

Clayton Township residential & agricultural ECF analysis 2025
 ECF Neighborhood: 0015C, 001D, 8005C, 800D

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Prev. Assm. \$	Assd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost/War. \$	E.C.F.	Floor Area	\$/sq. Ft.	E.C.F. Area
04-07-200-003	1090 N SHERIDAN RD	07/14/22	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$92,900	50.08	\$188,991	\$40,118	\$145,382	\$160,079	0.908	1,769	\$82.18	0015C
04-13-300-007	731E CORUNNA RD	07/15/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$79,900	42.18	\$167,960	\$51,341	\$136,659	\$125,397	1.090	1,152	\$118.63	0015C
04-13-400-001	1266 S ELMS RD	11/14/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$150,600	48.74	\$298,575	\$60,424	\$238,156	\$256,076	0.971	1,400	\$177.55	0015C
04-13-400-012	1476 S ELMS RD	05/25/23	\$235,000	M/LC	03-ARM'S LENGTH	\$235,000	\$116,900	49.74	\$235,454	\$120,928	\$114,072	\$123,146	0.976	754	\$151.29	0015C
04-14-526-009	7171 CALKINS RD	06/09/22	\$174,000	WD	02-ARM'S LENGTH	\$174,000	\$85,900	49.37	\$170,836	\$16,438	\$157,562	\$166,019	0.949	1,092	\$144.29	0015C
04-14-100-012	8478 CALKINS RD	06/27/23	\$276,100	WD	03-ARM'S LENGTH	\$276,100	\$109,900	39.59	\$218,815	\$45,030	\$231,070	\$186,866	1.237	1,458	\$158.48	0015C
04-14-200-007	1176 S MORRISH RD	05/19/23	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$161,100	59.01	\$324,344	\$39,249	\$283,751	\$306,554	0.763	2,592	\$90.18	0015C
04-14-300-004	1198 S MORRISH RD	04/26/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,300	48.13	\$218,652	\$25,963	\$199,557	\$207,192	0.961	1,452	\$137.08	0015C
04-15-577-011	1493 S SEYMOUR RD	07/01/22	\$193,702	WD	03-ARM'S LENGTH	\$193,702	\$96,900	50.03	\$195,299	\$29,876	\$163,826	\$178,949	0.915	1,204	\$136.07	0015C
04-16-200-036	9549 CALKINS RD	08/25/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$150,100	45.48	\$305,858	\$43,946	\$286,054	\$281,626	1.016	1,820	\$157.17	0015C
04-17-400-005	11342 CORUNNA RD	08/18/23	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$169,900	52.09	\$177,296	\$61,228	\$108,672	\$124,804	0.871	1,352	\$78.07	0015C
04-19-400-019	12070 LENNON RD	07/17/23	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$164,000	47.40	\$322,899	\$190,641	\$155,359	\$156,049	0.996	1,476	\$105.26	8005C
04-20-300-006	2441 S DUFFIELD RD	09/31/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$161,500	42.06	\$330,848	\$126,628	\$257,372	\$219,591	1.172	1,700	\$151.40	0015C
04-20-300-014	11260 LENNON RD	12/07/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$100,800	43.45	\$203,937	\$35,871	\$196,129	\$241,022	0.874	3,040	\$98.08	0015C
04-21-100-005	2029 S NICHOLS RD	11/29/23	\$112,765	WD	03-ARM'S LENGTH	\$112,765	\$58,500	51.88	\$359,741	\$70,740	\$274,280	\$310,754	0.883	1,902	\$118.44	0015C
04-23-200-015	2028 S MORRISH RD	02/24/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$163,600	52.77	\$340,026	\$107,704	\$302,296	\$249,809	0.810	1,770	\$114.29	0015C
04-23-200-017	7430 LENNON RD	09/08/22	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$235,000	51.20	\$471,639	\$74,941	\$384,059	\$426,557	0.900	2,699	\$97.64	0015C
04-25-100-004	3071 S MORRISH RD	08/28/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$89,100	45.64	\$181,694	\$30,516	\$164,484	\$162,557	1.012	2,392	\$69.14	0015C
04-25-100-015	3275 S MORRISH RD	10/18/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$157,500	53.94	\$318,350	\$27,276	\$264,724	\$312,983	0.846	2,082	\$127.15	0015C
04-27-200-002	7100 W BRISTOL RD	09/10/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,200	47.68	\$179,762	\$27,473	\$157,527	\$169,752	0.962	1,528	\$109.09	0015C
04-27-200-033	3068 S SEYMOUR RD	12/13/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$107,000	57.84	\$268,382	\$33,780	\$201,120	\$252,260	0.797	2,464	\$81.62	0015C
04-27-300-033	9488 W BRISTOL RD	09/30/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$134,600	57.30	\$268,382	\$33,780	\$201,120	\$252,260	0.797	2,464	\$81.62	0015C
04-27-300-033	9488 W BRISTOL RD	02/08/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,000	46.22	\$210,301	\$32,592	\$182,408	\$191,085	1.007	1,240	\$155.17	0015C
04-27-300-033	9488 W BRISTOL RD	03/17/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$88,100	50.34	\$186,971	\$54,769	\$120,231	\$142,153	0.846	1,443	\$83.32	0015C
04-27-300-033	9488 W BRISTOL RD	02/05/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$109,300	44.25	\$222,053	\$42,118	\$204,882	\$193,479	1.059	1,836	\$111.59	0015C
04-27-300-033	9488 W BRISTOL RD	09/31/23	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$106,900	53.99	\$215,486	\$25,246	\$172,754	\$204,559	0.845	2,304	\$74.98	0015C
04-29-300-016	3277 S DUFFIELD RD	09/31/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$155,400	44.71	\$258,048	\$79,495	\$200,505	\$191,992	1.044	1,536	\$130.54	0015C
04-30-400-006	11124 W BRISTOL RD	04/06/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$73,800	42.41	\$150,148	\$31,928	\$142,072	\$258,997	0.745	1,866	\$103.40	0015C
04-31-400-023	12164 MILLER RD	03/24/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$268,800	53.87	\$540,502	\$124,036	\$374,964	\$447,813	0.837	2,626	\$142.79	0015C
04-32-200-003	4048 S NICHOLS RD	09/29/23	\$260,000	M/LC	03-ARM'S LENGTH	\$260,000	\$106,600	52.00	\$217,771	\$29,831	\$185,979	\$248,183	0.749	2,068	\$89.93	001D
04-33-551-002	4459 S NICHOLS RD	01/29/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$118,700	50.62	\$240,358	\$39,203	\$202,086	\$202,086	0.867	1,322	\$132.50	0015C
04-33-576-009	4396 S VAN VLEET RD	01/29/24	\$234,500	WD	03-ARM'S LENGTH	\$234,500	\$118,700	50.62	\$240,358	\$39,203	\$202,086	\$202,086	0.867	1,322	\$132.50	0015C
04-34-100-032	4081 S VAN VLEET RD	10/10/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$99,200	46.14	\$200,101	\$21,019	\$193,981	\$192,561	1.007	1,352	\$143.48	0015C
04-34-100-032	4081 S VAN VLEET RD	09/18/24	\$245,999	WD	03-ARM'S LENGTH	\$245,999	\$86,400	36.00	\$181,067	\$62,436	\$177,564	\$127,560	1.392	1,400	\$126.83	0015C
04-34-551-005	4431 S VAN VLEET RD	05/31/22	\$185,900	WD	03-ARM'S LENGTH	\$185,900	\$82,800	27.99	\$217,737	\$34,680	\$211,319	\$196,835	1.074	1,131	\$186.84	0015C
04-35-501-003	4029 S SEYMOUR RD	09/08/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$105,300	44.54	\$167,369	\$21,600	\$164,300	\$156,741	1.048	1,192	\$137.84	0015C
Totals:			\$10,479,166			\$10,479,166	\$5,101,300	48.68	\$10,421,737	\$8,249,314	\$8,249,314	\$8,822,380	0.995	1,352	\$122.00	0.1363022
								6.16					0.953			10.6663
													0.940			

ECF Area: 0.1363022
 Ave. Variance: 10.6663
 E.C.F. => 0.995
 Std. Dev. => 0.953
 Ave. E.C.F. => 0.940
 USE

Clayton Township residential ECF analysis 2025
ECF Neighborhood: 001F & 800F

Parcel Number	Street Address	Sale Date	Sale Price	Units	Terms of Sale	Adj. Sale \$	Prev. Assmt.	Asd/Acq. Sale	Cur. Appraisal	Land*Yard	Bldg. Residum	Cost Man.*S	ECF	Floor Area	\$/Sq.Ft.	ECF Area
04-01-400-003	7120 BEECHER RD	09/28/24	\$297,000	WD	03-ARMY'S LENGTH	\$237,000	\$106,600	44.98	\$214,024	\$31,084	\$205,916	\$205,551	1.002	1,896	\$108.61	001F
04-02-100-002	2534 N MCKINLEY RD	06/30/22	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$55,900	44.72	\$114,565	\$34,267	\$90,733	\$90,335	1.004	796	\$113.99	001F
04-02-100-003	2524 N MCKINLEY RD	08/04/23	\$220,000	WD	03-ARMY'S LENGTH	\$220,000	\$135,600	61.64	\$270,510	\$28,996	\$179,604	\$179,409	0.696	2,062	\$89.92	001F
04-02-100-026	2402 N MCKINLEY RD	04/28/22	\$217,500	WD	03-ARMY'S LENGTH	\$217,500	\$100,800	46.34	\$201,387	\$37,915	\$179,585	\$183,676	0.978	1,403	\$128.00	001F
04-02-100-001	8257 POTTER RD	07/01/22	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$69,700	44.87	\$144,282	\$26,400	\$128,600	\$128,452	0.971	1,080	\$119.07	001F
04-02-300-012	8292 BEECHER RD	06/01/23	\$880,000	WD	03-ARMY'S LENGTH	\$380,000	\$160,400	42.21	\$327,718	\$83,437	\$295,563	\$274,473	1.080	1,864	\$151.07	001F
04-02-400-018	8052 BEECHER RD	07/14/22	\$119,500	WD	03-ARMY'S LENGTH	\$119,500	\$57,200	47.87	\$116,210	\$31,769	\$87,731	\$84,878	0.925	1,080	\$81.23	001F
04-02-400-023	8112 BEECHER RD	07/12/22	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$88,700	44.35	\$188,403	\$47,720	\$152,280	\$158,071	0.963	1,044	\$145.86	001F
04-02-576-002	2151 N MORRISH RD	01/31/23	\$204,100	WD	03-ARMY'S LENGTH	\$204,100	\$95,700	46.89	\$193,322	\$25,607	\$178,493	\$188,444	0.947	1,376	\$129.71	001F
04-02-576-005	2203 N MORRISH RD	05/14/22	\$290,000	WD	03-ARMY'S LENGTH	\$290,000	\$137,800	47.52	\$275,462	\$35,126	\$254,874	\$270,042	0.944	1,656	\$153.91	001F
04-02-576-004	2121 N MORRISH RD	08/26/22	\$202,250	WD	03-ARMY'S LENGTH	\$202,250	\$103,500	51.17	\$210,874	\$45,837	\$156,413	\$185,435	0.843	1,480	\$105.68	001F
04-03-200-015	1504 N SEYMOUR RD	09/15/23	\$175,000	WD	03-ARMY'S LENGTH	\$175,000	\$105,300	60.17	\$212,877	\$30,877	\$144,123	\$204,494	0.705	1,876	\$76.82	001F
04-03-200-031	2489 N MCKINLEY RD	04/21/23	\$326,000	WD	03-ARMY'S LENGTH	\$326,000	\$149,800	45.89	\$300,305	\$26,428	\$299,572	\$307,717	1.777	1,777	\$168.58	001F
04-03-551-003 & 004	BEECHER RD	02/07/24	\$229,900	WD	03-ARMY'S LENGTH	\$229,900	\$95,700	41.63	\$190,979	\$33,372	\$196,528	\$177,087	1.110	1,376	\$142.83	001F
04-03-551-022	9350 HILDA LN	01/19/24	\$190,000	WD	03-ARMY'S LENGTH	\$190,000	\$96,000	50.53	\$193,823	\$25,803	\$164,197	\$188,787	1.016	1,900	\$86.42	001F
04-04-200-002	10255 POTTER RD	10/17/22	\$214,000	WD	03-ARMY'S LENGTH	\$214,000	\$93,400	43.64	\$190,824	\$27,664	\$186,336	\$183,376	1.016	1,480	\$125.90	001F
04-04-300-011	2100 N NICHOLS RD	06/21/22	\$254,900	WD	03-ARMY'S LENGTH	\$254,900	\$109,500	44.96	\$228,008	\$32,371	\$172,529	\$163,637	1.054	1,235	\$139.70	001F
04-04-300-023	2242 N NICHOLS RD	01/26/24	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$123,500	44.95	\$252,904	\$45,724	\$229,276	\$232,787	0.985	1,925	\$119.10	001F
04-05-400-004	2251 N NICHOLS RD	09/29/23	\$54,000	WD	03-ARMY'S LENGTH	\$54,000	\$29,700	46.88	\$521,371	\$45,724	\$477,945	\$500,355	0.955	2,000	\$238.97	001F
04-06-100-005	12311 POTTER RD	06/26/23	\$255,000	WD	03-ARMY'S LENGTH	\$255,000	\$105,100	41.22	\$209,942	\$50,335	\$204,665	\$179,334	1.141	1,173	\$174.48	001F
04-06-300-009	12400 BEECHER RD	04/25/23	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$98,500	49.75	\$203,606	\$35,758	\$163,242	\$187,470	0.871	1,232	\$132.50	001F
04-07-300-012	12257 BEECHER RD	09/19/22	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$149,800	43.71	\$303,125	\$95,642	\$244,358	\$233,127	1.048	1,536	\$159.09	001F
04-08-400-009	1071 N NICHOLS RD	07/05/23	\$101,000	LC	03-ARMY'S LENGTH	\$101,000	\$54,200	53.65	\$109,278	\$34,035	\$66,965	\$84,543	0.792	700	\$95.66	001F
04-08-400-014	1009 N NICHOLS RD	05/18/23	\$167,400	LC	03-ARMY'S LENGTH	\$167,400	\$86,100	52.43	\$172,211	\$34,232	\$133,168	\$155,083	0.839	2,096	\$63.53	001F
04-09-200-013	1282 N VAN VLEET RD	03/02/23	\$470,000	WD	03-ARMY'S LENGTH	\$470,000	\$218,500	46.49	\$439,468	\$79,075	\$390,925	\$404,956	0.965	2,074	\$188.49	001F
04-09-300-022	1038 N NICHOLS RD	12/07/23	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	\$100,600	43.74	\$205,259	\$38,259	\$191,741	\$187,640	1.022	1,876	\$102.21	001F
04-09-400-004	1153 N VAN VLEET RD	07/15/22	\$325,000	WD	03-ARMY'S LENGTH	\$325,000	\$190,200	58.52	\$387,353	\$76,051	\$248,949	\$349,789	0.712	1,876	\$159.09	001F
04-09-400-007	10142 CALKINS RD	11/30/23	\$225,000	WD	03-ARMY'S LENGTH	\$225,000	\$93,100	41.38	\$191,036	\$26,628	\$196,374	\$184,730	1.074	1,267	\$156.57	001F
04-09-527-001	1459 N VAN VLEET RD	02/09/24	\$225,000	WD	03-ARMY'S LENGTH	\$225,000	\$85,500	38.00	\$172,326	\$20,614	\$204,313	\$170,381	1.199	1,323	\$154.43	001F
04-09-527-002	1449 N VAN VLEET RD	05/17/23	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$67,300	40.79	\$136,342	\$20,614	\$148,386	\$130,031	1.110	1,272	\$113.51	001F
04-09-527-017	1285 N VAN VLEET RD	02/13/24	\$196,000	WD	03-ARMY'S LENGTH	\$196,000	\$83,300	42.50	\$168,262	\$20,731	\$175,269	\$165,765	1.037	2,252	\$77.83	001F
04-10-100-020	9457 BEECHER RD	07/15/22	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$177,200	55.38	\$359,275	\$80,378	\$239,522	\$313,367	0.765	1,702	\$140.79	001F
04-10-200-002	1278 N SEYMOUR RD	12/28/22	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$80,200	50.13	\$162,585	\$25,506	\$134,494	\$154,021	0.873	1,082	\$123.16	001F
04-10-300-012	1199 N SEYMOUR RD	10/25/23	\$242,000	WD	03-ARMY'S LENGTH	\$242,000	\$104,700	43.26	\$211,732	\$26,800	\$215,200	\$207,789	1.036	1,742	\$124.68	001F
04-10-400-019	9118 CALKINS RD	09/08/24	\$255,000	WD	03-ARMY'S LENGTH	\$255,000	\$140,000	54.90	\$292,627	\$69,542	\$185,458	\$250,253	0.741	1,742	\$106.46	001F
04-10-502-001	1437 N SEYMOUR RD	10/18/23	\$225,000	WD	03-ARMY'S LENGTH	\$225,000	\$88,600	39.38	\$179,028	\$21,119	\$203,881	\$177,425	1.149	1,764	\$115.58	001F
04-10-525-015	5025 BEECHER RD	05/18/22	\$206,000	WD	03-ARMY'S LENGTH	\$206,000	\$100,400	48.74	\$202,523	\$21,019	\$184,981	\$203,937	0.907	1,641	\$112.72	001F
04-11-200-029	1435 N MORRISH RD	09/13/22	\$172,500	WD	03-ARMY'S LENGTH	\$172,500	\$85,100	49.33	\$171,974	\$24,482	\$148,018	\$165,721	0.893	1,096	\$135.05	001F
04-11-300-007	8390 CALKINS RD	07/01/22	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$134,100	44.70	\$268,120	\$48,006	\$251,994	\$247,319	1.019	1,472	\$171.19	001F
04-11-400-020	8228 CALKINS RD	07/25/23	\$292,000	WD	03-ARMY'S LENGTH	\$292,000	\$131,900	45.17	\$270,611	\$41,555	\$250,445	\$257,366	0.973	2,093	\$119.66	001F
04-11-526-007 & 008	1261 N MORRISH RD	04/04/22	\$280,000	WD	03-ARMY'S LENGTH	\$280,000	\$116,700	41.68	\$233,209	\$31,636	\$248,354	\$226,487	1.097	1,424	\$174.41	001F
04-12-300-017	1128 N MORRISH RD	03/08/24	\$195,700	WD	03-ARMY'S LENGTH	\$195,700	\$96,400	49.25	\$189,058	\$41,549	\$165,451	\$165,740	0.990	1,740	\$88.59	001F
04-12-501-019	1452 N MORRISH RD	07/24/23	\$360,000	WD	03-ARMY'S LENGTH	\$360,000	\$145,300	40.50	\$303,780	\$68,926	\$291,074	\$263,881	1.103	1,922	\$151.44	001F
		09/04/24	\$225,000	WD	03-ARMY'S LENGTH	\$225,000	\$92,700	41.20	\$187,144	\$21,474	\$203,526	\$186,146	1.093	1,530	\$133.02	001F
Totals																
\$10,701,750																
\$4,970,500																
\$6,670,861																
\$10,080,473																
46.45																
E.C.F. => 0.957																
Std. Dev. => 5.48																
Ave. E.C.F. => 0.965																
Std. Dev. => 0.960																
USE																
\$129.72																
Std. Deviation=> 0.124819573																
9.7312																

Clayton Township residential ECF analysis 2025
 ECF Neighborhood: 002, 024, 040, 053, 551

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Prev. Adm. \$	Ass/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
04-01-576-002	7045 WOODS WEST DR	08/28/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$162,400	35.30	\$407,892	\$3,780	\$425,220	\$504,205	0.843	2,308	\$184.64	085
04-02-100-050	8395 COLE CREEK XING	05/09/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$249,900	53.17	\$504,663	\$8,872	\$493,128	\$629,447	0.885	4,337	\$98.41	002
04-02-501-027	8260 HIDDEN CREEK CT	06/16/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$134,200	42.60	\$256,501	\$4,733	\$275,267	\$290,227	0.942	1,872	\$145.98	040
04-02-501-044	8328 HIDDEN CREEK DR	09/10/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$116,200	41.65	\$228,001	\$8,696	\$240,904	\$255,818	0.939	1,643	\$146.26	040
04-02-501-045	8352 HIDDEN CREEK DR	12/19/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$178,900	59.63	\$52,593	\$55,337	\$240,668	\$401,832	0.609	2,768	\$88.39	040
04-02-517-011	2355 LOST CREEK DR	06/12/24	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$154,000	44.13	\$304,773	\$49,187	\$299,813	\$345,367	0.868	1,754	\$170.93	024
04-02-528-004	2258 LOST CREEK DR	10/13/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$219,600	56.31	\$435,938	\$39,539	\$350,461	\$535,755	0.654	3,151	\$111.22	024
04-02-528-011	2281 LOST CREEK DR	06/09/22	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$173,600	52.69	\$343,949	\$29,573	\$299,927	\$424,832	0.706	2,457	\$122.07	024
04-02-552-004	2067 SHIPPING STONE TRL	12/07/23	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$170,300	49.72	\$338,224	\$42,144	\$300,356	\$400,108	0.751	2,653	\$113.21	551
04-12-300-008	7404 CALKINS RD	09/13/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$294,200	60.04	\$594,344	\$163,315	\$326,685	\$582,472	0.561	2,913	\$112.15	002
04-12-300-013 & 012	7315 CALKINS RD	09/06/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$254,800	50.96	\$540,971	\$173,645	\$326,355	\$510,175	0.640	4,245	\$76.88	002
04-12-400-003	1092 WESTERN WOODS	05/30/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$159,600	35.87	\$330,303	\$57,273	\$387,727	\$368,959	1.051	2,458	\$157.74	002
04-12-400-005	1092 WESTERN WOODS	08/31/22	\$577,500	WD	03-ARM'S LENGTH	\$577,500	\$281,400	48.73	\$570,306	\$78,645	\$503,855	\$671,164	0.751	4,320	\$116.63	002
04-13-100-003	7473 CALKINS RD	08/30/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$250,500	42.82	\$397,147	\$91,470	\$493,590	\$683,347	0.722	4,057	\$121.65	002
04-14-400-042	8044 SUNSET DR	09/01/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$229,400	41.71	\$463,914	\$59,727	\$490,273	\$546,199	0.898	3,090	\$158.66	002
04-22-400-033	2447 S SEYMOUR RD	06/29/23	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$224,800	51.82	\$462,149	\$115,560	\$322,440	\$468,964	0.688	3,218	\$100.20	002
04-24-200-011	2050 WINTHROP DR	06/03/22	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$171,500	39.98	\$356,902	\$104,542	\$324,458	\$341,027	0.951	3,164	\$102.55	002
04-26-100-005	8517 LENNON RD	05/29/24	\$517,000	WD	03-ARM'S LENGTH	\$517,000	\$255,700	49.46	\$514,235	\$97,884	\$416,116	\$562,637	0.745	2,982	\$140.55	002
Totals:																
						\$7,766,500	\$3,683,000	47.40	\$7,602,965	\$6,459,578	\$8,521,955	\$126.06	0.758	Std. Deviation=>	0.13758252	
								7.45					Ave. E.C.F. =>	0.778		
													Ave. Variance=>	11.6259		
													USE	0.760		

Clayton Township residential ECF analysis 2025
 ECF Neighborhood: 004

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.			
04-21-200-007	10149 CORUNNA RD	09/08/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$301,200	58.49	\$602,840	\$309,882	\$205,118	\$465,013	0.441			
04-23-200-031	8085 CORUNNA RD	06/24/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$58,100	23.06	\$296,153	\$27,206	\$224,794	\$268,947	0.836			
Totals:												\$767,000	\$898,993	\$429,912	\$733,960	
												Sale. Ratio =>	46.84	E.C.F. =>	0.586	
												Std. Dev. =>	25.05	Ave. E.C.F. =>	0.638	
														USE	0.674	

Only 2 sales, both from 2022. Use average increase of 7%

Clayton Township residential ECF analysis 2025
ECF Neighborhood: 008

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land +Yard	Blng. Residual	Cost Man. \$	E.C.F.
04-15-551-002	1284 S SEYMOUR RD	04/26/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$102,900	54.16	\$206,694	\$25,761	\$164,239	\$212,862	0.772
04-15-551-027	9382 CORUNNA RD	12/15/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$79,700	46.88	\$160,474	\$28,931	\$141,069	\$154,756	0.912
04-15-552-013	1351 HOUSTON DR	04/20/22	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$78,600	48.07	\$158,167	\$20,288	\$143,212	\$162,211	0.883
04-15-552-014	1343 HOUSTON DR	08/22/23	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$94,100	45.02	\$186,888	\$18,016	\$190,984	\$198,673	0.961
04-15-552-017	1309 HOUSTON DR	03/13/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,800	42.74	\$150,582	\$22,620	\$152,380	\$150,544	1.012
04-15-552-028	1410 HOUSTON DR	10/14/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$86,900	54.65	\$174,707	\$19,292	\$139,708	\$182,841	0.764
04-15-552-029	1418 HOUSTON DR	05/11/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,400	43.60	\$131,777	\$19,606	\$130,394	\$131,966	0.988
04-15-552-093	1478 HOUSTON DR	06/16/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$75,400	49.61	\$151,687	\$24,619	\$127,381	\$149,492	0.852
Totals:						\$1,368,500	\$657,800	48.07	\$1,320,976	\$1,189,367	\$1,343,345	E.C.F. => 0.885	Ave. E.C.F. => 0.893
							Sale. Ratio =>	4.50					USE 0.885
							Std. Dev. =>						

Clayton Township residential ECF analysis 2025
 ECF Neighborhood: 018

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. \$	E.C.F.
04-24-576-015	7050 ALDREDGE DR	09/08/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$89,200	48.22	\$179,306	\$25,635	\$159,365	\$176,633	0.902
04-24-576-031	7043 ALDREDGE DR	12/15/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$99,500	55.28	\$200,193	\$38,767	\$141,233	\$185,547	0.761
04-24-577-021	7101 SOUTH FORK DR	10/18/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,400	42.10	\$177,828	\$29,209	\$180,791	\$170,826	1.058
04-24-577-023	7121 SOUTH FORK DR	11/01/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,000	45.79	\$175,143	\$26,340	\$163,660	\$171,038	0.957
04-24-579-001	7392 SOUTH FORK DR	12/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,800	44.83	\$238,464	\$30,017	\$234,983	\$239,594	0.981
04-24-579-015	7325 SOUTH FORK DR	08/08/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$89,900	49.40	\$180,753	\$25,200	\$156,800	\$178,797	0.877
04-24-580-009	7283 SOUTH FORK DR	08/31/23	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$144,500	41.76	\$289,153	\$26,937	\$319,063	\$301,398	1.059
04-24-580-013	7270 SOUTH FORK DR	07/07/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,500	47.50	\$285,821	\$25,225	\$274,775	\$299,536	0.917
Totals:						\$1,858,000	\$859,800	46.28	\$1,726,661	\$1,630,670	\$1,723,369	E.C.F. => 0.946	
						Sale. Ratio =>	4.37			Ave. E.C.F. =>	0.939	USE	0.950
						Std. Dev. =>							

Clayton Township residential ECF analysis 2025
 ECF Neighborhood: 021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blkg. Residual	Cost. Man. \$	E.C.F.
04-19-551-003	12418 LENNON RD	06/09/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,300	45.62	\$119,801	\$15,373	\$114,627	\$122,856	0.933
04-30-100-005	12463 LENNON RD	11/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,000	42.14	\$119,555	\$19,312	\$120,688	\$117,933	1.023
Totals:													
						\$270,000	\$118,300		\$239,356		\$235,315	\$240,789	
							Sale. Ratio =>	43.81					E.C.F. => 0.977
							Std. Dev. =>	2.46					Ave. E.C.F. => 0.978
												USE 0.980	

Clayton Township residential ECF analysis 2025
 ECF Neighborhood: 037

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	
04-01-626-010	7230 NORTHFIELD CIR	09/22/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$73,300	51.62	\$144,032	\$9,750	\$132,250	\$138,485	0.955	
04-01-626-018	7244 NORTHFIELD CIR	09/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$77,300	49.87	\$154,820	\$9,750	\$145,250	\$149,557	0.971	
04-01-626-020	7241 NORTHFIELD CIR	07/08/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$80,400	47.32	\$161,248	\$9,750	\$160,150	\$156,184	1.025	
04-01-626-026	7260 NORTHFIELD CIR	10/12/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,100	43.84	\$162,431	\$9,750	\$175,250	\$157,403	1.113	
Totals:			\$651,900			\$651,900	\$312,100		\$622,531		\$612,900	\$601,578		
							Sale. Ratio =>	47.88					E.C.F. =>	1.019
							Std. Dev. =>	3.38					Ave. E.C.F. =>	1.016
													USE	1.020

Clayton Township residential ECF analysis 2025
 ECF Neighborhood: 039 & 583

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.
04-02-529-002	2505 PLAINVIEW DR	07/14/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$115,400	49.96	\$228,056	\$30,891	\$200,109	\$199,157	1.005
04-02-529-005	2477 PLAINVIEW DR	09/06/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$149,100	62.13	\$295,028	\$36,408	\$203,592	\$261,232	0.779
04-24-584-017	2467 GOLFWAY DR	11/14/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$141,100	47.05	\$282,146	\$47,600	\$252,300	\$263,535	0.957
04-24-584-028	7148 CROSSWINDS DR	12/15/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$170,300	50.09	\$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	\$174,300	55.33	\$344,539	\$37,705	\$277,295	\$344,757	0.804
04-24-584-031	7124 CROSSWINDS DR	06/21/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$149,300	40.35	\$298,415	\$42,339	\$327,661	\$287,726	1.139
Totals:			\$1,795,900			\$1,795,900	\$899,500		\$1,788,776		\$1,563,013	\$1,696,461	
							Sale. Ratio =>	50.09				E.C.F. =>	0.921
							Std. Dev. =>	7.39				Ave. E.C.F. =>	0.929
												USE	0.920

Clayton Township residential ECF analysis 2025
 ECF Neighborhood: 047

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Blg.	Residual	Cost/Man. \$	E.C.F.	
04-02-530-009	2421 DOUBLE TREE DR	04/25/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$197,600	50.67	\$391,754	\$52,748	\$337,252	\$423,758	0.796	
04-02-530-014	2422 SHADE GROVE DR	05/13/22	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$221,200	50.62	\$438,464	\$53,270	\$383,730	\$481,493	0.797	
Totals:			\$827,000			\$827,000	\$418,800		\$830,218		\$720,982	\$905,250		
							Sale. Ratio =>	50.64					E.C.F. =>	0.796
							Std. Dev. =>	0.03					Ave. E.C.F. =>	0.796
													USE	0.800

Clayton Township residential ECF analysis 2025
ECF Neighborhood: 050

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. \$	E.C.F.
04-24-200-023	2036 S ELMs RD	01/08/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,300	46.46	\$179,515	\$48,892	\$126,108	\$155,504	0.811
04-24-526-001	2044 S ELMs RD	01/08/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,300	46.46	\$179,515	\$48,892	\$126,108	\$155,504	0.811
04-24-526-006	2132 S ELMs RD	05/05/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$81,000	36.99	\$163,932	\$33,321	\$185,679	\$177,897	1.044
04-24-527-003	7088 LOU MAC DR	06/23/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$101,700	51.11	\$204,438	\$27,953	\$171,047	\$210,101	0.814
04-24-527-006	7126 LOU MAC DR	08/04/22	\$238,210	WD	03-ARM'S LENGTH	\$238,210	\$118,500	49.75	\$238,005	\$25,449	\$212,761	\$253,043	0.841
04-24-527-021	7117 LOU MAC DR	04/14/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$121,800	55.36	\$244,714	\$34,865	\$185,135	\$249,820	0.741
04-24-527-023	7087 LOU MAC DR	03/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,800	45.12	\$226,992	\$34,911	\$215,089	\$228,668	0.941
04-24-527-028	7029 LOU MAC DR	10/12/23	\$226,621	WD	03-ARM'S LENGTH	\$226,621	\$104,900	46.29	\$210,796	\$28,091	\$198,530	\$217,506	0.913
Totals:						\$1,702,831	\$803,300		\$1,647,907		\$1,420,457	\$1,648,042	
							Sale. Ratio =>	47.17				E.C.F. =>	0.862
							Std. Dev. =>	5.33				Ave. E.C.F. =>	0.864
												USE	0.862

Clayton Township residential ECF analysis 2025
ECF Neighborhood: 051

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. \$	E.C.F.
04-13-626-003	7051 SARATOGA DR.	05/01/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,400	42.98	\$268,091	\$18,142	\$296,858	\$245,048	1.211
04-13-626-024	1200 CITATION DR	01/17/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$180,300	55.48	\$356,368	\$23,982	\$301,018	\$325,869	0.924
04-13-626-033	7152 SARATOGA DR	08/30/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$124,100	45.96	\$245,317	\$18,071	\$251,929	\$222,790	1.131
04-13-626-034	7144 SARATOGA DR	05/05/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,000	47.17	\$247,153	\$18,416	\$246,584	\$224,252	1.100
04-13-626-049	7067 SARATOGA DR	05/05/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$146,600	53.31	\$289,838	\$28,209	\$246,791	\$256,499	0.962
Totals:													
						\$1,450,000	\$711,400	49.06	\$1,406,767		\$1,343,180	\$1,274,458	E.C.F. => 1.054
							Sale. Ratio =>	5.23					Ave. E.C.F. => 1.066
							Std. Dev. =>						USE 1.054

Clayton Township Land Value Analysis 2025
 Subdivisions - allocation method

003 Main Rd subs & less than 1 acre									
class	parcel	table	date	price	12% of price	24 LV	24 ff rate	adj ff	%/adj ff
401	04-11-526-007	3	3/8/2024	195,700	23,484	20,339	220	92	254
401	04-11-526-008	3	3/8/2024	195,700	23,484	18,180	220	83	284
401	04-12-501-019	3	3/4/2024	225,000	27,000	19,267	220	88	308
401	04-09-527-017	3	2/23/2024	196,000	23,520	18,779	220	85	276
401	04-09-527-001	3	2/9/2024	225,000	27,000	18,779	220	85	316
401	04-03-551-004	3	2/7/2024	229,900	27,588	16,686	220	76	364
401	04-03-551-003	3	2/7/2024	229,900	27,588	16,686	220	76	364
401	04-27-576-005	3	2/5/2024	247,000	29,640	38,292	220	174	170
401	04-33-576-009	3	1/29/2024	215,000	25,800	19,267	220	88	295
401	04-14-200-007	3	1/26/2024	225,000	27,000	23,479	220	107	253
401	04-03-551-022	3	1/19/2024	190,000	22,800	19,267	220	88	260
401	04-10-300-012	3	10/25/2023	242,000	29,040	24,567	220	112	260
401	04-14-400-001	3	10/24/2023	220,000	26,400	25,612	220	116	227
401	04-10-501-007	3	10/18/2023	225,000	27,000	19,267	220	88	308
401	04-33-551-002	3	9/29/2023	234,500	28,140	33,546	220	152	185
401	04-03-200-015	3	9/15/2023	175,000	21,000	26,002	220	118	178
401	04-14-300-004	3	9/8/2023	193,702	23,244	27,387	220	124	187
401	04-35-501-003	3	9/8/2023	205,000	24,600	28,467	220	129	190
401	04-02-100-003	3	8/4/2023	220,000	26,400	25,986	220	118	224
401	04-14-200-005	3	5/19/2023	273,000	32,760	32,201	220	146	224
401	04-09-527-002	3	5/17/2023	165,000	19,800	18,779	220	85	232
401	04-24-526-006	3	5/5/2023	219,000	26,280	19,267	220	88	300
401	04-29-400-003	3	4/6/2023	174,000	20,880	29,043	220	132	158
401	04-27-576-007	3	3/31/2023	198,000	23,760	23,143	220	105	226
401	04-23-200-015	3	2/24/2023	112,765	13,532	20,437	220	93	146
401	04-27-400-005	3	2/8/2023	225,000	27,000	26,710	220	121	222
401	04-02-576-002	3	1/31/2023	204,100	24,492	21,541	220	98	250
401	04-10-200-021	3	12/28/2022	160,000	19,200	23,381	220	106	181
401	04-33-576-014	3	11/28/2022	180,000	21,600	19,267	220	88	247
401	04-12-501-019	3	11/1/2022	220,000	26,400	19,267	220	88	301
401	04-27-576-020	3	10/12/2022	250,000	30,000	32,075	220	146	206
401	04-02-577-004	3	8/26/2022	202,250	24,270	42,017	220	191	127
401	04-11-200-029	3	7/1/2022	300,000	36,000	31,532	220	143	251
401	04-02-100-002	3	6/30/2022	125,000	15,000	31,412	220	143	105
401	04-10-526-015	3	6/13/2022	172,500	20,700	19,267	220	88	236
401	04-13-526-009	5	6/9/2022	174,000	20,880	17,000	200	85	246
401	04-34-551-005	3	5/31/2022	185,900	22,308	19,800	220	90	248
401	04-02-576-005	3	5/24/2022	290,000	34,800	31,374	220	143	244
401	04-10-502-001	3	5/18/2022	206,000	24,720	19,267	220	88	282
401	04-25-100-001	3	5/13/2022	160,000	19,200	21,541	220	98	196
401	04-25-100-002	3	5/13/2022	160,000	19,200	21,541	220	98	196
								avg	237
								median	244
								USE	240

Vacant land sales									
class	parcel	table	date	price		24 LV	24 ff rate	adj ff	\$/adj ff
402	04-25-400-014	3	4/18/2022	20,000		24,749	220	112	178



047 Double Tree Estates									
class	parcel	table	date	price	12% of price	24 LV	24 ff rate	adj ff	%/adj ff
401	04-02-530-014	47	5/13/2022	437,000	52,440	53,270	400	133	394
401	04-02-530-009	47	4/25/2022	390,000	46,800	52,574	400	131	356
								avg	375
								median	375
								USE	400

Vacant land sales									
class	parcel	table	date	price		24 LV	24 ff rate	adj ff	\$/adj ff
402	04-02-530-018	47	11/17/2023	32,000		34,134	400	85	375
402	04-02-530-013	47	6/29/2023	42,900		40,519	400	101	424
402	04-02-530-015	47	6/15/2023	42,900		46,678	400	117	368
402	04-02-530-007	47	11/22/2022	40,000		39,357	400	98	407
								avg	393
								median	391

053 Woods West									
class	parcel	table	date	price	12% of price	24 LV	24 ff rate	adj ff	%/adj ff
401	04-01-676-002	53	8/28/2024	460,000	55,200	33,840	360	94	587
								USE	370

1 late sale - use average increase of 3%
2024 rate 360 x 1.03 = 370

551 Pebble Creek Estates									
class	parcel	table	date	price	12% of price	24 LV	24 ff rate	adj ff	%/adj ff
401	04-02-552-004	551	12/7/2023	342,500	41,100	40,475	270	150	274
								USE	280

1 sale - use average increase of 3%
2024 rate 270 x 1.03 = 280

583 Crosswinds North									
class	parcel	table	date	price	12% of price	24 LV	24 ff rate	adj ff	%/adj ff
401	04-24-584-017	583	11/14/2023	299,900	35,988	44,287	340	130	276
401	04-24-584-031	583	6/21/2023	370,000	44,400	42,339	340	125	357
401	04-24-584-028	583	12/15/2022	340,000	40,800	37,944	340	112	366
401	04-24-584-029	583	6/30/2022	315,000	37,800	37,705	340	111	341
								avg	335
								median	349
								USE	340

Clayton Township Land Value Analysis 2025

Subdivisions - allocation method

Land sales vs % of imp sales

table	%	notes
3	9%	1 2022 sale
47	12.5%	4 2022 & 2023 sales
678	6%	1 sale condo

Use 12% for subs & 6% for condos

Average Increase

table	2024	2025	inc	% inc
3	220	240	20	9%
8	200	210	10	5%
18	240	250	10	4%
21	275	300	25	9%
24	300	275	(25)	-8%
47	400	400	-	0%
583	340	340	-	0%
			avg	3%

Clayton Township Land Value Analysis 2025
 Condo sites - allocation method

037 Northfield Condos						
class	parcel	table	date	price	6% of price	24 LV
401	04-01-626-026	37	10/12/2023	185,000	11,100	9,500
401	04-01-626-010	37	9/22/2022	142,000	8,520	9,500
401	04-01-626-018	37	9/8/2022	155,000	9,300	9,500
401	04-01-626-020	37	7/8/2022	169,900	10,194	9,500
				avg	9,779	
				median	9,747	
				USE	9,750	

054 Cole Creek						
class	parcel	table	date	price	6% of price	24 LV
401	04-25-651-088	54	2/2/2024	315,000	18,900	14,000
401	04-25-651-089	54	8/25/2023	345,000	20,700	14,000
401	04-25-651-092	54	5/31/2023	235,000	14,100	14,000
401	04-25-651-111	54	12/2/2022	239,900	14,394	14,000
401	04-25-651-038	54	10/17/2022	240,000	14,400	14,000
401	04-25-651-046	54	9/14/2022	220,000	13,200	14,000
				avg	15,949	
				median	14,397	
				USE	15,000	

678 Site Condos - 677 Chase Park						
class	parcel	table	date	price	6% of price	24 LV
401	04-01-677-017	678	7/28/2023	236,000	14,160	11,100
				USE	11,400	

Use average condo increase of 3%

678 Site Condos - 678 Wds Flagst						
class	parcel	table	date	price	6% of price	24 LV
401	04-01-678-052	678	3/18/2024	240,000	14,400	13,000
401	04-01-678-025	678	7/18/2023	214,900	12,894	13,000
401	04-01-678-019	678	6/1/2023	225,000	13,500	13,000
401	04-01-678-018	678	2/23/2023	209,900	12,594	13,000
401	04-01-678-030	678	1/26/2023	220,000	13,200	13,000
401	04-01-678-002	678	12/15/2022	220,000	13,200	13,000
401	04-01-678-005	678	10/31/2022	265,000	15,900	13,000
401	04-01-678-061	678	4/12/2022	205,000	12,300	13,000
401	04-01-678-014	678	4/7/2022	226,000	13,560	13,000
				avg	13,505	
				median	13,200	
				USE	13,500	

678 Site Condos - 626 Saratoga						
class	parcel	table	date	price	6% of price	24 LV
401	04-13-626-034	678	5/5/2023	265,000	15,900	18,000
401	04-13-626-003	678	5/1/2023	315,000	18,900	18,000
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
				avg	17,700	
				median	18,000	
				USE	18,000	

vacant land sale

class	parcel	table	date	price	24 LV
402	04-13-626-029	678	8/2/2022	18,000	18,000

Average Increase				
table	2024	2025	inc	% inc
37	9,500	9,750	250	3%
54	14,000	15,000	1,000	7%
678	13,000	13,500	500	4%
626	18,000	18,000	-	0%
			average	3%

Clayton Township Residential vacant land sales 2025

Land analysis - Acreage

L.T.0001 Res M & B		
table acreage	avg sales per acre	value
1	26,385	26,385
2	14,640	29,280
3	6,955	20,865
doesn't fit pattern - don't use, see notes on sales		
5	5,789	28,945
10	7,590	75,900
15	6,353	95,295
20	5,222	104,440
30	4,848	145,440

Use 2025		
acres	value	value/acre
1	26,400	26,400
1.5	27,800	18,533
2	29,300	14,650
2.5	34,500	13,800
3	39,000	13,000
4	46,000	11,500
5	50,000	10,000
7	60,000	8,571
10	75,900	7,590
15	95,300	6,353
20	104,400	5,220
25	125,000	5,000
30	145,400	4,847
40	180,000	4,500
50	200,000	4,000
100	350,000	3,500

Clayton Township Residential vacant land sales
Land analysis - Acreage

2025

parcel	date	adj price	acres	bldg	\$/acre	notes
04-25-400-014	4/18/2022	20,000	0.76		26,385	
				avg	26,385	
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	
04-02-100-058	11/2/2023	33,000	2.27		14,537	
				avg	14,640	
04-15-577-012	6/30/2022	24,550	3.53		6,955	very narrow & deep
				avg	6,955	
04-16-400-018	4/14/2022	36,000	4.75		7,579	narrow, deep, wet
04-16-400-022	8/11/2022	20,000	5.00		4,000	narrow, deep, wet.
				avg	5,789	
04-21-100-017 & 018	6/30/2023	69,000	9.30		7,419	
04-02-200-008	11/8/2023	81,000	10.30		7,864	
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	
04-25-100-024	1/17/2024	80,000	10.03		7,976	
04-29-300-015	8/11/2023	82,000	10.10		8,119	
				avg	7,590	
04-11-400-017	11/15/2022	130,000	15.02		8,655	
04-27-400-033	8/11/2021	68,900	17.01		4,051	
				avg	6,353	
04-27-400-034, 035,036	1/18/2022	99,800	19.11		5,222	
				avg	5,222	
04-01-200-016	6/9/2022	107,500	27.00		3,981	
04-31-300-016	1/5/2024	160,000	28.00		5,714	
				avg	4,848	

Clayton Township 2025
Agricultural land analysis

parcel	date	price	total acres	row & drain	LI/bldgs	woods	value woods	non till	value non till @ 2350/ac	crop	\$ crop	\$/crop
04-27-400-094,35,36	1/18/2022	99,800	19.11	0.54	-	-	-	-	-	18.57	99,800	5,374
04-17-100-007	2/11/2022	100,000	16.05	0.53	-	-	-	-	-	15.52	100,000	6,443
04-29-300-018	1/19/2024	240,000	55.65	1.99	-	2.60	9,360.00	-	-	51.06	230,640	4,517
										85.15	430,440	5,055

USE 5100

USE:
 tillable & buildings 5100
 woods 75% 3825
 brush/waste 50% 2550

Clayton Township 2025

Industrial land analysis

Industrial Farm land - Consumers Energy

AG land rate/acre	5100
adj for powerlines	85%-90%
ind land rate USED	4500/acre

Clayton Township
Commercial / industrial land analysis 2025

parcel	date	price	adj	adj price	acres	price/acre
04-19-100-014	6/7/2021	45,000	110% time	49,500	0.75	66,000
04-19-501-001, 002, 003, 005, 006	11/28/2023	330,000	none	330,000	7.61	43,364
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
13-21-200-021	21-Aug	125,000	50% location, water	62,500	1.39	44,964

County appraisals

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	66,000	66,000
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	303,548	43,364
10	-	-
15	264,000	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