

City of Clarkston

2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
193	0				1.550
992	1	\$688,000	\$331,830	48.23%	1.330
993	0				1.295
994	0				1.300
995	6	\$3,085,500	\$1,525,410	49.44%	1.625
996	0				2.000
997	1	\$400,000	\$194,360	48.59%	1.950
998	3	\$1,435,000	\$733,370	51.11%	1.445
999	3	\$1,186,000	\$609,730	51.41%	1.900
K88	1	\$494,000	\$245,780	49.75%	0.785
K99	0				1.275
RME	0				0.000
15	\$7,288,500	\$3,640,480			

2 Year Sale Ratio: **49.95%**

*Sale Study Period: 4/01/2022-03/31/2024

2 Year

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
14-08-20-380-019	7 MADISON CT	2/27/2023	401	03-ARM'S LENGTH	992	\$688,000	\$331,830	48.23	\$189.38	3,040	Colonial/2Sty
14-08-20-326-023	65 MADISON CT	4/19/2022	401	03-ARM'S LENGTH	995	\$286,000	\$111,130	38.86	\$218.19	889	Bungalow
14-08-20-327-007	114 N HOLCOMB RD	9/7/2022	401	03-ARM'S LENGTH	995	\$880,000	\$465,100	52.85	\$217.75	3,039	SingleFamily
14-08-20-327-026	43 W WASHINGTON ST	10/20/2022	401	03-ARM'S LENGTH	995	\$700,000	\$282,150	40.31	\$277.65	1,916	Colonial/2Sty
14-08-20-377-001	64 W WASHINGTON ST	11/10/2022	401	03-ARM'S LENGTH	995	\$219,500	\$123,300	56.17	\$126.33	1,009	Ranch
14-08-20-377-015	380 DEPOT RD	5/31/2023	401	03-ARM'S LENGTH	995	\$475,000	\$276,370	58.18	\$193.61	1,978	Colonial/2Sty
14-08-20-381-004	69 S HOLCOMB RD	12/8/2022	401	03-ARM'S LENGTH	995	\$525,000	\$267,360	50.93	\$151.80	2,816	Colonial/2Sty
14-08-20-402-020	80.5 N MAIN ST	11/18/2022	401	03-ARM'S LENGTH	997	\$400,000	\$194,360	48.59	\$131.50	1,384	Ranch
14-08-29-126-004	6345 MIDDLE LAKE RD	3/26/2024	401	03-ARM'S LENGTH	998	\$385,000	\$187,700	48.75	\$146.90	2,091	BiLevel
14-08-29-176-020	6052 MIDDLE LAKE RD	4/14/2023	401	03-ARM'S LENGTH	998	\$400,000	\$216,590	54.15	\$126.58	2,444	Bungalow
14-08-29-179-001	6055 PINEHURST CT	9/12/2022	401	03-ARM'S LENGTH	998	\$650,000	\$329,080	50.63	\$119.70	4,169	Colonial/2Sty
14-08-20-452-005	56 E WASHINGTON ST	6/10/2022	401	03-ARM'S LENGTH	999	\$495,000	\$245,550	49.61	\$159.69	2,144	Colonial/2Sty
14-08-20-452-018	25 BUFFALO ST	11/3/2022	401	03-ARM'S LENGTH	999	\$426,000	\$221,410	51.97	\$132.09	2,132	Colonial/2Sty
14-08-20-452-021	61 E CHURCH ST	6/17/2022	401	03-ARM'S LENGTH	999	\$265,000	\$142,770	53.88	\$94.14	1,344	Ranch
14-08-20-252-048	206 N MAIN ST	12/8/2022	407	03-ARM'S LENGTH	K88	\$494,000	\$245,780	49.75	\$150.98	3,087	Other