Clinton Township
"2025-2026" ECF Guide
Based on Sales between 4/1/23-3/31/25

AGRICULTURAL	**.795**
COMMERCIAL	**.647**
INDUSTRIAL	**.647**
RESIDENTIAL	**.795**
MH	**.795**
WATER	**.778**

CLINTON TOWNSHIP RESIDENTIAL/AGRICULTURAL/MOBILE HOMES ECF (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Value	Property Class
002-002-004-15	5665 N M-33	07/18/25	$320,000	WD	03-ARM'S LENGTH	$320,000	$145,200	$331,251	$111,296	$208,704	$251,377	0.830	$99,450	401
002-015-002-00		10/02/23	$210,000	WD	03-ARM'S LENGTH	$210,000	$62,300	$219,059	$191,984	$18,016	$30,943	0.582	$191,984	401
002-118-036-25	4804 BASIL	09/05/23	$78,000	WD	03-ARM'S LENGTH	$78,000	$23,800	$87,798	$10,468	$67,532	$88,377	0.764	$7,105	401
002-118-039-00	4796 VISCO	09/25/24	$45,000	WD	03-ARM'S LENGTH	$45,000	$15,600	$48,399	$4,397	$40,603	$50,288	0.807	$2,205	401
		Totals:	**$653,000**			**$653,000**	**$246,900**	**$686,507**		**$334,855**	**$420,985**			
											E.C.F. =>	**0.795**		
											USE .795			

CLINTON TOWNSHIP RESIDENTIAL WATER ECF (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Value	Property Class
002-050-009-00	4722 N M-33	05/24/24	$140,000	WD	03-ARM'S LENGTH	$140,000	$42,200	$132,019	$11,626	$128,374	$137,592	0.933	$5,800	401
002-072-012-00	4291 E 1ST	11/17/23	$75,000	WD	03-ARM'S LENGTH	$75,000	$16,600	$90,335	$7,423	$67,577	$94,757	0.713	$5,800	401
002-073-002-00	4271 N ABBE	12/03/24	$230,000	WD	03-ARM'S LENGTH	$230,000	$98,700	$271,405	$33,192	$196,808	$272,243	0.723	$27,720	401
		Totals:	**$445,000**			**$445,000**	**$157,500**	**$493,759**		**$392,759**	**$504,592**			
											E.C.F. =>	**0.778**		
											USE .778			

CLINTON TOWNSHIP COMMERCIAL/INDUSTRAIL ECF (2026)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Value	Property Class
006-307-002-15	515 LOCKWOOD	04/05/24	$740,000	WD	03-ARM'S LENGTH	$740,000	$319,500	$889,667	$207,768	$532,232	$971,366	0.548	$175,000	201
003-019-011-25	48 E MILLER	10/07/24	$485,000	WD	03-ARM'S LENGTH	$485,000	$160,700	$418,928	$41,607	$443,393	$537,494	0.825	$41,607	301
		Totals:	**$1,225,000**			**$1,225,000**	**$480,200**	**$1,308,595**		**$975,625**	**$1,508,860**			
											E.C.F. =>	**0.647**		
											USE .647			