

CITY OF THE VILLAGE OF CLARKSTON

ECF FOR 2025: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
6	\$4,850,000	\$1,550,087	\$3,299,913	\$2,425,175	1.361

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
24	24-25-33-126-014	1491 W 9 MILE RD APT 1	APT	201	12/27/2022	\$1,050,000	\$145,212	\$904,788	\$535,528					
80	80-21-19-201-012		APT	201	12/20/2022	\$480,000	\$250,622	\$229,378	\$476,204					
E	E -17-10-127-014	1111 N COMMERCE RD	APT	201	11/21/2023	\$230,000	\$125,435	\$104,565	\$71,108					
K	K -21-04-251-001	57951 GRAND RIVER AVE	APT	201	3/1/2024	\$660,000	\$553,287	\$106,713	\$174,835	K -21-04-151-005				
K	K -21-05-252-024	30625 MARTINDALE RD	APT	201	9/30/2022	\$980,000	\$285,217	\$694,783	\$413,529					
U	U -07-03-177-006	10660 E HOLLY RD	APT	201	7/15/2022	\$1,450,000	\$190,314	\$1,259,686	\$753,970					

CITY OF THE VILLAGE OF CLARKSTON
ECF FOR 2025: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$9,241,265	\$3,017,229	\$6,224,036	\$5,900,336	1.055

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
20	20-23-28-477-005	22145 FARMINGTON RD	CAS	201	8/2/2023	\$1,200,000	\$305,047	\$894,953	\$1,055,976					
24	24-25-35-105-001	1100 E SARATOGA AVE	CAS	301	12/12/2022	\$3,073,765	\$754,303	\$2,319,462	\$1,547,046	24-25-35-105-002	24-25-35-105-008	24-25-35-105-009		
44	44-25-24-106-008	26312 JOHN R RD	CAS	201	8/3/2022	\$200,000	\$113,531	\$86,469	\$70,955					
64	64-14-09-352-003	263 E WALTON BLVD	CAS	301	4/6/2022	\$2,287,500	\$409,531	\$1,877,969	\$2,248,055					
64	64-14-16-201-029	618 E WALTON BLVD	CAS	201	6/22/2022	\$810,000	\$713,872	\$96,128	\$177,446					
64	64-14-19-253-019	820 CESAR E CHAVEZ AVE	CAS	201	7/20/2023	\$265,000	\$74,433	\$190,567	\$145,312	64-14-19-253-012				
64	64-14-20-301-002	250 W MONTCALM ST	CAS	201	12/18/2023	\$100,000	\$32,027	\$67,973	\$107,439					
EW	EW-17-23-101-015	3031 S COMMERCE RD	CAS	201	10/31/2022	\$775,000	\$282,134	\$492,866	\$359,987					
IH	IH-01-33-426-011	101 CIVIC DR	CAS	201	6/14/2022	\$230,000	\$196,850	\$33,150	\$38,271					
LM	LM-16-11-301-013	115 E HURON ST	CAS	201	11/4/2023	\$300,000	\$135,501	\$164,499	\$149,850					

CITY OF THE VILLAGE OF CLARKSTON

ECF FOR 2025: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
10	\$5,545,000	\$1,516,915	\$4,028,085	\$3,574,914	1.127

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
O	O -09-29-101-041	3385 WALDON RD	COF	201	8/12/2022	\$550,000	\$237,122	\$312,878	\$301,096					
OL	OL-09-02-406-024	107 N LAPEER ST	COF	201	4/7/2023	\$463,000	\$140,840	\$322,160	\$283,923					
P	P -04-26-353-022	834 S LAPEER RD	CMD	201	6/15/2022	\$775,000	\$121,610	\$653,390	\$597,997					
P	P -04-26-353-026	932 S LAPEER RD	COF	201	3/27/2024	\$475,000	\$136,058	\$338,942	\$330,132					
P	P -04-26-353-029	990 S LAPEER RD	COF	201	9/7/2023	\$850,000	\$371,243	\$478,757	\$501,818					
P	P -04-26-354-018	837 S LAPEER RD	COF	201	2/29/2024	\$1,290,000	\$213,077	\$1,076,923	\$809,562	PO-04-26-327-014				
PO	PO-04-27-276-031	107 S WASHINGTON ST	COF	201	6/8/2023	\$365,000	\$80,699	\$284,301	\$243,971					
PO	PO-04-27-278-019	167 S WASHINGTON ST	COF	201	8/31/2022	\$315,000	\$78,574	\$236,426	\$216,071					
PO	PO-04-27-279-018	146 S WASHINGTON ST	COF	201	2/9/2024	\$223,000	\$69,348	\$153,652	\$139,516					
PO	PO-04-27-279-019	148 S WASHINGTON ST	COF	201	12/1/2023	\$239,000	\$68,344	\$170,656	\$150,828					

CITY OF THE VILLAGE OF CLARKSTON

ECF FOR 2025: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
17	\$11,113,000	\$2,403,809	\$8,709,191	\$7,011,120	1.242

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
14	14-08-20-379-005	27 S MAIN ST	CRL	201	7/6/2023	\$550,000	\$117,581	\$432,419	\$394,564					
14	14-08-20-402-032	3 E WASHINGTON ST	CRL	201	5/22/2022	\$330,000	\$45,816	\$284,184	\$117,762					
O	O -09-09-452-036	1870 W CLARKSTON RD	CRL	201	9/15/2023	\$390,000	\$154,256	\$235,744	\$241,850					
O	O -09-14-300-036	62 W SCRIPPS RD	CRL	201	1/2/2024	\$350,000	\$251,398	\$98,602	\$56,771	O -09-14-300-035				
O	O -09-23-402-025	2643 S LAPEER RD	NSC	201	6/7/2022	\$1,270,000	\$447,857	\$822,143	\$1,056,278					
OL	OL-09-02-481-011	51 S BROADWAY ST	CRL	201	9/20/2023	\$390,000	\$48,424	\$341,576	\$246,594					
P	P -04-16-276-002	1775 N LAPEER RD	NSC	201	3/13/2024	\$1,080,000	\$124,208	\$955,792	\$556,928					
P	P -04-22-200-019	960 N LAPEER RD	NSC	201	8/24/2022	\$2,530,000	\$312,941	\$2,217,059	\$1,282,411					
P	P -04-26-303-016	691 S LAPEER RD	CRL	201	1/3/2024	\$240,000	\$73,295	\$166,705	\$88,046					
PO	PO-04-22-385-001	81 W BURDICK ST	CRL	201	1/6/2023	\$1,090,000	\$187,254	\$902,746	\$570,353					
PO	PO-04-27-202-041	11 S WASHINGTON ST	DTR	201	1/25/2024	\$430,000	\$59,133	\$370,867	\$317,303					
PO	PO-04-27-202-044	21 S WASHINGTON ST	DTR	201	12/22/2023	\$885,000	\$129,060	\$755,940	\$971,027					
PO	PO-04-27-226-005	18 S WASHINGTON ST	DTR	201	2/12/2024	\$225,000	\$70,959	\$154,041	\$168,992					
PO	PO-04-27-226-054	40 S WASHINGTON ST	DTR	201	1/4/2023	\$475,000	\$35,423	\$439,577	\$289,219					
PO	PO-04-27-276-002	65 S WASHINGTON ST	CRL	201	2/8/2024	\$260,000	\$102,569	\$157,431	\$209,046	PO-04-27-276-001				
PO	PO-04-27-279-043	150 S WASHINGTON ST	CRL	201	10/3/2023	\$418,000	\$106,431	\$311,569	\$317,732					
U	U -07-03-176-003	10740 DIXIE HWY	CRL	201	4/1/2022	\$200,000	\$137,204	\$62,796	\$126,243					

CITY OF THE VILLAGE OF CLARKSTON

ECF FOR 2025: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	ECF
15	\$10,087,500	\$3,747,391	\$6,340,109	\$5,173,955	1.225

CVT	PARCEL NUMBER	ADDRESS	ECF (PROD)	PROP CLASS	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	OTHER PARCELS 5
14	14-08-20-451-018	18 S MAIN ST	CRS	201	6/16/2022	\$1,600,000	\$488,736	\$1,111,264	\$940,305	14-08-20-451-017				
20	20-23-27-326-016	32704 GRAND RIVER AVE	CRS	201	2/9/2023	\$900,000	\$185,298	\$714,702	\$428,915					
20	20-23-35-126-010	30732 GRAND RIVER AVE	CRS	201	7/29/2022	\$247,500	\$106,213	\$141,287	\$80,982					
24	24-25-27-381-025	177 VESTER ST	BAR	201	8/25/2023	\$700,000	\$121,724	\$578,276	\$396,304					
24	24-25-34-126-016	141 W 9 MILE RD	BAR	201	10/24/2023	\$650,000	\$204,180	\$445,820	\$419,462					
24	24-25-34-127-013	22726 WOODWARD AVE	BAR	201	5/2/2022	\$350,000	\$117,234	\$232,766	\$187,676					
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CRS	201	1/17/2023	\$750,000	\$289,933	\$460,067	\$368,370					
44	44-25-01-301-002	31660 JOHN R RD	CRS	201	9/7/2022	\$750,000	\$378,953	\$371,047	\$342,566					
44	44-25-12-102-001	30600 JOHN R RD	CRS	201	4/15/2022	\$350,000	\$66,501	\$283,499	\$193,956					
44	44-25-12-478-194	1611 E 12 MILE RD	CRS	201	8/18/2023	\$500,000	\$221,239	\$278,761	\$345,403					
64	64-14-17-131-015	1375 BALDWIN AVE	CRS	201	12/7/2023	\$425,000	\$170,762	\$254,238	\$148,459	64-14-17-131-016				
64	64-14-21-403-064	804 N PERRY ST	CRS	201	8/30/2023	\$400,000	\$61,033	\$338,967	\$262,924					
64	64-14-21-405-006	630 MARTIN LUTHER KING JR BLV	CRS	201	9/1/2022	\$250,000	\$54,977	\$195,023	\$184,084					
92	92-17-34-229-018	1113 E WEST MAPLE RD	CRS	201	11/1/2023	\$940,000	\$451,006	\$488,994	\$346,590					
E	E -17-36-200-032	500 LOOP RD	CRS	201	2/15/2023	\$1,275,000	\$829,602	\$445,398	\$527,957					