217,309	\$50,406	\$35,715	1.00	\$50,406		Land Table KE3	16.44%
16-20-34-378-127	63 MAPLEGROVE DR	07/17/23	\$230,000	\$220,655	\$45,391	\$36,046	1.00	\$45,391		Land Table KG3	16.34%
16-25-04-151-025	617 S CROOKS RD	10/31/22	\$216,000	\$207,934	\$43,781	\$35,715	1.00	\$43,781		Land Table KE3	17.18%

City of Clawson
Land Table KM1

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	4
ECF Nbhd	KM1	Sales Ratio	47.29%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	42.81%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	13.61%	Projected Land Table LtoB	13.61%
CVT LtoB	38.81%	Sales Sample Size	26.67%

Color Key
Vacant Sales
Demo Sales or New Build after sale

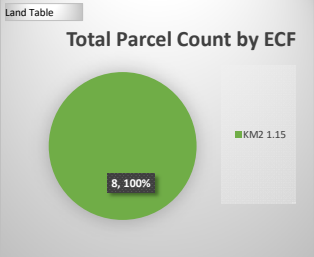


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,270	\$56,080	\$39,270
MINIMUM	\$35,700	\$50,982	\$35,700
MAXIMUM	\$42,840	\$61,178	\$42,840

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
16-25-04-160-015	1700 ALYSSA LN	05/10/23	\$340,000	\$299,276	\$83,564	\$42,840	1.00	\$83,564		Land Table KM1	14.31%
16-25-04-160-010	1670 NORMANDY RD	06/06/23	\$299,000	\$264,216	\$70,484	\$35,700	1.00	\$70,484		Land Table KM1	13.51%
16-25-04-160-009	1660 NORMANDY RD	04/29/22	\$277,500	\$276,403	\$36,797	\$35,700	1.00	\$36,797		Land Table KM1	12.92%
16-25-04-160-005	1620 NORMANDY RD	03/24/22	\$269,000	\$281,422	\$23,278	\$35,700	1.00	\$23,278		Land Table KM1	12.69%

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	KM2	Sales Ratio	#DIV/0!
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.150	% Change	0.00%
Land Table LtoB	22.03%	Projected Land Table LtoB	22.03%
CVT LtoB	38.81%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$18,000	#DIV/0!	\$18,000
MINIMUM	\$18,000	#DIV/0!	\$18,000
MAXIMUM	\$18,000	#DIV/0!	\$18,000

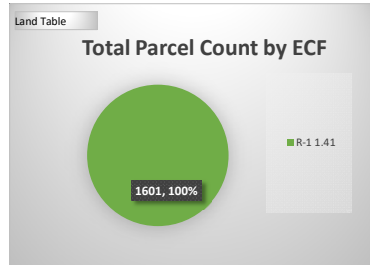
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Land to Building
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City of Clawson

Land Table R-1

BSA DATABASE		SALES DATA	
Parcel Count	1601	# of Sales	137
ECF Nbhd	R-1	Sales Ratio	46.72%
Min ECF	1.410	(Land Resid.-Est. Land Value)/Est. LV	18.34%
Max ECF	1.410	% Change	0.00%
Land Table LtoB	38.30%	Projected Land Table LtoB	38.30%
CVT LtoB	38.81%	Sales Sample Size	8.56%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,387	\$128,267	\$108,387
MINIMUM	\$85,704	\$101,424	\$85,704
MAXIMUM	\$136,484	\$161,517	\$136,484

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
16-20-33-251-026	468 PARK DR	10/17/23	\$295,000	\$202,508	\$178,196	\$85,704	0.11	\$1,634,826		Land Table R-1	42.32%
16-20-33-252-004	525 PARK DR	02/07/23	\$318,000	\$220,166	\$183,538	\$85,704	0.11	\$1,683,835		Land Table R-1	38.93%
16-20-33-203-016	1442 OAKLEY RD	10/30/23	\$284,500	\$217,407	\$159,391	\$92,298	0.12	\$1,386,009		Land Table R-1	42.45%
16-20-33-128-022	1407 N STEPHEN AVE	12/15/23	\$405,000	\$309,983	\$202,613	\$107,596	0.16	\$1,243,025		Land Table R-1	34.71%
16-20-33-203-018	1426 OAKLEY RD	05/05/23	\$300,000	\$232,907	\$159,391	\$92,298	0.12	\$1,386,009		Land Table R-1	39.63%
16-20-33-226-003	301 W MAPLE RD	11/13/23	\$300,000	\$233,766	\$148,118	\$81,884	0.18	\$846,389		Land Table R-1	35.03%
16-20-33-201-039	1453 N BYWOOD AVE	02/24/22	\$284,800	\$222,180	\$154,918	\$92,298	0.12	\$1,249,339		Land Table R-1	41.54%
16-20-33-328-017	816 W BAKER AVE	04/25/22	\$372,500	\$292,321	\$185,668	\$105,489	0.14	\$1,345,420		Land Table R-1	36.09%
16-20-33-203-012	1474 OAKLEY RD	09/21/22	\$286,000	\$225,454	\$152,844	\$92,298	0.12	\$1,329,078		Land Table R-1	40.94%
16-20-33-251-020	516 PARK DR	10/06/23	\$310,000	\$245,193	\$150,511	\$85,704	0.11	\$1,343,848		Land Table R-1	34.95%
16-20-33-380-018	219 N BYWOOD AVE	12/22/23	\$295,000	\$236,121	\$144,583	\$85,704	0.10	\$1,431,515		Land Table R-1	36.30%
16-20-33-329-022	836 PHILLIPS AVE	08/02/22	\$335,000	\$268,854	\$165,034	\$98,888	0.13	\$1,259,802		Land Table R-1	36.78%
16-20-33-251-030	436 PARK DR	08/29/22	\$250,000	\$200,849	\$134,855	\$85,704	0.10	\$1,296,683		Land Table R-1	42.67%
16-20-33-152-038	1045 LANGLEY BLVD	10/02/23	\$322,500	\$259,317	\$168,672	\$105,489	0.14	\$1,249,422		Land Table R-1	40.68%
16-20-33-132-027	1235 MARC AVE	07/17/23	\$300,000	\$242,410	\$156,478	\$98,888	0.13	\$1,241,889		Land Table R-1	40.79%
16-20-33-329-034	684 PHILLIPS AVE	05/15/23	\$325,000	\$263,081	\$167,408	\$105,489	0.14	\$1,170,685		Land Table R-1	40.10%
16-20-33-281-021	140 ELMFORD AVE	06/01/22	\$310,140	\$251,704	\$157,324	\$98,888	0.13	\$1,219,566		Land Table R-1	39.29%
16-20-33-202-011	1470 N BYWOOD AVE	04/13/22	\$315,000	\$257,494	\$162,995	\$105,489	0.14	\$1,181,123		Land Table R-1	40.97%
16-20-33-151-013	1119 KENILWORTH PL	06/27/23	\$355,000	\$292,591	\$170,005	\$107,596	0.16	\$1,055,932		Land Table R-1	36.77%
16-20-33-202-017	1412 N BYWOOD AVE	04/08/22	\$300,000	\$247,715	\$157,774	\$105,489	0.14	\$1,143,290		Land Table R-1	42.58%
16-20-33-205-012	1365 OAKLEY RD	05/09/22	\$347,500	\$289,584	\$150,214	\$92,298	0.12	\$1,294,948		Land Table R-1	31.87%
16-20-33-201-002	1540 N SELFRIEDGE BLVD	08/22/23	\$269,000	\$225,127	\$142,761	\$98,888	0.13	\$1,133,024		Land Table R-1	43.93%
16-20-33-129-002	1067 SCHOOL ST	12/22/23	\$305,500	\$255,616	\$155,373	\$105,489	0.14	\$1,117,791		Land Table R-1	41.27%
16-20-33-326-005	608 SHENANDOAH DR	08/28/23	\$425,000	\$355,676	\$178,502	\$109,178	0.17	\$1,056,225		Land Table R-1	30.70%
16-20-33-151-033	1418 W ELMWOOD AVE	08/04/23	\$310,000	\$260,912	\$156,684	\$107,596	0.16	\$955,390		Land Table R-1	41.24%
16-20-33-252-005	517 PARK DR	01/25/23	\$285,000	\$240,143	\$130,561	\$85,704	0.11	\$1,186,918		Land Table R-1	35.69%
16-20-33-202-006	1548 N BYWOOD AVE	06/16/22	\$299,900	\$252,783	\$152,606	\$105,489	0.14	\$1,105,841		Land Table R-1	41.73%
16-20-33-329-021	846 PHILLIPS AVE	03/03/22	\$339,000	\$286,235	\$158,254	\$105,489	0.14	\$1,146,768		Land Table R-1	36.85%
16-20-33-326-015	708 SHENANDOAH DR	10/20/23	\$365,708	\$313,184	\$160,120	\$107,596	0.15	\$1,060,397		Land Table R-1	34.36%
16-20-33-130-010	1208 WRIGHT DR	08/04/23	\$305,000	\$261,380	\$149,109	\$105,489	0.14	\$1,088,387		Land Table R-1	40.36%
16-20-33-205-017	1323 OAKLEY RD	12/23/22	\$283,000	\$243,132	\$145,357	\$105,489	0.14	\$1,076,719		Land Table R-1	43.39%
16-20-33-228-050	56 LEROY AVE	12/08/23	\$342,500	\$294,315	\$169,500	\$121,315	0.26	\$649,425		Land Table R-1	41.22%
16-20-33-351-029	309 N BATCHEWANA AVE	06/16/23	\$325,000	\$280,169	\$152,427	\$107,596	0.15	\$1,002,809		Land Table R-1	38.40%
16-20-33-306-009	486 SHENANDOAH DR	05/18/22	\$385,000	\$334,005	\$158,591	\$107,596	0.15	\$1,086,240		Land Table R-1	32.21%
16-20-33-303-013	675 LANGLEY BLVD	10/14/22	\$370,000	\$321,798	\$157,380	\$109,178	0.17	\$953,818		Land Table R-1	33.93%
16-20-33-152-033	1101 LANGLEY BLVD	11/30/22	\$305,000	\$265,813	\$144,676	\$105,489	0.14	\$1,040,835		Land Table R-1	39.69%
16-20-33-176-017	950 ELMFORD AVE	05/31/23	\$345,000	\$300,726	\$151,870	\$107,596	0.15	\$999,145		Land Table R-1	35.78%
16-20-33-326-039	555 N SELFRIEDGE BLVD	10/28/22	\$355,000	\$309,942	\$150,547	\$105,489	0.14	\$1,098,883		Land Table R-1	34.04%
16-20-33-152-037	1055 LANGLEY BLVD	07/11/23	\$300,000	\$262,449	\$143,040	\$105,489	0.14	\$1,029,065		Land Table R-1	40.19%
16-20-33-276-031	214 PARK DR	11/04/22	\$295,000	\$259,101	\$134,787	\$98,888	0.13	\$1,044,860		Land Table R-1	38.17%
16-20-33-281-019	158 ELMFORD AVE	02/23/23	\$288,750	\$255,200	\$141,146	\$107,596	0.16	\$904,782		Land Table R-1	42.16%
16-20-33-328-016	828 W BAKER AVE	04/07/22	\$336,500	\$297,510	\$148,168	\$109,178	0.17	\$892,578		Land Table R-1	36.70%

City of Clawson

Land Table R-1

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
16-20-33-283-006	141 ELMFORD AVE	09/16/22	\$349,000	\$308,749	\$132,549	\$92,298	0.12	\$1,113,857		Land Table R-1	29.89%
16-20-33-228-046	96 LEROY AVE	06/07/22	\$230,000	\$203,557	\$147,758	\$121,315	0.26	\$563,962		Land Table R-1	59.60%
16-20-33-283-023	148 W ELMWOOD AVE	08/11/23	\$290,000	\$257,356	\$138,133	\$105,489	0.14	\$1,015,684		Land Table R-1	40.99%
16-20-33-377-036	409 DARBEET CT	07/21/23	\$390,000	\$346,654	\$152,524	\$109,178	0.17	\$918,819		Land Table R-1	31.49%
16-20-33-376-038	329 N MANITOU AVE	12/07/22	\$339,900	\$304,922	\$140,467	\$105,489	0.14	\$1,032,846		Land Table R-1	34.60%
16-20-33-227-003	1458 N CUSTER AVE	06/09/22	\$260,000	\$234,444	\$124,444	\$98,888	0.13	\$987,651		Land Table R-1	42.18%
16-20-33-178-044	925 N SELFRIDGE BLVD	05/08/23	\$505,000	\$455,925	\$158,253	\$109,178	0.18	\$884,095		Land Table R-1	23.95%
16-20-33-305-005	694 LANGLEY BLVD	07/18/22	\$325,000	\$293,548	\$139,048	\$107,596	0.15	\$908,810		Land Table R-1	36.65%
16-20-33-151-041	1250 W ELMWOOD AVE	01/03/22	\$316,500	\$286,792	\$138,886	\$109,178	0.18	\$784,667		Land Table R-1	38.07%
16-20-33-228-060	146 LEROY AVE	10/16/23	\$411,700	\$373,196	\$165,884	\$127,380	0.40	\$418,899		Land Table R-1	34.13%
16-20-33-251-019	526 PARK DR	05/31/23	\$271,000	\$246,044	\$117,254	\$92,298	0.12	\$969,041		Land Table R-1	37.51%
16-20-33-132-014	1212 N SELFRIDGE BLVD	07/18/22	\$259,000	\$236,034	\$130,562	\$107,596	0.15	\$888,177		Land Table R-1	45.58%
16-20-33-304-014	566 LANGLEY BLVD	11/20/23	\$325,000	\$296,508	\$136,088	\$107,596	0.15	\$907,253		Land Table R-1	36.29%
16-20-33-228-033	256 LEROY AVE	02/27/23	\$276,000	\$251,827	\$145,488	\$121,315	0.27	\$544,899		Land Table R-1	48.17%
16-20-33-301-004	1425 W ELMWOOD AVE	09/16/22	\$315,000	\$287,592	\$136,586	\$109,178	0.17	\$794,105		Land Table R-1	37.96%
16-20-33-178-026	971 SHENANDOAH CT	12/18/23	\$372,800	\$340,530	\$147,510	\$115,240	0.20	\$745,000		Land Table R-1	33.84%
16-20-33-205-016	1331 OAKLEY RD	10/21/22	\$225,000	\$205,880	\$118,008	\$98,888	0.13	\$907,754		Land Table R-1	48.03%
16-20-33-326-047	705 N SELFRIDGE BLVD	08/18/22	\$316,000	\$291,247	\$130,242	\$105,489	0.14	\$930,300		Land Table R-1	36.22%
16-20-33-352-013	320 N BATCHEWANA AVE	10/27/22	\$315,000	\$290,390	\$130,099	\$105,489	0.14	\$922,688		Land Table R-1	36.33%
16-20-33-131-015	1162 SHENANDOAH DR	07/28/22	\$280,000	\$259,328	\$126,161	\$105,489	0.14	\$907,633		Land Table R-1	40.68%
16-20-33-127-010	977 DREON DR	08/11/22	\$270,000	\$250,252	\$125,237	\$105,489	0.14	\$907,514		Land Table R-1	42.15%
16-20-33-133-014	1226 MARC AVE	05/05/22	\$255,000	\$236,479	\$117,409	\$98,888	0.13	\$931,817		Land Table R-1	41.82%
16-20-33-152-005	1142 KENILWORTH PL	11/14/22	\$309,900	\$289,902	\$127,594	\$107,596	0.15	\$879,959		Land Table R-1	37.11%
16-20-33-382-011	143 N BYWOOD AVE	03/22/22	\$232,500	\$217,915	\$100,289	\$85,704	0.10	\$992,960		Land Table R-1	39.33%
16-20-33-276-009	263 LEROY AVE	08/05/22	\$260,000	\$243,731	\$115,157	\$98,888	0.13	\$892,690		Land Table R-1	40.57%
16-20-33-278-004	305 PARK DR	12/09/22	\$278,500	\$261,223	\$116,165	\$98,888	0.13	\$893,577		Land Table R-1	37.86%
16-20-33-380-016	235 N BYWOOD AVE	04/15/22	\$240,000	\$225,668	\$100,036	\$85,704	0.10	\$990,455		Land Table R-1	37.98%
16-20-33-279-011	61 PARK DR	07/22/22	\$270,000	\$254,350	\$124,828	\$109,178	0.17	\$756,533		Land Table R-1	42.92%
16-20-33-277-033	1205 N MAIN ST	09/25/23	\$270,900	\$256,767	\$113,021	\$98,888	0.13	\$862,756		Land Table R-1	38.51%
16-20-33-378-031	413 KINROSS AVE	08/05/22	\$250,000	\$237,756	\$97,948	\$85,704	0.11	\$859,193		Land Table R-1	36.05%
16-20-33-201-035	1511 N BYWOOD AVE	04/06/22	\$207,000	\$197,430	\$101,868	\$92,298	0.12	\$878,172		Land Table R-1	46.75%
16-20-33-377-017	406 N MANITOU AVE	05/02/22	\$346,000	\$330,586	\$136,729	\$121,315	0.22	\$627,197		Land Table R-1	36.70%
16-20-33-329-014	713 W BAKER AVE	06/29/23	\$320,000	\$305,795	\$119,694	\$105,489	0.14	\$873,679		Land Table R-1	34.50%
16-20-33-326-010	652 SHENANDOAH DR	06/16/22	\$318,000	\$304,032	\$121,564	\$107,596	0.15	\$805,060		Land Table R-1	35.39%
16-20-33-378-014	324 N MARIAS AVE	02/02/23	\$275,000	\$263,704	\$97,000	\$85,704	0.10	\$960,396		Land Table R-1	32.50%
16-20-33-226-019	1530 N CUSTER AVE	06/14/23	\$240,000	\$230,185	\$118,993	\$109,178	0.17	\$704,101		Land Table R-1	47.43%
16-20-33-378-037	317 KINROSS AVE	02/18/22	\$265,000	\$254,946	\$95,758	\$85,704	0.10	\$948,099		Land Table R-1	33.62%
16-20-33-132-018	1333 MARC AVE	07/29/22	\$325,000	\$313,433	\$119,163	\$107,596	0.15	\$773,786		Land Table R-1	34.33%
16-20-33-305-040	733 SHENANDOAH DR	12/26/23	\$345,000	\$334,067	\$116,422	\$105,489	0.14	\$862,385		Land Table R-1	31.58%
16-20-33-203-021	1541 N CUSTER AVE	02/14/22	\$217,000	\$210,113	\$114,483	\$107,596	0.16	\$698,067		Land Table R-1	51.21%
16-20-33-132-008	1274 N SELFRIDGE BLVD	10/14/22	\$246,500	\$239,245	\$106,143	\$98,888	0.13	\$822,814		Land Table R-1	41.33%
16-20-33-352-016	509 N WEBB AVE	07/21/22	\$300,000	\$291,881	\$113,608	\$105,489	0.14	\$841,541		Land Table R-1	36.14%
16-20-33-228-015	265 SCHOOL AVE	01/13/22	\$240,000	\$235,575	\$131,805	\$127,380	0.31	\$425,177		Land Table R-1	54.07%
16-20-33-130-033	1050 W STEPHEN AVE	09/13/23	\$270,000	\$265,664	\$113,514	\$109,178	0.17	\$656,150		Land Table R-1	41.10%
16-20-33-178-013	1008 LANGLEY BLVD	09/19/22	\$385,000	\$379,307	\$114,871	\$109,178	0.17	\$679,710		Land Table R-1	28.78%
16-20-33-132-034	1087 N STEPHEN AVE	03/22/23	\$295,000	\$291,015	\$102,873	\$98,888	0.13	\$816,452		Land Table R-1	33.98%
16-20-33-379-003	675 PHILLIPS AVE	09/19/22	\$267,000	\$263,810	\$110,786	\$107,596	0.15	\$764,041		Land Table R-1	40.79%
16-20-33-279-002	141 PARK DR	07/22/22	\$265,000	\$262,141	\$110,455	\$107,596	0.16	\$694,686		Land Table R-1	41.05%
16-20-33-204-012	1242 N STEPHEN AVE	08/05/22	\$231,555	\$229,072	\$101,371	\$98,888	0.13	\$767,962		Land Table R-1	43.17%
16-20-33-305-037	669 SHENANDOAH DR	06/13/22	\$320,000	\$317,103	\$110,493	\$107,596	0.16	\$682,056		Land Table R-1	33.93%
16-20-33-377-054	448 DARBEET CT	04/08/22	\$325,000	\$322,190	\$108,299	\$105,489	0.14	\$752,076		Land Table R-1	32.74%
16-20-33-283-022	154 W ELMWOOD AVE	10/20/23	\$250,000	\$248,966	\$106,523	\$105,489	0.14	\$783,257		Land Table R-1	42.37%
16-20-33-177-008	1114 N STEPHEN AVE	11/01/22	\$245,000	\$244,104	\$99,784	\$98,888	0.13	\$791,937		Land Table R-1	40.51%
16-20-33-226-005	285 W MAPLE RD	01/20/22	\$185,000	\$185,031	\$81,853	\$81,884	0.18	\$457,279		Land Table R-1	44.25%
16-20-33-302-002	1329 W ELMWOOD AVE	08/11/23	\$399,900	\$400,431	\$107,065	\$107,596	0.15	\$709,040		Land Table R-1	26.87%
16-20-33-351-007	1355 W SELFRIDGE BLVD	12/08/23	\$325,000	\$326,081	\$106,515	\$107,596	0.15	\$691,656		Land Table R-1	33.00%
16-20-33-101-037	1339 KENILWORTH PL	03/23/22	\$442,000	\$444,114	\$107,064	\$109,178	0.18	\$604,881		Land Table R-1	24.58%
16-20-33-354-012	1241 BROADACRE AVE	12/02/22	\$249,900	\$251,698	\$97,090	\$98,888	0.13	\$741,145		Land Table R-1	39.29%
16-20-33-227-040	136 SCHOOL AVE	06/10/22	\$270,000	\$272,098	\$119,217	\$121,315	0.23	\$518,335		Land Table R-1	44.59%
16-20-33-203-030	1445 N CUSTER AVE	10/21/22	\$212,000	\$214,962	\$89,336	\$92,298	0.12	\$776,835		Land Table R-1	42.94%
16-20-33-382-004	136 KINROSS AVE	10/13/23	\$240,000	\$244,044	\$81,660	\$85,704	0.10	\$808,515		Land Table R-1	35.12%
16-20-33-129-011	1265 WRIGHT DR	03/07/22	\$341,345	\$347,405	\$99,429	\$105,489	0.14	\$725,759		Land Table R-1	30.36%
16-20-33-129-013	1205 WRIGHT DR	10/21/22	\$249,900	\$254,986	\$102,510	\$107,596	0.15	\$702,123		Land Table R-1	42.20%
16-20-33-152-025	1213 LANGLEY BLVD	02/28/22	\$246,000	\$251,461	\$93,427	\$98,888	0.13	\$707,780		Land Table R-1	39.33%
16-20-33-176-006	963 W STEPHEN AVE	07/08/22	\$260,000	\$265,933	\$101,663	\$107,596	0.15	\$701,124		Land Table R-1	40.46%
16-20-33-277-032	1215 N MAIN ST	12/14/22	\$240,000	\$246,296	\$92,592	\$98,888	0.13	\$717,767		Land Table R-1	40.15%
16-20-33-130-014	1118 WRIGHT DR	06/06/23	\$308,000	\$316,465	\$106,775	\$115,240	0.20	\$528,589		Land Table R-1	36.41%
16-20-33-376-025	1020 BROADACRE AVE	08/30/22	\$257,000	\$264,072	\$100,524	\$107,596	0.16	\$612,951		Land Table R-1	40.74%
16-20-33-203-033	1421 N CUSTER AVE	10/19/22	\$185,000	\$190,152	\$87,146	\$92,298	0.12	\$757,791		Land Table R-1	48.54%
16-20-33-281-030	68 ELMFORD AVE	04/26/22	\$209,900	\$217,583	\$91,205	\$98,888	0.13	\$707,016		Land Table R-1	45.45%

City of Clawson

Land Table R-1

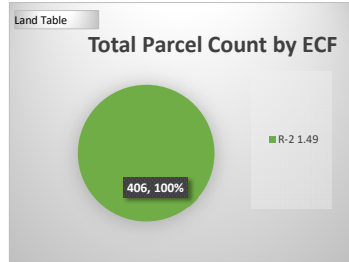
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
16-20-33-132-019	1317 MARC AVE	06/17/22	\$240,000	\$249,036	\$98,560	\$107,596	0.15	\$648,421		Land Table R-1	43.20%
16-20-33-176-002	1073 W STEPHEN AVE	10/06/22	\$250,000	\$259,880	\$97,716	\$107,596	0.15	\$647,126		Land Table R-1	41.40%
16-20-33-376-043	229 N MANITOU AVE	12/06/22	\$243,000	\$255,671	\$92,818	\$105,489	0.14	\$687,541		Land Table R-1	41.26%
16-20-33-177-012	1152 N STEPHEN AVE	12/13/22	\$249,000	\$262,875	\$101,365	\$115,240	0.20	\$517,168		Land Table R-1	43.84%
16-20-33-152-031	1121 LANGLEY BLVD	12/30/22	\$279,999	\$295,796	\$91,799	\$107,596	0.15	\$633,097		Land Table R-1	36.38%
16-20-33-132-037	1314 N SELFRIDGE BLVD	07/17/23	\$300,000	\$317,820	\$103,495	\$121,315	0.29	\$359,358		Land Table R-1	38.17%
16-20-33-327-006	745 W ELMWOOD AVE	10/16/23	\$290,000	\$307,432	\$88,057	\$105,489	0.14	\$615,783		Land Table R-1	34.31%
16-20-33-206-015	1349 N CUSTER AVE	01/27/23	\$224,000	\$239,888	\$83,000	\$98,888	0.13	\$643,411		Land Table R-1	41.22%
16-20-33-228-043	124 LEROY AVE	12/19/22	\$285,000	\$305,569	\$150,190	\$170,759	0.26	\$380,228	16-20-33-228-042	Land Table R-1	55.88%
16-20-33-377-030	525 DARBEE CT	01/28/22	\$315,000	\$341,591	\$78,898	\$105,489	0.14	\$567,612		Land Table R-1	30.88%
16-20-33-326-049	725 N SELFRIDGE BLVD	08/26/22	\$278,000	\$302,983	\$80,506	\$105,489	0.14	\$575,043		Land Table R-1	34.82%
16-20-33-305-006	702 LANGLEY BLVD	07/12/22	\$279,000	\$305,080	\$81,516	\$107,596	0.15	\$550,784		Land Table R-1	35.27%
16-20-33-326-042	625 N SELFRIDGE BLVD	12/20/22	\$283,000	\$309,733	\$78,756	\$105,489	0.14	\$566,590		Land Table R-1	34.06%
16-20-33-202-010	1508 N BYWOOD AVE	02/17/23	\$205,000	\$224,420	\$86,069	\$105,489	0.14	\$623,688		Land Table R-1	47.01%
16-20-33-327-033	678 HIGHLAND AVE	09/14/22	\$290,000	\$317,830	\$81,348	\$109,178	0.18	\$457,011		Land Table R-1	34.35%
16-20-33-304-013	556 LANGLEY BLVD	01/13/23	\$260,000	\$287,725	\$79,871	\$107,596	0.15	\$532,473		Land Table R-1	37.40%
16-20-33-152-049	1128 W ELMWOOD AVE	02/16/22	\$239,000	\$265,484	\$72,404	\$98,888	0.13	\$565,656		Land Table R-1	37.25%
16-20-33-152-023	934 KENILWORTH PL	01/30/23	\$240,000	\$269,112	\$69,776	\$98,888	0.13	\$528,606		Land Table R-1	36.75%
16-20-33-328-019	754 W BAKER AVE	01/27/22	\$260,000	\$291,584	\$73,905	\$105,489	0.14	\$539,453		Land Table R-1	36.18%
16-20-33-226-036	76 COUNCIL AVE	08/22/23	\$170,000	\$191,045	\$100,270	\$121,315	0.23	\$435,957		Land Table R-1	63.50%
16-20-33-279-030	1127 N MAIN ST	04/21/22	\$220,000	\$247,932	\$70,956	\$98,888	0.13	\$541,649		Land Table R-1	39.89%
16-20-33-380-009	351 N BYWOOD AVE	08/18/22	\$208,000	\$238,737	\$76,859	\$107,596	0.15	\$509,000		Land Table R-1	45.07%
16-20-33-328-028	713 HIGHLAND AVE	11/27/23	\$265,000	\$308,025	\$64,571	\$107,596	0.16	\$393,726		Land Table R-1	34.93%
16-20-33-283-005	149 ELMSFORD AVE	11/18/22	\$180,000	\$221,778	\$50,520	\$92,298	0.12	\$424,538		Land Table R-1	41.62%
16-20-33-283-007	133 ELMSFORD AVE	04/14/22	\$175,000	\$218,180	\$49,118	\$92,298	0.12	\$412,756		Land Table R-1	42.30%

City of Clawson

Land Table R-2

BSA DATABASE		SALES DATA	
Parcel Count	406	# of Sales	37
ECF Nbrd	R-2	Sales Ratio	46.35%
Min ECF	1.490	(Land Resid.-Est. Land Value)/Est. LV	20.03%
Max ECF	1.490	% Change	0.00%
Land Table LtoB	40.52%	Projected Land Table LtoB	40.52%
CVT LtoB	38.81%	Sales Sample Size	9.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$112,110	\$134,566	\$112,110
MINIMUM	\$90,306	\$108,395	\$90,306
MAXIMUM	\$142,422	\$170,950	\$142,422

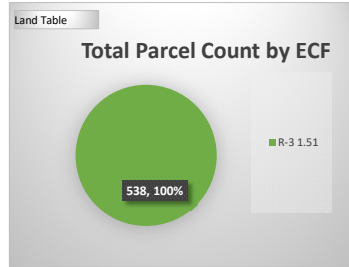
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
16-20-33-404-010	267 HIGHLAND AVE	12/11/23	\$357,500	\$259,002	\$211,249	\$112,751	0.20	\$1,077,801		Land Table R-2	43.53%
16-20-33-426-023	160 HIGHLAND AVE	11/14/22	\$344,000	\$256,869	\$183,879	\$96,748	0.13	\$1,403,656		Land Table R-2	37.66%
16-20-33-427-020	174 W BAKER AVE	04/27/22	\$375,000	\$293,409	\$200,270	\$118,679	0.23	\$878,377		Land Table R-2	40.45%
16-20-33-404-012	229 HIGHLAND AVE	12/06/23	\$310,000	\$246,897	\$175,854	\$112,751	0.20	\$897,214		Land Table R-2	45.67%
16-20-33-401-014	464 HIGHLAND AVE	04/05/23	\$265,000	\$224,819	\$136,929	\$96,748	0.13	\$1,045,260		Land Table R-2	43.03%
16-20-33-406-018	248 PHILLIPS AVE	08/18/23	\$329,500	\$280,749	\$160,220	\$111,469	0.17	\$971,030		Land Table R-2	39.70%
16-20-33-427-009	119 HIGHLAND AVE	08/10/22	\$285,000	\$243,304	\$138,444	\$96,748	0.13	\$1,056,824		Land Table R-2	39.76%
16-20-33-406-014	633 N WASHINGTON AVE	07/17/23	\$205,500	\$176,050	\$126,198	\$96,748	0.13	\$948,857		Land Table R-2	54.95%
16-20-33-403-008	503 HIGHLAND AVE	08/26/22	\$270,000	\$233,238	\$133,510	\$96,748	0.13	\$1,027,000		Land Table R-2	41.48%
16-20-33-454-006	311 BROADACRE AVE	09/15/23	\$324,000	\$282,809	\$174,714	\$133,523	0.32	\$545,981		Land Table R-2	47.21%
16-20-33-452-032	202 BROADACRE AVE	03/17/23	\$300,500	\$263,096	\$148,873	\$111,469	0.18	\$809,092		Land Table R-2	42.37%
16-20-33-453-029	506 W 14 MILE RD	08/11/22	\$245,000	\$214,743	\$113,859	\$83,602	0.19	\$596,120		Land Table R-2	38.93%
16-20-33-428-022	104 PHILLIPS AVE	06/06/22	\$278,000	\$247,168	\$121,138	\$90,306	0.11	\$1,091,333		Land Table R-2	36.54%
16-20-33-451-048	452 BROADACRE AVE	09/01/23	\$360,000	\$321,776	\$171,747	\$133,523	0.34	\$506,628		Land Table R-2	41.50%
16-20-33-428-001	185 W BAKER AVE	05/25/23	\$300,000	\$268,424	\$128,324	\$96,748	0.12	\$1,115,861		Land Table R-2	36.04%
16-20-33-403-014	423 HIGHLAND AVE	11/16/22	\$245,000	\$219,823	\$121,925	\$96,748	0.13	\$937,885		Land Table R-2	44.01%
16-20-33-402-015	233 W ELMWOOD AVE	06/23/23	\$300,000	\$275,014	\$134,646	\$109,660	0.15	\$915,959		Land Table R-2	39.87%
16-20-33-428-015	186 PHILLIPS AVE	08/08/22	\$240,000	\$225,944	\$104,362	\$90,306	0.11	\$975,346		Land Table R-2	39.97%
16-20-33-454-003	40 N CUSTER AVE	11/29/23	\$200,000	\$188,801	\$101,505	\$90,306	0.10	\$1,068,474		Land Table R-2	47.83%
16-20-33-408-029	216 JOHN M AVE	08/05/22	\$230,000	\$220,096	\$106,652	\$96,748	0.12	\$903,831		Land Table R-2	43.96%
16-20-33-403-012	439 HIGHLAND AVE	07/08/22	\$256,500	\$245,683	\$107,565	\$96,748	0.13	\$827,423		Land Table R-2	39.38%
16-20-33-403-020	460 W BAKER AVE	07/31/23	\$349,900	\$336,804	\$125,847	\$112,751	0.20	\$635,591		Land Table R-2	33.48%
16-20-33-454-013	215 BROADACRE AVE	08/07/23	\$268,900	\$259,788	\$105,860	\$96,748	0.12	\$920,522		Land Table R-2	37.24%
16-20-33-402-032	230 HIGHLAND AVE	01/19/22	\$257,000	\$249,662	\$104,086	\$96,748	0.13	\$794,550		Land Table R-2	38.75%
16-20-33-426-017	57 W ELMWOOD AVE	03/16/23	\$355,000	\$345,194	\$106,554	\$96,748	0.13	\$813,389		Land Table R-2	28.03%
16-20-33-451-052	642 BROADACRE AVE	11/27/23	\$110,000				0.15	\$743,243		Land Table R-2	#DIV/0!
16-20-33-402-022	318 HIGHLAND AVE	01/26/23	\$235,000	\$234,680	\$97,068	\$96,748	0.13	\$740,977		Land Table R-2	41.23%
16-20-33-451-031	241 N CUSTER AVE	05/27/22	\$225,000	\$225,107	\$111,362	\$111,469	0.18	\$632,739		Land Table R-2	49.52%
16-20-33-451-049	242 N BYWOOD AVE	12/20/23	\$110,000				0.19	\$572,917		Land Table R-2	#DIV/0!
16-20-33-477-002	155 BROADACRE AVE	06/03/22	\$215,000	\$218,874	\$105,786	\$109,660	0.15	\$709,973		Land Table R-2	50.10%
16-20-33-408-037	487 N WASHINGTON AVE	06/12/23	\$461,000	\$469,815	\$102,654	\$111,469	0.19	\$546,032		Land Table R-2	23.73%
16-20-33-454-035	335 BROADACRE AVE	05/10/22	\$345,000	\$355,430	\$99,230	\$109,660	0.16	\$620,188		Land Table R-2	30.85%
16-20-33-406-001	351 W BAKER AVE	10/10/22	\$208,000	\$222,195	\$76,111	\$90,306	0.11	\$685,685		Land Table R-2	40.64%
16-20-33-451-053	632 BROADACRE AVE	06/09/23	\$110,000				0.15	\$743,243		Land Table R-2	#DIV/0!
16-20-33-453-030	468 W 14 MILE RD	06/01/22	\$330,000	\$364,207	\$49,395	\$83,602	0.19	\$258,613		Land Table R-2	22.95%
16-20-33-451-001	659 JOHN M AVE	01/18/23	\$230,000	\$269,149	\$94,374	\$133,523	0.34	\$276,757		Land Table R-2	49.61%
16-20-33-451-012	445 JOHN M AVE	08/24/22	\$277,000	\$325,411	\$94,011	\$142,422	0.46	\$206,618		Land Table R-2	43.77%

City of Clawson

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	538	# of Sales	36
ECF Nbrd	R-3	Sales Ratio	46.89%
Min ECF	1.510	(Land Resid.-Est. Land Value)/Est. LV	18.88%
Max ECF	1.510	% Change	0.00%
Land Table LtoB	38.52%	Projected Land Table LtoB	38.52%
CVT LtoB	38.81%	Sales Sample Size	6.69%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$103,801	\$123,398	\$103,801
MINIMUM	\$80,897	\$96,170	\$80,897
MAXIMUM	\$149,793	\$178,074	\$149,793

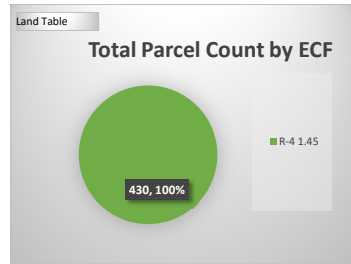
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
16-20-34-328-038	543 GOODALE CT	11/10/23	\$311,500	\$232,177	\$160,220	\$80,897	0.11	\$1,483,519		Land Table R-3	34.84%
16-20-34-378-036	662 LINCOLN AVE	06/07/22	\$375,000	\$282,439	\$180,807	\$88,246	0.14	\$1,339,311		Land Table R-3	31.24%
16-20-34-327-022	445 E BAKER AVE	08/18/23	\$290,000	\$221,464	\$161,427	\$92,891	0.13	\$1,271,079		Land Table R-3	41.94%
16-20-34-376-015	548 ROTH BLVD	06/09/23	\$300,000	\$231,832	\$161,059	\$92,891	0.13	\$1,258,273		Land Table R-3	40.07%
16-20-34-328-030	507 ROTH BLVD	04/14/23	\$280,000	\$216,756	\$156,135	\$92,891	0.14	\$1,139,672		Land Table R-3	42.86%
16-20-34-376-008	480 ROTH BLVD	03/16/23	\$300,000	\$235,748	\$157,143	\$92,891	0.13	\$1,227,680		Land Table R-3	39.40%
16-20-34-328-028	487 ROTH BLVD	12/16/22	\$295,000	\$235,642	\$152,249	\$92,891	0.14	\$1,111,307		Land Table R-3	39.42%
16-20-34-328-008	476 E BAKER AVE	11/09/22	\$346,000	\$284,440	\$154,451	\$92,891	0.14	\$1,127,380		Land Table R-3	32.66%
16-20-34-301-034	311 HENDRICKSON BLVD	08/15/23	\$340,000	\$279,963	\$189,859	\$129,822	0.45	\$423,792		Land Table R-3	46.37%
16-20-34-328-016	556 E BAKER AVE	12/11/23	\$312,500	\$264,164	\$141,227	\$92,891	0.14	\$1,030,854		Land Table R-3	35.16%
16-20-34-378-043	629 BOWERS ST	07/19/22	\$272,000	\$240,362	\$124,529	\$92,891	0.14	\$902,384		Land Table R-3	38.65%
16-20-34-327-023	451 E BAKER AVE	12/08/22	\$242,000	\$217,239	\$117,652	\$92,891	0.13	\$926,394		Land Table R-3	42.76%
16-20-34-351-026	338 ROTH BLVD	06/08/22	\$250,000	\$226,326	\$110,558	\$86,884	0.12	\$953,086		Land Table R-3	38.39%
16-20-34-301-021	35 HENDRICKSON BLVD	04/20/22	\$550,000	\$502,351	\$154,757	\$107,108	0.22	\$706,653		Land Table R-3	21.32%
16-20-34-353-029	349 BOSCHMA ST	06/05/23	\$268,000	\$246,338	\$122,155	\$100,493	0.19	\$642,921		Land Table R-3	40.79%
16-20-34-451-003	688 GOODALE AVE	09/22/23	\$236,425	\$218,589	\$110,727	\$92,891	0.14	\$802,370		Land Table R-3	42.50%
16-20-34-354-007	130 LINCOLN AVE	02/25/22	\$260,000	\$241,848	\$119,905	\$101,753	0.24	\$503,803		Land Table R-3	42.07%
16-20-34-303-010	228 E BAKER AVE	11/11/22	\$257,500	\$246,634	\$103,757	\$92,891	0.13	\$823,468		Land Table R-3	37.66%
16-20-34-353-030	377 BOSCHMA ST	07/27/22	\$451,000	\$432,401	\$99,496	\$80,897	0.11	\$896,360		Land Table R-3	18.71%
16-20-34-327-017	640 HENDRICKSON BLVD	05/18/22	\$350,000	\$336,008	\$143,814	\$129,822	0.44	\$327,595		Land Table R-3	38.64%
16-20-34-376-040	569 LERNER AVE	09/19/22	\$255,000	\$249,994	\$105,499	\$100,493	0.18	\$576,497		Land Table R-3	40.20%
16-20-34-353-031	369 BOSCHMA ST	09/29/23	\$486,000	\$479,377	\$87,520	\$80,897	0.11	\$788,468		Land Table R-3	16.88%
16-20-34-352-011	172 FISHER CT	11/14/22	\$272,500	\$272,179	\$99,196	\$98,875	0.16	\$631,822		Land Table R-3	36.33%
16-20-34-403-014	677 GOODALE AVE	11/28/23	\$330,000	\$332,230	\$104,878	\$107,108	0.25	\$422,895		Land Table R-3	32.24%
16-20-34-356-006	132 FLORENCE ST	01/18/22	\$238,000	\$239,812	\$79,085	\$80,897	0.11	\$718,955		Land Table R-3	33.73%
16-20-34-302-027	161 E BAKER AVE	10/17/22	\$190,000	\$200,524	\$82,367	\$92,891	0.13	\$648,559		Land Table R-3	46.32%
16-20-34-355-039	29 FLORENCE ST	08/26/22	\$215,000	\$227,214	\$68,683	\$80,897	0.11	\$624,391		Land Table R-3	35.60%
16-20-34-376-023	433 FISHER CT	09/30/22	\$299,900	\$318,646	\$68,138	\$86,884	0.12	\$553,967		Land Table R-3	27.27%
16-20-34-351-057	301 FISHER CT	09/01/22	\$366,500	\$390,739	\$76,254	\$100,493	0.19	\$399,236		Land Table R-3	25.72%
16-20-34-356-007	122 FLORENCE ST	09/25/23	\$233,000	\$250,805	\$63,092	\$80,897	0.11	\$573,564		Land Table R-3	32.25%
16-20-34-301-027	155 HENDRICKSON BLVD	09/13/22	\$290,000	\$313,117	\$101,718	\$124,835	0.34	\$299,171		Land Table R-3	39.87%
16-20-34-328-011	508 E BAKER AVE	08/09/22	\$200,000	\$220,558	\$72,333	\$92,891	0.14	\$527,978		Land Table R-3	42.12%
16-20-34-302-026	153 E BAKER AVE	06/23/23	\$180,000	\$200,305	\$72,586	\$92,891	0.13	\$571,543		Land Table R-3	46.37%
16-20-34-302-033	245 E BAKER AVE	07/26/23	\$160,000	\$184,670	\$68,221	\$92,891	0.13	\$537,173		Land Table R-3	50.30%
16-20-34-353-027	333 BOSCHMA ST	11/17/23	\$210,000	\$244,547	\$72,561	\$107,108	0.22	\$326,851		Land Table R-3	43.80%
16-20-34-303-017	344 E BAKER AVE	05/27/22	\$219,900	\$266,653	\$40,131	\$86,884	0.12	\$326,268		Land Table R-3	32.58%

City of Clawson

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	430	# of Sales	33
ECF Nbhd	R-4	Sales Ratio	48.64%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	6.97%
Max ECF	1.450	% Change	0.00%
Land Table LtoB	39.16%	Projected Land Table LtoB	39.16%
CVT LtoB	38.81%	Sales Sample Size	7.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$107,277	\$114,758	\$107,277
MINIMUM	\$86,419	\$92,446	\$86,419
MAXIMUM	\$148,987	\$159,377	\$148,987

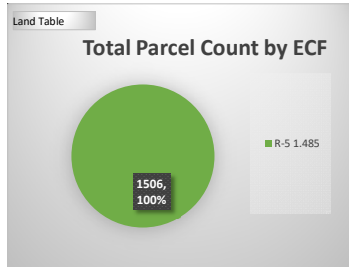
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
16-20-34-455-047	345 WILSON AVE	04/08/22	\$260,000	\$189,662	\$156,757	\$86,419	0.12	\$1,363,104		Land Table R-4	45.56%
16-20-34-404-034	659 HUDSON AVE	11/21/23	\$285,000	\$214,341	\$157,078	\$86,419	0.12	\$1,266,758		Land Table R-4	40.32%
16-20-34-455-033	849 COOLIDGE AVE	12/21/22	\$265,000	\$214,423	\$148,910	\$98,333	0.18	\$831,899		Land Table R-4	45.86%
16-20-34-456-038	937 E 14 MILE RD	05/26/22	\$270,000	\$223,186	\$127,272	\$80,458	0.25	\$509,088		Land Table R-4	36.05%
16-20-34-454-005	840 GOODALE AVE	05/18/22	\$300,000	\$248,118	\$163,633	\$111,751	0.33	\$489,919		Land Table R-4	45.04%
16-20-34-454-008	908 GOODALE AVE	09/14/22	\$237,500	\$202,177	\$147,074	\$111,751	0.33	\$440,341		Land Table R-4	55.27%
16-20-34-454-030	851 GRANT AVE	09/19/23	\$295,000	\$257,879	\$148,872	\$111,751	0.33	\$445,725		Land Table R-4	43.33%
16-20-34-427-009	1160 KEY WEST DR	09/30/22	\$355,000	\$314,937	\$132,439	\$92,376	0.14	\$939,284		Land Table R-4	29.33%
16-20-34-478-002	530 ESSEX ST	08/25/22	\$218,500	\$194,565	\$116,311	\$92,376	0.14	\$830,793		Land Table R-4	47.48%
16-20-34-402-045	899 HENDRICKSON BLVD	06/13/22	\$237,000	\$212,732	\$122,601	\$98,333	0.19	\$659,145		Land Table R-4	46.22%
16-20-34-404-008	870 HENDRICKSON BLVD	03/25/22	\$331,000	\$298,086	\$144,665	\$111,751	0.33	\$443,758		Land Table R-4	37.49%
16-20-34-477-019	415 ESSEX ST	06/16/23	\$255,000	\$230,008	\$117,368	\$92,376	0.13	\$875,881		Land Table R-4	40.16%
16-20-34-480-006	244 HUNTLEY AVE	04/07/23	\$232,000	\$209,731	\$114,645	\$92,376	0.13	\$855,560		Land Table R-4	44.04%
16-20-34-478-006	448 ESSEX ST	04/29/22	\$247,500	\$224,876	\$115,000	\$92,376	0.14	\$821,429		Land Table R-4	41.08%
16-20-34-426-020	1215 KEY WEST DR	06/21/23	\$390,000	\$354,848	\$133,485	\$98,333	0.18	\$737,486		Land Table R-4	27.71%
16-20-34-428-073	708 HUDSON AVE	01/27/22	\$310,000	\$295,274	\$126,477	\$111,751	0.26	\$482,737		Land Table R-4	37.85%
16-20-34-480-014	106 HUNTLEY AVE	11/03/23	\$235,000	\$228,724	\$98,652	\$92,376	0.13	\$736,209		Land Table R-4	40.39%
16-20-34-481-013	116 ESSEX ST	07/29/22	\$205,000	\$203,908	\$93,468	\$92,376	0.14	\$662,894		Land Table R-4	45.30%
16-20-34-479-013	315 HUNTLEY AVE	07/20/23	\$233,500	\$232,561	\$103,750	\$102,811	0.22	\$465,247		Land Table R-4	44.21%
16-20-34-480-029	135 ESSEX ST	10/20/22	\$205,000	\$204,247	\$93,129	\$92,376	0.13	\$694,993		Land Table R-4	45.23%
16-20-34-427-012	1210 KEY WEST DR	02/18/22	\$277,500	\$284,690	\$95,621	\$102,811	0.21	\$464,180		Land Table R-4	36.11%
16-20-34-404-029	905 GOODALE AVE	05/30/23	\$235,000	\$242,465	\$116,699	\$124,164	0.36	\$328,730		Land Table R-4	51.21%
16-20-34-428-008	644 HUDSON AVE	08/02/22	\$275,000	\$286,519	\$122,430	\$133,949	0.12	\$566,806	16-20-34-428-018	Land Table R-4	46.75%
16-20-34-456-050	1087 E 14 MILE RD	11/14/22	\$169,106	\$177,618	\$71,946	\$80,458	0.25	\$287,784		Land Table R-4	45.30%
16-20-34-404-042	927 GOODALE AVE	11/16/22	\$265,000	\$279,868	\$109,296	\$124,164	0.37	\$293,019		Land Table R-4	44.37%
16-20-34-456-056	838 COOLIDGE AVE	04/20/22	\$475,000	\$519,235	\$63,042	\$107,277	0.23	\$269,410		Land Table R-4	20.66%
16-20-34-404-010	912 HENDRICKSON BLVD	03/31/23	\$272,000	\$301,938	\$94,226	\$124,164	0.39	\$244,743		Land Table R-4	41.12%
16-20-34-456-045	1035 E 14 MILE RD	04/20/22	\$165,000	\$183,636	\$61,822	\$80,458	0.25	\$247,288		Land Table R-4	43.81%
16-20-34-427-022	1157 HENDRICKSON BLVD	12/07/22	\$225,000	\$254,127	\$82,624	\$111,751	0.31	\$270,898		Land Table R-4	43.97%
16-20-34-455-049	327 WILSON AVE	10/24/22	\$260,000	\$304,754	\$41,665	\$86,419	0.12	\$362,304		Land Table R-4	28.36%
16-20-34-402-030	825 WILSON AVE	10/12/22	\$165,000	\$201,075	\$56,301	\$92,376	0.15	\$370,401		Land Table R-4	45.94%
16-20-34-428-022	1088 HENDRICKSON BLVD	01/03/23	\$259,000	\$328,678	\$66,896	\$136,574	0.47	\$142,332		Land Table R-4	41.55%
16-20-34-426-010	1105 KEY WEST DR	06/30/23	\$203,000	\$259,974	\$41,359	\$98,333	0.17	\$241,865		Land Table R-4	37.82%

City of Clawson

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	1506	# of Sales	131
ECF Nbhd	R-5	Sales Ratio	46.85%
Min ECF	1.485	(Land Resid.-Est. Land Value)/Est. LV	16.16%
Max ECF	1.485	% Change	0.00%
Land Table LtoB	41.12%	Projected Land Table LtoB	41.12%
CVT LtoB	38.81%	Sales Sample Size	8.70%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,940	\$128,863	\$110,940
MINIMUM	\$80,489	\$93,493	\$80,489
MAXIMUM	\$155,575	\$180,709	\$155,575

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
16-25-04-208-031	264 CHARLEVOIX ST	03/23/22	\$275,000	\$187,138	\$187,670	\$99,808	0.13	\$1,432,595		Land Table R-5	53.33%
16-25-04-254-033	204 TECUMSEH ST	10/06/23	\$293,000	\$209,827	\$173,316	\$90,143	0.11	\$1,561,405		Land Table R-5	42.96%
16-25-04-208-036	214 CHARLEVOIX ST	05/13/22	\$325,000	\$239,437	\$175,706	\$90,143	0.11	\$1,657,604		Land Table R-5	37.65%
16-25-04-255-002	429 TECUMSEH ST	06/15/23	\$337,000	\$250,210	\$186,598	\$99,808	0.13	\$1,392,522		Land Table R-5	39.89%
16-25-03-108-026	335 WALPER AVE	06/30/23	\$312,000	\$238,992	\$172,816	\$99,808	0.15	\$1,167,676		Land Table R-5	41.76%
16-25-03-152-036	117 BAUMAN AVE	05/26/23	\$290,000	\$222,207	\$157,936	\$90,143	0.12	\$1,361,517		Land Table R-5	40.57%
16-25-04-277-013	77 TECUMSEH ST	06/16/23	\$300,000	\$233,650	\$146,839	\$80,489	0.10	\$1,453,851		Land Table R-5	34.45%
16-25-03-153-012	120 BAUMAN AVE	04/11/22	\$340,000	\$264,833	\$165,310	\$90,143	0.12	\$1,425,086		Land Table R-5	34.04%
16-25-03-105-008	224 RENSHAW AVE	03/20/23	\$383,000	\$304,169	\$183,740	\$104,909	0.16	\$1,177,821		Land Table R-5	34.49%
16-25-04-256-011	269 TECUMSEH ST	05/02/23	\$258,000	\$204,956	\$133,533	\$80,489	0.10	\$1,322,109		Land Table R-5	39.27%
16-25-04-232-002	155 CHARLEVOIX ST	11/23/22	\$240,000	\$192,372	\$128,117	\$80,489	0.10	\$1,268,485		Land Table R-5	41.84%
16-25-04-131-011	236 S MARIAS AVE	08/16/23	\$276,000	\$223,855	\$161,343	\$109,198	0.17	\$971,946		Land Table R-5	48.78%
16-25-04-230-019	144 W TACOMA ST	10/12/22	\$240,000	\$196,499	\$123,990	\$80,489	0.10	\$1,227,624		Land Table R-5	40.96%
16-25-04-207-005	405 W TACOMA ST	09/25/23	\$291,000	\$241,721	\$139,422	\$90,143	0.12	\$1,201,914		Land Table R-5	37.29%
16-25-04-208-035	224 CHARLEVOIX ST	06/09/22	\$280,000	\$232,669	\$147,139	\$99,808	0.13	\$1,123,198		Land Table R-5	42.90%
16-25-04-130-004	259 S MANITOU AVE	05/06/22	\$305,000	\$253,516	\$156,393	\$104,909	0.16	\$983,604		Land Table R-5	41.38%
16-25-04-259-010	275 CHIPPEWA ST	04/18/23	\$315,000	\$262,035	\$157,874	\$104,909	0.16	\$980,584		Land Table R-5	40.04%
16-25-04-210-003	341 CHARLEVOIX ST	06/10/22	\$245,000	\$203,956	\$121,533	\$80,489	0.10	\$1,203,297		Land Table R-5	39.46%
16-25-04-153-002	515 S WEBIK AVE	09/22/22	\$355,000	\$296,783	\$167,415	\$109,198	0.17	\$1,008,524		Land Table R-5	36.79%
16-25-04-130-005	311 S MANITOU AVE	06/28/23	\$319,000	\$266,815	\$157,094	\$104,909	0.16	\$988,013		Land Table R-5	39.32%
16-25-04-258-008	293 MASSOIT ST	04/10/23	\$245,000	\$205,924	\$129,219	\$90,143	0.11	\$1,164,135		Land Table R-5	43.77%
16-25-04-253-002	431 NAKOTA ST	04/29/22	\$225,000	\$190,118	\$125,025	\$90,143	0.12	\$1,024,795		Land Table R-5	47.41%
16-25-04-210-014	243 CHARLEVOIX ST	04/11/23	\$275,000	\$233,148	\$141,660	\$99,808	0.13	\$1,124,286		Land Table R-5	42.81%
16-25-04-177-008	617 GARGANTUA AVE	09/08/23	\$325,000	\$275,901	\$158,297	\$109,198	0.17	\$915,012		Land Table R-5	39.58%
16-25-04-182-042	743 S BYWOOD AVE	08/03/22	\$335,000	\$284,626	\$165,734	\$115,360	0.25	\$662,936		Land Table R-5	40.53%
16-25-04-201-017	136 NAHMA AVE	03/17/23	\$280,000	\$237,925	\$146,984	\$104,909	0.16	\$896,244		Land Table R-5	44.09%
16-25-04-230-025	86 W TACOMA ST	09/27/23	\$220,000	\$187,292	\$113,197	\$80,489	0.10	\$1,120,762		Land Table R-5	42.98%
16-25-04-154-001	505 S CHOCOLAY AVE	07/22/22	\$301,000	\$257,019	\$153,179	\$109,198	0.17	\$895,784		Land Table R-5	42.49%
16-25-04-230-018	152 W TACOMA ST	08/16/22	\$242,000	\$207,679	\$114,810	\$80,489	0.10	\$1,136,733		Land Table R-5	38.76%
16-25-03-178-021	463 BAUMAN AVE	10/06/23	\$285,000	\$244,798	\$155,562	\$115,360	0.24	\$656,380		Land Table R-5	47.12%
16-25-03-152-029	35 BAUMAN AVE	05/10/23	\$292,000	\$251,494	\$149,704	\$109,198	0.18	\$850,591		Land Table R-5	43.42%
16-25-04-180-018	804 GARGANTUA AVE	06/30/23	\$265,000	\$228,571	\$145,627	\$109,198	0.17	\$877,271		Land Table R-5	47.77%
16-25-04-181-021	825 GARGANTUA AVE	07/20/23	\$352,000	\$304,476	\$162,884	\$115,360	0.29	\$561,669		Land Table R-5	37.89%
16-25-04-106-021	350 S MANITOU AVE	08/26/22	\$305,000	\$265,575	\$144,334	\$104,909	0.16	\$907,761		Land Table R-5	39.50%
16-25-04-256-012	261 TECUMSEH ST	11/09/23	\$220,000	\$192,545	\$107,944	\$80,489	0.10	\$1,068,752		Land Table R-5	41.80%
16-25-04-259-007	305 CHIPPEWA ST	08/15/22	\$269,000	\$235,573	\$138,336	\$104,909	0.16	\$859,230		Land Table R-5	44.53%
16-25-04-204-005	27 S CUSTER AVE	08/08/22	\$225,000	\$197,955	\$117,188	\$90,143	0.12	\$984,773		Land Table R-5	45.54%
16-25-04-254-011	259 NAKOTA ST	12/02/22	\$295,000	\$259,523	\$135,285	\$99,808	0.14	\$987,482		Land Table R-5	38.46%
16-25-04-105-020	358 S CHOCOLAY AVE	07/07/23	\$265,111	\$233,829	\$140,480	\$109,198	0.17	\$846,265		Land Table R-5	46.70%
16-25-04-153-013	508 S CHOCOLAY AVE	05/20/22	\$285,000	\$252,246	\$141,952	\$109,198	0.18	\$788,622		Land Table R-5	43.29%
16-25-04-256-033	238 MASSOIT ST	03/14/23	\$272,500	\$241,865	\$111,124	\$80,489	0.10	\$1,100,238		Land Table R-5	33.28%
16-25-04-210-030	260 NAKOTA ST	02/03/23	\$285,000	\$253,238	\$131,570	\$99,808	0.13	\$1,019,922		Land Table R-5	39.41%

City of Clawson

Land Table R-5

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
16-25-04-256-016	223 TECUMSEH ST	08/02/23	\$275,000	\$244,602	\$130,206	\$99,808	0.13	\$1,033,381		Land Table R-5	40.80%
16-25-04-256-030	266 MASSOIT ST	01/19/22	\$259,900	\$231,532	\$128,176	\$99,808	0.13	\$1,017,270		Land Table R-5	43.11%
16-25-04-133-021	426 REDRUTH AVE	12/06/23	\$350,000	\$312,079	\$172,066	\$134,145	0.32	\$541,088		Land Table R-5	42.98%
16-25-04-229-024	62 MADISON AVE	08/17/22	\$205,000	\$183,430	\$111,713	\$90,143	0.11	\$979,939		Land Table R-5	49.14%
16-25-04-158-003	725 S CHOCOLAY AVE	03/18/22	\$245,000	\$220,043	\$134,155	\$109,198	0.17	\$808,163		Land Table R-5	49.63%
16-25-04-206-028	262 W TACOMA ST	10/07/22	\$264,900	\$238,422	\$106,967	\$80,489	0.10	\$1,059,079		Land Table R-5	33.76%
16-25-03-177-003	426 ALLEN AVE	10/31/22	\$230,000	\$207,909	\$131,289	\$109,198	0.17	\$795,691		Land Table R-5	52.52%
16-25-03-107-001	205 RENSHAW AVE	09/29/23	\$305,000	\$275,890	\$119,253	\$90,143	0.12	\$1,036,983		Land Table R-5	32.67%
16-25-04-181-005	755 GARGANTUA AVE	05/15/23	\$310,000	\$280,758	\$138,440	\$109,198	0.17	\$833,976		Land Table R-5	38.89%
16-25-03-152-071	205 BAUMAN AVE	02/28/22	\$313,000	\$283,857	\$141,824	\$112,681	0.19	\$738,667		Land Table R-5	39.70%
16-25-04-152-012	544 S WEBIK AVE	08/09/23	\$237,500	\$216,488	\$130,210	\$109,198	0.17	\$775,060		Land Table R-5	50.44%
16-25-03-153-010	100 BAUMAN AVE	04/06/23	\$315,000	\$287,343	\$136,855	\$109,198	0.18	\$764,553		Land Table R-5	38.00%
16-25-04-278-024	118 CHIPPEWA ST	06/01/23	\$247,000	\$225,599	\$121,209	\$99,808	0.14	\$865,779		Land Table R-5	44.24%
16-25-04-130-021	346 GARGANTUA AVE	07/13/22	\$222,200	\$203,252	\$128,146	\$109,198	0.17	\$771,964		Land Table R-5	53.73%
16-25-04-129-008	145 S BYWOOD AVE	07/15/22	\$225,000	\$206,341	\$127,857	\$109,198	0.17	\$770,223		Land Table R-5	52.92%
16-25-04-102-003	110 S MANITOU AVE	06/08/22	\$226,000	\$207,707	\$127,491	\$109,198	0.17	\$768,018		Land Table R-5	52.57%
16-25-04-206-019	352 W TACOMA ST	05/16/23	\$228,000	\$209,677	\$118,131	\$99,808	0.13	\$901,763		Land Table R-5	47.60%
16-25-04-203-018	130 S CUSTER AVE	05/23/23	\$419,000	\$387,657	\$131,151	\$99,808	0.14	\$943,532		Land Table R-5	25.75%
16-25-04-126-019	128 GARGANTUA AVE	04/15/22	\$220,000	\$203,875	\$125,323	\$109,198	0.17	\$754,958		Land Table R-5	53.56%
16-25-03-126-033	517 GARDNER AVE	05/31/22	\$265,000	\$246,645	\$123,264	\$104,909	0.16	\$765,615		Land Table R-5	42.53%
16-25-04-130-028	910 NAKOTA RD	11/30/23	\$280,000	\$261,116	\$131,565	\$112,681	0.22	\$609,097		Land Table R-5	43.15%
16-25-03-106-012	41 WALPER AVE	11/30/22	\$295,000	\$275,213	\$132,468	\$112,681	0.20	\$672,426		Land Table R-5	40.94%
16-25-04-203-011	127 NAHMA AVE	09/16/22	\$220,000	\$205,369	\$114,439	\$99,808	0.15	\$768,047		Land Table R-5	48.60%
16-25-03-178-013	544 DONALD AVE	11/10/22	\$235,000	\$219,903	\$114,905	\$99,808	0.14	\$803,531		Land Table R-5	45.39%
16-25-04-208-019	221 W TACOMA ST	11/10/22	\$255,000	\$238,826	\$106,317	\$90,143	0.11	\$1,002,991		Land Table R-5	37.74%
16-25-04-128-004	137 S MARIAS AVE	09/08/22	\$273,000	\$256,032	\$126,166	\$109,198	0.17	\$760,036		Land Table R-5	42.65%
16-25-04-206-024	298 W TACOMA ST	09/15/22	\$190,000	\$178,820	\$110,988	\$99,808	0.13	\$880,857		Land Table R-5	55.81%
16-25-03-178-018	427 BAUMAN AVE	06/01/23	\$279,900	\$263,924	\$131,336	\$115,360	0.24	\$558,877		Land Table R-5	43.71%
16-25-04-205-003	425 MADISON AVE	10/24/22	\$340,000	\$320,708	\$119,100	\$99,808	0.15	\$821,379		Land Table R-5	31.12%
16-25-03-177-021	455 DONALD AVE	08/10/23	\$229,900	\$216,944	\$122,154	\$109,198	0.17	\$740,327		Land Table R-5	50.33%
16-25-04-254-035	356 TECUMSEH ST	10/13/22	\$237,000	\$223,788	\$103,355	\$90,143	0.11	\$931,126		Land Table R-5	40.28%
16-25-04-182-006	755 S MARIAS AVE	06/24/22	\$270,000	\$255,203	\$123,995	\$109,198	0.17	\$746,958		Land Table R-5	42.79%
16-25-04-252-009	706 NAHMA AVE	09/09/22	\$315,000	\$298,883	\$125,315	\$109,198	0.18	\$700,084		Land Table R-5	36.54%
16-25-04-105-026	328 S CHOCOLAY AVE	11/15/23	\$450,000	\$427,625	\$131,573	\$109,198	0.18	\$730,961		Land Table R-5	25.54%
16-25-04-177-023	648 S MARIAS AVE	12/12/23	\$240,000	\$228,872	\$120,326	\$109,198	0.17	\$724,855		Land Table R-5	47.71%
16-25-03-126-010	538 E 14 MILE RD	07/20/23	\$290,000	\$276,570	\$97,941	\$84,511	0.19	\$507,466		Land Table R-5	30.56%
16-25-04-179-012	604 REDRUTH AVE	08/26/22	\$265,000	\$252,983	\$116,926	\$104,909	0.16	\$749,526		Land Table R-5	41.47%
16-25-04-181-001	851 MASSOIT RD	12/12/22	\$380,000	\$363,622	\$131,738	\$115,360	0.28	\$465,505		Land Table R-5	31.73%
16-25-04-254-034	360 TECUMSEH ST	12/09/22	\$306,000	\$292,775	\$125,906	\$112,681	0.22	\$567,144		Land Table R-5	38.49%
16-25-04-208-016	237 W TACOMA ST	10/03/22	\$252,500	\$241,776	\$91,213	\$80,489	0.10	\$903,099		Land Table R-5	33.29%
16-25-03-151-066	288 WALPER AVE	04/15/22	\$390,000	\$374,333	\$149,812	\$134,145	0.34	\$441,923		Land Table R-5	35.84%
16-25-04-231-015	37 W TACOMA ST	06/27/22	\$223,000	\$214,794	\$98,349	\$90,143	0.11	\$927,821		Land Table R-5	41.97%
16-25-04-231-007	109 W TACOMA ST	07/27/22	\$282,000	\$272,292	\$122,389	\$112,681	0.20	\$605,886		Land Table R-5	41.38%
16-25-04-251-005	545 REDRUTH AVE	12/21/23	\$290,000	\$280,635	\$114,274	\$104,909	0.16	\$723,253		Land Table R-5	37.38%
16-25-04-104-005	339 S BATCHEWANA AVE	10/27/23	\$335,000	\$324,623	\$125,737	\$115,360	0.29	\$441,182		Land Table R-5	35.54%
16-25-04-252-013	804 NAHMA AVE	10/31/23	\$210,000	\$204,381	\$120,979	\$115,360	0.27	\$448,070		Land Table R-5	56.44%
16-25-04-209-004	415 CHARLEVOIX ST	06/20/23	\$280,000	\$272,701	\$97,442	\$90,143	0.12	\$818,840		Land Table R-5	33.06%
16-25-04-227-013	118 S WASHINGTON AVE	03/22/22	\$312,000	\$303,930	\$120,751	\$112,681	0.20	\$616,077		Land Table R-5	37.07%
16-25-04-276-023	80 TECUMSEH ST	12/22/23	\$213,000	\$208,109	\$104,699	\$99,808	0.14	\$758,688		Land Table R-5	47.96%
16-25-04-133-015	318 REDRUTH AVE	07/01/22	\$250,000	\$244,556	\$114,642	\$109,198	0.17	\$690,614		Land Table R-5	44.65%
16-25-04-126-006	105 S MANITOU AVE	02/28/22	\$208,000	\$204,081	\$113,117	\$109,198	0.17	\$681,428		Land Table R-5	53.51%
16-25-03-127-027	475 GROVE AVE	07/20/23	\$282,000	\$276,908	\$104,900	\$99,808	0.15	\$708,784		Land Table R-5	36.04%
16-25-04-180-003	725 S MANITOU AVE	04/15/22	\$220,000	\$216,675	\$112,523	\$109,198	0.17	\$677,849		Land Table R-5	50.40%
16-25-04-153-004	537 S WEBIK AVE	11/14/22	\$245,000	\$241,844	\$115,837	\$112,681	0.20	\$594,036		Land Table R-5	46.59%
16-25-03-127-022	425 GROVE AVE	09/13/22	\$215,000	\$213,197	\$111,001	\$109,198	0.17	\$672,733		Land Table R-5	51.22%
16-25-03-176-008	478 PARKLAND BLVD	05/11/22	\$258,000	\$258,303	\$115,057	\$115,360	0.25	\$465,818		Land Table R-5	44.66%
16-25-04-180-010	835 S MANITOU AVE	06/06/22	\$228,000	\$228,866	\$111,815	\$112,681	0.22	\$510,571		Land Table R-5	49.23%
16-25-04-127-014	106 S MARIAS AVE	04/27/23	\$225,000	\$226,319	\$107,879	\$109,198	0.17	\$649,873		Land Table R-5	48.25%
16-25-04-129-009	207 S BYWOOD AVE	11/07/22	\$245,000	\$246,652	\$111,029	\$112,681	0.20	\$555,145		Land Table R-5	45.68%
16-25-04-153-009	627 S WEBIK AVE	07/13/22	\$266,000	\$270,563	\$104,635	\$109,198	0.17	\$630,331		Land Table R-5	40.36%
16-25-04-181-003	735 GARGANTUA AVE	06/09/22	\$232,500	\$236,545	\$105,153	\$109,198	0.17	\$633,452		Land Table R-5	46.16%
16-25-03-151-020	276 WALPER AVE	09/07/22	\$189,000	\$192,542	\$105,656	\$109,198	0.17	\$621,506		Land Table R-5	56.71%
16-25-04-154-006	555 S CHOCOLAY AVE	12/01/22	\$204,000	\$209,893	\$103,305	\$109,198	0.17	\$604,123		Land Table R-5	52.03%
16-25-04-105-001	253 S WEBIK AVE	11/07/22	\$260,700	\$269,361	\$100,537	\$109,198	0.17	\$605,645		Land Table R-5	40.54%
16-25-03-107-005	245 RENSHAW AVE	03/21/22	\$160,000	\$165,918	\$84,225	\$90,143	0.11	\$794,575		Land Table R-5	54.33%
16-25-04-156-014	806 S WEBIK AVE	09/12/23	\$235,000	\$244,071	\$106,289	\$115,360	0.29	\$364,003		Land Table R-5	47.26%
16-25-03-177-009	486 ALLEN AVE	10/27/23	\$237,500	\$247,400	\$99,298	\$109,198	0.17	\$594,599		Land Table R-5	44.14%
16-25-04-208-025	318 CHARLEVOIX ST	08/19/22	\$170,000	\$177,667	\$72,822	\$80,489	0.10	\$721,010		Land Table R-5	45.30%
16-25-04-105-003	303 S WEBIK AVE	05/13/22	\$272,000	\$287,058	\$94,140	\$109,198	0.17	\$553,765		Land Table R-5	38.04%
16-25-04-106-001	237 S CHOCOLAY AVE	06/21/22	\$244,000	\$261,368	\$97,992	\$115,360	0.23	\$435,520		Land Table R-5	44.14%

City of Clawson

Land Table R-5

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
16-25-03-153-011	108 BAUMAN AVE	08/22/22	\$207,000	\$224,000	\$92,198	\$109,198	0.18	\$515,073		Land Table R-5	48.75%
16-25-04-277-012	85 TECUMSEH ST	01/17/23	\$185,000	\$201,528	\$83,280	\$99,808	0.15	\$547,895		Land Table R-5	49.53%
16-25-04-230-001	167 MADISON AVE	12/16/22	\$186,600	\$203,864	\$72,879	\$90,143	0.11	\$656,568		Land Table R-5	44.22%
16-25-03-177-025	495 DONALD AVE	02/23/23	\$250,000	\$273,914	\$75,894	\$99,808	0.15	\$512,797		Land Table R-5	36.44%
16-25-04-158-017	1023 MASSOIT RD	07/11/23	\$278,000	\$311,127	\$79,554	\$112,681	0.20	\$397,770		Land Table R-5	36.22%
16-25-04-182-043	807 S BYWOOD AVE	09/08/23	\$352,000	\$394,451	\$70,230	\$112,681	0.20	\$351,150		Land Table R-5	28.57%
16-25-04-158-004	735 S CHOCOLAY AVE	11/04/22	\$250,000	\$280,825	\$78,373	\$109,198	0.17	\$472,127		Land Table R-5	38.88%
16-25-04-204-016	126 GERALD AVE	06/27/22	\$300,425	\$343,551	\$56,682	\$99,808	0.13	\$429,409		Land Table R-5	29.05%
16-25-04-158-013	822 S MANITOU AVE	10/31/22	\$199,900	\$229,057	\$80,041	\$109,198	0.17	\$482,175		Land Table R-5	47.67%
16-25-03-107-031	259 WALPER AVE	01/05/22	\$192,000	\$221,468	\$79,730	\$109,198	0.17	\$469,000		Land Table R-5	49.31%
16-25-04-130-015	244 GARGANTUA AVE	07/15/22	\$220,000	\$254,151	\$75,047	\$109,198	0.17	\$452,090		Land Table R-5	42.97%
16-25-04-203-019	140 S CUSTER AVE	01/14/22	\$204,000	\$236,144	\$67,664	\$99,808	0.15	\$445,158		Land Table R-5	42.27%
16-25-03-108-032	136 BELLEVUE AVE	09/08/22	\$224,500	\$259,997	\$73,701	\$109,198	0.18	\$414,051		Land Table R-5	42.00%
16-25-04-230-003	151 MADISON AVE	03/23/23	\$215,000	\$254,443	\$50,700	\$90,143	0.11	\$460,909		Land Table R-5	35.43%
16-25-04-232-020	150 NAKOTA ST	01/27/23	\$182,000	\$220,472	\$61,336	\$99,808	0.13	\$486,794		Land Table R-5	45.27%
16-25-03-178-039	416 DONALD AVE	10/17/22	\$294,000	\$363,546	\$39,652	\$109,198	0.17	\$240,315		Land Table R-5	30.04%
16-25-04-126-012	219 S MANITOU AVE	01/05/22	\$172,000	\$213,922	\$67,276	\$109,198	0.17	\$400,452		Land Table R-5	51.05%
16-25-04-158-015	842 S MANITOU AVE	01/13/23	\$165,000	\$212,557	\$61,641	\$109,198	0.18	\$344,363		Land Table R-5	51.37%
16-25-04-255-010	422 MASSOIT ST	04/11/23	\$210,000	\$282,449	\$36,749	\$109,198	0.18	\$207,621		Land Table R-5	38.66%