

E.C.F.s for Neighborhood: ''

Residential : 0.000  
Town Homes/Duplexes: 0.000  
Mobile Homes : 0.000  
Agricultural Bldgs : 0.000  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 001D '001D METES & BOUNDS DURAND SCHOOL'

Residential : 0.800  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.950  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 001F '001F METES & BOUNDS FLUSHING SCHOOL'

Residential : 0.960  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.950  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 001SC '001SC METES & BOUNDS SC SCHOOL'

NEED COM ECF (USE SAME AS AG BLDGS)

Residential : 0.960  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.950  
Commercial Bldgs : 0.950  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 002 '002 LARGE ESTATE HOUSES'

Residential : 0.740  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.950  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 004 '004 MULTIPLE UNIT HOUSES'

Residential : 0.740  
Town Homes/Duplexes: 0.740  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 0.740  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 008 '008 CLAYTON VILLAGE'

Residential : 0.965  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 018 '018 ELMCREST ESTATES & FARMS'

Residential : 0.930  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 021 '021 VILLAGE OF LENNON'

Residential : 0.990  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 024 '024 HIDDEN CREEK'

Residential : 0.740  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 037 '037 NORTHFIELD CONDOS'

Residential : 0.980  
Town Homes/Duplexes: 0.980  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 039 '039 PLAINVIEW FARM ESTATES'

Residential : 0.950  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 040 '040 PLAINVIEW FARMS #2'

Residential : 0.850  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 047 '047 DOUBLE TREE ESTATES'

Residential : 0.850  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 050 '050 WEST HEIGHTS SUBDIVISION'

Residential : 0.850  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 051 '051 SARATOGA'

Residential : 1.140  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 053 '053 WOODS WEST CONDOS SF'

Residential : 0.850  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 054 '054 COLE CREEK ESTATES'

Residential : 0.990  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 551 '551 PEBBLE CREEK ESTATES'

Residential : 0.740  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 583 '583 CROSSWINDS NORTH'

Residential : 0.950  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 677 '677 CHASE PARK CONDOS'

Residential : 1.000  
Town Homes/Duplexes: 1.060  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 678 '678 WOODS OF FLAGSTONE CONDOS'

Residential : 1.000  
Town Homes/Duplexes: 1.060  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.900  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 701 '701 RURAL COMMERCIAL/INDUSTRIAL'

Residential : 0.960  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.740  
Commercial Bldgs : 0.740  
Industrial Bldgs : 0.740

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 702 '702 MAJOR COMMERCIAL & LENNON'

Residential : 0.960  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.740  
Commercial Bldgs : 0.740  
Industrial Bldgs : 0.740

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 800D '800D AGRICULTURAL DURAND SCHOOL'

Residential : 0.800  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 800F '800F AGRICULTURAL FLUSHING SCHOOL'

NEED TH/DUPLEX ECF FOR RECREATIONAL CABIN  
NEED COM ECF (USE SAME AS AG BLDGS)

Residential : 0.960  
Town Homes/Duplexes: 0.960  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
Commercial Bldgs : 0.650  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 800SC '800SC AGRICULTURAL SC SCHOOL'

Residential : 0.960  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 900 '900 PERSONAL PROPERTY'

Residential : 0.000  
Town Homes/Duplexes: 0.000  
Mobile Homes : 0.000  
Agricultural Bldgs : 0.000  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: MINI 'COMM MINI STORAGE'

Residential : 1.000  
n Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.200  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

Clayton Township ECF groups 2026 Residential and Agricultural

| Group | NH    | 2025 ECF | 2026 ECF | % inc | # sales | type           |
|-------|-------|----------|----------|-------|---------|----------------|
|       | 37    | 1.02     | 0.98     | 96%   | 4       | condo          |
|       | 677   | 1.011    | 1.06     | 105%  | 10      | condo          |
|       | 678   | 1.011    | 1.06     |       |         |                |
|       | 583   | 0.92     | 0.95     | 103%  | 4       | plus           |
|       | 39    | 0.92     | 0.95     |       |         | plus           |
|       | 001F  | 0.96     | 0.96     | 100%  | 46      | m& b           |
|       | 800F  | 0.96     | 0.96     |       |         | ag             |
|       | 001SC | 0.94     | 0.96     | 102%  | 42      | m& b           |
|       | 800SC | 0.94     | 0.96     |       |         | ag             |
|       | 001D  | 0.94     | 0.8      | 85%   |         | m& b           |
|       | 800D  | 0.94     | 0.8      |       |         | ag             |
|       | 2     | 0.76     | 0.74     | 97%   | 18      | large estate   |
|       | 24    | 0.76     | 0.74     |       |         | plus           |
|       | 551   | 0.76     | 0.74     |       |         | plus           |
|       | 40    | 0.76     | 0.85     | 112%  | 2       | plus           |
|       | 53    | 0.76     | 0.85     | 112%  | 0       | new plus       |
|       | 47    | 0.8      | 0.85     | 106%  | 0       | plus           |
|       | 51    | 1.054    | 1.14     | 108%  | 3       | new plus       |
|       | 18    | 0.95     | 0.93     | 98%   | 11      | medium         |
|       | 50    | 0.862    | 0.85     | 99%   | 5       | medium         |
|       | 8     | 0.885    | 0.965    | 109%  | 7       | medium         |
|       | 54    | 1.041    | 0.990    | 95%   | 12      | cole creek     |
|       | 21    | 0.980    | 0.990    | 101%  | 0       | village lennon |
|       | 4     | 0.674    | 0.74     | 110%  | 3       | multiple unit  |

no sales -use avg increase

average

102% without Lennon and multi

Clayton Township 2026  
 ECF Analysis Residential & Agricultural  
 Neighborhood(s): 001D & 8000

| Parcel Number       | Street Address     | Sale Date | Sale Price | Inst. | Terms of Sale   | Adj. Sale \$ | Prev. Assmt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost/Mar. S.   | E.C.F.    | Floor Area     | S/Sq.Ft.  | ECF Area         |             |
|---------------------|--------------------|-----------|------------|-------|-----------------|--------------|--------------|---------------|----------------|-------------|----------------|----------------|-----------|----------------|-----------|------------------|-------------|
| 04-31-400-008       | 4424 S DUFFIELD RD | 05/08/24  | \$235,000  | WD    | 03-ARM'S LENGTH | \$235,000    | \$135,700    | 57.74         | \$287,168      | \$42,918    | \$192,082      | \$259,840      | 0.739     | 1,408          | \$136.42  | 001D             |             |
| 04-31-400-014 & 013 | 4486 S DUFFIELD RD | 06/11/24  | \$255,000  | WD    | 03-ARM'S LENGTH | \$255,000    | \$125,400    | 49.18         | \$250,714      | \$57,817    | \$197,183      | \$207,416      | 0.951     | 1,336          | \$147.59  | 001D             |             |
| 04-31-400-023       | 12164 MILLER RD    | 09/29/23  | \$260,000  | MLC   | 03-ARM'S LENGTH | \$260,000    | \$153,700    | 59.12         | \$317,309      | \$76,709    | \$183,291      | \$255,957      | 0.716     | 2,068          | \$88.63   | 001D             |             |
| Totals:             |                    |           |            |       |                 |              |              |               |                |             |                | \$750,000      | \$414,800 | \$572,556      | \$723,214 | \$124.22         |             |
|                     |                    |           |            |       |                 |              |              |               |                |             |                | Sale. Ratio => | 55.31     | E.C.F. =>      | 0.792     | Std. Deviation=> | 0.129266808 |
|                     |                    |           |            |       |                 |              |              |               |                |             |                | Std. Dev. =>   | 5.39      | Ave. E.C.F. => | 0.802     | Ave. Variance=>  | 9.9111      |
|                     |                    |           |            |       |                 |              |              |               |                |             |                | Use            | 0.800     |                |           |                  |             |



Clayton Township Residential & Agricultural ECF analysis 2026  
 ECF Neighborhood(s): 0015C & 8005C

| Parcel Number   | Street Address     | Sale Date | Sale Price   | Inst. | Terms of Sale    | Adj. Sales   | Prev. Assmt. | Ass./Adj. Sale | Cur. Appraisal | Land + Yard | Blgd. Residual | Cost Man. \$ | E.C.F. | Floor Area | S/Sq.Ft. | ECF Area |
|---|--------------------|-----------|--------------|-------|------------------|--------------|--------------|----------------|----------------|-------------|----------------|--------------|--------|------------|----------|----------|
| 04-13-100-029   | 7283 CALKINS RD    | 05/20/23  | \$159,900    | WD    | 03-ARMY'S LENGTH | \$159,900    | \$95,200     | 59.54          | \$196,872      | \$24,901    | \$134,999      | \$182,948    | 0.738  | 1,264      | \$106.80 | 0015C    |
| 04-13-400-012   | 1476 S ELMS RD     | 05/25/23  | \$235,000    | M/LC  | 03-ARMY'S LENGTH | \$235,000    | \$118,300    | 50.34          | \$247,751      | \$127,489   | \$107,511      | \$127,938    | 0.840  | 754        | \$147.59 | 0015C    |
| 04-13-526-022   | 7057 CALKINS RD    | 12/18/24  | \$205,000    | WD    | 03-ARMY'S LENGTH | \$205,000    | \$76,600     | 37.37          | \$159,224      | \$17,149    | \$187,851      | \$151,144    | 1.243  | 1,004      | \$182.10 | 0015C    |
| 04-14-100-012   | 8473 CALKINS RD    | 06/27/23  | \$276,100    | WD    | 03-ARMY'S LENGTH | \$276,100    | \$110,300    | 39.95          | \$231,879      | \$49,809    | \$226,291      | \$193,691    | 1.168  | 1,458      | \$155.21 | 0015C    |
| 04-14-200-005   | 1176 S MORRISH RD  | 05/19/23  | \$273,000    | WD    | 03-ARMY'S LENGTH | \$273,000    | \$163,700    | 59.96          | \$340,099      | \$40,741    | \$232,259      | \$318,466    | 0.729  | 2,592      | \$89.61  | 0015C    |
| 04-14-200-007   | 1198 S MORRISH RD  | 01/26/24  | \$225,000    | WD    | 03-ARMY'S LENGTH | \$225,000    | \$110,400    | 49.07          | \$229,197      | \$197,969   | \$215,070      | \$197,969    | 0.920  | 1,452      | \$136.34 | 0015C    |
| 04-14-300-004   | 8322 CORUNNA RD    | 09/08/23  | \$193,702    | WD    | 03-ARMY'S LENGTH | \$193,702    | \$99,000     | 51.11          | \$208,516      | \$31,121    | \$167,581      | \$188,718    | 0.862  | 1,204      | \$135.03 | 0015C    |
| 04-14-400-001   | 1438 S MORRISH RD  | 10/24/23  | \$220,000    | WD    | 03-ARMY'S LENGTH | \$220,000    | \$147,100    | 66.86          | \$307,071      | \$29,050    | \$119,950      | \$133,983    | 0.895  | 1,851      | \$102.75 | 0015C    |
| 04-14-400-012   | 8098 CORUNNA RD    | 09/06/24  | \$154,000    | WD    | 03-ARMY'S LENGTH | \$154,000    | \$75,700     | 49.16          | \$159,994      | \$34,050    | \$119,950      | \$133,983    | 0.895  | 1,851      | \$102.75 | 0015C    |
| 04-14-400-022   | 8250 CORUNNA RD    | 12/26/24  | \$180,000    | WD    | 03-ARMY'S LENGTH | \$180,000    | \$100,400    | 55.78          | \$210,843      | \$32,219    | \$147,781      | \$190,026    | 0.778  | 1,248      | \$118.41 | 0015C    |
| 04-16-300-006   | 1461 S NICHOLS RD  | 08/20/24  | \$185,000    | WD    | 03-ARMY'S LENGTH | \$185,000    | \$88,000     | 47.57          | \$185,261      | \$32,297    | \$152,703      | \$162,728    | 0.938  | 1,656      | \$92.21  | 0015C    |
| 04-17-300-005   | 11342 CORUNNA RD   | 08/18/23  | \$346,000    | WD    | 03-ARMY'S LENGTH | \$346,000    | \$168,700    | 48.76          | \$394,522      | \$225,953   | \$120,047      | \$163,141    | 0.736  | 1,476      | \$81.33  | 8005C    |
| 04-18-300-005   | 1439 S SHERIDAN RD | 04/25/24  | \$196,000    | WD    | 03-ARMY'S LENGTH | \$196,000    | \$75,900     | 38.72          | \$159,576      | \$32,818    | \$163,182      | \$134,849    | 1.210  | 1,290      | \$126.50 | 0015C    |
| 04-19-400-019   | 12070 LENNON RD    | 07/17/23  | \$384,000    | WD    | 03-ARMY'S LENGTH | \$384,000    | \$166,500    | 43.36          | \$347,027      | \$131,699   | \$252,301      | \$229,072    | 1.101  | 1,700      | \$148.41 | 0015C    |
| 04-20-100-010   | 2076 S NICHOLS RD  | 07/12/24  | \$393,000    | WD    | 03-ARMY'S LENGTH | \$393,000    | \$165,400    | 49.37          | \$345,574      | \$33,098    | \$301,902      | \$343,421    | 0.908  | 2,439      | \$133.78 | 0015C    |
| 04-20-300-004   | 2399 S DUFFIELD RD | 01/13/25  | \$463,000    | WD    | 03-ARMY'S LENGTH | \$463,000    | \$162,900    | 35.18          | \$337,601      | \$117,997   | \$345,003      | \$233,621    | 1.477  | 1,906      | \$181.01 | 0015C    |
| 04-20-300-005   | 2423 S DUFFIELD RD | 01/14/25  | \$564,000    | WD    | 03-ARMY'S LENGTH | \$564,000    | \$305,500    | 54.17          | \$634,650      | \$296,406   | \$267,594      | \$359,834    | 0.744  | 2,759      | \$96.99  | 0015C    |
| 04-21-100-015   | 2029 S NICHOLS RD  | 11/29/23  | \$345,000    | WD    | 03-ARMY'S LENGTH | \$345,000    | \$181,400    | 52.58          | \$373,584      | \$73,140    | \$271,860      | \$319,621    | 0.851  | 1,902      | \$142.93 | 0015C    |
| 04-21-300-014   | 10300 LENNON RD    | 06/05/24  | \$202,000    | WD    | 03-ARMY'S LENGTH | \$202,000    | \$123,000    | 60.89          | \$256,967      | \$43,586    | \$158,414      | \$227,001    | 0.698  | 2,476      | \$63.98  | 0015C    |
| 04-23-200-007   | 8139 CORUNNA RD    | 01/16/25  | \$205,000    | WD    | 03-ARMY'S LENGTH | \$205,000    | \$104,400    | 50.93          | \$220,879      | \$30,665    | \$174,335      | \$202,355    | 0.862  | 1,589      | \$109.71 | 0015C    |
| 04-24-200-014   | 7191 CORUNNA RD    | 01/31/25  | \$157,500    | WD    | 03-ARMY'S LENGTH | \$157,500    | \$84,200     | 53.46          | \$176,725      | \$28,124    | \$129,376      | \$158,086    | 0.818  | 1,108      | \$116.77 | 0015C    |
| 04-24-300-010   | 2393 S MORRISH RD  | 08/14/24  | \$200,000    | WD    | 03-ARMY'S LENGTH | \$200,000    | \$103,400    | 44.96          | \$216,736      | \$30,674    | \$199,326      | \$191,938    | 1.007  | 1,297      | \$153.68 | 0015C    |
| 04-24-582-019   | 7084 LENNON RD     | 03/27/25  | \$245,000    | WD    | 03-ARMY'S LENGTH | \$245,000    | \$90,600     | 40.30          | \$166,179      | \$51,645    | \$148,335      | \$121,845    | 1.218  | 1,172      | \$126.58 | 0015C    |
| 04-25-100-004   | 3071 S MORRISH RD  | 08/28/23  | \$195,000    | WD    | 03-ARMY'S LENGTH | \$195,000    | \$115,800    | 47.27          | \$240,567      | \$24,966    | \$220,034      | \$229,363    | 0.959  | 1,894      | \$116.17 | 0015C    |
| 04-25-100-008   | 3129 S MORRISH RD  | 01/28/25  | \$164,900    | WD    | 03-ARMY'S LENGTH | \$164,900    | \$62,400     | 37.84          | \$129,229      | \$34,548    | \$160,452      | \$168,810    | 0.950  | 1,932      | \$83.05  | 0015C    |
| 04-25-400-002   | 3235 S MORRISH RD  | 07/25/24  | \$435,000    | WD    | 03-ARMY'S LENGTH | \$435,000    | \$169,100    | 38.87          | \$351,364      | \$81,270    | \$353,730      | \$110,987    | 1.259  | 798        | \$175.12 | 0015C    |
| 04-25-400-002   | 7100 W BRISTOL RD  | 06/11/24  | \$235,000    | WD    | 03-ARMY'S LENGTH | \$235,000    | \$90,700     | 38.60          | \$191,895      | \$31,529    | \$203,471      | \$170,602    | 1.193  | 1,528      | \$133.16 | 0015C    |
| 04-26-576-019   | 3388 S MORRISH RD  | 05/29/24  | \$190,000    | WD    | 03-ARMY'S LENGTH | \$190,000    | \$79,200     | 41.68          | \$163,501      | \$37,598    | \$152,402      | \$133,939    | 1.138  | 884        | \$172.40 | 0015C    |
| 04-27-200-005   | 3158 S SETMOUR RD  | 05/20/24  | \$147,500    | WD    | 03-ARMY'S LENGTH | \$147,500    | \$75,600     | 51.25          | \$160,339      | \$31,751    | \$115,749      | \$136,796    | 0.846  | 1,462      | \$79.17  | 0015C    |
| 04-27-576-005   | 3361 S SETMOUR RD  | 02/05/24  | \$247,000    | WD    | 03-ARMY'S LENGTH | \$247,000    | \$112,000    | 45.34          | \$230,660      | \$43,859    | \$203,141      | \$198,724    | 1.022  | 1,836      | \$110.64 | 0015C    |
| 04-28-400-009   | 10123 MCENRUE RD   | 04/24/24  | \$341,000    | WD    | 03-ARMY'S LENGTH | \$341,000    | \$123,200    | 36.13          | \$257,587      | \$45,939    | \$295,061      | \$225,157    | 1.310  | 1,832      | \$161.06 | 0015C    |
| 04-29-100-005   | 11339 MCENRUE RD   | 02/10/25  | \$385,000    | WD    | 03-ARMY'S LENGTH | \$385,000    | \$184,600    | 47.95          | \$383,599      | \$121,727   | \$263,273      | \$278,587    | 0.945  | 2,312      | \$113.87 | 0015C    |
| 04-29-300-017   | 11111 LENNON RD    | 09/29/23  | \$280,000    | WD    | 03-ARMY'S LENGTH | \$280,000    | \$130,000    | 46.43          | \$270,599      | \$82,252    | \$197,748      | \$200,369    | 0.987  | 1,586      | \$128.74 | 0015C    |
| 04-29-300-017   | 11322 W BRISTOL RD | 09/13/24  | \$335,000    | WD    | 03-ARMY'S LENGTH | \$335,000    | \$182,600    | 54.51          | \$372,435      | \$93,023    | \$241,977      | \$297,247    | 0.814  | 2,195      | \$110.24 | 0015C    |
| 04-29-400-003   | 11224 W BRISTOL RD | 04/06/23  | \$174,000    | WD    | 03-ARMY'S LENGTH | \$174,000    | \$116,900    | 61.59          | \$240,781      | \$42,401    | \$147,599      | \$132,386    | 1.063  | 1,204      | \$116.90 | 0015C    |
| 04-30-100-029   | 3197 S SHERIDAN RD | 08/16/24  | \$299,900    | WD    | 03-ARMY'S LENGTH | \$299,900    | \$144,000    | 43.64          | \$297,493      | \$79,577    | \$250,423      | \$231,826    | 1.080  | 1,580      | \$85.02  | 0015C    |
| 04-30-400-009   | 3492 S DUFFIELD RD | 07/28/23  | \$190,000    | WD    | 03-ARMY'S LENGTH | \$190,000    | \$116,900    | 51.28          | \$319,962      | \$80,783    | \$219,117      | \$254,446    | 0.661  | 1,990      | \$113.53 | 0015C    |
| 04-30-400-011   | 12060 W BRISTOL RD | 07/12/24  | \$330,000    | WD    | 03-ARMY'S LENGTH | \$330,000    | \$144,000    | 43.64          | \$297,493      | \$79,577    | \$250,423      | \$231,826    | 1.080  | 1,580      | \$85.02  | 0015C    |
| 04-31-200-008   | 4054 S DUFFIELD RD | 06/28/24  | \$250,000    | WD    | 03-ARMY'S LENGTH | \$250,000    | \$111,700    | 44.68          | \$231,485      | \$62,503    | \$187,497      | \$179,768    | 1.043  | 1,740      | \$107.76 | 0015C    |
| 04-33-551-002   | 4459 S VANEET RD   | 09/29/23  | \$234,500    | WD    | 03-ARMY'S LENGTH | \$234,500    | \$121,300    | 51.73          | \$252,384      | \$40,746    | \$193,754      | \$225,147    | 0.861  | 1,677      | \$115.54 | 0015C    |
| 04-33-576-009   | 4396 S VANEET RD   | 08/19/24  | \$249,000    | WD    | 03-ARMY'S LENGTH | \$249,000    | \$101,500    | 40.76          | \$211,273      | \$22,957    | \$226,643      | \$200,974    | 1.128  | 1,462      | \$155.02 | 0015C    |
| 04-33-576-023   | 4466 S VANEET RD   | 01/06/25  | \$337,000    | WD    | 03-ARMY'S LENGTH | \$337,000    | \$150,900    | 46.98          | \$208,792      | \$21,894    | \$193,106      | \$198,828    | 0.971  | 1,352      | \$142.83 | 0015C    |
| 04-33-576-024   | 4330 S VANEET RD   | 10/28/24  | \$340,000    | WD    | 03-ARMY'S LENGTH | \$340,000    | \$147,100    | 44.78          | \$310,857      | \$27,498    | \$309,502      | \$301,446    | 1.027  | 2,020      | \$153.22 | 0015C    |
| 04-34-100-032   | 4081 S VANEET RD   | 03/18/24  | \$245,999    | WD    | 03-ARMY'S LENGTH | \$245,999    | \$109,900    | 44.67          | \$223,923      | \$35,784    | \$210,215      | \$200,148    | 1.050  | 1,131      | \$185.87 | 0015C    |
| 04-34-200-004   | 4014 S SETMOUR RD  | 09/08/23  | \$205,000    | WD    | 03-ARMY'S LENGTH | \$205,000    | \$107,600    | 52.49          | \$224,746      | \$32,349    | \$172,651      | \$204,678    | 0.844  | 1,352      | \$127.70 | 0015C    |
| 04-35-501-003   | 4029 S SETMOUR RD  | 09/08/23  | \$12,445,001 | WD    | 03-ARMY'S LENGTH | \$12,445,001 | \$5,851,100  | 47.02          | \$12,215,170   | \$9,671,690 | \$10,028,344   | \$128.32     | 1,352  | \$127.70   | 0015C    |          |
| Totals:   |                    |           |              |       |                  |              |              |                |                |             |                |              |        |            |          |          |
| \$12,445,001      \$5,851,100      \$9,671,690      \$10,028,344      \$128.32<br>Sale. Ratio =>      E.C.F. =>      Ave. E.C.F. =>      Std. Dev. =>      Std. Deviations=><br>47.02      0.964      0.981      0.960      0.19227215<br>7.28      Ave. E.C.F. =>      Use |                    |           |              |       |                  |              |              |                |                |             |                |              |        |            |          |          |



Clayton Township  
 2026 ECF Analysis - Residential & Commercial  
 ECF: 004 Multi Unit Houses

| parcel              | date       | price   | time adj price (2%/mth) | land   | LI    | residual | cost      | ECF  |
|---------------------|------------|---------|-------------------------|--------|-------|----------|-----------|------|
| 04-18-300-015       | 12/16/2024 | 240,000 | 240,000                 | 35,020 | 1,865 | 203,115  | 227,467   | 0.89 |
| 04-21-200-007       | 9/8/2022   | 515,000 | 587,100                 | 72,525 |       | 514,575  | 731,977   | 0.70 |
| 04-23-200-030 & 031 | 6/24/2022  | 252,000 | 297,360                 | 57,390 | 1,276 | 238,694  | 284,752   | 0.84 |
|                     |            |         |                         |        |       | 753,269  | 1,016,729 | 0.74 |

Use

| Time adjustment |            |        | % inc | months | %/mth |
|-----------------|------------|--------|-------|--------|-------|
| 04-18-300-015   | 12/16/2024 | 240000 | 0.22  | 9      | 2%    |
| 04-18-300-015   | 3/20/2024  | 196908 | 0.57  | 25     | 2%    |
| 04-18-300-015   | 2/2/2022   | 125000 |       |        |       |

Clayton Township residential ECF analysis 2026  
 ECF Neighborhood(s): 008

| Parcel Number  | Street Address    | Sale Date | Sale Price | Instc. | Terms of Sale   | Adj. Sale \$ | Prev. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. 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    | \$107,100    | 56.37         | \$221,068      | \$27,346    | \$162,654                | \$218,895        | 0.743                    |                    |                    |
| 04-15-551-008  | 1354 S SEYMOUR RD | 03/21/25  | \$225,000  | WD     | 03-ARM'S LENGTH | \$225,000    | \$90,300     | 40.13         | \$188,395      | \$24,200    | \$200,800                | \$185,531        | 1.082                    |                    |                    |
| 04-15-551-027  | 9382 CORUNNA RD   | 09/05/24  | \$214,900  | WD     | 03-ARM'S LENGTH | \$214,900    | \$82,900     | 38.58         | \$173,110      | \$30,714    | \$184,186                | \$160,899        | 1.145                    |                    |                    |
| 04-15-552-014  | 1343 HOUSTON DR   | 08/22/23  | \$209,000  | WD     | 03-ARM'S LENGTH | \$209,000    | \$96,900     | 46.36         | \$200,007      | \$19,303    | \$189,697                | \$204,185        | 0.929                    |                    |                    |
| 04-15-552-017  | 1309 HOUSTON DR   | 03/13/24  | \$175,000  | WD     | 03-ARM'S LENGTH | \$175,000    | \$77,900     | 44.51         | \$162,535      | \$24,229    | \$150,771                | \$156,278        | 0.965                    |                    |                    |
| 04-15-552-029  | 1418 HOUSTON DR   | 05/11/23  | \$150,000  | WD     | 03-ARM'S LENGTH | \$150,000    | \$68,200     | 45.47         | \$142,539      | \$20,971    | \$129,029                | \$137,365        | 0.939                    |                    |                    |
| 04-22-526-030  | 9043 CORUNNA RD   | 09/03/24  | \$194,000  | WD     | 03-ARM'S LENGTH | \$194,000    | \$82,700     | 42.63         | \$172,514      | \$38,174    | \$155,826                | \$151,797        | 1.027                    |                    |                    |
| <b>Totals:</b> |                   |           |            |        |                 |              |              |               |                |             | <b>\$1,357,900</b>       | <b>\$606,000</b> | <b>\$1,260,168</b>       | <b>\$1,172,963</b> | <b>\$1,214,950</b> |
|                |                   |           |            |        |                 |              |              |               |                |             | <b>Sale. Ratio =&gt;</b> | <b>44.63</b>     | <b>E.C.F. =&gt;</b>      | <b>0.965</b>       |                    |
|                |                   |           |            |        |                 |              |              |               |                |             | <b>Std. Dev. =&gt;</b>   | <b>5.80</b>      | <b>Ave. E.C.F. =&gt;</b> | <b>0.976</b>       |                    |
|                |                   |           |            |        |                 |              |              |               |                |             |                          |                  | <b>Use</b>               | <b>0.965</b>       |                    |

Clayton Township residential ECF analysis 2026  
ECF Neighborhood(s): 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.       |
|----------------|--------------------|-----------|------------|--------|-----------------|--------------------|--------------------|---------------|--------------------|-------------|--------------------|--------------------|--------------|
| 04-24-576-004  | 2352 S ELMS RD     | 02/11/25  | \$260,000  | WD     | 03-ARM'S LENGTH | \$260,000          | \$108,100          | 41.58         | \$225,035          | \$27,933    | \$232,067          | \$207,476          | 1.119        |
| 04-24-576-005  | 2342 S ELMS RD     | 01/31/25  | \$250,000  | WD     | 03-ARM'S LENGTH | \$250,000          | \$105,400          | 42.16         | \$217,303          | \$25,190    | \$224,810          | \$202,224          | 1.112        |
| 04-24-576-015  | 7050 ALDREDGE DR   | 09/08/23  | \$185,000  | WD     | 03-ARM'S LENGTH | \$185,000          | \$96,700           | 52.27         | \$200,810          | \$25,136    | \$159,864          | \$184,920          | 0.865        |
| 04-24-576-026  | 7109 ALDREDGE DR   | 05/20/24  | \$210,000  | WD     | 03-ARM'S LENGTH | \$210,000          | \$98,600           | 46.95         | \$203,520          | \$28,143    | \$181,857          | \$184,607          | 0.985        |
| 04-24-576-031  | 7043 ALDREDGE DR   | 12/15/23  | \$180,000  | WD     | 03-ARM'S LENGTH | \$180,000          | \$107,500          | 59.72         | \$221,397          | \$38,143    | \$141,857          | \$192,899          | 0.735        |
| 04-24-577-021  | 7101 SOUTH FORK DR | 10/18/23  | \$210,000  | WD     | 03-ARM'S LENGTH | \$210,000          | \$95,700           | 45.57         | \$219,333          | \$28,696    | \$181,304          | \$200,671          | 0.903        |
| 04-24-577-022  | 7107 SOUTH FORK DR | 05/24/24  | \$210,000  | WD     | 03-ARM'S LENGTH | \$210,000          | \$103,200          | 49.14         | \$213,825          | \$24,421    | \$185,579          | \$199,373          | 0.931        |
| 04-24-577-023  | 7121 SOUTH FORK DR | 11/01/23  | \$190,000  | WD     | 03-ARM'S LENGTH | \$190,000          | \$94,400           | 49.68         | \$195,307          | \$25,813    | \$164,187          | \$178,415          | 0.920        |
| 04-24-579-019  | 7385 SOUTH FORK DR | 11/20/24  | \$185,000  | WD     | 03-ARM'S LENGTH | \$185,000          | \$109,100          | 58.97         | \$225,035          | \$35,358    | \$149,642          | \$199,660          | 0.749        |
| 04-24-580-006  | 7215 SOUTH FORK DR | 06/26/24  | \$212,000  | WD     | 03-ARM'S LENGTH | \$212,000          | \$117,600          | 55.47         | \$241,705          | \$38,674    | \$173,326          | \$213,717          | 0.811        |
| 04-24-580-009  | 7283 SOUTH FORK DR | 08/31/23  | \$346,000  | WD     | 03-ARM'S LENGTH | \$346,000          | \$156,600          | 45.26         | \$320,743          | \$26,468    | \$319,532          | \$309,763          | 1.032        |
| <b>Totals:</b> |                    |           |            |        |                 | <b>\$2,438,000</b> | <b>\$1,192,900</b> | <b>48.93</b>  | <b>\$2,484,013</b> |             | <b>\$2,114,025</b> | <b>\$2,273,724</b> | <b>0.930</b> |

Sale. Ratio => 48.93  
Std. Dev. => 6.28  
E.C.F. => 0.930  
Ave. E.C.F. => 0.924  
Use 0.930

**Clayton Township residential ECF analysis 2026**  
**ECF Neighborhood(s): 021**

No sales for this neighborhood. Due to the fact that it is in the Village of Lennon and has higher taxes I used the average increase of 2% from 2025 to 2026, 0.98 to 0.99

Clayton Township residential ECF analysis 2026  
 ECF Neighborhood(s): 037

| 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.        |       |
|---------------|---------------------|-----------|------------|--------|-----------------|--------------|--------------|----------------|----------------|-------------|----------------|--------------|----------------|-------|
| 04-01-626-009 | 7228 NORTHFIELD CIR | 08/13/25  | \$173,000  | WD     | 03-ARM'S LENGTH | \$173,000    | \$87,700     | 50.69          | \$179,447      | \$10,200    | \$162,800      | \$169,247    | 0.962          |       |
| 04-01-626-012 | 7221 NORTHFIELD CIR | 05/14/25  | \$125,000  | WD     | 03-ARM'S LENGTH | \$125,000    | \$80,200     | 64.16          | \$144,492      | \$10,200    | \$114,800      | \$134,292    | 0.855          |       |
| 04-01-626-018 | 7244 NORTHFIELD CIR | 09/29/25  | \$169,900  | WD     | 03-ARM'S LENGTH | \$169,900    | \$81,100     | 47.73          | \$166,685      | \$10,200    | \$159,700      | \$156,485    | 1.021          |       |
| 04-01-626-026 | 7260 NORTHFIELD CIR | 10/12/23  | \$185,000  | WD     | 03-ARM'S LENGTH | \$185,000    | \$85,200     | 46.05          | \$175,171      | \$10,200    | \$174,800      | \$164,971    | 1.060          |       |
| Totals:       |                     |           | \$652,900  |        |                 | \$652,900    | \$334,200    |                | \$665,795      |             | \$612,100      | \$624,995    |                |       |
|               |                     |           |            |        |                 |              |              | Sale. Ratio => | 51.19          |             |                |              | E.C.F. =>      | 0.979 |
|               |                     |           |            |        |                 |              |              | Std. Dev. =>   | 8.23           |             |                |              | Ave. E.C.F. => | 0.974 |
|               |                     |           |            |        |                 |              |              |                |                |             |                |              | Use            | 0.980 |

only 1 2023 sale in study so extended dates

Clayton Township residential ECF analysis 2026  
ECF Neighborhood(s): 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 | Blgd. Residual | Cost Man. \$ | E.C.F.         | Floor Area | \$/Sq. Ft.       | ECF Area  |
|----------------|----------------------|-----------|------------|--------|-----------------|--------------|--------------|---------------|----------------|-------------|----------------|--------------|----------------|------------|------------------|-----------|
| 04-02-501-053  | 2358 PLAINVIEW DR    | 07/17/24  | \$280,000  | WD     | 03-ARM'S LENGTH | \$280,000    | \$118,100    | 42.18         | \$242,386      | \$36,668    | \$243,332      | \$223,607    | 1.088          | 1,330      | \$182.96         | 039       |
| 04-02-529-002  | 2505 PLAINVIEW DR    | 07/14/23  | \$231,000  | WD     | 03-ARM'S LENGTH | \$231,000    | \$107,100    | 46.36         | \$221,866      | \$30,891    | \$200,109      | \$207,582    | 0.964          | 1,566      | \$127.78         | 039       |
| 04-02-529-005  | 2477 PLAINVIEW DR    | 09/06/23  | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000    | \$138,400    | 57.67         | \$287,222      | \$36,422    | \$203,578      | \$272,609    | 0.747          | 1,869      | \$108.92         | 039       |
| 04-24-588-017  | 7087 WILLIAM JOHN CT | 06/28/24  | \$345,000  | WD     | 03-ARM'S LENGTH | \$345,000    | \$171,700    | 49.77         | \$379,113      | \$46,935    | \$298,065      | \$332,178    | 0.897          | 2,068      | \$144.13         | 583       |
| 04-24-588-023  | 7055 CROSSWINDS DR   | 02/27/25  | \$335,000  | WD     | 03-ARM'S LENGTH | \$335,000    | \$189,800    | 56.66         | \$362,173      | \$38,306    | \$296,694      | \$323,867    | 0.916          | 2,332      | \$127.23         | 583       |
| 04-24-584-014  | 7105 CROSSWINDS DR   | 06/10/24  | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000    | \$128,100    | 53.38         | \$282,299      | \$36,963    | \$203,037      | \$245,336    | 0.828          | 1,616      | \$125.64         | 583       |
| 04-24-584-030  | 7132 CROSSWINDS DR   | 11/14/23  | \$299,900  | WD     | 03-ARM'S LENGTH | \$299,900    | \$145,000    | 48.35         | \$323,149      | \$47,579    | \$252,321      | \$275,570    | 0.916          | 1,724      | \$146.36         | 583       |
| 04-24-584-031  | 7124 CROSSWINDS DR   | 05/23/24  | \$395,000  | WD     | 03-ARM'S LENGTH | \$395,000    | \$171,900    | 43.52         | \$377,518      | \$44,577    | \$330,423      | \$332,941    | 1.053          | 1,947      | \$179.98         | 583       |
| 04-24-584-033  | 7104 CROSSWINDS DR   | 06/21/23  | \$370,000  | WD     | 03-ARM'S LENGTH | \$370,000    | \$153,900    | 41.49         | \$341,065      | \$42,339    | \$327,661      | \$298,726    | 1.097          | 1,944      | \$168.55         | 583       |
| 04-24-584-033  | 7104 CROSSWINDS DR   | 01/30/25  | \$400,000  | WD     | 03-ARM'S LENGTH | \$400,000    | \$180,100    | 45.03         | \$395,490      | \$41,924    | \$358,076      | \$353,566    | 1.013          | 2,104      | \$170.19         | 583       |
| <b>Totals:</b> |                      |           |            |        |                 |              |              |               |                |             |                |              |                |            |                  |           |
|                |                      |           |            |        |                 | \$3,135,900  | \$1,503,700  | 47.95         | \$3,212,281    | \$2,733,296 | \$2,865,981    | \$2,865,981  | 0.954          | 11,350     | \$148.17         | 0.1138585 |
|                |                      |           |            |        |                 |              | Std. Dev. => | 5.84          |                |             |                |              | Ave. E.C.F. => | 0.952      | Std. Deviation=> | 9.1094    |
|                |                      |           |            |        |                 |              |              |               |                |             |                |              | Use            |            |                  |           |

Clayton Township residential ECF analysis 2026  
 ECF Neighborhood(s): 40, 47, 53

| Parcel Number | Street Address       | Sale Date | Sale Price | Inst. | Terms of Sale   | Adj. Sale \$ | Prev. Assmt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.    | Floor/Area | \$/sq.ft.        | ECF Area    |  |          |  |
|---------------|----------------------|-----------|------------|-------|-----------------|--------------|--------------|---------------|----------------|-------------|----------------|--------------|-----------|------------|------------------|-------------|--|----------|--|
| 04-01-676-002 | 7045 WOODS WEST DR   | 08/28/24  | \$460,000  | WD    | 03-ARM'S LENGTH | \$460,000    | \$209,000    | 45.43         | \$426,738      | \$35,250    | \$424,750      | \$515,116    | 0.825     | 2,303      | \$184.43         | 053         |  |          |  |
| 04-02-501-044 | 8328 HIDDEN CREEK DR | 09/10/24  | \$279,000  | WD    | 03-ARM'S LENGTH | \$279,000    | \$116,600    | 41.79         | \$240,843      | \$38,696    | \$240,304      | \$265,983    | 0.903     | 1,643      | \$146.26         | 040         |  |          |  |
| Totals:       |                      |           |            |       |                 |              |              |               |                |             |                |              | \$739,000 | \$667,581  | \$665,054        | \$781,099   |  | \$165.35 |  |
|               |                      |           |            |       |                 |              |              |               |                |             |                |              | 44.06     | 0.851      | Std. Deviation=> | 0.055779872 |  |          |  |
|               |                      |           |            |       |                 |              |              |               |                |             |                |              | 2.58      | 0.864      | Ave. E.C.F.=>    | 3.9442      |  |          |  |
|               |                      |           |            |       |                 |              |              |               |                |             |                |              |           | 0.850      | Use              |             |  |          |  |



Clayton Township residential ECF analysis 2026  
 ECF Neighborhood(s): 051

| Parcel Number  | Street Address   | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$             | Prev. Asmt.      | Asd/Adj. Sale | Cut. 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                | \$138,200        | 43.87         | \$285,852        | \$18,340    | \$296,660        | \$253,806                | 1.169        |
| 04-13-626-034  | 7144 SARATOGA DR | 05/05/23  | \$265,000  | WD     | 03-ARM'S LENGTH | \$265,000                | \$127,400        | 48.08         | \$263,000        | \$18,615    | \$246,385        | \$231,864                | 1.063        |
| 04-13-626-038  | 7112 SARATOGA DR | 05/21/24  | \$325,000  | WD     | 03-ARM'S LENGTH | \$325,000                | \$142,600        | 43.88         | \$294,152        | \$18,340    | \$306,660        | \$261,681                | 1.172        |
| <b>Totals:</b> |                  |           |            |        |                 | <b>\$905,000</b>         | <b>\$408,200</b> |               | <b>\$843,004</b> |             | <b>\$849,705</b> | <b>\$747,352</b>         |              |
|                |                  |           |            |        |                 | <b>Sale. Ratio =&gt;</b> | <b>45.10</b>     |               |                  |             |                  | <b>E.C.F. =&gt;</b>      | <b>1.137</b> |
|                |                  |           |            |        |                 | <b>Std. Dev. =&gt;</b>   | <b>2.43</b>      |               |                  |             |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.134</b> |
|                |                  |           |            |        |                 |                          |                  |               |                  |             |                  | <b>Use</b>               | <b>1.140</b> |





Clayton Township  
Commercial & Industrial ECFs

2026

| Parcel        | Sale date | price     | adj price 6%/yr | land value | land impr | residual  | cost      | ecf  | notes |
|---------------|-----------|-----------|-----------------|------------|-----------|-----------|-----------|------|-------|
| 04-13-200-023 | 7/5/2023  | 1,550,721 |                 | 227,280    | 145,783   | 1,177,658 | 1,872,323 | 0.63 |       |
| 04-34-300-004 | 6/20/2025 | 388,000   |                 | 142,168    | 11,691    | 234,141   | 270,955   | 0.86 |       |
| 04-34-400-014 | 5/21/2025 | 2,000,000 |                 | 137,864    | 129,407   | 1,732,729 | 1,963,815 | 0.88 |       |
| 58-35-576-051 | 5/29/2024 | 375,000   |                 | 36,343     | 9941      | 328,716   | 492,178   | 0.67 |       |
| 58-29-551-027 | 3/18/2022 | 250,000   | 265,000         | 115,693    | 8217      | 141,090   | 257,929   | 0.55 |       |
|               |           |           |                 |            |           | 3,614,334 | 4,857,200 | 0.74 |       |

USED 0.74

Mini Storage

| Parcel                   | Location       | Sale date | price     | time adj | adj price | land value | land impr | residual  | blgd cost | ECF  |
|--------------------------|----------------|-----------|-----------|----------|-----------|------------|-----------|-----------|-----------|------|
| 58-35-200-007            | Swartz Creek   | 7/27/2022 | 3,780,000 | 1.000    | 3,780,000 | 455,510    | 83,824    | 3,240,666 | 2,042,656 | 1.59 |
| 11-06-200-011            | Genesee Twp    | May-25    | 1,200,000 | 1.000    | 1,200,000 | 223,462    | 61,868    | 914,670   | 539,801   | 1.69 |
| 12-19-300-025            | Brighton Twp   | Apr-22    | 1,400,000 | 1.145    | 1,603,000 | 418,176    | 34,601    | 1,150,223 | 917,269   | 1.25 |
| 11-20-3-20-1006-011      | Swan Creek Twp | Oct-25    | 1,015,000 | 1.000    | 1,015,000 | 46,640     | 47,695    | 920,665   | 1,174,302 | 0.78 |
| 017-028-000-4100-05      | Millington     | Jul-23    | 218,000   | 1.000    | 218,000   | 25,660     | 10,992    | 181,348   | 163,932   | 1.11 |
| 13-09-3-09-0692-000 etal | Chesaning      | Oct-24    | 975,000   | 1.000    | 975,000   | 108,506    | 15,457    | 851,037   | 1,021,821 | 0.83 |
| 13-09-3-24-1005-000      | Chesaning      | Jul-23    | 430,000   | 1.000    | 430,000   | 18,100     | 21,479    | 390,421   | 477,454   | 0.82 |

7,649,030 6,337,235

Use

1.21

1.2

Unit: 04 - CLAYTON CHARTER TWP.  
Rates/Values for Neighborhood 001.001 METES & BOUNDS , Last Edited: 08/14/2025

| Rates for Acreage Table 1: 'ACREAGE TABLE 'A'' |                |                  |                   |  |  |
|--|----------------|------------------|-------------------|--|--|
| 1 Acre: 30,300                                 | 3 Acre: 37,800 | 10 Acre: 78,000  | 30 Acre: 180,000  |  |  |
| 1.5 Acre: 32,000                               | 4 Acre: 44,000 | 15 Acre: 117,000 | 40 Acre: 200,000  |  |  |
| 2 Acre: 33,700                                 | 5 Acre: 50,000 | 20 Acre: 150,000 | 50 Acre: 225,000  |  |  |
| 2.5 Acre: 35,700                               | 7 Acre: 63,000 | 25 Acre: 175,000 | 100 Acre: 350,000 |  |  |

Unit: 04 - CLAYTON CHARTER TWP.  
Rates/Values for Neighborhood 003.003 MAIN RD SUBS & LESS THAN 1 ACR, Last Edited: 08/14/2025

Frontages:  
Frontage 'A': Description: '250 ' FF Rate: 250  
Standard Frontage: 90 Standard Depth : 250

Unit: 04 - CLAYTON CHARTER TWP.  
Rates/Values for Neighborhood 008.008 CLAYTON VILLAGE #1 & #2, Last Edited: 08/14/2025

Frontages:  
Frontage 'A': Description: '225 ' FF Rate: 225  
Standard Frontage: 0 Standard Depth : 200  
Frontage 'B': Description: '225 ' FF Rate: 225  
Standard Frontage: 0 Standard Depth : 200

Unit: 04 - CLAYTON CHARTER TWP.  
Rates/Values for Neighborhood 018.018 ELMCREST ESTATES & FARMS, Last Edited: 08/14/2025

Frontages:  
Frontage 'A': Description: '245 ' FF Rate: 245  
Standard Frontage: 0 Standard Depth : 200

Unit: 04 - CLAYTON CHARTER TWP.  
Rates/Values for Neighborhood 021.021 VILLAGE OF LENNON , Last Edited: 08/14/2025

Frontages:  
Frontage 'A': Description: '305 ' FF Rate: 305  
Standard Frontage: 0 Standard Depth : 132

Unit: 04 - CLAYTON CHARTER TWP.  
Rates/Values for Neighborhood 024.024 HIDDEN CREEK & PLAINVIEW, Last Edited: 12/29/2024

Frontages:  
Frontage 'A': Description: '275 ' FF Rate: 275  
Standard Frontage: 0 Standard Depth : 150

Unit: 04 - CLAYTON CHARTER TWP.  
Rates/Values for Neighborhood 037.037 NORTHFIELD CONDOS, Last Edited: 08/14/2025

Sites:  
Site 'B': Description: 'CONDO SITE ' Value: 10,200

Unit: 04 - CLAYTON CHARTER TWP.  
Rates/Values for Neighborhood 047.047 DOUBLE TREE ESTATES, Last Edited: 09/13/2023

Frontages:  
Frontage 'A': Description: '400 ' FF Rate: 400  
Standard Frontage: 0 Standard Depth : 170

Unit: 04 - CLAYTON CHARTER TWP.  
Rates/Values for Neighborhood 053.053 WOODS WEST CONDO, Last Edited: 08/14/2025

Frontages:  
Frontage 'A': Description: '375 ' FF Rate: 375  
Standard Frontage: 0 Standard Depth : 150

Unit: 04 - CLAYTON CHARTER TWP.

Rates/Values for Neighborhood 054.054 COLE CREEK, Last Edited: 08/14/2025

| Site      | Description                    | Value         |
|-----------|--------------------------------|---------------|
| Site 'A': | Description: 'AVG LOT'         | Value: 17,200 |
| Site 'B': | Description: 'PARK LOTS'       | Value: 17,200 |
| Site 'C': | Description: 'CUL DE SAC'      | Value: 17,200 |
| Site 'D': | Description: 'UNFINISHED LOTS' | Value: 7,500  |

Unit: 04 - CLAYTON CHARTER TWP.

Rates/Values for Neighborhood 551.551 PEBBLE CREEK ESTATES 1 &2, Last Edited: 08/14/2025

Frontages:

|               |                        |                     |
|---------------|------------------------|---------------------|
| Frontage 'A': | Description: '285'     | FF Rate: 285        |
|               | Standard Frontage: 150 | Standard Depth: 200 |

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

|                  |                |                  |                   |
|------------------|----------------|------------------|-------------------|
| 1 Acre: 30,300   | 3 Acre: 37,800 | 10 Acre: 78,000  | 30 Acre: 180,000  |
| 1.5 Acre: 32,000 | 4 Acre: 44,000 | 15 Acre: 117,000 | 40 Acre: 200,000  |
| 2 Acre: 33,700   | 5 Acre: 50,000 | 20 Acre: 150,000 | 50 Acre: 225,000  |
| 2.5 Acre: 35,700 | 7 Acre: 63,000 | 25 Acre: 175,000 | 100 Acre: 350,000 |

Unit: 04 - CLAYTON CHARTER TWP.

Rates/Values for Neighborhood 583.583 CROSSWINDS NORTH, Last Edited: 09/13/2023

Frontages:

|               |                      |                     |
|---------------|----------------------|---------------------|
| Frontage 'A': | Description: '340'   | FF Rate: 340        |
|               | Standard Frontage: 0 | Standard Depth: 180 |
| Frontage 'B': | Description: '340'   | FF Rate: 340        |
|               | Standard Frontage: 0 | Standard Depth: 180 |

Unit: 04 - CLAYTON CHARTER TWP.

Rates/Values for Neighborhood 678.678 SITE CONDOS, Last Edited: 08/14/2025

Sites:

|           |                               |               |
|-----------|-------------------------------|---------------|
| Site 'A': | Description: '677 CHASE PARK' | Value: 14,200 |
| Site 'C': | Description: '626 SARATOGA'   | Value: 18,200 |
| Site 'G': | Description: '678 WDS FLAGST' | Value: 14,000 |

Unit: 04 - CLAYTON CHARTER TWP.

Rates/Values for Neighborhood 700.700 INDUSTRIAL, Last Edited: 01/16/2026

Rates for Rate Table 'FARMLAND', (Acres)  
AG CONSUMERS : 6,450

Unit: 04 - CLAYTON CHARTER TWP.

Rates/Values for Neighborhood 701.701 COMMERCIAL, Last Edited: 01/16/2026

Values for Acreage Table 1: 'COMMERCIAL'

|                   |                 |                  |                     |
|-------------------|-----------------|------------------|---------------------|
| 1 Acre: 83,900    | 3 Acre: 140,100 | 10 Acre: 225,000 | 30 Acre: 462,000    |
| 1.5 Acre: 105,000 | 4 Acre: 144,800 | 15 Acre: 231,000 | 40 Acre: 616,000    |
| 2 Acre: 120,000   | 5 Acre: 150,000 | 20 Acre: 308,000 | 50 Acre: 770,000    |
| 2.5 Acre: 137,500 | 7 Acre: 175,000 | 25 Acre: 385,000 | 100 Acre: 1,540,000 |

Unit: 04 - CLAYTON CHARTER TWP.

Rates/Values for Neighborhood 800.800 AGRICULTURAL, Last Edited: 01/15/2026

Rates for Rate Table 'RATE TABLE 1', (Acres)

|                 |         |
|-----------------|---------|
| ROW             | : 0     |
| DRAIN           | : 0     |
| BUILDINGS       | : 6,450 |
| ROADS           | : 4,100 |
| TABLE           | : 6,450 |
| BRUSH/WASTE 50% | : 3,225 |

Unit: 04 - CLAYTON CHARTER TWP.

Rates/Values for Neighborhood 900.900 PERSONAL PROPERTY, Last Edited: 10/03/2018

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /

**Clayton Township Land Value Analysis 2026**  
**Subdivisions - allocation method**

**Land sales vs % of imp sales**

| table | %     | notes               |
|-------|-------|---------------------|
| 3     | 8%    |                     |
| 47    | 12.5% | 4 2022 & 2023 sales |
| 678   | 6%    | 1 sale condo        |

Use 12% for subs & 6% for condos

**Average Increase tables w/ new sales**

| table | 2025 | 2026 | inc | % inc |
|-------|------|------|-----|-------|
| 3     | 240  | 250  | 10  | 4%    |
| 8     | 210  | 225  | 15  | 7%    |
| 18    | 250  | 245  | (5) | -2%   |
| 24    | 275  | 275  | -   | 0%    |
| 583   | 340  | 340  | -   | 0%    |
|       |      |      |     |       |
|       |      |      |     |       |
|       |      |      | avg | 2%    |

**Clayton Township Land Value Analysis 2026**  
**Subdivisions - allocation method**

| 003 Main Rd subs & less than 1 acre |               |       |            |         |           |        |            |        |          |
|-------------------------------------|---------------|-------|------------|---------|-----------|--------|------------|--------|----------|
| class                               | parcel        | table | date       | price   | 12% price | 25 LV  | 25 ff rate | adj ff | %/adj ff |
| 401                                 | 04-24-582-018 | 3     | 3/27/2025  | 245,000 | 29,400    | 21,019 | 240        | 88     | 336      |
| 401                                 | 04-13-100-029 | 3     | 3/20/2025  | 159,900 | 19,188    | 20,635 | 240        | 86     | 223      |
| 401                                 | 04-24-200-014 | 3     | 1/31/2025  | 157,500 | 18,900    | 26,999 | 240        | 112    | 168      |
| 401                                 | 04-12-200-015 | 3     | 1/31/2025  | 228,000 | 27,360    | 32,504 | 240        | 135    | 202      |
| 401                                 | 04-03-551-022 | 3     | 1/31/2025  | 230,000 | 27,600    | 21,019 | 240        | 88     | 315      |
| 401                                 | 04-25-100-008 | 3     | 1/28/2025  | 164,900 | 19,788    | 24,149 | 240        | 101    | 197      |
| 401                                 | 04-09-527-009 | 3     | 1/17/2025  | 185,000 | 22,200    | 20,486 | 240        | 85     | 260      |
| 401                                 | 04-33-576-023 | 3     | 1/6/2025   | 337,000 | 40,440    | 25,927 | 240        | 108    | 374      |
| 401                                 | 04-13-526-022 | 3     | 12/18/2024 | 205,000 | 24,600    | 15,983 | 240        | 67     | 369      |
| 401                                 | 04-33-576-024 | 3     | 10/28/2024 | 340,000 | 40,800    | 31,071 | 240        | 129    | 315      |
| 401                                 | 04-01-100-007 | 3     | 10/18/2024 | 237,000 | 28,440    | 28,492 | 240        | 119    | 240      |
| 401                                 | 04-02-300-004 | 3     | 10/9/2024  | 335,000 | 40,200    | 33,214 | 240        | 138    | 290      |
| 401                                 | 04-10-501-003 | 3     | 9/30/2024  | 261,800 | 31,416    | 36,596 | 240        | 152    | 206      |
| 401                                 | 04-04-551-001 | 3     | 9/11/2024  | 285,000 | 34,200    | 28,463 | 240        | 119    | 288      |
| 401                                 | 04-10-501-008 | 3     | 9/5/2024   | 215,000 | 25,800    | 21,019 | 240        | 88     | 295      |
| 401                                 | 04-22-526-030 | 3     | 9/3/2024   | 194,000 | 23,280    | 21,019 | 240        | 88     | 266      |
| 401                                 | 04-12-501-007 | 3     | 9/1/2024   | 220,000 | 26,400    | 21,689 | 240        | 90     | 292      |
| 401                                 | 04-03-200-018 | 3     | 8/28/2024  | 253,000 | 30,360    | 23,500 | 240        | 98     | 310      |
| 401                                 | 04-02-577-004 | 3     | 8/23/2024  | 225,500 | 27,060    | 45,837 | 240        | 191    | 142      |
| 401                                 | 04-33-576-002 | 3     | 8/19/2024  | 249,000 | 29,880    | 21,019 | 240        | 88     | 341      |
| 401                                 | 04-10-100-013 | 3     | 8/5/2024   | 95,000  | 11,400    | 26,406 | 240        | 110    | 104      |
| 401                                 | 04-09-526-003 | 3     | 7/31/2024  | 185,000 | 22,200    | 20,486 | 240        | 85     | 260      |
| 401                                 | 04-04-551-004 | 3     | 5/31/2024  | 215,000 | 25,800    | 26,358 | 240        | 110    | 235      |
| 401                                 | 04-26-576-019 | 3     | 5/29/2024  | 190,000 | 22,800    | 33,333 | 240        | 139    | 164      |
| 401                                 | 04-12-576-011 | 3     | 4/29/2024  | 230,000 | 27,600    | 21,019 | 240        | 88     | 315      |
| 401                                 | 04-11-200-029 | 3     | 4/26/2024  | 332,500 | 39,900    | 34,399 | 240        | 143    | 278      |
| 401                                 | 04-18-300-005 | 3     | 4/25/2024  | 196,000 | 23,520    | 31,459 | 240        | 131    | 179      |
| 401                                 | 04-01-501-003 | 3     | 4/2/2024   | 224,500 | 26,940    | 25,742 | 240        | 107    | 251      |
| 401                                 | 04-12-501-019 | 3     | 3/4/2024   | 225,000 | 27,000    | 21,019 | 240        | 88     | 308      |
| 401                                 | 04-09-527-017 | 3     | 2/23/2024  | 196,000 | 23,520    | 20,486 | 240        | 85     | 276      |
| 401                                 | 04-03-551-004 | 3     | 2/7/2024   | 229,900 | 27,588    | 18,203 | 240        | 76     | 364      |
| 401                                 | 04-27-576-005 | 3     | 2/5/2024   | 247,000 | 29,640    | 41,773 | 240        | 174    | 170      |
| 401                                 | 04-33-576-009 | 3     | 1/29/2024  | 215,000 | 25,800    | 21,019 | 240        | 88     | 295      |
| 401                                 | 04-14-200-007 | 3     | 1/26/2024  | 225,000 | 27,000    | 25,613 | 240        | 107    | 253      |
| 401                                 | 04-03-551-022 | 3     | 1/19/2024  | 190,000 | 22,800    | 21,019 | 240        | 88     | 260      |
| 401                                 | 04-10-300-012 | 3     | 10/25/2023 | 242,000 | 29,040    | 26,800 | 240        | 112    | 260      |
| 401                                 | 04-14-400-001 | 3     | 10/24/2023 | 220,000 | 26,400    | 27,941 | 240        | 116    | 227      |
| 401                                 | 04-10-501-007 | 3     | 10/18/2023 | 225,000 | 27,000    | 21,019 | 240        | 88     | 308      |
| 401                                 | 04-33-551-002 | 3     | 9/29/2023  | 234,500 | 28,140    | 36,596 | 240        | 152    | 185      |
| 401                                 | 04-03-200-015 | 3     | 9/15/2023  | 175,000 | 21,000    | 28,366 | 240        | 118    | 178      |
| 401                                 | 04-14-300-004 | 3     | 9/8/2023   | 193,702 | 23,244    | 29,876 | 240        | 124    | 187      |
| 401                                 | 04-35-501-003 | 3     | 9/8/2023   | 205,000 | 24,600    | 31,055 | 240        | 129    | 190      |
| 401                                 | 04-02-100-003 | 3     | 8/4/2023   | 220,000 | 26,400    | 28,348 | 240        | 118    | 224      |
| 401                                 | 04-14-200-005 | 3     | 5/19/2023  | 273,000 | 32,760    | 35,128 | 240        | 146    | 224      |
| 401                                 | 04-09-527-002 | 3     | 5/17/2023  | 165,000 | 19,800    | 20,486 | 240        | 85     | 232      |

|     |               |   |          |         |        |        |     |        |     |
|-----|---------------|---|----------|---------|--------|--------|-----|--------|-----|
| 401 | 04-24-526-006 | 3 | 5/5/2023 | 219,000 | 26,280 | 21,019 | 240 | 88     | 300 |
| 401 | 04-29-400-003 | 3 | 4/6/2023 | 174,000 | 20,880 | 31,683 | 240 | 132    | 158 |
|     |               |   |          |         |        |        |     | avg    | 251 |
|     |               |   |          |         |        |        |     | median | 260 |
|     |               |   |          |         |        |        |     | use    | 250 |

vacant land sales

| class | parcel        | table | date       | adj price | 25 LV  | 25 ff rate | adj ff | \$/adj ff |
|-------|---------------|-------|------------|-----------|--------|------------|--------|-----------|
| 402   | 04-02-200-004 | 3     | 10/11/2024 | 16,000    | 22,687 | 240        | 95     | 169       |
| 401   | 04-18-300-007 | 3     | 3/26/2025  | 22,400    | 37,001 | 240        | 154    | 145       |
|       |               |       |            |           |        |            | avg    | 157       |

008 Clayton Village #1 & #2

| class | parcel        | table | date       | price   | 12% price | 25 LV  | 25 ff rate | adj ff | %/adj ff |
|-------|---------------|-------|------------|---------|-----------|--------|------------|--------|----------|
| 401   | 04-15-551-008 | 8     | 3/21/2025  | 225,000 | 27,000    | 22,520 | 210        | 107    | 252      |
| 401   | 04-15-551-027 | 8     | 9/5/2024   | 214,900 | 25,788    | 25,200 | 210        | 120    | 215      |
| 401   | 04-15-552-017 | 8     | 3/13/2024  | 175,000 | 21,000    | 22,520 | 210        | 107    | 196      |
| 401   | 04-15-552-063 | 8     | 12/27/2023 | 160,000 | 19,200    | 19,431 | 210        | 93     | 208      |
| 401   | 04-15-552-014 | 8     | 8/22/2023  | 209,000 | 25,080    | 18,016 | 210        | 86     | 292      |
| 401   | 04-15-552-029 | 8     | 5/11/2023  | 150,000 | 18,000    | 19,142 | 210        | 91     | 197      |
| 401   | 04-15-551-002 | 8     | 4/26/2023  | 190,000 | 22,800    | 22,520 | 210        | 107    | 213      |
|       |               |       |            |         |           |        |            | avg    | 225      |
|       |               |       |            |         |           |        |            | median | 213      |
|       |               |       |            |         |           |        |            | use    | 225      |

018 Elmcrest Estates & Farms

| class | parcel        | table | date       | price   | 12% price | 25 LV  | 25 ff rate | adj ff | %/adj ff |
|-------|---------------|-------|------------|---------|-----------|--------|------------|--------|----------|
| 401   | 04-24-576-004 | 18    | 2/11/2025  | 260,000 | 31,200    | 25,000 | 250        | 100    | 312      |
| 401   | 04-24-576-005 | 18    | 1/31/2025  | 250,000 | 30,000    | 25,000 | 250        | 100    | 300      |
| 401   | 04-24-579-019 | 18    | 11/20/2024 | 185,000 | 22,200    | 33,226 | 250        | 133    | 167      |
| 401   | 04-24-580-006 | 18    | 6/26/2024  | 212,000 | 25,440    | 34,418 | 250        | 138    | 185      |
| 401   | 04-24-577-022 | 18    | 5/24/2024  | 210,000 | 25,200    | 23,056 | 250        | 92     | 273      |
| 401   | 04-24-576-026 | 18    | 5/20/2024  | 210,000 | 25,200    | 25,000 | 250        | 100    | 252      |
| 401   | 04-24-527-023 | 18    | 3/1/2024   | 250,000 | 30,000    | 34,911 | 250        | 140    | 215      |
| 401   | 04-24-576-031 | 18    | 12/15/2023 | 180,000 | 21,600    | 31,638 | 250        | 127    | 171      |
| 401   | 04-24-576-005 | 18    | 11/21/2023 | 153,000 | 18,360    | 25,000 | 250        | 100    | 184      |
| 401   | 04-24-577-023 | 18    | 11/1/2023  | 190,000 | 22,800    | 26,340 | 250        | 105    | 216      |
| 401   | 04-24-577-021 | 18    | 10/18/2023 | 210,000 | 25,200    | 25,000 | 250        | 100    | 252      |
| 401   | 04-24-527-028 | 18    | 10/12/2023 | 226,621 | 27,195    | 25,000 | 250        | 100    | 272      |
| 401   | 04-24-576-015 | 18    | 9/8/2023   | 185,000 | 22,200    | 24,935 | 250        | 100    | 223      |
| 401   | 04-24-580-009 | 18    | 8/31/2023  | 346,000 | 41,520    | 23,437 | 250        | 94     | 443      |
| 401   | 04-24-527-021 | 18    | 4/14/2023  | 220,000 | 26,400    | 31,032 | 250        | 124    | 213      |
|       |               |       |            |         |           |        |            | avg    | 245      |
|       |               |       |            |         |           |        |            | median | 223      |
|       |               |       |            |         |           |        |            | use    | 245      |

021 Village of Lennon

vacant land sale

| class | parcel              | table | date      | price  | 25 LV  | 25 ff rate | adj ff | \$/adj ff |
|-------|---------------------|-------|-----------|--------|--------|------------|--------|-----------|
| 402   | 04-30-100-006 & 009 | 21    | 8/16/2024 | 20,000 | 63,862 | 300        | 213    | 94        |

only 1 sale - use avg increase of 2%

use 305

**024 Hidden Creek & Plainview**

| class | parcel        | table | date       | price   | 12% price | 25 LV  | 25 ff rate | adj ff | %/adj ff |
|-------|---------------|-------|------------|---------|-----------|--------|------------|--------|----------|
| 401   | 04-02-501-044 | 24    | 9/10/2024  | 279,000 | 33,480    | 38,696 | 275        | 141    | 238      |
| 401   | 04-02-501-053 | 24    | 7/17/2024  | 280,000 | 33,600    | 33,697 | 275        | 123    | 274      |
| 401   | 04-02-527-011 | 24    | 6/12/2024  | 349,000 | 41,880    | 34,984 | 275        | 127    | 329      |
| 401   | 04-02-528-004 | 24    | 10/13/2023 | 390,000 | 46,800    | 35,119 | 275        | 128    | 366      |
| 401   | 04-02-529-005 | 24    | 9/6/2023   | 240,000 | 28,800    | 34,561 | 275        | 126    | 229      |
| 401   | 04-02-529-002 | 24    | 7/14/2023  | 231,000 | 27,720    | 30,891 | 275        | 112    | 247      |
|       |               |       |            |         |           |        |            | avg    | 281      |
|       |               |       |            |         |           |        |            | median | 260      |
|       |               |       |            |         |           |        |            | use    | 275      |

**047 Double Tree Estates**

| class | parcel        | table | date       | price  | 25 LV  | 25 ff rate | adj ff | \$/adj ff |
|-------|---------------|-------|------------|--------|--------|------------|--------|-----------|
| 401   | 04-02-530-015 | 47    | 6/15/2023  | 42,900 | 46,678 | 400        | 117    | 368       |
| 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       |
|       |               |       |            |        |        |            | avg    | 389       |
|       |               |       |            |        |        |            | use    | 400       |

**053 Woods West Condos**

| class | parcel        | table | date      | price   | 25 LV  | 25 ff rate | adj ff | %/adj ff |     |
|-------|---------------|-------|-----------|---------|--------|------------|--------|----------|-----|
| 401   | 04-01-676-002 | 53    | 8/28/2024 | 460,000 | 55,200 | 34,780     | 370    | 94       | 587 |

only 1 sale - use avg increase of 2%

use 375

**551 Pebble Creek Estates**

| class | parcel        | table | date      | price   | 25 LV  | 25 ff rate | adj ff | %/adj ff |     |
|-------|---------------|-------|-----------|---------|--------|------------|--------|----------|-----|
| 401   | 04-02-552-004 | 551   | 12/7/2023 | 342,500 | 41,100 | 41,974     | 280    | 150      | 274 |

only 1 sale - use avg increase of 2%

use 285

**583 Crosswinds North**

| class | parcel        | table | date       | price   | 25 LV  | 25 ff rate | adj ff | %/adj ff |     |
|-------|---------------|-------|------------|---------|--------|------------|--------|----------|-----|
| 401   | 04-24-583-023 | 583   | 2/27/2025  | 335,000 | 40,200 | 38,306     | 340    | 113      | 357 |
| 401   | 04-24-584-033 | 583   | 1/30/2025  | 400,000 | 48,000 | 41,924     | 340    | 123      | 389 |
| 401   | 04-24-583-017 | 583   | 6/28/2024  | 345,000 | 41,400 | 46,935     | 340    | 138      | 300 |
| 401   | 04-24-584-014 | 583   | 6/10/2024  | 240,000 | 28,800 | 36,817     | 340    | 108      | 266 |
| 401   | 04-24-584-030 | 583   | 5/23/2024  | 395,000 | 47,400 | 41,640     | 340    | 122      | 387 |
| 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 |
|       |               |       |            |         |        |            | avg    | 333      |     |
|       |               |       |            |         |        |            | median | 357      |     |
|       |               |       |            |         |        |            | use    | 340      |     |

**Clayton Township Land Value Analysis 2026**

**condos - allocation method**

**037 Northfield Condos**

| class | parcel        | table | date       | price   | 6% price | 25 LV |
|-------|---------------|-------|------------|---------|----------|-------|
| 401   | 04-01-626-026 | 37    | 10/12/2023 | 185,000 | 11,100   | 9,750 |

only 1 sale - use increase of 5%

**use 10,200**

**054 Cole Creek**

| class | parcel        | table | date       | price      | 6% price      | 25 LV  |
|-------|---------------|-------|------------|------------|---------------|--------|
| 401   | 04-25-651-070 | 54    | 1/28/2025  | 302,000    | 18,120        | 15,000 |
| 401   | 04-25-651-076 | 54    | 12/20/2024 | 309,900    | 18,594        | 15,000 |
| 401   | 04-25-651-017 | 54    | 10/2/2024  | 292,000    | 17,520        | 15,000 |
| 401   | 04-25-651-011 | 54    | 9/5/2024   | 275,000    | 16,500        | 15,000 |
| 401   | 04-25-651-090 | 54    | 6/7/2024   | 262,900    | 15,774        | 15,000 |
| 401   | 04-25-651-066 | 54    | 5/29/2024  | 276,000    | 16,560        | 15,000 |
| 401   | 04-25-651-050 | 54    | 4/30/2024  | 240,000    | 14,400        | 15,000 |
| 401   | 04-25-651-005 | 54    | 4/12/2024  | 290,000    | 17,400        | 15,000 |
| 401   | 04-25-651-088 | 54    | 2/2/2024   | 315,000    | 18,900        | 15,000 |
| 401   | 04-25-651-089 | 54    | 8/25/2023  | 345,000    | 20,700        | 15,000 |
| 401   | 04-25-651-092 | 54    | 5/31/2023  | 235,000    | 14,100        | 15,000 |
|       |               |       |            | avg        | 17,143        |        |
|       |               |       |            | median     | 17,400        |        |
|       |               |       |            | <b>use</b> | <b>17,200</b> |        |

**678 Site Condos**

**Chase Park**

| class | parcel        | table | date      | price      | 6% price      | 25 LV  |
|-------|---------------|-------|-----------|------------|---------------|--------|
| 401   | 04-01-677-004 | 678   | 8/13/2024 | 236,000    | 14,160        | 11,400 |
| 401   | 04-01-677-017 | 678   | 7/28/2023 | 236,000    | 14,160        | 11,400 |
|       |               |       |           | <b>use</b> | <b>14,200</b> |        |

**Woods of Flagstone**

| class | parcel        | table | date       | price   | 6% price | 25 LV  |
|-------|---------------|-------|------------|---------|----------|--------|
| 401   | 04-01-678-029 | 678   | 12/11/2024 | 236,500 | 14,190   | 13,500 |
| 401   | 04-01-678-004 | 678   | 10/4/2024  | 238,500 | 14,310   | 13,500 |
| 401   | 04-01-678-051 | 678   | 7/9/2024   | 232,900 | 13,974   | 13,500 |
| 401   | 04-01-678-036 | 678   | 6/28/2024  | 245,000 | 14,700   | 13,500 |
| 401   | 04-01-678-018 | 678   | 6/10/2024  | 225,000 | 13,500   | 13,500 |
| 401   | 04-01-678-052 | 678   | 3/18/2024  | 240,000 | 14,400   | 13,500 |
| 401   | 04-01-678-025 | 678   | 7/18/2023  | 214,900 | 12,894   | 13,500 |
| 401   | 04-01-678-019 | 678   | 6/1/2023   | 225,000 | 13,500   | 13,500 |

|  |  |  |  |            |               |  |
|--|--|--|--|------------|---------------|--|
|  |  |  |  | avg        | 13,934        |  |
|  |  |  |  | median     | 14,082        |  |
|  |  |  |  | <b>use</b> | <b>14,000</b> |  |

**Saratoga**

| class | parcel        | table | date      | price      | 6% price      | 25 LV  |
|-------|---------------|-------|-----------|------------|---------------|--------|
| 401   | 04-13-626-015 | 678   | 8/2/2024  | 298,450    | 17,907        | 18,000 |
| 401   | 04-13-626-038 | 678   | 5/21/2024 | 325,000    | 19,500        | 18,000 |
| 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 |
|       |               |       |           | avg        | 18,052        |        |
|       |               |       |           | median     | 18,404        |        |
|       |               |       |           | <b>use</b> | <b>18,200</b> |        |

**Average Increase tables w/ new sales**

| table   | 2025   | 2026   | inc   | % inc |
|---------|--------|--------|-------|-------|
| 54      | 15,000 | 17,200 | 2,200 | 15%   |
| 678 CP  | 11,400 | 14,200 | 2,800 | 25%   |
| 678 WF  | 13,500 | 14,000 | 500   | 4%    |
| 678 Sar | 18,000 | 18,200 | 200   | 1%    |
|         |        |        | avg   | 11%   |

**use 5% due to huge variance**

**Clayton Township Residential vacant land sales 2026**  
**Land analysis - Acreage**

| L.T.0001 Res M & B |                    |         |
|--------------------|--------------------|---------|
| table acreage      | avg sales per acre | value   |
|                    |                    |         |
| 1                  | 30,343             | 30,343  |
|                    |                    |         |
| 2                  | 15,112             | 30,225  |
|                    |                    |         |
| 3                  | 12,589             | 37,767  |
|                    |                    |         |
| 5                  | 6,558              | 32,789  |
|                    |                    |         |
| 10                 | 7,842              | 78,419  |
|                    |                    |         |
| 15                 | 7,231              | 108,463 |
|                    |                    |         |
| 20                 | 7,849              | 156,986 |
|                    |                    |         |
| 30                 | 5,097              | 152,902 |

| Use 2026 |         |            |
|----------|---------|------------|
| acres    | value   | value/acre |
| 1        | 30,300  | 30,300     |
| 1.5      | 32,000  | 21,333     |
| 2        | 33,700  | 16,850     |
| 2.5      | 35,700  | 14,280     |
| 3        | 37,800  | 12,600     |
| 4        | 44,000  | 11,000     |
| 5        | 50,000  | 10,000     |
| 7        | 63,000  | 9,000      |
| 10       | 78,000  | 7,800      |
| 15       | 117,000 | 7,800      |
| 20       | 150,000 | 7,500      |
| 25       | 175,000 | 7,000      |
| 30       | 180,000 | 6,000      |
| 40       | 200,000 | 5,000      |
| 50       | 225,000 | 4,500      |
| 100      | 350,000 | 3,500      |

Clayton Township Residential vacant land sales  
Land analysis - Acreage

| parcel                  | date       | price   | adj price | acres | bldg | \$/acre | notes                   |
|-------------------------|------------|---------|-----------|-------|------|---------|-------------------------|
| 04-25-400-014           | 4/18/2022  | 20,000  | 23,000    | 0.76  |      |         | 30,343                  |
|                         |            |         |           |       | avg  |         | 30,343                  |
| 04-02-577-010           | 9/13/2022  | 19,450  | 21,201    | 1.85  |      |         | 11,460                  |
| 04-02-100-016           | 2/1/2023   | 40,000  | 41,000    | 2.12  |      |         | 19,340                  |
| 04-02-100-058           | 11/2/2023  | 33,000  | 33,000    | 2.27  |      |         | 14,537                  |
|                         |            |         |           |       | avg  |         | 15,112                  |
| 04-27-300-039           | 12/27/2024 | 53,000  | 53,000    | 4.21  |      |         | 12,589                  |
|                         |            |         |           |       | avg  |         | 12,589                  |
| 04-16-400-018           | 4/14/2022  | 36,000  | 41,400    | 4.75  |      |         | 8,716 narrow, deep, wet |
| 04-16-400-022           | 8/11/2022  | 20,000  | 22,000    | 5.00  |      |         | 4,400 narrow, deep, wet |
|                         |            |         |           |       | avg  |         | 6,558                   |
| 04-21-100-017 & 018     | 6/30/2023  | 69,000  | 69,000    | 9.30  |      |         | 7,419                   |
| 04-02-200-008           | 11/8/2023  | 81,000  | 81,000    | 10.30 |      |         | 7,864                   |
| 04-01-300-013 & 015     | 6/9/2022   | 70,000  | 78,750    | 10.48 |      |         | 7,514                   |
| 04-26-200-007           | 9/20/2022  | 75,000  | 81,750    | 10.02 |      |         | 8,159                   |
| 04-25-100-024           | 1/17/2024  | 80,000  | 80,000    | 10.03 |      |         | 7,976                   |
| 04-29-300-015           | 8/11/2023  | 82,000  | 82,000    | 10.10 |      |         | 8,119                   |
|                         |            |         |           |       | avg  |         | 7,842                   |
| 04-11-400-017           | 11/15/2022 | 130,000 | 138,125   | 15.02 |      |         | 9,196                   |
| 04-27-400-033           | 8/11/2021  | 68,900  | 89,570    | 17.01 |      |         | 5,266                   |
|                         |            |         |           |       | avg  |         | 7,231                   |
| 04-27-400-034, 035, 036 | 3/24/2025  | 150,000 | 150,000   | 19.11 |      |         | 7,849                   |
|                         |            |         |           |       | avg  |         | 7,849                   |
| 04-01-200-016           | 6/9/2022   | 107,500 | 120,938   | 27.00 |      |         | 4,479                   |
| 04-31-300-016           | 1/5/2024   | 160,000 | 160,000   | 28.00 |      |         | 5,714                   |
|                         |            |         |           |       | avg  |         | 5,097                   |

Time adjustment

|                     |               |        |      |  |       |
|---------------------|---------------|--------|------|--|-------|
| 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 |
|                     | 1 yr increase | 3%     |      |  |       |

|               |               |         |       |  |       |
|---------------|---------------|---------|-------|--|-------|
| 04-31-300-016 | 6/9/2023      | 111,000 | 28.00 |  | 3,964 |
| 04-31-300-016 | 1/5/2024      | 160000  | 28    |  | 5,714 |
|               | 1 yr increase | 7.5%    |       |  |       |

|               |               |        |       |  |       |
|---------------|---------------|--------|-------|--|-------|
| 04-02-200-008 | 10/21/2022    | 65,000 | 10.30 |  | 6,311 |
| 04-02-200-008 | 11/8/2023     | 81,000 | 10.30 |  | 7,864 |
|               | 1 yr increase | 23%    |       |  |       |

|               |               |         |       |  |        |
|---------------|---------------|---------|-------|--|--------|
| 04-11-400-017 | 11/15/2022    | 130,000 | 15.02 |  | 8,655  |
| 04-11-400-017 | 4/11/2024     | 154,000 | 15.02 |  | 10,253 |
|               | 1 yr increase | 13%     |       |  |        |

|                        |               |         |       |  |       |
|------------------------|---------------|---------|-------|--|-------|
| 04-27-400-034, 035,036 | 1/18/2022     | 99,800  | 19.11 |  | 5,222 |
| 04-27-400-034, 035,036 | 3/24/2025     | 150,000 | 19.11 |  | 7,849 |
|                        | 1 yr increase | 16%     |       |  |       |

| parcel(s)              | time increase |
|------------------------|---------------|
|                        | 1 yr increase |
| 04-31-300-016          | 7.5%          |
| 04-02-200-008          | 23%           |
| 04-11-400-017          | 13%           |
| 04-27-400-034, 035,036 | 16%           |
| average                | 15%           |

use 15%/yr - 1 1/4%/month

Clayton Township 2026  
Agricultural land analysis

| parcel        | date       | price   | total acres | row & drain | LI/bldgs | woods/non-till | value @ 4100 | crop  | \$ crop   | \$/crop |
|---------------|------------|---------|-------------|-------------|----------|----------------|--------------|-------|-----------|---------|
| 04-03-400-019 | 1/8/2024   | 400,000 | 58.13       |             | 2.93     |                | 4,100        |       |           |         |
| 04-29-300-018 | 1/19/2024  | 240,000 | 55.65       |             | 1.99     | 2.60           | 10,660       | 55.20 | 400,000   | 7,246   |
| 04-08-200-006 | 11/12/2024 | 500,000 | 104.86      |             | 2.98     | 42.00          | 172,200      | 51.06 | 229,340   | 4,492   |
| 04-27-400-037 | 3/24/2025  | 150,000 | 19.11       |             | 0.55     | 3.00           | 12,300       | 59.88 | 327,800   | 5,474   |
|               |            |         |             |             |          |                | 181.70       | 15.56 | 1,094,840 | 8,850   |
|               |            |         |             |             |          |                | avg          |       |           | 6,515   |
|               |            |         |             |             |          |                | USE          |       |           | 6450    |

large acre woods, non-tillable

| parcel        | date      | price   | total acres | value woods/non-till |
|---------------|-----------|---------|-------------|----------------------|
| 04-13-200-027 | 9/12/2025 | 225,000 | 64.00       | 3,516                |
| 04-31-300-016 | 1/5/2024  | 160,000 | 28.00       | 5,714                |
|               |           | 385,000 | 92.00       | 4,185                |
|               |           |         | Use         | 4,100                |

USE:

- tillable & buildings 6,450
- waste land 50% of tillable 3,225
- woods/non-till 4,100

Clayton Township  
Commercial /industrial land analysis 2026

| acres | Ind. Value | Value/Acre | Per Acre | Value Used  |
|-------|------------|------------|----------|-------------|
| 1     | \$83,900   | \$83,900   | \$83,900 | \$83,900    |
| 1.5   | \$137,481  | \$91,654   | \$70,000 | \$105,000   |
| 2     | \$155,959  | \$77,980   | \$60,000 | \$120,000   |
| 2.5   | \$134,042  | \$53,617   | \$55,000 | \$137,500   |
| 3     | \$136,023  | \$45,341   | \$46,700 | \$140,100   |
| 4     | \$131,185  | \$32,796   | \$36,200 | \$144,800   |
| 5     | \$71,309   | \$14,262   | \$30,000 | \$150,000   |
| 7     | \$151,200  | \$21,600   | \$25,000 | \$175,000   |
| 10    | \$173,439  | \$17,344   | \$22,500 | \$225,000   |
| 15    | \$263,489  | \$17,566   | \$15,400 | \$231,000   |
| 20    | \$118,377  | \$5,919    | \$15,400 | \$308,000   |
| 25    | \$296,560  | \$11,862   | \$15,400 | \$385,000   |
| 30    |            | \$0        | \$15,400 | \$462,000   |
| 40    |            | \$0        | \$15,400 | \$616,000   |
| 50    |            | \$0        | \$15,400 | \$770,000   |
| 100   |            | \$0        | \$15,400 | \$1,540,000 |

**Clayton Township  
Commercial /industrial land analysis 2026**

**1 acre parcels**

| Parcel              | Date       | Price   | Adj Price | Reason  | Net Acres | Rate/Acre  | 1 Acre Ind.     |
|---------------------|------------|---------|-----------|---------|-----------|------------|-----------------|
| 04-24-200-022       | 12/8/2023  | 230000  |           | 230000  | 1.08      | \$ 212,963 | \$212,963       |
| 10-12-5-32-3103-000 | 5/9/2023   | 32,000  | \$        | 32,000  | 0.40      | \$ 80,000  | \$80,000        |
| 09-11-5-16-0414-700 | 11/27/2024 | 10,000  | \$        | 10,000  | 0.33      | \$ 30,303  | \$30,303        |
| 13-09-3-16-0540-002 | 3/27/2025  | 10,000  | \$        | 10,000  | 0.27      | \$ 37,037  | \$37,037        |
| 23-12-4-10-3005-101 | 5/19/2023  | 40,000  | \$        | 40,000  | 0.52      | \$ 76,923  | \$76,923        |
| 29-13-3-16-2003-009 | 12/4/2023  | 100,000 | \$        | 100,000 | 1.09      | \$ 91,743  | \$91,743        |
| 40-11-351-001       | 3/28/2024  | 100,000 | \$        | 100,000 | 1.09      | \$ 91,743  | \$91,743        |
| 59-30-551-055/056   | 11/5/2023  |         |           | Garage  | 0.87      | \$ 79,260  | \$79,260        |
| 59-33-501-028       | 11/22/2024 |         |           |         | 1.18      | \$ 55,085  | \$55,085        |
|                     |            |         |           |         |           |            | <b>\$83,895</b> |

**1.5 acre parcels**

| Parcel              | Date       | Price      | Adj Price | Reason  | Net Acres | Rate/Acre | 1.5 Acre Ind.     |
|---------------------|------------|------------|-----------|---------|-----------|-----------|-------------------|
| 29-13-3-16-2003-009 | 12/4/2023  | 100,000    | \$        | 100,000 | 1.09      | \$ 91,743 | \$ 137,615        |
| 15-02-676-003       | 11/22/2023 | \$ 165,000 | \$        | 165,000 | 1.80      | \$ 91,565 | \$ 137,347        |
|                     |            |            |           |         |           |           | \$ 91,654         |
|                     |            |            |           |         |           |           | <b>\$ 137,481</b> |

**2 Acre Parcels**

| Parcel        | Date       | Price      | Adj Price | Reason  | Net Acres | Rate/Acre | 2 Acre Ind.       |
|---------------|------------|------------|-----------|---------|-----------|-----------|-------------------|
| 11-10-576-031 | 4/3/2024   | \$ 170,000 | \$        | 170,000 | 2.056     | \$ 82,685 | \$ 165,370        |
| 15-02-676-003 | 11/22/2023 | \$ 165,000 | \$        | 165,000 | 1.80      | \$ 91,565 | \$ 183,130        |
| 59-29-400-017 | 3/8/2024   | \$ 150,000 | \$        | 120,572 | 2.02      | \$ 59,689 | \$ 119,378        |
|               |            |            |           |         |           |           | <b>\$ 155,959</b> |

**2.5 Acre Parcels**

| Parcel        | Date      | Price      | Adj Price | Reason  | Net Acres | Rate/Acre | 2.5 Acre Ind. |
|---------------|-----------|------------|-----------|---------|-----------|-----------|---------------|
| 41-09-151-011 | 4/12/2023 | \$ 144,765 | \$        | 144,765 | 2.70      | \$ 53,617 | \$ 134,042    |

**3 Acre Parcels**

| Parcel                   | Date       | Price      | Adj Price | Reason  | Net Acres | Rate/Acre | 3 Acre Ind.       |
|--------------------------|------------|------------|-----------|---------|-----------|-----------|-------------------|
| 91-30-2-98-1000-000 etal | 6/16/2023  | 110,000    | \$        | 110,000 | 3.38      | \$ 32,544 | \$ 97,633         |
| 12-16-100-019            | 10*11*2023 | 145,000    | \$        | 145,000 | 2.91      | \$ 49,862 | \$ 149,587        |
| 41-09-151-011            | 4/12/2023  | \$ 144,765 | \$        | 144,765 | 2.70      | \$ 53,617 | \$ 160,850        |
|                          |            |            |           |         |           |           | <b>\$ 136,023</b> |

**4 Acre Parcels**

| Parcel                   | Date      | Price      | Adj Price | Reason  | Net Acres | Rate/Acre | 4 Acre Ind.       |
|--------------------------|-----------|------------|-----------|---------|-----------|-----------|-------------------|
| 91-30-2-98-1000-000 etal | 6/16/2023 | 110,000    | \$        | 110,000 | 3.38      | \$ 32,544 | \$ 130,178        |
| 08-12-200-014            | 6/12/2023 | \$ 139,000 | \$        | 139,000 | 4.21      | \$ 33,048 | \$ 132,192        |
|                          |           |            |           |         |           |           | \$ 32,796         |
|                          |           |            |           |         |           |           | <b>\$ 131,185</b> |

**5 Acre Parcels**

| Parcel                     | Date      | Price | Adj Price | Reason | Net Acres | Rate/Acre | 5 Acre Ind. |
|----------------------------|-----------|-------|-----------|--------|-----------|-----------|-------------|
| 02-13-5-31-1005-003(conf.) | 3/12/2025 |       |           |        | 5.96      | \$ 14,262 | \$ 71,309   |

**7 Acre Parcels**

| Parcel                         | Date       | Price   | Adj Price | Reason  | Net Acres | Rate/Acre | 7 Acre Ind. |
|--------------------------------|------------|---------|-----------|---------|-----------|-----------|-------------|
| 04-19-501-014                  | 11/28/2023 | 330000  |           | 330000  | 6.9       | \$ 47,826 | \$ 334,783  |
| 29-13-3-15-4002-007            | 3/23/2024  | 100,000 | \$        | 100,000 | 8.14      | \$ 12,285 | \$ 85,995   |
| 13-09-3-16-0635-000 (improved) | 11/30/2023 | 220,000 | \$        | 127,885 | 6.49      | \$ 19,705 | \$ 137,935  |
| 23-12-4-19-4029-000            | 3/20/2024  | 120,000 | \$        | 120,000 | 7.47      | \$ 16,064 | \$ 112,450  |
| 02-13-5-31-1005-003(conf.)     | 3/12/2025  |         |           |         | 5.96      | \$ 14,262 | \$ 99,832   |
| 06-03-100-070                  | 8/20/2024  | 150,000 | \$        | 150,000 | 6.99      | \$ 21,459 | \$ 150,215  |



**Clayton Township 2026**  
**Industrial land analysis**  
Industrial Farm land - Consumers Energy

|                           |                   |
|---------------------------|-------------------|
| AG land rate/acre         | 6450              |
| <b>ind land rate USED</b> | <b>6,450/acre</b> |