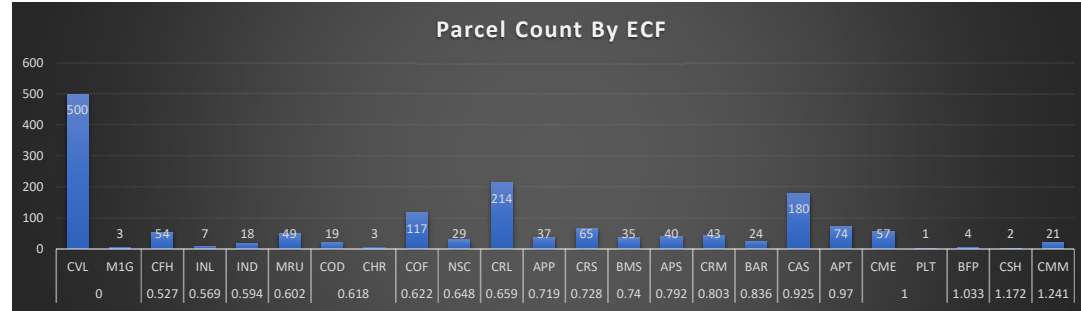


CITY OF PONTIAC
LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	1596	# of Sales	76
ECF Nbhd	CAS, CRL, NSC, COF, CRS, MRU, CVL, CFH, CRM, APT, IND, CME, CMM, BMS, CSH, BAR, APS, APP, INL, PLT, COD, CHR, M1G, BFP	Sales Ratio	48.17%
Min ECF	0.527	(Land Resid.-Est. Land Value)/Est. LV	37.45%
Max ECF	1.241	% Change	5.00%
Land Table LtoB	10.60%	Projected Land Table LtoB	11.13%
CVT LtoB	13.81%	Sale Sample Size	4.76%

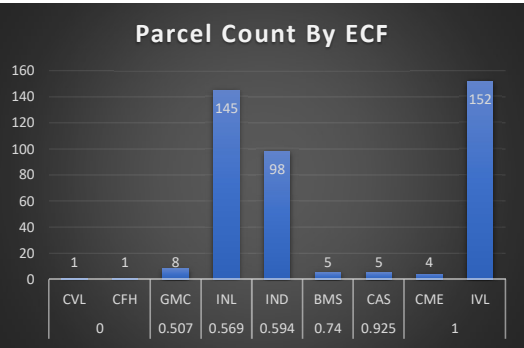


RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$2.82	\$3.88	\$2.96
MEDIAN	\$1.98	\$2.72	\$2.08
MINIMUM	\$0.25	\$0.34	\$0.26
MAXIMUM	\$10.24	\$14.08	\$10.75

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
36	36-18-02-281-033	2030 CASS LAKE RD	1/27/2022	\$285,000	\$169,346	\$158,285	\$39,657	0.16	\$989,281	\$22.71		COM	23.42%
36	36-18-02-427-034	2066 CASS LAKE RD	12/1/2020	\$327,200	\$239,469	\$183,070	\$92,278	0.32	\$572,094	\$13.13		COM	38.53%
36	36-18-02-427-045	2094 CASS LAKE RD	4/20/2021	\$160,000	\$145,446	\$69,111	\$51,906	0.18	\$383,950	\$8.81		COM	35.69%
36	36-18-02-477-001	3091 ORCHARD LAKE RD	10/7/2022	\$557,000	\$251,536	\$351,786	\$43,255	0.15	\$2,345,240	\$53.84		COM	17.20%
36	36-18-11-229-008	3389 ORCHARD LAKE RD	12/30/2022	\$700,000	\$388,001	\$436,135	\$118,231	0.41	\$1,063,744	\$24.42		COM	30.47%
36	36-18-11-251-024	3435 ORCHARD LAKE RD	11/2/2022	\$870,000	\$686,732	\$335,573	\$148,348	0.44	\$762,666	\$17.51		COM	21.60%
64	64-13-36-279-004	200 S TELEGRAPH RD	8/17/2021	\$232,082	\$204,951	\$96,397	\$48,177	0.28	\$344,275	\$7.90		COM	23.51%
64	64-13-36-279-029	226 S TELEGRAPH RD	12/22/2020	\$205,000	\$147,338	\$86,288	\$18,051	0.14	\$616,343	\$14.15		COM	12.25%
64	64-13-36-283-016	270 S TELEGRAPH RD	10/19/2022	\$205,000	\$133,397	\$92,600	\$18,051	0.14	\$661,429	\$15.18		COM	13.53%
64	64-14-07-479-019	1536 N TELEGRAPH RD	11/13/2020	\$100,000	\$138,418	\$1,251	\$30,273	0.351	\$3,564	\$0.08		COM	21.87%
64	64-14-07-483-012	325 W WALTON BLVD	9/1/2021	\$825,000	\$978,540	\$180,214	\$206,825	2.398	\$75,152	\$1.73		COM	21.14%
64	64-14-08-354-018	214 W WALTON BLVD	7/30/2020	\$190,000	\$160,916	\$81,196	\$39,588	0.459	\$176,898	\$4.06		COM	24.60%
64	64-14-08-385-021	1473 BALDWIN AVE	8/13/2020	\$125,000	\$110,227	\$34,514	\$15,870	0.184	\$187,576	\$4.31		COM	14.40%
64	64-14-08-454-038	1494 BALDWIN AVE	8/27/2020	\$290,000	\$190,749	\$142,099	\$35,707	0.414	\$343,234	\$7.88	64-14-08-454-001, 64-14-08-454-035	COM	18.72%
64	64-14-09-352-003	263 E WALTON BLVD	3/23/2022	\$2,287,500	\$2,384,664	\$265,266	\$285,459	3.788	\$70,028	\$1.61		COM	11.97%
64	64-14-16-201-029	618 E WALTON BLVD	6/22/2022	\$810,000	\$809,843	\$654,281	\$416,597	7.651	\$85,516	\$1.96		COM	51.44%
64	64-14-17-179-038	52 W COLUMBIA AVE	9/27/2021	\$145,000	\$114,442	\$90,212	\$51,148	1.957	\$46,097	\$1.06		COM	44.69%
64	64-14-17-382-027	1007 BALDWIN AVE	3/4/2022	\$250,000	\$158,342	\$122,555	\$22,770	0.264	\$464,223	\$10.66		COM	14.38%
64	64-14-17-383-022	989 BALDWIN AVE	12/23/2021	\$135,000	\$104,203	\$62,671	\$23,287	0.27	\$232,115	\$5.33		COM	22.35%
64	64-14-17-404-002	1076 BALDWIN AVE	4/1/2021	\$169,000	\$155,507	\$82,279	\$41,227	0.478	\$172,132	\$3.95	64-14-17-404-001	COM	26.51%
64	64-14-19-129-034	CESAR CHAVEZ	11/12/2021	\$153,000	\$165,075	\$18,308	\$30,383	0.558	\$32,810	\$0.75		COM	18.41%
64	64-14-19-251-014	870 CESAR E CHAVEZ AVE	7/15/2021	\$950,000	\$755,861	\$252,995	\$47,642	0.739	\$342,348	\$7.86		COM	6.30%
64	64-14-19-427-022	684 CESAR E CHAVEZ AVE	2/12/2021	\$199,999	\$146,268	\$74,787	\$15,730	0.244	\$306,504	\$7.04		COM	10.75%

CITY OF PONTIAC
LAND FOR 2024: IND LAND

BSA DATABASE		SALES DATA	
Parcel Count	419	# of Sales	31
ECF Nbhd	IND, INL, IVL, GMC, BMS, CAS, CVL, CME, CFH	Sales Ratio	48.76%
Min ECF	0.507	(Land Resid.-Est. Land Value)/Est. LV	36.55%
Max ECF	1.000	% Change	5.00%
Land Table LtoB	13.71%	Projected Land Table LtoB	14.39%
CVT LtoB	13.81%	Sale Sample Size	7.40%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.31	\$1.78	\$1.37
MEDIAN	\$1.19	\$1.62	\$1.25
MINIMUM	\$0.13	\$0.18	\$0.14
MAXIMUM	\$2.95	\$4.03	\$3.10

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
02	02-14-02-200-031	2725 COMMERCE PKWY	11/18/2020	\$5,000,000	\$5,225,432	\$545,880	\$617,088	4.19	\$130,282	\$2.99		I_NL	11.81%
02	02-14-03-100-043	1681 HARMON RD	11/10/2022	\$9,450,000	\$10,731,162	\$496,416	\$1,277,732	9.69	\$51,230	\$1.18		I_N75	11.91%
02	02-14-03-201-024	4300 GIDDINGS RD	8/17/2021	\$1,000,000	\$763,954	\$411,905	\$148,770	0.759	\$542,694	\$12.46		I_N75	19.47%
02	02-14-03-302-002	1377 ATLANTIC BLVD	4/7/2021	\$1,350,000	\$1,230,928	\$520,582	\$354,666	2.6	\$200,224	\$4.60		I_N75	28.81%
02	02-14-04-200-031	4280 N ATLANTIC BLVD	9/15/2021	\$7,300,000	\$7,769,085	\$870,136	\$973,692	6.26	\$138,999	\$3.19		I_N75	12.53%
02	02-14-11-126-008	3275 LAPEER RD W	1/21/2021	\$3,000,000	\$2,793,779	\$1,092,471	\$818,507	6.32	\$172,859	\$3.97		I_LAW	29.30%
02	02-14-11-329-001	2990 LAPEER RD	9/30/2020	\$1,490,000	\$1,863,777	\$292,077	\$627,986	7.91	\$36,925	\$0.85		I_NOP	33.69%
02	02-14-13-351-001	1780 POND RUN	5/12/2021	\$6,423,109	\$6,532,452	\$980,983	\$831,815	5.96	\$164,594	\$3.78		I_OTP	12.73%
02	02-14-14-101-008	2238 E WALTON BLVD	1/10/2023	\$880,000	\$572,973	\$399,827	\$88,110	0.43	\$929,830	\$21.35		I_NOP	15.38%
02	02-14-14-126-029	2333 COMMERCIAL DR	4/4/2022	\$2,010,000	\$1,476,135	\$832,989	\$262,168	1.51	\$551,648	\$12.66		I_NOP	17.76%
02	02-14-23-151-014	1203 CENTRE RD	3/19/2020	\$730,000	\$775,453	\$138,341	\$153,680	0.8	\$172,926	\$3.97		I_OC	19.82%
02	02-14-23-151-023	1131 CENTRE RD	5/4/2021	\$1,045,000	\$800,335	\$388,526	\$122,505	0.62	\$626,655	\$14.39		I_OC	15.31%
02	02-14-23-152-012	1116 CENTRE RD	1/14/2022	\$2,512,125	\$2,002,442	\$1,065,967	\$481,402	2.43	\$438,670	\$10.07	02-14-23-152-011, 02-14-23-151-032, 02-14-23-151-033	I_OC	24.04%
02	02-14-23-326-015	1055 DORIS RD	1/21/2022	\$2,049,903	\$2,140,455	\$550,921	\$554,437	3.03	\$181,822	\$4.17	02-14-23-326-013, 02-14-23-326-014	I_OC	25.90%
02	02-14-35-228-008	2840 AUBURN CT	6/9/2021	\$2,735,000	\$2,353,305	\$745,101	\$321,250	3.75	\$198,694	\$4.56		I_AH	13.65%
02	02-14-35-228-011	2900 AUBURN CT	2/25/2021	\$1,700,000	\$1,502,643	\$442,584	\$201,016	2.04	\$216,953	\$4.98		I_AH	13.38%
02	02-14-35-228-012	2960 AUBURN CT	12/29/2022	\$727,811	\$928,434	-\$709	\$169,519	2.06	-\$344	-\$0.01		I_AH	18.26%
02	02-14-36-226-010	3936 AUBURN RD	1/24/2022	\$250,000	\$175,277	\$126,562	\$47,938	0.29	\$436,421	\$10.02		I_AH	27.35%

CITY OF PONTIAC

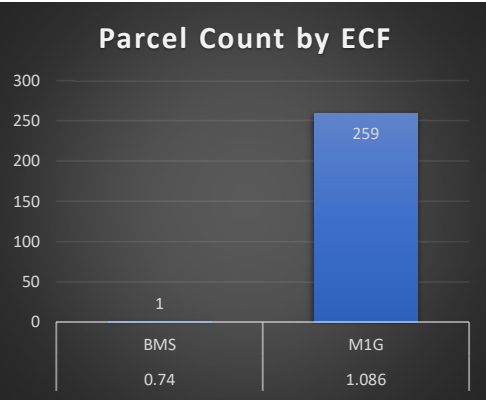
LAND FOR 2024: IND LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
64	64-14-09-301-019	1631 E HIGHWOOD BLVD	4/24/2020	\$700,000	\$760,287	\$92,684	\$130,657	1.604	\$57,783	\$1.33		IND1	17.19%
64	64-14-09-301-033	1561 E HIGHWOOD BLVD	9/17/2020	\$1,611,000	\$1,238,790	\$705,436	\$324,688	3.986	\$176,978	\$4.06		IND1	26.21%
64	64-14-09-301-038	1651 E HIGHWOOD BLVD	8/28/2020	\$1,650,000	\$945,910	\$918,657	\$193,053	2.37	\$387,619	\$8.90		IND1	20.41%
64	64-14-19-128-005	1097 CESAR E CHAVEZ AVE	12/28/2022	\$330,000	\$198,361	\$219,592	\$87,953	1.432	\$153,346	\$3.52		IND1	44.34%
64	64-14-19-128-010	659 PERSHING AVE	1/10/2020	\$220,000	\$213,211	\$85,657	\$78,868	1.968	\$43,525	\$1.00		IND1	36.99%
64	64-14-21-403-051	792 N PERRY ST	3/20/2020	\$600,000	\$323,039	\$335,539	\$36,829	0.919	\$365,113	\$8.38		IND1	11.40%
64	64-14-27-126-003	938 FEATHERSTONE ST	8/25/2021	\$420,000	\$289,620	\$193,720	\$46,556	0.758	\$255,567	\$5.87		IND1	16.07%
64	64-14-27-400-028	70 E SILVERDOME INDUSTRIAL PAR	1/5/2022	\$800,000	\$914,294	-\$49,141	\$47,498	2.32	-\$21,181	-\$0.49		IND1	5.20%
64	64-14-28-377-025	28 MARIVA ST	3/30/2022	\$113,000	\$126,360	\$4,204	\$17,564	0.42	\$10,010	\$0.23	64-14-28-377-024	IND1	13.90%
64	64-14-29-402-005	49730 WOODWARD AVE	7/30/2021	\$450,000	\$596,366	-\$20,275	\$115,612	1.597	-\$12,696	-\$0.29	64-14-29-401-009	IND1	19.39%
64	64-14-31-377-011	550 S TELEGRAPH RD	2/28/2020	\$560,000	\$257,619	\$367,326	\$58,242	0.715	\$513,743	\$11.79		IND1	22.61%
64	64-14-32-108-032	370 ORCHARD LAKE RD	1/20/2022	\$450,000	\$343,520	\$201,743	\$74,669	1.181	\$170,824	\$3.92	64-14-32-108-034	IND1	21.74%
64	64-14-34-381-012	777 SOUTH BLVD E	3/16/2021	\$614,235	\$879,393	\$29,822	\$245,480	2.749	\$10,848	\$0.25		IND1	27.91%

CITY OF PONTIAC

LAND FOR 2024: M1G LAND

BSA DATABASE		SALES DATA	
Parcel Count	260	# of Sales	89
ECF Nbhd	M1G, BMS	Sales Ratio	49.72%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	1.47%
Max ECF	1.086	% Change	0.00%
Land Table LtoB	38.58%	Projected Land Table LtoB	38.58%
CVT LtoB	13.81%	Sale Sample Size	34.23%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$28.13	\$28.54	\$28.13
MEDIAN	\$0.66	\$0.67	\$0.66
MINIMUM	\$0.24	\$0.24	\$0.24
MAXIMUM	\$138.60	\$140.64	\$138.60

ACREAGE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$249,113	\$252,780	\$249,113
MEDIAN	\$167,137	\$169,597	\$167,137
MINIMUM	\$57,304	\$58,148	\$57,304
MAXIMUM	\$716,297	\$726,843	\$716,297

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
64	64-14-33-305-006	6 STRAIGHTAWAY DR	11/30/2021	\$950,000	\$835,832	\$446,808	\$332,640	0.056	\$7,978,714	\$183.17	64-14-33-305-007	M1G	39.80%
64	64-14-33-305-016	16 STRAIGHTAWAY DR	10/19/2022	\$400,000	\$417,916	\$148,404	\$166,320	0.028	\$5,300,143	\$121.67		M1G	39.80%
64	64-14-33-305-024	24 STRAIGHTAWAY DR	9/22/2022	\$840,000	\$417,916	\$588,404	\$166,320	0.028	\$21,014,429	\$482.42		M1G	39.80%
64	64-14-33-305-039	39 STRAIGHTAWAY DR	2/7/2020	\$525,000	\$417,916	\$273,404	\$166,320	0.028	\$9,764,429	\$224.16		M1G	39.80%
64	64-14-33-305-047	47 SPEED WAY	4/13/2022	\$799,000	\$417,916	\$547,404	\$166,320	0.028	\$19,550,143	\$448.81		M1G	39.80%
64	64-14-33-305-049	49 PIT LN	7/20/2022	\$200,000	\$220,197	\$62,963	\$83,160	0.014	\$4,497,357	\$103.25		M1G	37.77%
64	64-14-33-305-055	55 PIT LN	7/31/2020	\$295,000	\$220,197	\$157,963	\$83,160	0.014	\$11,283,071	\$259.02		M1G	37.77%
64	64-14-33-305-076	76 PIT LN	12/7/2021	\$250,000	\$220,197	\$112,963	\$83,160	0.014	\$8,068,786	\$185.23		M1G	37.77%
64	64-14-33-305-090	98 SPEED WAY	5/14/2021	\$546,000	\$404,747	\$306,603	\$165,350	0.027	\$11,355,667	\$260.69		M1G	40.85%
64	64-14-33-305-096	104 SPEED WAY	8/7/2020	\$378,000	\$428,215	\$125,668	\$175,883	0.029	\$4,333,379	\$99.48		M1G	41.07%

CITY OF PONTIAC

LAND FOR 2024: M1G LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
64	64-14-33-305-118	129 PIT LN	2/1/2021	\$365,000	\$186,815	\$248,732	\$70,547	0.012	\$20,727,667	\$475.84		M1G	37.76%
64	64-14-33-305-141	151 SPEED WAY	11/28/2022	\$1,000,000	\$904,650	\$455,710	\$360,360	0.06	\$7,595,167	\$174.36	64-14-33-305-141	M1G	39.83%
64	64-14-33-305-142	152 SPEED WAY	10/2/2020	\$645,000	\$474,066	\$351,114	\$180,180	0.03	\$11,703,800	\$268.68		M1G	38.01%
64	64-14-33-305-147	157 SPEED WAY	8/30/2021	\$900,000	\$474,066	\$606,114	\$180,180	0.03	\$20,203,800	\$463.82		M1G	38.01%
64	64-14-33-305-165	175 PIT LN	12/20/2021	\$251,000	\$193,344	\$126,956	\$69,300	0.011	\$11,541,455	\$264.96		M1G	35.84%
64	64-14-33-305-171	181 PIT LN	8/9/2021	\$359,900	\$228,698	\$214,362	\$83,160	0.014	\$15,311,571	\$351.51		M1G	36.36%
64	64-14-33-305-178	188 APEX DR	6/17/2021	\$545,000	\$467,782	\$261,417	\$184,199	0.031	\$8,432,806	\$193.59		M1G	39.38%
64	64-14-33-305-180	190 APEX DR	6/20/2021	\$499,000	\$460,547	\$219,465	\$181,012	0.03	\$7,315,500	\$167.94		M1G	39.30%
64	64-14-33-305-181	191 APEX DR	6/17/2021	\$475,000	\$436,441	\$209,037	\$170,478	0.028	\$7,465,607	\$171.39		M1G	39.06%
64	64-14-33-305-182	192 APEX DR	6/22/2021	\$475,000	\$436,094	\$209,384	\$170,478	0.028	\$7,478,000	\$171.67		M1G	39.09%
64	64-14-33-305-183	193 APEX DR	6/24/2021	\$475,000	\$436,094	\$209,384	\$170,478	0.028	\$7,478,000	\$171.67		M1G	39.09%
64	64-14-33-305-184	194 APEX DR	7/15/2021	\$475,000	\$436,094	\$209,384	\$170,478	0.028	\$7,478,000	\$171.67		M1G	39.09%
64	64-14-33-305-185	195 APEX DR	6/18/2021	\$499,000	\$462,669	\$217,343	\$181,012	0.03	\$7,244,767	\$166.32		M1G	39.12%
64	64-14-33-305-186	196 APEX DR	6/25/2021	\$499,000	\$462,669	\$217,343	\$181,012	0.03	\$7,244,767	\$166.32		M1G	39.12%
64	64-14-33-305-187	197 APEX DR	6/18/2021	\$944,000	\$904,886	\$410,423	\$371,309	0.062	\$6,619,726	\$151.97		M1G	41.03%
64	64-14-33-305-189	199 CHICANE LN	7/29/2022	\$235,000	\$273,990	\$61,495	\$100,485	0.017	\$3,617,353	\$83.04		M1G	36.67%
64	64-14-33-305-190	200 CHICANE LN	6/18/2021	\$215,000	\$273,990	\$41,495	\$100,485	0.017	\$2,440,882	\$56.03		M1G	36.67%
64	64-14-33-305-191	201 CHICANE LN	2/23/2022	\$185,000	\$215,544	\$47,072	\$77,616	0.013	\$3,620,923	\$83.12		M1G	36.01%
64	64-14-33-305-192	202 CHICANE LN	6/25/2021	\$179,000	\$171,645	\$91,069	\$83,714	0.014	\$6,504,929	\$149.33		M1G	48.77%
64	64-14-33-305-193	203 CHICANE LN	6/18/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-194	204 CHICANE LN	6/24/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-195	205 CHICANE LN	6/24/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-196	206 CHICANE LN	6/24/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-197	207 CHICANE LN	6/24/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-198	208 CHICANE LN	6/24/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-199	209 CHICANE LN	9/7/2022	\$235,000	\$232,758	\$85,956	\$83,714	0.014	\$6,139,714	\$140.95		M1G	35.97%
64	64-14-33-305-200	210 CHICANE LN	2/1/2022	\$185,000	\$215,405	\$47,072	\$77,477	0.013	\$3,620,923	\$83.12		M1G	35.97%
64	64-14-33-305-204	214 CHICANE LN	7/15/2021	\$176,000	\$215,405	\$38,072	\$77,477	0.013	\$2,928,615	\$67.23		M1G	35.97%
64	64-14-33-305-206	220 CHICANE LN	6/17/2021	\$409,000	\$467,851	\$125,348	\$184,199	0.031	\$4,043,484	\$92.83		M1G	39.37%
64	64-14-33-305-207	221 CHICANE LN	4/29/2022	\$185,000	\$215,405	\$47,072	\$77,477	0.013	\$3,620,923	\$83.12		M1G	35.97%
64	64-14-33-305-208	222 CHICANE LN	6/17/2021	\$215,000	\$273,990	\$41,495	\$100,485	0.017	\$2,440,882	\$56.03		M1G	36.67%
64	64-14-33-305-209	223 CHICANE LN	6/28/2021	\$215,000	\$201,939	\$113,546	\$100,485	0.017	\$6,679,176	\$153.33		M1G	49.76%
64	64-14-33-305-210	224 CHICANE LN	8/24/2021	\$176,000	\$215,544	\$38,072	\$77,616	0.013	\$2,928,615	\$67.23		M1G	36.01%
64	64-14-33-305-211	225 CHICANE LN	6/22/2021	\$184,000	\$232,758	\$34,956	\$83,714	0.014	\$2,496,857	\$57.32		M1G	35.97%
64	64-14-33-305-212	226 CHICANE LN	6/22/2021	\$184,000	\$232,758	\$34,956	\$83,714	0.014	\$2,496,857	\$57.32		M1G	35.97%
64	64-14-33-305-213	227 CHICANE LN	6/24/2021	\$349,000	\$436,233	\$83,384	\$170,617	0.028	\$2,978,000	\$68.37		M1G	39.11%
64	64-14-33-305-214	228 CHICANE LN	6/24/2021	\$349,000	\$436,233	\$83,384	\$170,617	0.028	\$2,978,000	\$68.37		M1G	39.11%
64	64-14-33-305-215	229 CHICANE LN	6/24/2021	\$179,000	\$171,645	\$91,069	\$83,714	0.014	\$6,504,929	\$149.33		M1G	48.77%
64	64-14-33-305-216	230 CHICANE LN	6/30/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-217	231 CHICANE LN	8/3/2021	\$176,000	\$215,544	\$38,072	\$77,616	0.013	\$2,928,615	\$67.23		M1G	36.01%
64	64-14-33-305-218	232 CHICANE LN	6/30/2021	\$215,000	\$273,990	\$41,495	\$100,485	0.017	\$2,440,882	\$56.03		M1G	36.67%
64	64-14-33-305-219	233 CHICANE LN	6/29/2021	\$215,000	\$273,990	\$41,495	\$100,485	0.017	\$2,440,882	\$56.03		M1G	36.67%
64	64-14-33-305-220	234 CHICANE LN	6/29/2021	\$165,000	\$158,862	\$83,615	\$77,477	0.013	\$6,431,923	\$147.66		M1G	48.77%
64	64-14-33-305-221	235 CHICANE LN	9/3/2021	\$409,000	\$467,851	\$125,348	\$184,199	0.031	\$4,043,484	\$92.83		M1G	39.37%
64	64-14-33-305-222	236 APEX DR	8/31/2021	\$235,000	\$281,234	\$57,300	\$103,534	0.017	\$3,370,588	\$77.38		M1G	36.81%

CITY OF PONTIAC

LAND FOR 2024: M1G LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
64	64-14-33-305-223	237 APEX DR	7/28/2021	\$176,000	\$215,405	\$38,072	\$77,477	0.013	\$2,928,615	\$67.23		M1G	35.97%
64	64-14-33-305-224	238 APEX DR	7/28/2021	\$176,000	\$215,405	\$38,072	\$77,477	0.013	\$2,928,615	\$67.23		M1G	35.97%
64	64-14-33-305-225	239 APEX DR	6/24/2021	\$215,000	\$201,939	\$113,546	\$100,485	0.017	\$6,679,176	\$153.33		M1G	49.76%
64	64-14-33-305-226	240 APEX DR	6/22/2021	\$215,000	\$273,990	\$41,495	\$100,485	0.017	\$2,440,882	\$56.03		M1G	36.67%
64	64-14-33-305-227	241 APEX DR	1/13/2022	\$185,000	\$215,544	\$47,072	\$77,616	0.013	\$3,620,923	\$83.12		M1G	36.01%
64	64-14-33-305-228	242 APEX DR	7/15/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-229	243 APEX DR	7/19/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-230	244 APEX DR	7/19/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-231	245 APEX DR	7/19/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-232	246 APEX DR	9/13/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-233	247 APEX DR	7/19/2021	\$179,000	\$232,758	\$29,956	\$83,714	0.014	\$2,139,714	\$49.12		M1G	35.97%
64	64-14-33-305-234	248 APEX DR	7/13/2021	\$179,000	\$171,645	\$91,069	\$83,714	0.014	\$6,504,929	\$149.33		M1G	48.77%
64	64-14-33-305-235	249 APEX DR	12/28/2021	\$210,000	\$232,758	\$60,956	\$83,714	0.014	\$4,354,000	\$99.95		M1G	35.97%
64	64-14-33-305-237	251 APEX DR	7/15/2021	\$215,000	\$273,990	\$41,495	\$100,485	0.017	\$2,440,882	\$56.03		M1G	36.67%
64	64-14-33-305-238	252 APEX DR	8/24/2021	\$215,000	\$273,990	\$41,495	\$100,485	0.017	\$2,440,882	\$56.03		M1G	36.67%
64	64-14-33-305-239	253 APEX DR	10/15/2021	\$185,000	\$186,391	\$76,086	\$77,477	0.013	\$5,852,769	\$134.36		M1G	41.57%
64	64-14-33-305-240	254 APEX DR	12/13/2021	\$185,000	\$215,405	\$47,072	\$77,477	0.013	\$3,620,923	\$83.12		M1G	35.97%
64	64-14-33-305-241	255 APEX DR	6/29/2021	\$235,000	\$281,234	\$57,300	\$103,534	0.017	\$3,370,588	\$77.38		M1G	36.81%
64	64-14-33-305-242	260 APEX DR	12/15/2021	\$500,000	\$466,964	\$216,958	\$183,922	0.03	\$7,231,933	\$166.02		M1G	39.39%
64	64-14-33-305-243	261 APEX DR	1/11/2022	\$185,000	\$186,253	\$76,086	\$77,339	0.013	\$5,852,769	\$134.36		M1G	41.52%
64	64-14-33-305-244	262 APEX DR	8/16/2021	\$215,000	\$278,404	\$36,804	\$100,208	0.017	\$2,164,941	\$49.70		M1G	35.99%
64	64-14-33-305-245	263 APEX DR	7/27/2021	\$215,000	\$273,060	\$42,148	\$100,208	0.017	\$2,479,294	\$56.92		M1G	36.70%
64	64-14-33-305-246	264 APEX DR	7/23/2021	\$176,000	\$215,267	\$38,072	\$77,339	0.013	\$2,928,615	\$67.23		M1G	35.93%
64	64-14-33-305-247	265 APEX DR	7/23/2021	\$190,000	\$232,620	\$40,956	\$83,576	0.014	\$2,925,429	\$67.16		M1G	35.93%
64	64-14-33-305-248	266 APEX DR	8/31/2021	\$190,000	\$232,620	\$40,956	\$83,576	0.014	\$2,925,429	\$67.16		M1G	35.93%
64	64-14-33-305-249	267 APEX DR	4/29/2022	\$240,000	\$201,252	\$122,324	\$83,576	0.014	\$8,737,429	\$200.58		M1G	41.53%
64	64-14-33-305-250	268 APEX DR	7/28/2021	\$179,000	\$171,507	\$91,069	\$83,576	0.014	\$6,504,929	\$149.33		M1G	48.73%
64	64-14-33-305-251	269 APEX DR	8/12/2021	\$190,000	\$232,620	\$40,956	\$83,576	0.014	\$2,925,429	\$67.16		M1G	35.93%
64	64-14-33-305-252	270 APEX DR	8/3/2021	\$190,000	\$232,620	\$40,956	\$83,576	0.014	\$2,925,429	\$67.16		M1G	35.93%
64	64-14-33-305-253	271 APEX DR	8/31/2021	\$179,000	\$232,620	\$29,956	\$83,576	0.014	\$2,139,714	\$49.12		M1G	35.93%
64	64-14-33-305-254	272 APEX DR	8/31/2021	\$179,000	\$232,620	\$29,956	\$83,576	0.014	\$2,139,714	\$49.12		M1G	35.93%
64	64-14-33-305-256	274 APEX DR	7/27/2021	\$215,000	\$273,060	\$42,148	\$100,208	0.017	\$2,479,294	\$56.92		M1G	36.70%
64	64-14-33-305-257	275 APEX DR	7/27/2021	\$215,000	\$273,060	\$42,148	\$100,208	0.017	\$2,479,294	\$56.92		M1G	36.70%
64	64-14-33-305-258	276 APEX DR	7/27/2021	\$170,000	\$215,267	\$32,072	\$77,339	0.013	\$2,467,077	\$56.64		M1G	35.93%

CITY OF PONTIAC

LAND FOR 2024: AREA LAND SALES

COLOR CODING KEY

VACANT LAND SALE
DEMO AFTER SALE OR
VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
64	64-14-33-479-033		9/18/2020	\$120,000	\$28,648	\$120,000	\$28,648	0.55	\$217,786	\$5.00	64-14-33-479-032	COM	100.00%
64	64-14-19-429-011	312 W MONTCALM ST	5/6/2021	\$99,900	\$26,561	\$99,900	\$26,561	0.41	\$242,476	\$5.57		COM	100.00%
64	64-14-33-461-031	IRWIN	12/3/2021	\$365,000	\$106,302	\$365,000	\$106,302	1.31	\$279,693	\$6.42		IND1	100.00%
64	64-14-21-101-008	501 N GLENWOOD AVE	12/8/2022	\$293,260	\$87,214	\$293,260	\$44,013	4.21	\$69,658	\$1.60		IND1	50.47%
64	64-14-31-180-002	VOORHEIS	3/19/2021	\$45,000	\$16,226	\$45,000	\$16,226	0.30	\$151,007	\$3.47		COM	100.00%
64	64-14-34-451-027		3/16/2021	\$48,000	\$20,399	\$48,000	\$20,399	0.21	\$228,571	\$5.25		COM	100.00%
64	64-14-17-403-001	BALDWIN	4/20/2022	\$40,000	\$17,113	\$40,000	\$12,943	0.14	\$277,778	\$6.38	64-14-17-403-002	COM	75.63%
64	64-14-27-377-018	841 AUBURN AVE	6/25/2020	\$225,000	\$97,749	\$225,000	\$97,749	2.24	\$100,267	\$2.30		COM	100.00%
64	64-14-18-230-004	1400 N TELEGRAPH RD	4/28/2022	\$1,250,000	\$548,041	\$1,250,000	\$548,041	19.58	\$63,841	\$1.47	64-14-07-482-004, 64-14-18-230-005	IND1	100.00%
64	64-14-34-452-023	MEADOW	6/9/2021	\$315,000	\$142,380	\$315,000	\$142,380	1.11	\$284,296	\$6.53	64-14-34-452-017	IND1	100.00%
64	64-14-16-126-011	458 E WALTON BLVD	10/21/2022	\$275,000	\$132,487	\$275,000	\$129,047	0.75	\$366,667	\$8.42		COM	97.40%
64	64-14-07-477-011	1517 N TELEGRAPH RD	8/19/2022	\$100,000	\$48,300	\$100,000	\$48,300	0.66	\$151,515	\$3.48	64-14-07-477-006	COM	100.00%
64	64-14-17-253-039	1272 BALDWIN AVE	3/15/2022	\$60,000	\$34,586	\$60,000	\$34,586	0.40	\$149,626	\$3.43		COM	100.00%
64	64-14-27-126-018	1040 FEATHERSTONE ST	6/18/2021	\$1,873,950	\$1,432,524	\$1,873,950	\$523,809	9.62	\$194,797	\$4.47		COM	36.57%
64	64-14-29-413-004	W LAWRENCE	7/20/2021	\$55,000	\$42,266	\$55,000	\$39,326	0.31	\$180,328	\$4.14		COM	93.04%
64	64-14-08-327-001	1715 BALDWIN AVE	7/21/2022	\$80,000	\$67,508	\$80,000	\$67,508	1.44	\$55,517	\$1.27	64-14-08-327-002, 64-14-08-327-005	COM	100.00%
64	64-14-20-380-019	ADELAIDE	8/30/2022	\$5,100	\$4,670	\$5,100	\$4,670	0.27	\$19,030	\$0.44		COM	100.00%
64	64-14-22-334-010	FEATHERSTONE	7/1/2020	\$50,000	\$49,191	\$50,000	\$39,877	12.21	\$4,096	\$0.09		COM	81.07%
64	64-14-33-303-032	WOODWARD	6/24/2021	\$6,000	\$7,454	\$6,000	\$7,454	0.07	\$86,957	\$2.00		COM	100.00%
64	64-14-29-129-001	95 BALDWIN AVE	11/10/2022	\$34,000	\$45,790	\$34,000	\$45,790	1.75	\$19,406	\$0.45		COM	100.00%
64	64-14-29-354-006	W HURON	8/30/2022	\$6,200	\$13,410	\$6,200	\$13,410	0.21	\$29,808	\$0.68		COM	100.00%