

Clayton Township ECF groups 2024 Residential and Agricultural

Group	NH	2023 ECF	Ind ECF	# sales	type	ECF used	Ag ECF	entered	Notes
	37	0.977	0.974	5	condo	0.97		X	
	677	0.902	0.89	3	condo	0.96		X	
	583	0.89	0.89	4	plus	0.74		X	
001F		0.85	0.87	51	m&b	0.89		X	
800F		0.85		0	ag	0.89		X	
0015C		0.85	0.89		m&b	0.93		X	
8005C		0.85		2	ag	0.93		X	
001D		0.85	0.9	1	m&b	0.93		X	do SC & Durand together
800D		0.85		0	ag	0.93		X	
2	0.72	0.71		11	large estate	0.74		X	
24	0.624	0.7		1	plus	0.74		X	
40	0.624	0.76		3	plus	0.74		X	
551	0.72	0.736		4	plus	0.74		X	
53	0.72	0.745		4	new plus	0.74		X	
51	0.89	1.02		5	new plus	1.02		X	
39	0.89	0.99		3	plus	0.99		X	
18	0.73	0.86		8	medium	0.87		X	
50	0.73	0.84		4	medium	0.84		X	
8	0.82	0.85		10	medium	0.85		X	
54	0.8	0.930		14	cole creek	0.97		X	
678	0.874	0.96		9	condo	0.98		X	
21	0.714	0.760		5	village lemon	0.85		X	
4	0.58	0.63		2	multiple unit	0.63		X	
47	0.72	0.8		3	plus	0.80		X	





Clayton Township residential ECF analysis 2024  
 ECF Neighborhoods 002, 024, 040, 053, 551

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asgmt.	Asd/Adj. Sale	Curr. Appraisal	Land * Yard	Bldg. Residual	Cost. Man. \$	E.C.F.		
04-01-100-017	2180 WESTERN MEADOWS	03/29/22	\$797,500	WD	03-ARM'S LENGTH	\$797,500	\$427,400	53.59	\$867,546	\$85,797	\$711,703	\$1,085,763	0.655		
04-01-627-001	7100 WOODS WEST DR	08/04/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$172,600	53.11	\$352,819	\$48,672	\$276,328	\$422,426	0.654		
04-01-676-002	7045 WOODS WEST DR	05/26/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$153,000	40.80	\$317,009	\$33,840	\$341,160	\$393,290	0.867		
04-01-676-021	7090 WOODS WEST DR	01/18/22	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$147,300	49.35	\$305,062	\$33,585	\$264,915	\$377,051	0.703		
04-02-100-050	8395 COLE CREEK XING	05/03/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$114,800	46.86	\$232,478	\$39,470	\$205,590	\$268,067	0.767		
04-02-100-057	8399 POTTER RD	05/09/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$227,900	48.49	\$486,994	\$33,792	\$436,208	\$629,447	0.693		
04-02-501-027	8260 HIDDEN CREEK CT	04/14/21	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$319,200	44.33	\$660,231	\$133,102	\$586,898	\$732,124	0.802		
04-02-501-032	8349 HIDDEN CREEK DR	06/16/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$112,300	35.65	\$234,850	\$54,176	\$260,824	\$289,542	0.901		
04-02-501-045	8352 HIDDEN CREEK DR	10/18/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,900	39.16	\$196,102	\$30,261	\$219,739	\$265,771	0.827		
04-02-528-011	2281 LOST CREEK DR	12/19/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$163,400	54.47	\$306,816	\$56,072	\$243,928	\$401,833	0.607		
04-02-551-013	2130 WHISPERING WATERS PASS	06/09/22	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$147,200	44.67	\$297,903	\$32,261	\$297,239	\$425,708	0.698		
04-02-552-004	2067 SKIPPING STONE TRL	07/28/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$217,300	46.73	\$448,879	\$79,547	\$385,453	\$512,961	0.751		
04-02-552-005	2075 SKIPPING STONE TRL	07/15/21	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$163,700	48.65	\$332,550	\$40,647	\$295,853	\$405,421	0.730		
04-02-552-008	2111 SKIPPING STONE TRL	11/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$131,200	45.04	\$264,541	\$40,800	\$244,200	\$310,751	0.786		
04-03-200-027	2343 N MCKINLEY RD	09/09/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$197,600	50.67	\$403,467	\$39,603	\$350,400	\$505,371	0.693		
04-10-400-021	9060 CALKINS RD	09/29/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,400	47.51	\$410,512	\$69,022	\$340,978	\$474,292	0.719		
04-12-400-005	1092 WESTERN WOODS	05/20/21	\$577,500	WD	03-ARM'S LENGTH	\$577,500	\$260,300	40.51	\$245,442	\$57,346	\$217,654	\$264,194	0.824		
04-19-400-027	12226 LENNON RD	08/31/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$185,200	45.07	\$549,449	\$66,212	\$511,288	\$671,163	0.762		
04-22-100-022	2092 S SEYMOUR RD	03/10/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$202,200	44.63	\$386,640	\$107,965	\$307,035	\$387,049	0.793		
04-24-200-011	2060 WINTHROP DR	05/24/21	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$157,500	47.58	\$425,257	\$58,550	\$366,450	\$509,315	0.719		
04-24-582-025	2152 WHITE EAGLE PASS	06/03/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$241,700	36.71	\$333,451	\$87,912	\$341,088	\$341,026	1.000		
		05/07/21	\$6,889,500			\$6,888,500	\$4,145,900	53.12	\$507,896	\$64,624	\$390,376	\$615,656	0.634		
Totals:												\$8,565,894	\$7,595,247	\$10,288,220	
												46.64	E.C.F. =>	0.738	
												5.28	Ave. E.C.F. ->	0.754	
													USE	0.740	

Clayton Township  
 2024 ECF Analysis - Residential & Commercial  
 ECF: 004 Multi Unit Houses

parcel	res/com	date	price	land	LI	residual	cost	ECF
04-21-200-007	com	9/8/2022	515,000	72,525		442,475	731,977	0.60
04-23-200-030 & 031	res	6/24/2022	252,000	57,390	1,276	193,334	284,752	0.68
						635,809	1,016,729	0.63

Use 0.63

Clayton Township  
 2024 Residential ECF Analysis  
 Neighborhood: 008 Clayton Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Yrld	Blg. Residual	Cost Man. \$	E.C.F.
04-15-551-027	9382 CORUNNA RD	12/15/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,000	43.53	\$154,676	\$27,776	\$142,224	\$154,756	0.919
04-15-552-001	1479 HOUSTON DR	01/14/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$51,200	39.48	\$166,597	\$24,249	\$130,751	\$173,595	0.753
04-15-552-008	1403 HOUSTON DR	02/25/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,800	39.86	\$132,080	\$17,208	\$122,792	\$140,088	0.877
04-15-552-013	1351 HOUSTON DR	04/20/22	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$64,200	39.27	\$152,390	\$19,378	\$144,122	\$162,210	0.888
04-15-552-028	1410 HOUSTON DR	10/14/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$78,700	49.50	\$168,310	\$18,380	\$140,620	\$182,841	0.769
04-15-552-047	1351 WINFIELD DR	07/12/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$62,300	35.80	\$168,929	\$18,394	\$155,606	\$183,579	0.848
04-15-552-059	1376 WINFIELD DR	05/07/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$44,600	27.89	\$129,188	\$18,606	\$141,294	\$134,856	1.048
04-15-552-073	9355 WELDON DR	06/18/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,000	44.12	\$180,079	\$17,973	\$152,027	\$197,690	0.769
04-15-552-093	1478 HOUSTON DR	06/16/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$69,500	45.72	\$146,296	\$23,713	\$128,287	\$149,491	0.858
04-15-552-100	1452 WINFIELD DR	12/14/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$50,900	35.59	\$132,824	\$20,551	\$122,449	\$136,918	0.894
<b>Totals:</b>						<b>\$1,586,400</b>	<b>\$636,200</b>	<b>40.10</b>	<b>\$1,531,369</b>	<b>\$1,380,172</b>	<b>\$1,616,026</b>		

Sale. Ratio => 0.854  
 Std. Dev. => 0.862  
 Ave. E.C.F. => 0.850  
 USE

Clayton Township  
 2024 Residential ECF Analysis  
 Neighborhood: 018 Elmcrest Estates & Farms

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land. Yrd	Blgd. Residual	Cost. Man. \$	E.C.F.
04-24-576-026	7109 ALDREDGE DR	05/18/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$80,000	44.47	\$157,268	\$27,703	\$152,197	\$177,486	0.858
04-24-579-001	7392 SOUTH FORK DR	12/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,700	37.62	\$204,073	\$29,169	\$235,831	\$239,595	0.984
04-24-579-015	7325 SOUTH FORK DR	08/08/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$78,600	43.19	\$154,727	\$24,205	\$157,795	\$178,797	0.883
04-24-579-016	7355 SOUTH FORK DR	10/05/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,600	42.00	\$149,208	\$21,600	\$158,400	\$174,805	0.906
04-24-580-001	7157 SOUTH FORK DR	03/02/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$81,500	46.05	\$159,781	\$26,728	\$150,272	\$182,264	0.824
04-24-580-003	7177 SOUTH FORK DR	04/08/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,000	49.14	\$170,788	\$22,654	\$152,346	\$202,973	0.751
04-24-580-006	7215 SOUTH FORK DR	10/20/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,900	48.45	\$188,597	\$38,078	\$161,922	\$206,190	0.785
04-24-580-013	7270 SOUTH FORK DR	07/07/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,700	39.90	\$243,075	\$24,414	\$275,586	\$299,536	0.920
<b>Totals:</b>						<b>\$1,658,900</b>	<b>\$718,000</b>	<b>43.28</b>	<b>\$1,427,517</b>	<b>\$1,444,349</b>	<b>\$1,661,597</b>	<b>E.C.F. =&gt; 0.869</b>	
							<b>Sale. Ratio =&gt;</b>	<b>4.01</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.864</b>	<b>USE</b>	<b>0.870</b>	
							<b>Std. Dev. =&gt;</b>						

Clayton Township  
 2024 Residential ECF Analysis  
 Neighborhood: 021 Village of Lennon

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
04-19-300-003	2407 S SHERIDAN RD	04/21/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,500	42.57	\$165,249	\$36,125	\$138,875	\$180,846	0.768
04-19-300-011	12466 LENNON RD	05/19/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$53,900	44.92	\$117,087	\$13,361	\$106,639	\$145,275	0.734
04-19-551-003	12418 LENNON RD	06/09/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,600	35.85	\$101,842	\$14,123	\$115,877	\$122,856	0.943
04-30-100-005	12463 LENNON RD	11/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,200	33.00	\$101,923	\$17,719	\$122,281	\$117,933	1.037
<b>Totals:</b>						\$565,000	\$221,200		\$486,101		\$483,672	\$566,909	
							Sale. Ratio =>	39.15				E.C.F. =>	0.853
							Std. Dev. =>	5.59				Ave. E.C.F. =>	0.871
												USE	0.850



Clayton Township residential ECF analysis 2024  
 ECF Neighborhood 037 Northfield Condos

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj Sale \$	Asd when Sold	Asf/Adj Sale	Gr Appraisal	Land \$	Bldg. Residual	Cost Man. \$	E.C.F.
04-01-626-001	7201 NORTHFIELD CIR	12/29/21	\$158,878	WD	03-ARM'S LENGTH	\$158,878	\$60,700	38.21	\$155,647	\$10,134	\$148,744	\$148,939	0.999
04-01-626-009	7228 NORTHFIELD CIR	08/18/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,900	40.56	\$167,230	\$9,500	\$150,500	\$161,443	0.932
04-01-626-010	7230 NORTHFIELD CIR	09/22/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$59,600	41.97	\$147,672	\$9,500	\$132,500	\$141,425	0.937
04-01-626-018	7244 NORTHFIELD CIR	09/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,700	40.45	\$155,617	\$9,500	\$145,500	\$149,557	0.973
04-01-626-020	7241 NORTHFIELD CIR	07/08/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$65,100	38.32	\$161,848	\$9,500	\$160,400	\$155,935	1.029

Totals: \$785,778 \$313,000 \$788,014 \$737,644 \$737,298  
 Sale Ratio => 39.83 E.C.F. => 0.974  
 Std. Dev. => 1.61 Ave. E.C.F. => 0.974  
 USE

Clayton Township  
 2024 Residential ECF Analysis  
 Neighborhood: 039 Plainview Farm Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF
04-02-529-016	2383 PLAINVIEW DR	10/20/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,100	44.27	\$231,577	\$31,703	\$228,297	\$224,578	1.017
04-02-529-018	2369 PLAINVIEW DR	11/04/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$120,200	46.23	\$242,310	\$29,333	\$230,067	\$238,626	0.964
04-02-529-019	2368 PLAINVIEW DR	03/30/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$109,100	46.62	\$216,123	\$40,079	\$193,921	\$197,802	0.980
<b>Totals:</b>													
						\$754,000	\$344,400		\$690,010		\$652,285	\$661,006	
							Sale. Ratio =>	45.68				E.C.F. =>	0.987
							Std. Dev. =>	1.26				Ave. E.C.F. =>	0.987
													USE
													0.990

Clayton Township  
 2024 Residential ECF Analysis  
 Neighborhood: 047 Double Tree Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Assmnt.	Ass/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mah. \$	ECF			
04-02-530-009	2421 DOUBLE TREE DR	04/25/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$168,200	43.13	\$361,035	\$52,750	\$337,250	\$428,174	0.788			
04-02-530-010	2415 DOUBLE TREE DR	10/06/21	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$163,300	41.66	\$351,696	\$58,310	\$333,690	\$407,481	0.819			
04-02-530-014	2422 SHADE GROVE DR	05/13/22	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$139,100	31.83	\$338,502	\$53,270	\$383,730	\$486,510	0.789			
Totals:												\$1,219,000	\$470,600	\$1,051,233	\$1,054,670	\$1,322,164

Sale. Ratio => 38.61  
 Std. Dev. => 6.14  
 E.C.F. => 0.798  
 Ave. E.C.F. => 0.798  
 USE 0.800

Clayton Township  
 2024 Residential ECF Analysis  
 Neighborhood: 050 West Heights Sub

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. \$	ECF		
04-24-526-005	2120 S ELM'S RD	06/14/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$80,100	45.25	\$158,797	\$19,617	\$157,383	\$190,558	0.825		
04-24-526-012	2064 S ELM'S RD	01/03/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$61,600	39.77	\$119,469	\$19,757	\$135,143	\$149,604	0.903		
04-24-527-003	7088 LOU MAC DR	06/23/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$95,100	48.29	\$191,267	\$26,940	\$172,060	\$210,101	0.819		
04-24-527-006	7126 LOU MAC DR	08/04/22	\$238,210	WD	03-ARM'S LENGTH	\$238,210	\$104,500	43.87	\$209,157	\$24,436	\$213,774	\$259,042	0.845		
<b>Totals:</b>												\$769,110	\$342,300	\$678,690	\$803,405
												Sale. Ratio =>	44.51	E.C.F. =>	0.844
												Std. Dev. =>	3.54	Ave. E.C.F. =>	0.848
														USE	0.840





Clayton Township residential ECF analysis 2024  
 ECF Neighborhood 583 Crosswinds North

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asst/Adj. Sale	Cur. Appraisal	Land Area	Bldg. Residual	Cost Man. \$	ECF		
04-24-583-016	7095 WILLIAM JOHN CT	07/16/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$142,800	43.27	\$297,506	\$38,394	\$291,606	\$291,137	1.002		
04-24-584-024	7161 CROSSWINDS DR	09/16/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,900	47.97	\$300,691	\$42,797	\$257,203	\$289,769	0.838		
04-24-584-028	7148 CROSSWINDS DR	12/15/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$163,000	47.94	\$340,592	\$37,944	\$302,056	\$340,054	0.888		
04-24-584-029	7140 CROSSWINDS DR	06/30/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$166,800	52.95	\$348,632	\$37,705	\$277,295	\$349,356	0.794		
Totals:											\$1,285,000	\$1,287,421	\$1,128,160	\$1,270,316	0.888
											Sale. Ratio =>	47.98	E.C.F. =>	0.893	
											Std. Dev. =>	3.95	Ave. E.C.F. =>	0.890	
													USE		

Clayton Township residential ECF analysis 2024  
 ECF Neighborhood 677 Chase Park Condos

Parcel Number	Street Address	Sale Date	Sale Price	Inst#	Terms of Sale	Adj. Sale \$	Asd. when Sold	Ass/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF				
04-01-677-002	7015 CHASE RUN LN	11/19/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,000	38.57	\$188,914	\$11,100	\$198,900	\$197,133	1.009				
04-01-677-017	2231 CHASE POINTE CT	10/05/21	\$185,900	WD	03-ARM'S LENGTH	\$185,900	\$76,000	40.88	\$184,167	\$11,100	\$174,800	\$191,870	0.911				
Totals:												\$395,900	\$157,000	\$373,081	\$373,700	\$389,003	
												Sale. Ratio =>	39.66	E.C.F. =>	0.961		
												Std. Dev. =>	1.63	Ave. E.C.F. =>	0.960		
														USE	0.960		





Clayton Township 2024

Commercial & Industrial ECFs

Parcel	Sale date	price	land value	land impr	residual	cost	ecf	notes
04-19-501-011	10/5/2022	175,000	152,450		22,550	81,866	0.28	
04-36-400-012	4/30/2021	130,000	60,300	6,777	62,923	164,069	0.38	
04-21-200-007	9/8/2022	515,000	141,250	-	373,750	461,145	0.81	apts
04-18-300-015	2/2/2022	125,000	30,786	1,982	92,232	140,815	0.65	
04-23-200-031	6/24/2022	252,000	31,500	1,276	219,224	284,752	0.77	comm at sale
					770,679	1,132,647	0.68	

USED

0.68

Clayton Township Agricultural Land Analysis

1/5/2024

updated:

2024

Parcel No.	Sale date	Sale price	bldgs	price for land	Total Acres	Price/acre	row/drain acres	Acres unutilizable	Value unutilizable (\$2350/ac)	Tillable acres	Tillable value	Tillable value/acre
04-03-300-002 & 003	5/26/2021	435,000		435,000	115.83	\$ 3,756	1.1	32	\$ 75,200	82.73	\$ 359,800	\$ 4,349
04-33-100-005	8/12/2021	214,900		214,900	42.55	\$ 5,051	0.32	0	\$ -	42.23	\$ 214,900	\$ 5,089
04-17-300-002	8/16/2021	114,000	14,900	99,100	37.8	\$ 2,622	1.38	9.4	\$ 22,090	27.02	\$ 91,910	\$ 3,402
04-17-100-007	2/11/2022	100,000		100,000	16.05	\$ 6,231	0.53	0	\$ -	15.52	\$ 100,000	\$ 6,443
04-27-400-034, 35, 36	1/18/2022	99,800		99,800	19.11	\$ 5,222	0.54	0	\$ -	15.52	\$ 99,800	\$ 6,430
					avg	\$ 4,576			Total	183.02	\$ 866,410	\$ 4,734

Use 4,700/acre for tillable & buildings  
Use 50% (2,350) for brush, waste

Land sales woods - residential - use 50% for Ag  
Wooded land is much less valuable for agricultural properties than residential properties

Parcel No.	Sale date	Price	Acres	Price/acre	Use
04-21-100-017 & 018	3/21/2022	66,250	9.30	7,124	woods
04-21-100-017 & 018	6/30/2023	69,000	9.30	7,419	woods
			avg	7,272	
				3,636	
				3,600	for woods

50%  
Use 3,600 for woods

Clayton Township Residential vacant land sales  
Land analysis - Acreage

2024

parcel	date	adj price	acres	bldg	\$/acre
04-25-400-014	4/18/2022	20,000	0.76		26,385
04-25-400-018	10/22/2021	21,200	1.26		16,825
				avg	21,605
04-02-577-010	9/13/2022	19,450	1.85		10,514
04-02-100-016	2/1/2023	40,000	2.12		18,868
				avg	14,691
04-09-300-020	4/30/2021	25,000	3.05		8,197
04-15-577-012	6/30/2022	24,550	3.53		6,955
				avg	7,576
04-16-400-018	4/14/2022	36,000	4.75		7,579
04-21-100-017 & 018	3/21/2022	66,250	9.3		7,124
04-02-200-008	10/21/2022	65,000	10.30		6,311
04-01-300-013 & 015	6/9/2022	70,000	10.48		6,679
04-26-200-007	9/20/2022	75,000	10.02		7,485
				avg	6,900
04-11-400-017	6/6/2022	99,000	15.02		6,591
04-27-400-033	8/11/2021	68,900	17.01		4,051
				avg	5,321
04-27-400-032	8/11/2021	70,000	18.32		3,821
04-27-400-034, 035, 036	1/18/2022	99,800	19.11		5,222
				avg	4,522
04-01-200-016	6/9/2022	107,500	27.00		3,981
04-31-300-016	6/9/2023	111,000	28.00		3,964
				avg	3,973
Time adjustment					
04-16-400-018	6/17/2021	35,000	4.75		7,368
04-16-400-018	4/14/2022	36,000	4.75		7,579
				3%	
04-21-100-017 & 018	3/21/2022	66,250	9.30		7,124
04-21-100-017 & 018	6/30/2023	69,000	9.30		7,419
				3%	
woods					
woods					

Clayton Township Residential Vacant Land Sales

Land Analysis - Acreage

L.T.0001 Res M & B

table acreage	avg sales per acre	value
1	21,605	21,605
2	14,691	29,382
3	7,576	22,728
doesn't fit pattern - don't use		
5	7,579	37,895
10	6,900	69,000
15	5,321	79,815
20	4,522	90,440
30	3,973	119,190

2024

Use

acres	value	value/acre
1	21,600	21,600
1.5	25,500	17,000
2	29,400	14,700
2.5	31,500	12,600
3	33,600	11,200
4	35,800	8,950
5	37,900	7,580
7	51,500	7,357
10	69,000	6,900
15	79,800	5,320
20	90,400	4,520
25	106,200	4,248
30	119,200	3,973
40	140,000	3,500
50	175,000	3,500
100	350,000	3,500

Allocation method for subdivisions  
 Subs with vacant land sales to establish percent to allocate for land

class	parcel	land table	date	price	23 land value	23 fl rate	adj fl	price/adj fl	class
401	04-02-530-014	47	5/13/2022	437,000	58,995	42.616	320	133	443
401	04-02-530-009	47	4/25/2022	390,000	52,650	42.059	320	131	401
401	04-02-530-010	47	10/6/2021	392,000	52,920	46.507	320	145	364
							avg		403
							median		401
							Use		400

class	parcel	land table	date	price	23 land value	23 fl rate	adj fl	price/adj fl	class
401	04-27-576-007	3	3/31/2023	198,000	19,800	34.188	325	105	188
401	04-27-576-015	3	2/24/2023	112,765	11,277	30.191	325	93	121
401	04-27-400-005	3	2/9/2023	225,000	22,500	39.458	325	121	185
401	04-02-576-002	3	1/31/2023	204,100	20,410	31.822	325	98	208
401	04-10-200-021	3	12/28/2022	160,000	16,000	34.540	325	106	151
401	04-33-576-014	3	11/28/2022	180,000	18,000	28.463	325	88	206
401	04-12-501-019	3	11/1/2022	220,000	22,000	28.463	325	88	251
401	04-27-576-020	3	10/12/2022	250,000	25,000	47.383	325	146	171
401	04-02-577-004	3	8/26/2022	202,250	20,225	62.071	325	191	209
401	01-11-200-029	3	7/1/2022	300,000	30,000	46.582	325	143	209
401	04-02-100-002	3	6/30/2022	125,000	12,500	46.404	325	113	88
401	04-10-526-015	3	6/13/2022	172,500	17,250	28.463	325	88	197
401	04-34-551-005	3	5/31/2022	185,900	18,590	29.250	325	90	207
401	04-02-576-005	3	5/24/2022	290,000	29,000	46.348	325	143	203
401	04-10-502-001	3	5/18/2022	206,000	20,600	28.463	325	88	235
401	25-100-002 & 0	3	5/13/2022	160,000	16,000	63.644	325	196	82
401	04-33-576-018	3	3/29/2022	220,000	22,000	28.463	325	88	251
401	04-03-526-002	3	3/14/2022	195,000	19,500	28.463	325	88	223
401	04-35-501-017	3	3/11/2022	238,000	23,800	37.255	325	115	208
401	04-16-400-024	3	3/10/2022	240,000	24,000	62.071	325	191	126
401	04-27-576-004	3	1/14/2022	211,000	21,100	44.913	325	138	141
401	04-27-576-004	3	1/14/2022	211,000	21,100	44.913	325	138	153
401	04-24-526-012	3	1/14/2022	120,000	12,000	34.813	325	107	177
401	04-02-576-003	3	12/1/2021	175,000	17,500	31.822	325	98	179
401	04-12-501-013	3	11/9/2021	195,000	19,500	28.463	325	88	223
401	04-33-576-023	3	10/5/2021	305,000	30,500	35.110	325	108	282
401	04-09-527-008	3	9/13/2021	185,900	18,590	27.742	325	85	218
401	04-09-200-007	3	8/7/2021	285,000	28,500	44.727	325	138	207
401	04-03-200-013	3	7/23/2021	140,000	14,000	32.763	325	101	139
401	04-35-501-007	3	6/24/2021	187,900	18,790	42.785	325	132	145
401	04-04-551-004	3	6/18/2021	187,000	18,700	35.694	325	110	170
401	04-11-200-002	3	6/16/2021	170,000	17,000	31.822	325	98	174
401	04-24-526-005	3	6/14/2021	177,000	17,700	28.463	325	88	202
401	04-10-501-003	3	6/10/2021	189,900	18,990	49.557	325	152	125
401	04-29-400-003	3	5/28/2021	159,900	15,990	42.905	325	132	121
401	04-10-200-002	3	5/13/2021	285,000	28,500	46.664	325	144	198
401	04-09-200-007	3	4/17/2021	265,000	26,500	44.727	325	138	193
401	04-02-577-007	3	4/6/2021	142,000	14,200	62.071	325	191	74
							avg		176
							median		185

Neighborhood 47 shows 13.5% with 6 sales and neighborhood 3 shows 10% with 1 sale. Use 12% allocation for land for subdivisions that don't have adequate vacant land sales

class	parcel	land table	date	price	12% price	23 land value	23 ff rate	adj ff	12%/adj ff	Use
401	04-27-576-007	3	3/31/2023	198,000	23,760	34,188	325	105	226	200
401	04-23-200-015	3	2/24/2023	112,765	13,532	30,191	325	93	146	197
401	04-27-400-005	3	2/8/2023	225,000	27,000	39,458	325	121	222	197
401	04-02-576-002	3	1/31/2023	204,100	24,492	31,822	325	98	246	197
401	04-10-200-021	3	12/28/2022	160,000	19,200	34,540	325	106	246	197
401	04-33-576-014	3	11/28/2022	180,000	21,600	28,463	325	88	247	197
401	04-12-501-019	3	11/1/2022	220,000	26,400	28,463	325	88	301	197
401	04-27-576-020	3	10/12/2022	250,000	30,000	47,383	325	146	206	197
401	04-02-577-004	3	8/26/2022	202,250	24,270	62,071	325	191	127	200
401	04-11-200-029	3	7/1/2022	300,000	36,000	46,582	325	143	251	200
401	04-02-100-002	3	6/30/2022	125,000	15,000	46,404	325	143	105	200
401	04-10-526-015	3	6/13/2022	172,500	20,700	28,463	325	88	236	200
401	04-34-551-005	3	5/31/2022	185,900	22,308	29,250	325	90	248	200
401	04-02-576-005	3	5/24/2022	290,000	34,800	46,348	325	143	244	200
401	04-10-502-001	3	5/18/2022	206,000	24,720	28,463	325	88	282	200
401	04-25-100-002 & 001	3	5/13/2022	160,000	19,200	63,644	325	196	98	200
401	04-33-576-018	3	3/29/2022	220,000	26,400	28,463	325	88	301	200
401	04-03-526-002	3	3/14/2022	195,000	23,400	28,463	325	88	267	200
401	04-35-501-017	3	3/11/2022	238,000	28,560	37,255	325	115	249	200
401	04-02-577-003	3	3/10/2022	240,000	28,800	62,071	325	191	151	200
401	04-16-400-024	3	2/24/2022	193,000	23,160	44,536	325	137	169	200
401	04-21-526-004	3	1/14/2022	211,000	25,320	44,913	325	138	183	200
401	04-21-526-026	3	1/14/2022	120,000	14,400	34,813	325	107	134	200
401	04-24-526-012	3	1/3/2022	154,900	18,588	28,463	325	88	212	200
401	04-02-576-003	3	12/1/2021	175,000	21,000	31,822	325	98	214	200
401	04-12-501-013	3	11/19/2021	195,000	23,400	28,463	325	88	267	200
401	04-33-576-023	3	10/5/2021	305,000	36,600	35,110	325	108	339	200
401	04-09-527-008	3	9/13/2021	185,900	22,308	27,742	325	85	261	200
401	04-09-200-007	3	8/2/2021	285,000	34,200	44,727	325	138	249	200
401	04-03-526-005	3	7/26/2021	219,000	26,280	28,463	325	88	300	200
401	04-03-200-013	3	7/23/2021	140,000	16,800	32,763	325	101	167	200
401	04-35-501-007	3	6/24/2021	187,900	22,548	42,053	325	129	174	200
401	04-12-100-003	3	6/21/2021	171,500	20,580	42,785	325	132	156	200
401	04-04-551-004	3	6/18/2021	187,000	22,440	35,694	325	110	204	200
401	04-11-200-002	3	6/16/2021	170,000	20,400	31,822	325	98	208	200
401	04-24-526-005	3	6/14/2021	177,000	21,240	28,463	325	88	243	200
401	04-10-501-003	3	6/10/2021	189,900	22,788	49,557	325	152	149	200
401	04-29-400-003	3	5/28/2021	159,900	19,188	42,905	325	132	145	200
401	04-10-300-002	3	5/13/2021	285,000	34,200	46,664	325	144	238	200
401	04-09-200-007	3	4/14/2021	265,000	31,800	44,727	325	138	231	200
401	04-02-577-007	3	4/6/2021	142,000	17,040	62,071	325	191	89	200

Vacant land sales

401	04-25-400-014	3	4/18/2022	20,000	36,561		325		178	Use
401	04-13-526-009	5	6/9/2022	174,000	20,880	28,050	330	85	246	median
401	04-13-526-030	5	4/6/2021	166,000	19,920	44,085	330	134	149	avg

Vacant Land Sales

class	parcel	land table	date	price	23 land value	23 ff rate	adj ff	price/adj ff	Use
401	04-02-530-014	47	5/13/2022	437,000	58,995	42,616	320	133	443
401	04-02-530-009	47	4/25/2022	390,000	52,650	42,059	320	131	401
401	04-02-530-010	47	10/6/2021	392,000	52,920	46,507	320	145	364
401	04-02-501-046	24	12/19/2022	300,000	36,000	74,296	400	186	194
401	04-02-501-027	24	6/16/2022	315,000	37,800	60,703	400	152	249
401	04-02-528-011	24	6/9/2022	329,500	39,540	43,015	400	108	368
401	04-02-529-019	24	3/30/2022	234,000	28,080	47,783	400	119	235
401	04-02-529-018	24	11/4/2021	260,000	31,200	39,910	400	100	313
401	04-02-529-016	24	10/26/2021	260,000	31,200	39,358	400	98	317
401	04-02-501-032	24	10/18/2021	250,000	30,000	36,040	400	90	333
401	04-19-300-003	21	4/21/2021	175,000	21,000	23,854	200	119	176
401	04-19-300-011	21	5/19/2022	120,000	14,400	9,615	200	48	300
401	04-19-551-003	21	6/9/2022	130,000	15,600	10,000	200	50	312
401	04-20-100-005	21	11/22/2022	140,000	16,800	12,746	200	64	264
401	04-24-580-003	18	4/8/2021	175,000	21,000	32,094	340	94	222
401	04-24-576-026	18	5/18/2021	179,900	21,588	34,000	340	100	216
401	04-24-579-016	18	10/5/2021	180,000	21,600	30,600	340	90	240
401	04-24-580-006	18	10/20/2021	200,000	24,000	46,809	340	138	174
401	04-24-580-001	18	3/2/2022	177,000	21,240	36,096	340	106	200
401	04-24-527-003	18	6/23/2022	199,000	23,880	34,422	340	101	236
401	04-24-580-013	18	7/7/2022	300,000	36,000	29,034	340	85	422
401	04-24-527-006	18	8/4/2022	238,210	28,585	34,422	340	101	282
401	04-24-579-015	18	8/8/2022	182,000	21,840	33,830	340	100	219
401	04-24-579-001	18	12/23/2022	265,000	31,800	30,653	340	90	353
401	04-15-552-059	8	5/7/2021	159,900	19,188	29,147	315	93	207
401	04-15-552-073	8	6/18/2021	170,000	20,400	27,486	315	87	234
401	04-15-552-047	8	7/12/2021	174,000	20,880	28,713	315	91	229
401	04-15-552-100	8	12/14/2021	143,000	17,160	29,147	315	93	185
401	04-15-552-001	8	1/14/2022	155,000	18,600	37,158	315	118	158
401	04-15-552-008	8	2/25/2022	140,000	16,800	27,024	315	86	196
401	04-15-552-013	8	4/20/2022	163,500	19,620	28,713	315	91	215
401	04-15-552-093	8	6/16/2022	152,000	18,240	30,402	315	97	189
401	04-15-552-028	8	10/14/2022	159,000	19,080	28,713	315	91	209
401	04-15-551-027	8	12/15/2022	170,000	20,400	37,800	315	120	170
401	04-02-530-007	47	11/22/2022	40,000	31,486	42,059	320	98	407
401	04-02-530-009	47	7/29/2021	64,000	42,059	320	131	487	400

avg

median

Use

13.5%/adj ff

300

287

313

333

317

313

235

368

249

194

275

282

263

176

300

312

264

240

256

229

222

216

240

174

200

236

422

282

219

353

200

199

207

234

229

185

158

196

215

189

209

170

120

12%/adj ff



class	parcel	land table	date	price	12% price	23 land value	23 ff rate	adj ff	12%/adj ff	Use
401	04-02-530-007	47	7/29/2021	32,000	31,486	320	.98	325	325	401
401	04-02-530-014	47	5/3/2021	42,500	42,616	320	1.33	319	319	401
402	04-02-530-008	47	7/29/2021	64,000	33,596	320	1.05	610	610	402
402	04-02-530-017	47	6/2/2021	40,000	36,577	320	1.14	350	350	402
401	04-01-676-002	53	5/26/2022	375,000	45,000	38,540	410	94	479	401
401	04-01-676-020	53	1/18/2022	298,500	35,820	37,851	410	92	388	401
401	04-01-627-001	53	8/4/2021	325,000	39,000	48,491	410	118	330	401
401	04-01-676-021	53	5/3/2021	245,000	29,400	44,952	410	110	268	401
401	04-02-552-005	551	11/22/2021	285,000	34,200	47,953	320	150	228	401
401	04-02-552-008	551	9/9/2021	390,000	46,800	46,933	320	147	319	401
401	04-02-552-004	551	7/15/2021	336,500	40,380	47,970	320	150	269	401
401	04-24-584-028	583	12/15/2022	340,000	40,800	36,270	325	112	366	401
401	04-24-584-029	583	6/30/2022	315,000	37,800	36,041	325	111	341	401
401	04-24-584-024	583	9/16/2021	300,000	36,000	40,536	325	125	289	401
401	04-24-583-016	583	7/16/2021	330,000	39,600	36,700	325	113	351	401
								avg	336	Use
								median	346	
								Use	340	

Clayton Township Residential Land Analysis 2024  
Allocation method for condominiums

Land Table 678 Saratoga

class	parcel	land table	date	price	6% price	23 land value
401	04-13-626-024	678	1/17/2023	325,000	19,500	18,000
401	04-13-626-033	678	8/30/2022	270,000	16,200	18,000
401	04-13-626-003	678	7/1/2022	300,000	18,000	18,000
401	04-13-626-044	678	8/13/2021	295,000	17,700	18,000
				avg	17,850	
				median	17,850	
				USE	18,000	land sales

vacant land sale

401	04-13-626-028	678	3/2/2021	18,000		
401	04-13-626-029	678	8/2/2022	18,000		

Land Table 677 Chase Park

class	parcel	land table	date	price	6% price	23 land value
401	04-01-677-002	678	11/19/2021	210,000	12,600	18,500
401	04-01-677-017	678	10/5/2021	185,900	11,154	18,500
401	04-01-677-012	678	7/7/2021	159,000	9,540	18,500
				avg	11,098	
				median	11,154	
				USE	11,100	

Land Table 678 Wds Flagst

class	parcel	land table	date	price	6% price	23 land value
401	04-01-678-018	678	2/23/2023	209,900	12,594	19,200
401	04-01-678-030	678	1/26/2023	220,000	13,200	19,200
401	04-01-678-002	678	12/15/2022	220,000	13,200	19,200
401	04-01-678-005	678	10/31/2022	265,000	15,900	19,200
401	04-01-678-061	678	4/12/2022	205,000	12,300	19,200
401	04-01-678-014	678	4/7/2022	226,000	13,560	19,200
401	04-01-678-013	678	11/19/2021	210,000	12,600	19,200
401	04-01-678-021	678	11/11/2021	200,000	12,000	19,200
401	04-01-678-042	678	8/16/2021	195,000	11,700	19,200
				avg	13,006	
				median	12,600	
				USE	13,000	

Land Table 37 Northfield Condos

class	parcel	land table	date	price	6% price	23 land value
401	04-01-678-018	37	9/22/2022	142,000	8,520	16,000
401	04-01-626-018	37	9/8/2022	155,000	9,300	16,000
401	04-01-626-020	37	7/8/2022	169,900	10,194	16,000
401	04-01-626-001	37	12/29/2021	158,878	9,533	16,000

Use 75% (10,500) for unfinished lots

class	parcel	land table	date	price	6% price	23 land value
401	04-25-651-111	54	12/2/2022	239,900	14,394	24,000
401	04-25-651-038	54	10/17/2022	240,000	14,400	24,000
401	04-25-651-046	54	9/14/2022	220,000	13,200	24,000
401	04-25-651-056	54	2/23/2022	180,000	10,800	24,000
401	04-25-651-087	54	1/19/2022	245,000	14,700	24,000
401	04-25-651-091	54	1/19/2022	200,000	12,000	24,000
401	04-25-651-073	54	8/9/2021	170,000	10,200	24,000
401	04-25-651-120	54	8/6/2021	255,000	15,300	24,000
401	04-25-651-110	54	7/22/2021	249,500	14,970	24,000
401	04-25-651-115	54	6/25/2021	245,000	14,700	24,000
401	04-25-651-066	54	6/11/2021	243,000	14,580	24,000
401	04-25-651-039	54	5/18/2021	210,000	12,600	24,000
401	04-25-651-094	54	4/15/2021	195,000	11,700	24,000
				avg	13,850	
				median	14,394	
				USE	14,000	

Use 75% (10,500) for unfinished lots

401	04-01-626-009	37	8/18/2021	160,000	9,600	16,000
				avg	9,429	
				median	9,533	
				USE	9,500	

Clayton Township  
Commercial /Industrial land analysis 2024

parcel	date	price	adj	adj price	acres	price/acre
04-19-100-014	6/7/2021	45,000	none	45,000	0.75	60,000
04-19-501-001, 002, 003, 005, 006	11/28/2023	330,000	90% time	297,000	7.61	39,028
18-17-400-035	22-Jun	265,000	50% location, water	132,500	3.07	43,160
18-16-400-013	22-Sep	500,000	50% location, water	250,000	5.91	42,301
58-36-400-012	22-Apr	575,000	50% location, water	287,500	19.38	14,835
18-21-200-021	21-Aug	125,000	50% location, water	62,500	1.39	44,964
<b>County appraisals</b>						
04-13-200-003				281,330	16	17,583
04-34-400-009				145,437	3.64	39,955

red are sales in township  
purple are sales out of township  
green are county appraisals

Commercial Sales		
acres	value	value/acre
1	60,000	60,000
1.5	67,500	45,000
2	-	-
2.5	-	-
3	129,000	43,000
4	160,000	40,000
5	211,500	42,300
7	273,000	39,000
10	-	-
15	254,000	17,600
20	296,000	14,800
25	-	-
30	-	-
40	-	-
50	-	-
100	-	-

Commercial Values Used		
acres	value	value/acre
1	60,000	60,000
1.5	67,500	45,000
2	88,000	44,000
2.5	108,750	43,500
3	129,000	43,000
4	164,000	41,000
5	200,000	40,000
7	273,000	39,000
10	280,000	28,000
15	289,500	19,300
20	296,000	14,800
25	300,000	12,000
30	315,000	10,500
40	340,000	8,500
50	375,000	7,500
100	500,000	5,000

Industrial Farm land - Consumers Energy

AG land rate/acre 4700  
adj for powerlines 90%-95%  
ind land rate USED 4350/acre