

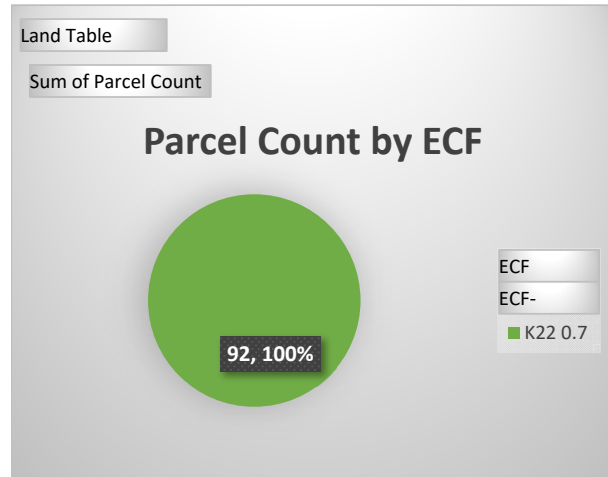
City of Pontiac

Land Table K22

BSA DATABASE		SALES DATA	
Parcel Count	92	# of Sales	11
ECF Nbhd	K22	Sales Ratio	46.97%
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	33.13%
Max ECF	0.700	% Change	0.00%
Land Table LtoB	19.04%	Projected Land Table LtoB	19.04%
CVT LtoB	12.11%	Sales Sample Size	11.96%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,108	\$17,451	\$13,108
MINIMUM	\$13,108	\$17,451	\$13,108
MAXIMUM	\$13,108	\$17,451	\$13,108

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-15-202-004	2 BEECHWOODE LN	07/09/21	\$86,000	\$62,724	\$36,384	\$13,108	1.00	\$36,384		Land Table K22	20.90%
64-14-15-203-009	1 BEECHWOODE LN	09/09/22	\$81,000	\$63,894	\$30,214	\$13,108	1.00	\$30,214		Land Table K22	20.52%
64-14-15-202-001	4 BEECHWOODE LN	05/03/21	\$50,000	\$64,928	(\$1,820)	\$13,108	1.00	(\$1,820)		Land Table K22	20.19%
64-14-15-203-008	11 BEECHWOODE LN	10/22/21	\$40,000	\$66,055	(\$12,947)	\$13,108	1.00	(\$12,947)		Land Table K22	19.84%
64-14-15-204-012	91 BEECHWOODE LN	12/13/21	\$45,000	\$66,382	(\$8,274)	\$13,108	1.00	(\$8,274)		Land Table K22	19.75%
64-14-15-203-025	26 GREENWOODE LN	09/15/21	\$83,000	\$66,597	\$29,511	\$13,108	1.00	\$29,511		Land Table K22	19.68%
64-14-15-203-023	22 GREENWOODE LN	01/22/21	\$68,500	\$67,763	\$13,845	\$13,108	1.00	\$13,845		Land Table K22	19.34%
64-14-15-204-019	69 BEECHWOODE LN	10/18/22	\$90,000	\$69,560	\$33,548	\$13,108	1.00	\$33,548		Land Table K22	18.84%
64-14-15-205-025	100 BEECHWOODE LN	04/28/21	\$78,500	\$70,571	\$21,037	\$13,108	1.00	\$21,037		Land Table K22	18.57%
64-14-15-204-001	105 BEECHWOODE LN	09/29/21	\$84,000	\$71,209	\$25,899	\$13,108	1.00	\$25,899		Land Table K22	18.41%
64-14-15-205-027	96 BEECHWOODE LN	10/12/22	\$83,000	\$71,548	\$24,560	\$13,108	1.00	\$24,560		Land Table K22	18.32%

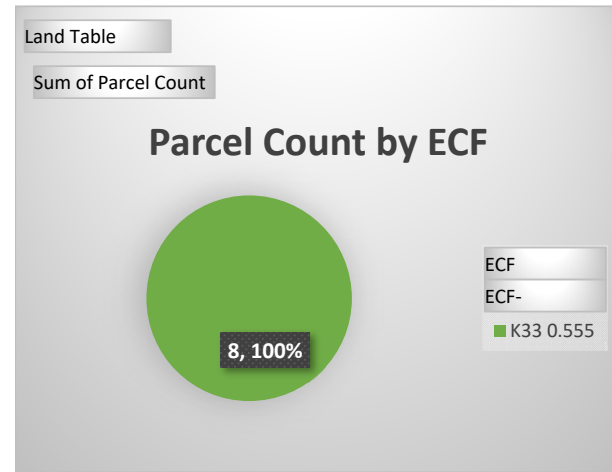
City of Pontiac

Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	2
ECF Nbhd	K33	Sales Ratio	46.16%
Min ECF	0.555	(Land Resid.-Est. Land Value)/Est. LV	146.18%
Max ECF	0.555	% Change	0.00%
Land Table LtoB	5.50%	Projected Land Table LtoB	5.50%
CVT LtoB	12.11%	Sales Sample Size	25.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,500	\$6,155	\$2,500
MINIMUM	\$2,500	\$6,155	\$2,500
MAXIMUM	\$2,500	\$6,155	\$2,500

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-18-229-008	1351 CHERRYLAWN	09/30/22	\$45,000	\$37,341	\$10,159	\$2,500	1.00	\$10,159		Land Table K33	6.70%
64-14-18-229-004	1343 CHERRYLAWN DR	09/12/22	\$50,000	\$50,350	\$2,150	\$2,500	1.00	\$2,150		Land Table K33	4.97%

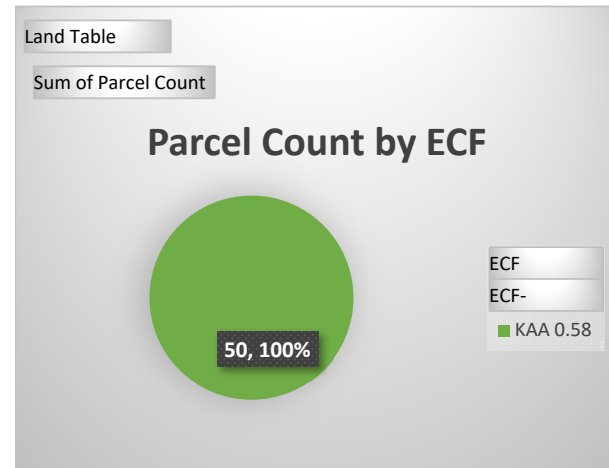
City of Pontiac

Land Table KAA

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	0
ECF Nbhd	KAA	Sales Ratio	#DIV/0!
Min ECF	0.580	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.580	% Change	50.00%
Land Table LtoB	8.43%	Projected Land Table LtoB	12.64%
CVT LtoB	12.11%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$16,000	#DIV/0!	\$24,000
MINIMUM	\$16,000	#DIV/0!	\$24,000
MAXIMUM	\$16,000	#DIV/0!	\$24,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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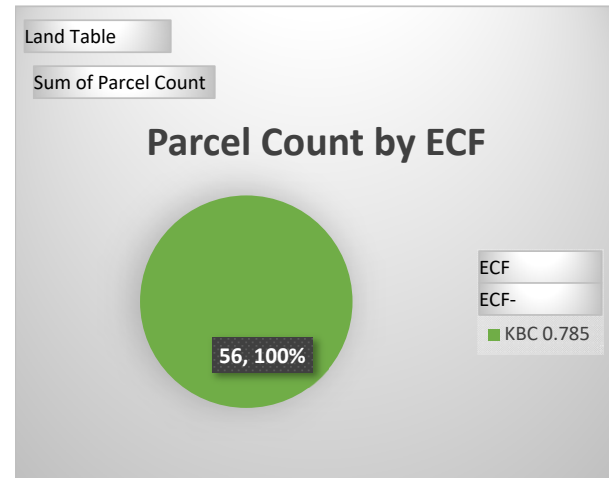
City of Pontiac

Land Table KBC

BSA DATABASE		SALES DATA	
Parcel Count	56	# of Sales	3
ECF Nbhd	KBC	Sales Ratio	40.21%
Min ECF	0.785	(Land Resid.-Est. Land Value)/Est. LV	260.59%
Max ECF	0.785	% Change	50.00%
Land Table LtoB	9.22%	Projected Land Table LtoB	13.83%
CVT LtoB	12.11%	Sales Sample Size	5.36%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,250	\$62,202	\$25,875
MINIMUM	\$17,250	\$62,202	\$25,875
MAXIMUM	\$17,250	\$62,202	\$25,875

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-432-005	1247 LIZA BLVD	11/30/22	\$230,000	\$179,975	\$67,275	\$17,250	1.00	\$67,275		Land Table KBC	9.58%
64-14-22-432-018	623 JARED DR	10/19/21	\$237,000	\$198,384	\$57,591	\$18,975	1.00	\$57,591		Land Table KBC	9.56%
64-14-22-432-033	549 BOYD ST	03/17/22	\$245,000	\$194,291	\$67,959	\$17,250	1.00	\$67,959		Land Table KBC	8.88%

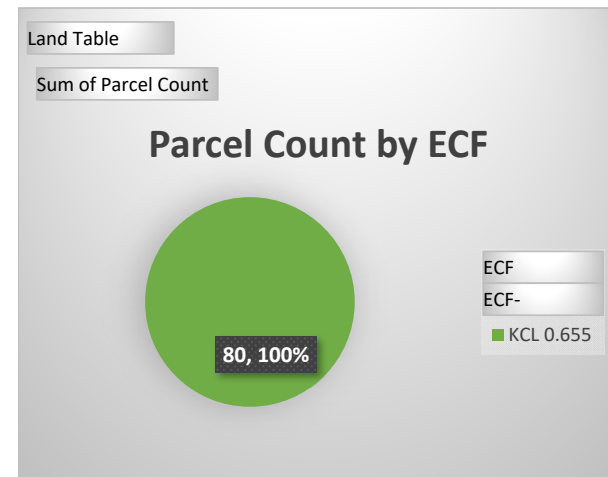
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Land Table KCL

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	7
ECF Nbhd	KCL	Sales Ratio	39.33%
Min ECF	0.655	(Land Resid.-Est. Land Value)/Est. LV	393.89%
Max ECF	0.655	% Change	100.00%
Land Table LtoB	6.29%	Projected Land Table LtoB	12.58%
CVT LtoB	12.11%	Sales Sample Size	8.75%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$11,721	\$57,889	\$23,442
MINIMUM	\$11,721	\$57,889	\$23,442
MAXIMUM	\$11,721	\$57,889	\$23,442

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-19-05-126-029	1219 OAKLAWN DR	08/31/21	\$205,000	\$146,588	\$71,305	\$12,893	0.14	\$516,703		Land Table KCL	8.80%
64-19-05-126-016	1167 OAKLAWN DR	05/05/22	\$210,000	\$157,417	\$65,476	\$12,893	0.17	\$396,824		Land Table KCL	8.19%
64-19-05-201-012	1331 OAKLAWN DR	07/16/21	\$204,500	\$159,098	\$58,295	\$12,893	0.20	\$285,760		Land Table KCL	8.10%
64-19-05-201-006	1292 OAKLAWN DR	07/27/21	\$222,000	\$175,143	\$59,750	\$12,893	0.20	\$300,251		Land Table KCL	7.36%
64-19-05-126-018	1175 OAKLAWN DR	09/26/22	\$260,000	\$180,582	\$92,311	\$12,893	0.28	\$330,864		Land Table KCL	7.14%
64-19-05-126-007	1134 OAK VALLEY DR	12/10/21	\$300,000	\$224,392	\$87,329	\$11,721	0.15	\$590,061		Land Table KCL	5.22%
64-19-05-128-002	1105 OAK VALLEY DR	01/28/21	\$242,000	\$249,406	\$5,487	\$12,893	0.25	\$21,948		Land Table KCL	5.17%

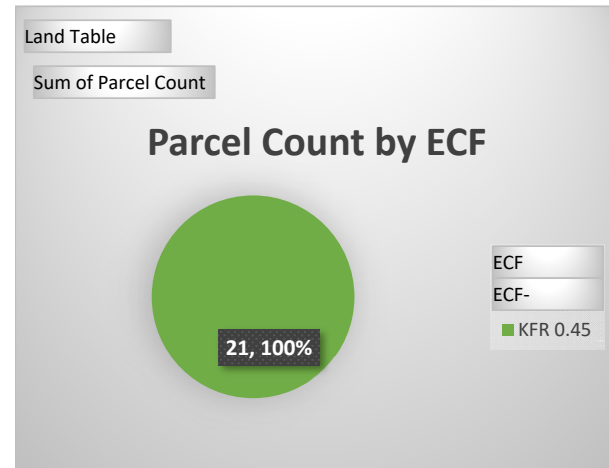
City of Pontiac

Land Table KFR

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	5
ECF Nbhd	KFR	Sales Ratio	47.37%
Min ECF	0.450	(Land Resid.-Est. Land Value)/Est. LV	57.19%
Max ECF	0.450	% Change	0.00%
Land Table LtoB	9.67%	Projected Land Table LtoB	9.67%
CVT LtoB	12.11%	Sales Sample Size	23.81%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$12,841	\$20,185	\$12,841
MINIMUM	\$12,841	\$20,185	\$12,841
MAXIMUM	\$12,841	\$20,185	\$12,841

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-256-007	1159 CHESTNUT ST	10/24/22	\$85,000	\$123,077	(\$25,236)	\$12,841	1.00	(\$25,236)		Land Table KFR	10.43%
64-14-22-256-004	1169 CHESTNUT ST	05/24/21	\$112,500	\$123,360	\$1,981	\$12,841	1.00	\$1,981		Land Table KFR	10.41%
64-14-22-256-071	1149 CHESTNUT ST	02/18/22	\$164,000	\$137,989	\$38,852	\$12,841	1.00	\$38,852		Land Table KFR	9.31%
64-14-22-256-010	1157 CHESTNUT ST	05/05/22	\$168,000	\$138,299	\$42,542	\$12,841	1.00	\$42,542		Land Table KFR	9.28%
64-14-22-256-074	1143 CHESTNUT ST	02/18/22	\$168,500	\$138,556	\$42,785	\$12,841	1.00	\$42,785		Land Table KFR	9.27%

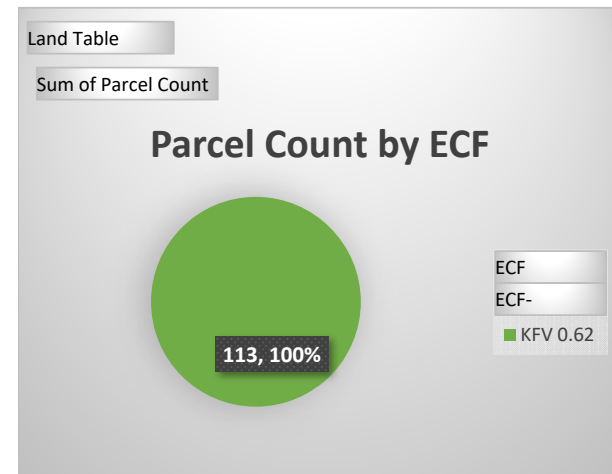
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Land Table KfV

BSA DATABASE		SALES DATA	
Parcel Count	113	# of Sales	16
ECF Nbhd	KfV	Sales Ratio	44.82%
Min ECF	0.620	(Land Resid.-Est. Land Value)/Est. LV	190.58%
Max ECF	0.620	% Change	0.00%
Land Table LtoB	6.72%	Projected Land Table LtoB	6.72%
CVT LtoB	12.11%	Sales Sample Size	14.16%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$14,918	\$43,349	\$14,918
MINIMUM	\$12,835	\$37,296	\$12,835
MAXIMUM	\$18,336	\$53,281	\$18,336

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-10-426-060	1159 FAIRWAY DR	05/10/21	\$234,000	\$159,905	\$86,930	\$12,835	0.17	\$511,353		Land Table KfV	8.03%
64-14-10-426-240	1155 FIELDSTONE CT	05/31/22	\$234,990	\$221,571	\$29,922	\$16,503	0.36	\$83,117		Land Table KfV	7.45%
64-14-10-426-008	1079 CLUB HOUSE DR	08/30/22	\$250,000	\$183,919	\$78,916	\$12,835	0.19	\$415,347		Land Table KfV	6.98%
64-14-10-426-237	1140 FIELDSTONE DR	05/31/22	\$239,990	\$187,972	\$64,853	\$12,835	0.20	\$324,265		Land Table KfV	6.83%
64-14-10-426-243	1150 FIELDSTONE CT	04/28/21	\$234,600	\$220,198	\$29,071	\$14,669	0.27	\$107,670		Land Table KfV	6.66%
64-14-10-426-244	1154 FIELDSTONE CT	10/04/22	\$246,490	\$231,259	\$29,900	\$14,669	0.30	\$99,667		Land Table KfV	6.34%
64-14-10-426-236	1152 FAIRWAY DR	05/27/22	\$256,990	\$202,883	\$66,942	\$12,835	0.19	\$352,326		Land Table KfV	6.33%
64-14-10-426-248	1174 CYPRESS POINT DR	12/15/22	\$272,990	\$235,744	\$50,998	\$13,752	0.22	\$231,809		Land Table KfV	5.83%
64-14-10-426-246	1173 FIELDSTONE DR	11/02/22	\$251,490	\$259,779	\$6,629	\$14,918	0.31	\$21,384		Land Table KfV	5.74%
64-14-10-426-259	1182 FIELDSTONE DR	12/28/22	\$243,990	\$223,553	\$33,272	\$12,835	0.18	\$184,844		Land Table KfV	5.74%
64-14-10-426-057	1148 FAIRWAY DR	05/20/22	\$250,000	\$225,367	\$37,468	\$12,835	0.17	\$220,400		Land Table KfV	5.70%
64-14-10-426-242	1147 FIELDSTONE CT	10/11/22	\$240,990	\$231,215	\$22,610	\$12,835	0.18	\$125,611		Land Table KfV	5.55%
64-14-10-426-260	1186 FIELDSTONE DR	12/27/22	\$250,000	\$234,861	\$27,974	\$12,835	0.18	\$155,411		Land Table KfV	5.46%
64-14-10-426-059	1156 FAIRWAY DR	06/30/22	\$265,000	\$241,520	\$36,315	\$12,835	0.17	\$213,618		Land Table KfV	5.31%
64-14-10-426-239	1146 FIELDSTONE DR	07/05/22	\$246,990	\$249,926	\$9,899	\$12,835	0.17	\$58,229		Land Table KfV	5.14%
64-14-10-426-241	1151 FIELDSTONE CT	10/13/22	\$252,990	\$250,751	\$15,074	\$12,835	0.18	\$83,744		Land Table KfV	5.12%

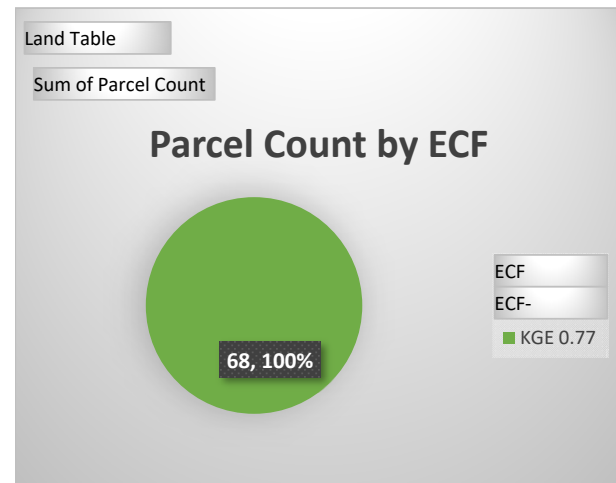
City of Pontiac

Land Table KGE

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	4
ECF Nbhd	KGE	Sales Ratio	50.89%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	-20.50%
Max ECF	0.770	% Change	-10.00%
Land Table LtoB	6.44%	Projected Land Table LtoB	5.79%
CVT LtoB	12.11%	Sales Sample Size	5.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$22,540	\$17,918	\$20,286
MINIMUM	\$19,600	\$15,581	\$17,640
MAXIMUM	\$28,420	\$22,593	\$25,578

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-15-427-033	1135 WILLIAMSON CIR	05/28/21	\$16,000				0.26	\$60,606		Land Table KGE	#DIV/0!
64-14-15-426-039	1094 WILLIAMSON CIR	06/17/21	\$357,000	\$366,882	\$18,538	\$28,420	0.61	\$30,440		Land Table KGE	7.75%
64-14-15-426-049	1060 WILLIAMSON CIR	09/15/22	\$332,000	\$357,951	(\$4,391)	\$21,560	0.35	(\$12,546)		Land Table KGE	6.02%
64-14-15-427-001	1136 CARPENTER DR	11/29/21	\$370,000	\$348,635	\$41,945	\$20,580	0.26	\$158,883		Land Table KGE	5.90%

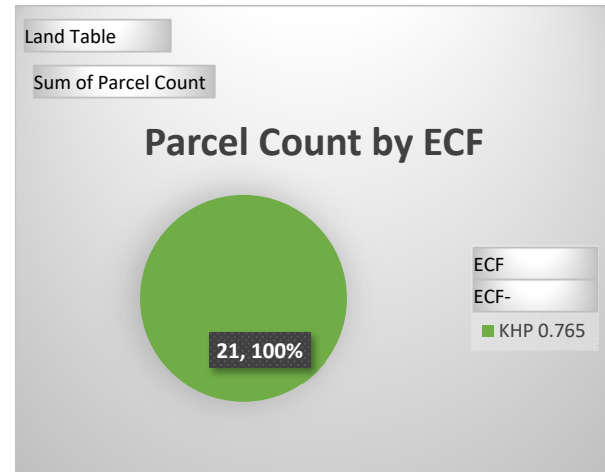
City of Pontiac

Land Table KHP

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	2
ECF Nbhd	KHP	Sales Ratio	53.17%
Min ECF	0.765	(Land Resid.-Est. Land Value)/Est. LV	-81.64%
Max ECF	0.765	% Change	-20.00%
Land Table LtoB	8.94%	Projected Land Table LtoB	7.15%
CVT LtoB	12.11%	Sales Sample Size	9.52%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,630	\$1,768	\$7,704
MINIMUM	\$9,630	\$1,768	\$7,704
MAXIMUM	\$9,630	\$1,768	\$7,704

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-20-256-032	92 E MONTCALM ST	06/30/21	\$133,000	\$131,689	\$10,941	\$9,630	1.00	\$10,941		Land Table KHP	7.31%
64-14-20-256-039	106 E MONTCALM ST	11/22/22	\$115,000	\$132,035	(\$7,405)	\$9,630	1.00	(\$7,405)		Land Table KHP	7.29%

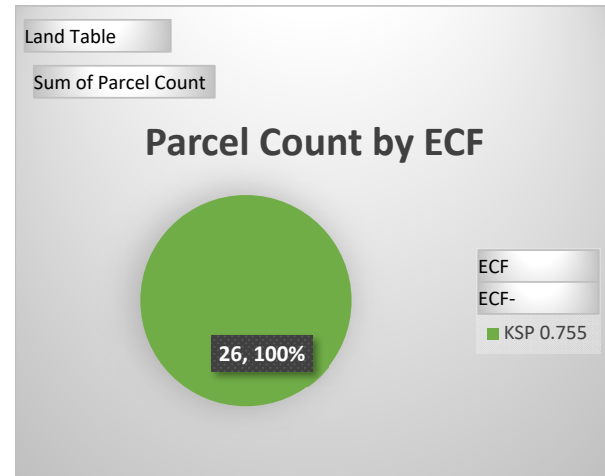
City of Pontiac

Land Table KLH

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	2
ECF Nbhd	KLH	Sales Ratio	38.75%
Min ECF	0.710	(Land Resid.-Est. Land Value)/Est. LV	186.81%
Max ECF	0.710	% Change	0.00%
Land Table LtoB	16.24%	Projected Land Table LtoB	16.24%
CVT LtoB	12.11%	Sales Sample Size	6.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$24,796	\$71,118	\$24,796
MINIMUM	\$24,796	\$71,118	\$24,796
MAXIMUM	\$24,796	\$71,118	\$24,796

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-31-480-003	529 ROLAND RD	11/12/21	\$180,000	\$144,355	\$60,441	\$24,796	1.00	\$60,441		Land Table KLH	17.18%
64-14-31-480-012	899 BARREN OAKS DR	03/10/22	\$252,500	\$190,868	\$88,908	\$27,276	1.00	\$88,908		Land Table KLH	14.29%

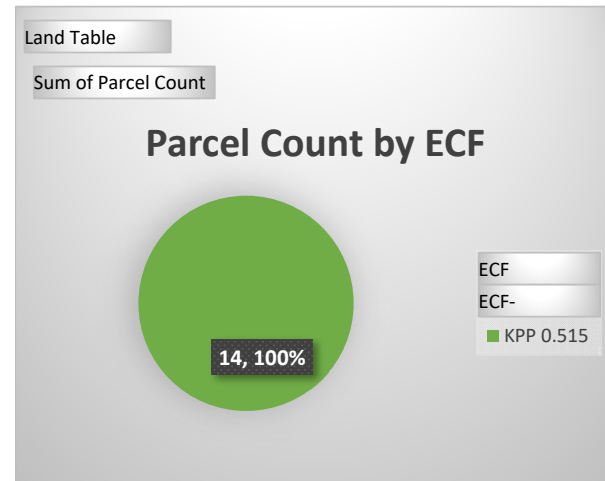
City of Pontiac

Land Table KPP

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	KPP	Sales Ratio	34.17%
Min ECF	0.515	(Land Resid.-Est. Land Value)/Est. LV	934.52%
Max ECF	0.515	% Change	100.00%
Land Table LtoB	4.89%	Projected Land Table LtoB	9.78%
CVT LtoB	12.11%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$4,400	\$45,519	\$8,800
MINIMUM	\$4,400	\$45,519	\$8,800
MAXIMUM	\$4,400	\$45,519	\$8,800

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-32-179-007	119 LAKE ST	07/14/21	\$129,900	\$88,781	\$45,519	\$4,400	1.00	\$45,519		Land Table KPP	4.96%

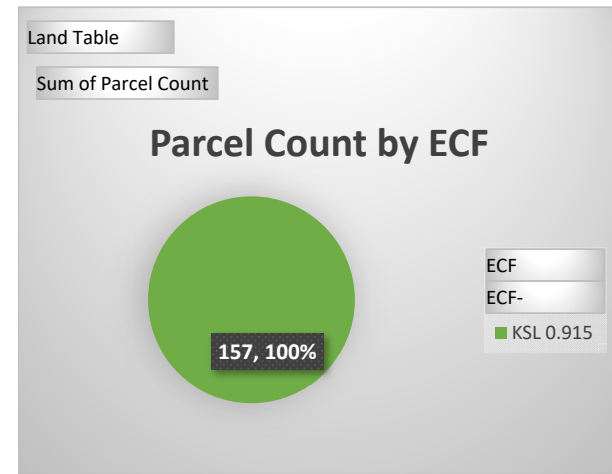
City of Pontiac

Land Table KSL

BSA DATABASE		SALES DATA	
Parcel Count	157	# of Sales	10
ECF Nbhd	KSL	Sales Ratio	45.56%
Min ECF	0.915	(Land Resid.-Est. Land Value)/Est. LV	77.94%
Max ECF	0.915	% Change	0.00%
Land Table LtoB	12.79%	Projected Land Table LtoB	12.79%
CVT LtoB	12.11%	Sales Sample Size	6.37%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,291	\$57,459	\$32,291
MINIMUM	\$26,909	\$47,883	\$26,909
MAXIMUM	\$45,745	\$81,400	\$45,745

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-09-428-021	1608 PEBBLE BEACH DR	06/16/22	\$291,000	\$243,838	\$92,907	\$45,745	0.22	\$418,500		Land Table KSL	18.76%
64-14-09-428-041	1575 STIRLING LAKES DR	11/22/21	\$272,500	\$245,033	\$59,758	\$32,291	0.19	\$321,280		Land Table KSL	13.18%
64-14-09-479-025	1514 STIRLING LAKES DR	03/21/22	\$265,000	\$228,807	\$64,447	\$28,254	0.14	\$463,647		Land Table KSL	12.35%
64-14-09-429-013	1619 PEBBLE BEACH DR	06/24/21	\$223,000	\$218,247	\$31,662	\$26,909	0.21	\$152,957		Land Table KSL	12.33%
64-14-09-476-013	690 HERON BAY CT	08/19/21	\$230,000	\$218,423	\$38,486	\$26,909	0.18	\$212,630		Land Table KSL	12.32%
64-14-09-429-028	1558 STIRLING LAKES DR	12/03/21	\$280,000	\$242,786	\$65,468	\$28,254	0.24	\$276,236		Land Table KSL	11.64%
64-14-09-478-027	793 CASTLE PINES CT	07/23/21	\$255,000	\$235,200	\$46,709	\$26,909	0.15	\$322,131		Land Table KSL	11.44%
64-14-09-429-027	740 LACOSTA CT	03/31/22	\$290,000	\$239,193	\$77,716	\$26,909	0.20	\$394,497		Land Table KSL	11.25%
64-14-09-479-005	1517 PEBBLE BEACH DR	04/30/21	\$240,000	\$243,177	\$23,732	\$26,909	0.17	\$143,830		Land Table KSL	11.07%
64-14-09-429-002	1561 PEBBLE BEACH DR	11/23/21	\$249,000	\$250,087	\$25,822	\$26,909	0.24	\$108,496		Land Table KSL	10.76%

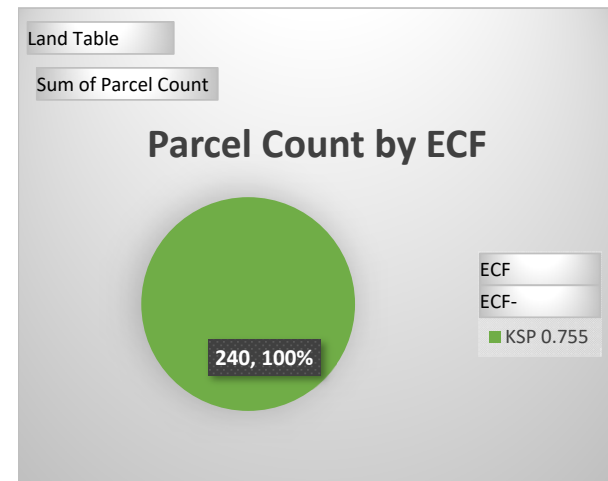
City of Pontiac

Land Table KSP

BSA DATABASE		SALES DATA	
Parcel Count	240	# of Sales	22
ECF Nbhd	KSP	Sales Ratio	46.32%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	101.66%
Max ECF	0.755	% Change	0.00%
Land Table LtoB	8.43%	Projected Land Table LtoB	8.43%
CVT LtoB	12.11%	Sales Sample Size	9.17%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,693	\$39,713	\$19,693
MINIMUM	\$19,693	\$39,713	\$19,693
MAXIMUM	\$19,693	\$39,713	\$19,693

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-30-252-025	375 LAKE SHORE DR	11/30/21	\$190,000	\$191,360	\$18,333	\$19,693	1.00	\$18,333		Land Table KSP	10.29%
64-14-30-252-195	746 W MARGARET LN	05/19/21	\$236,100	\$194,882	\$60,911	\$19,693	1.00	\$60,911		Land Table KSP	10.11%
64-14-30-252-205	734 LEWA DOWNS DR	05/12/22	\$269,000	\$214,006	\$74,687	\$19,693	1.00	\$74,687		Land Table KSP	9.20%
64-14-30-252-100	263 PAYNE AVE	04/16/21	\$236,100	\$219,404	\$36,389	\$19,693	1.00	\$36,389		Land Table KSP	8.98%
64-14-30-252-146	311 SHARI ST	02/10/22	\$254,000	\$220,020	\$53,673	\$19,693	1.00	\$53,673		Land Table KSP	8.95%
64-14-30-252-162	301 ARNOLD AVE	07/09/21	\$243,000	\$221,284	\$41,409	\$19,693	1.00	\$41,409		Land Table KSP	8.90%
64-14-30-252-147	307 SHARI ST	09/28/22	\$280,000	\$230,198	\$69,495	\$19,693	1.00	\$69,495		Land Table KSP	8.55%
64-14-30-252-214	234 TUCKER ST	09/16/22	\$265,000	\$231,997	\$52,696	\$19,693	1.00	\$52,696		Land Table KSP	8.49%
64-14-30-252-142	326 SHARI ST	09/16/21	\$260,000	\$244,526	\$35,167	\$19,693	1.00	\$35,167		Land Table KSP	8.05%
64-14-30-252-001	573 KONGONI DR	11/23/22	\$267,000	\$252,836	\$33,857	\$19,693	1.00	\$33,857		Land Table KSP	7.79%
64-14-30-252-065	267 TOM AVE	02/24/22	\$288,000	\$254,285	\$53,408	\$19,693	1.00	\$53,408		Land Table KSP	7.74%
64-14-30-252-104	243 PAYNE AVE	03/04/21	\$244,000	\$255,853	\$7,840	\$19,693	1.00	\$7,840		Land Table KSP	7.70%
64-14-30-252-103	247 PAYNE AVE	07/11/22	\$303,000	\$257,624	\$65,069	\$19,693	1.00	\$65,069		Land Table KSP	7.64%
64-14-30-252-084	314 PAYNE AVE	09/02/22	\$280,000	\$265,138	\$34,555	\$19,693	1.00	\$34,555		Land Table KSP	7.43%
64-14-30-252-012	485 KONGONI DR	11/07/22	\$305,000	\$267,433	\$57,260	\$19,693	1.00	\$57,260		Land Table KSP	7.36%
64-14-30-252-011	493 KONGONI DR	12/30/22	\$283,000	\$273,843	\$28,850	\$19,693	1.00	\$28,850		Land Table KSP	7.19%
64-14-29-106-011	365 LAKE LAURA DR	09/13/22	\$231,990	\$226,690	\$21,370	\$16,070	1.00	\$21,370		Land Table KLL	7.09%
64-14-29-106-015	325 LAKE LAURA DR	07/20/22	\$232,000	\$229,490	\$18,580	\$16,070	1.00	\$18,580		Land Table KLL	7.00%
64-14-29-106-013	345 LAKE LAURA DR	08/30/22	\$259,990	\$243,259	\$32,801	\$16,070	1.00	\$32,801		Land Table KLL	6.61%
64-14-29-106-024	370 LAKE SHORE DR	04/15/22	\$265,000	\$245,847	\$35,223	\$16,070	1.00	\$35,223		Land Table KLL	6.54%
64-14-29-106-014	335 LAKE LAURA DR	08/29/22	\$253,990	\$263,806	\$6,254	\$16,070	1.00	\$6,254		Land Table KLL	6.09%
64-14-29-106-012	355 LAKE LAURA DR	08/12/22	\$239,990	\$264,046	(\$7,986)	\$16,070	1.00	(\$7,986)		Land Table KLL	6.09%

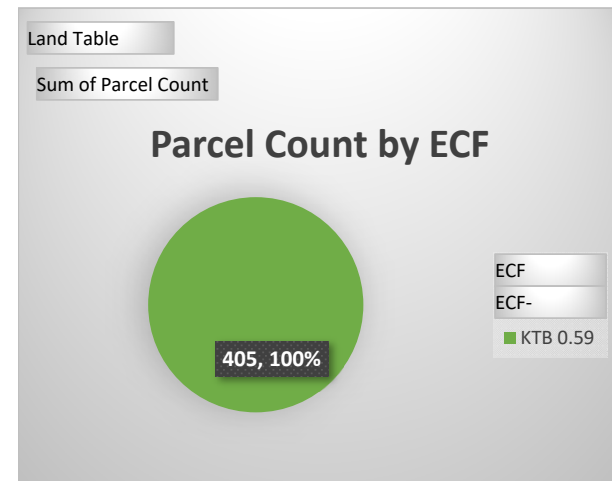
City of Pontiac

Land Table KTB

BSA DATABASE		SALES DATA	
Parcel Count	405	# of Sales	22
ECF Nbhd	KTB	Sales Ratio	45.44%
Min ECF	0.590	(Land Resid.-Est. Land Value)/Est. LV	112.12%
Max ECF	0.590	% Change	0.00%
Land Table LtoB	8.47%	Projected Land Table LtoB	8.47%
CVT LtoB	12.11%	Sales Sample Size	5.43%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,550	\$20,258	\$9,550
MINIMUM	\$9,550	\$20,258	\$9,550
MAXIMUM	\$9,550	\$20,258	\$9,550

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-30-253-084	635 LEWA DOWNS DR	09/09/22	\$118,000	\$82,734	\$44,816	\$9,550	1.00	\$44,816		Land Table KTB	11.54%
64-14-30-253-088	643 LEWA DOWNS DR	05/20/22	\$95,000	\$84,985	\$19,565	\$9,550	1.00	\$19,565		Land Table KTB	11.24%
64-14-30-253-044	662 LYDIA LN	07/26/21	\$90,000	\$84,985	\$14,565	\$9,550	1.00	\$14,565		Land Table KTB	11.24%
64-14-30-253-085	637 LEWA DOWNS DR	03/31/21	\$80,000	\$84,985	\$4,565	\$9,550	1.00	\$4,565		Land Table KTB	11.24%
64-14-30-253-078	623 LEWA DOWNS DR	08/20/21	\$90,000	\$87,213	\$12,337	\$9,550	1.00	\$12,337		Land Table KTB	10.95%
64-14-30-255-072	233 TUCKER ST	01/11/22	\$124,450	\$106,270	\$27,730	\$9,550	1.00	\$27,730		Land Table KTB	8.99%
64-14-30-253-065	620 LYDIA LN	05/12/22	\$130,000	\$106,371	\$33,179	\$9,550	1.00	\$33,179		Land Table KTB	8.98%
64-14-30-253-059	632 LYDIA LN	11/23/22	\$125,000	\$106,371	\$28,179	\$9,550	1.00	\$28,179		Land Table KTB	8.98%
64-14-30-253-076	619 LEWA DOWNS DR	08/30/21	\$113,300	\$106,371	\$16,479	\$9,550	1.00	\$16,479		Land Table KTB	8.98%
64-14-30-253-051	648 LYDIA LN	10/29/21	\$110,000	\$106,371	\$13,179	\$9,550	1.00	\$13,179		Land Table KTB	8.98%
64-14-30-253-061	628 LYDIA LN	11/11/21	\$107,000	\$106,371	\$10,179	\$9,550	1.00	\$10,179		Land Table KTB	8.98%
64-14-30-253-082	631 LEWA DOWNS DR	03/30/22	\$120,000	\$106,418	\$23,132	\$9,550	1.00	\$23,132		Land Table KTB	8.97%
64-14-30-253-039	672 LYDIA LN	07/12/21	\$113,000	\$106,418	\$16,132	\$9,550	1.00	\$16,132		Land Table KTB	8.97%
64-14-30-253-083	633 LEWA DOWNS DR	11/19/21	\$110,000	\$106,418	\$13,132	\$9,550	1.00	\$13,132		Land Table KTB	8.97%
64-14-30-253-043	664 LYDIA LN	09/21/22	\$133,700	\$106,491	\$36,759	\$9,550	1.00	\$36,759		Land Table KTB	8.97%
64-14-30-253-102	671 LEWA DOWNS DR	08/08/22	\$127,000	\$107,616	\$28,934	\$9,550	1.00	\$28,934		Land Table KTB	8.87%
64-14-30-255-065	249 TUCKER ST	02/07/22	\$130,000	\$113,191	\$26,359	\$9,550	1.00	\$26,359		Land Table KTB	8.44%
64-14-30-255-069	239 TUCKER ST	03/11/22	\$135,000	\$114,105	\$30,445	\$9,550	1.00	\$30,445		Land Table KTB	8.37%
64-14-30-254-053	259 STONEGATE W	09/23/21	\$130,000	\$118,107	\$21,443	\$9,550	1.00	\$21,443		Land Table KTB	8.09%
64-14-30-255-094	222 LASSEIGNE ST	11/18/21	\$130,000	\$118,256	\$21,294	\$9,550	1.00	\$21,294		Land Table KTB	8.08%
64-14-30-254-108	248 STONEGATE E	12/03/21	\$110,000	\$139,418	(\$19,868)	\$9,550	1.00	(\$19,868)		Land Table KTB	6.85%
64-14-30-254-060	275 STONEGATE W	11/03/22	\$160,000	\$146,420	\$23,130	\$9,550	1.00	\$23,130		Land Table KTB	6.52%

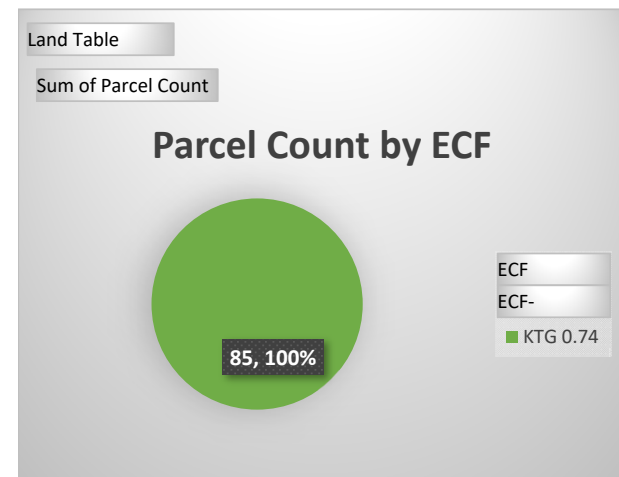
City of Pontiac

Land Table KTG

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	14
ECF Nbhd	KTG	Sales Ratio	47.51%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	31.93%
Max ECF	0.740	% Change	0.00%
Land Table LtoB	16.38%	Projected Land Table LtoB	16.38%
CVT LtoB	12.11%	Sales Sample Size	16.47%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,022	\$34,330	\$26,022
MINIMUM	\$23,656	\$31,209	\$23,656
MAXIMUM	\$28,387	\$37,451	\$28,387

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-32-376-022	289 OAK RIDGE DR	08/30/22	\$185,000	\$165,143	\$50,610	\$30,753	1.00	\$50,610		Land Table KTG	18.62%
64-19-05-130-006	195 OAK RIDGE DR	04/07/22	\$185,000	\$173,600	\$43,336	\$31,936	1.00	\$43,336		Land Table KTG	18.40%
64-14-32-376-041	243 OAK RIDGE DR	07/08/22	\$220,000	\$173,233	\$77,520	\$30,753	1.00	\$77,520		Land Table KTG	17.75%
64-14-32-377-003	196 OAK RIDGE DR	10/26/22	\$162,000	\$136,494	\$49,162	\$23,656	1.00	\$49,162		Land Table KTG	17.33%
64-14-32-376-039	247 OAK RIDGE DR	10/14/22	\$163,000	\$180,058	\$13,695	\$30,753	1.00	\$13,695		Land Table KTG	17.08%
64-14-32-376-037	253 OAK RIDGE DR	09/16/22	\$210,000	\$182,125	\$58,628	\$30,753	1.00	\$58,628		Land Table KTG	16.89%
64-14-32-376-007	327 OAK RIDGE DR	05/10/21	\$180,000	\$163,408	\$43,796	\$27,204	1.00	\$43,796		Land Table KTG	16.65%
64-14-32-376-032	265 OAK RIDGE DR	07/21/22	\$189,000	\$185,405	\$34,348	\$30,753	1.00	\$34,348		Land Table KTG	16.59%
64-14-32-376-043	237 OAK RIDGE DR	04/12/22	\$180,000	\$172,194	\$35,010	\$27,204	1.00	\$35,010		Land Table KTG	15.80%
64-14-32-376-014	309 OAK RIDGE DR	09/21/21	\$185,000	\$174,016	\$38,188	\$27,204	1.00	\$38,188		Land Table KTG	15.63%
64-14-32-377-004	198 OAK RIDGE DR	07/14/22	\$186,000	\$158,488	\$51,168	\$23,656	1.00	\$51,168		Land Table KTG	14.93%
64-14-32-376-019	297 OAK RIDGE DR	09/30/22	\$130,000	\$183,865	(\$26,661)	\$27,204	1.00	(\$26,661)		Land Table KTG	14.80%
64-14-32-376-021	293 OAK RIDGE DR	11/01/21	\$185,000	\$184,567	\$27,637	\$27,204	1.00	\$27,637		Land Table KTG	14.74%
64-14-32-377-024	318 OAK RIDGE DR	08/31/22	\$160,000	\$162,023	\$21,633	\$23,656	1.00	\$21,633		Land Table KTG	14.60%

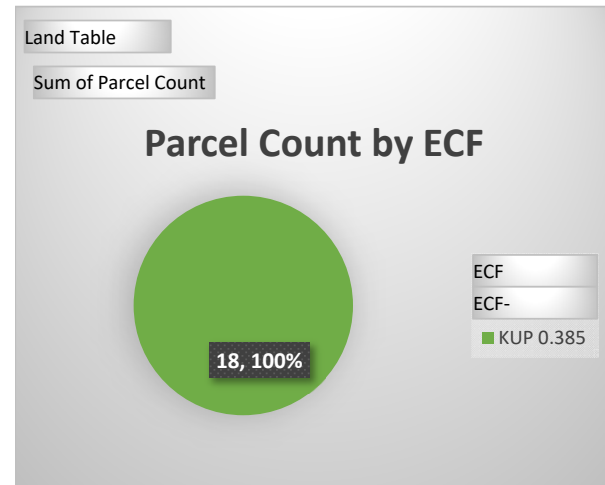
City of Pontiac

Land Table KUP

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	1
ECF Nbhd	KUP	Sales Ratio	49.70%
Min ECF	0.385	(Land Resid.-Est. Land Value)/Est. LV	9.25%
Max ECF	0.385	% Change	0.00%
Land Table LtoB	6.61%	Projected Land Table LtoB	6.61%
CVT LtoB	12.11%	Sales Sample Size	5.56%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$6,381	\$6,971	\$6,381
MINIMUM	\$6,381	\$6,971	\$6,381
MAXIMUM	\$6,381	\$6,971	\$6,381

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-255-048	720 PALMER DR	03/04/21	\$98,000	\$97,410	\$6,971	\$6,381	1.00	\$6,971		Land Table KUP	6.55%

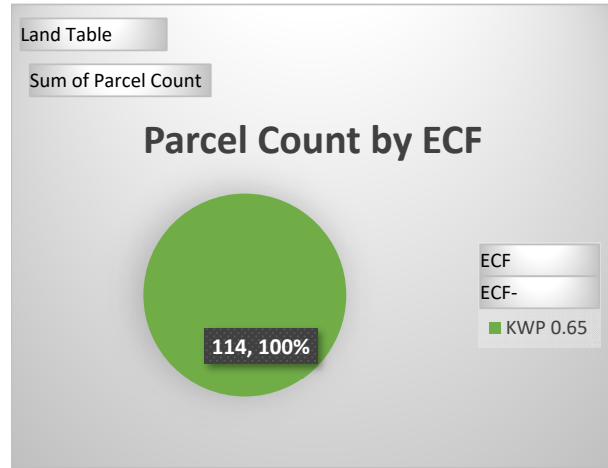
City of Pontiac

Land Table KWP

BSA DATABASE		SALES DATA	
Parcel Count	114	# of Sales	13
ECF Nbhd	KWP	Sales Ratio	43.22%
Min ECF	0.650	(Land Resid.-Est. Land Value)/Est. LV	192.47%
Max ECF	0.650	% Change	50.00%
Land Table LtoB	8.16%	Projected Land Table LtoB	12.24%
CVT LtoB	12.11%	Sales Sample Size	11.40%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$10,000	\$29,247	\$15,000
MINIMUM	\$10,000	\$29,247	\$15,000
MAXIMUM	\$10,000	\$29,247	\$15,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-15-104-003	835 BRANDON AVE	05/28/21	\$136,000	\$108,039	\$37,961	\$10,000	1.00	\$37,961		Land Table KWP	9.26%
64-14-15-104-156	867 AMANDA LN	04/28/21	\$99,500	\$110,150	(\$650)	\$10,000	1.00	(\$650)		Land Table KWP	9.08%
64-14-15-104-118	870 BRANDON AVE	11/22/21	\$150,000	\$112,054	\$47,946	\$10,000	1.00	\$47,946		Land Table KWP	8.92%
64-14-15-104-173	1382 CONSTANCE DR	02/25/21	\$112,500	\$119,723	\$2,777	\$10,000	1.00	\$2,777		Land Table KWP	8.35%
64-14-15-104-012	853 BRANDON AVE	08/08/22	\$180,000	\$121,000	\$69,000	\$10,000	1.00	\$69,000		Land Table KWP	8.26%
64-14-15-104-189	862 AMANDA LN	12/30/21	\$165,000	\$125,105	\$49,895	\$10,000	1.00	\$49,895		Land Table KWP	7.99%
64-14-15-104-171	1378 CONSTANCE DR	03/25/22	\$155,000	\$125,227	\$39,773	\$10,000	1.00	\$39,773		Land Table KWP	7.99%
64-14-15-104-147	814 BRANDON AVE	08/18/21	\$125,900	\$125,227	\$10,673	\$10,000	1.00	\$10,673		Land Table KWP	7.99%
64-14-15-104-182	1400 CONSTANCE DR	04/20/22	\$145,000	\$126,667	\$28,333	\$10,000	1.00	\$28,333		Land Table KWP	7.89%
64-14-15-104-177	1390 CONSTANCE DR	03/28/22	\$133,000	\$126,667	\$16,333	\$10,000	1.00	\$16,333		Land Table KWP	7.89%
64-14-15-104-020	869 BRANDON AVE	04/22/22	\$156,000	\$131,621	\$34,379	\$10,000	1.00	\$34,379		Land Table KWP	7.60%
64-14-15-104-175	1386 CONSTANCE DR	12/28/21	\$147,500	\$131,857	\$25,643	\$10,000	1.00	\$25,643		Land Table KWP	7.58%
64-14-15-104-145	818 BRANDON AVE	08/03/21	\$140,000	\$131,857	\$18,143	\$10,000	1.00	\$18,143		Land Table KWP	7.58%

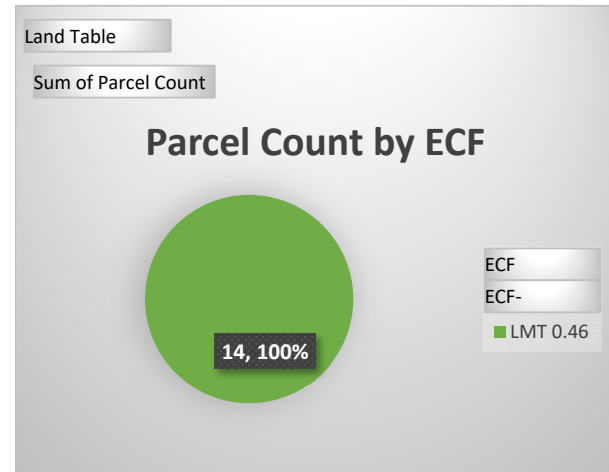
City of Pontiac

Land Table LMT

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	LMT	Sales Ratio	#DIV/0!
Min ECF	0.460	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.460	% Change	0.00%
Land Table LtoB	8.67%	Projected Land Table LtoB	8.67%
CVT LtoB	12.11%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$146	#DIV/0!	\$146
MINIMUM	\$146	#DIV/0!	\$146
MAXIMUM	\$146	#DIV/0!	\$146

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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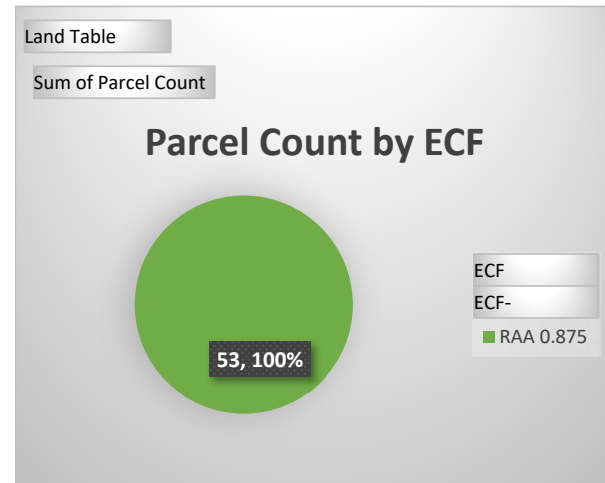
City of Pontiac

Land Table RAA

BSA DATABASE		SALES DATA	
Parcel Count	53	# of Sales	3
ECF Nbhd	RAA	Sales Ratio	42.56%
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	180.76%
Max ECF	0.875	% Change	0.00%
Land Table LtoB	22.56%	Projected Land Table LtoB	22.56%
CVT LtoB	12.11%	Sales Sample Size	5.66%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,558	\$113,870	\$40,558
MINIMUM	\$10,936	\$30,704	\$10,936
MAXIMUM	\$123,343	\$346,300	\$123,343

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-07-452-016	459 W WALTON BLVD	09/24/21	\$200,000	\$132,723	\$82,771	\$15,494	0.31	\$267,003		Land Table RAA	11.67%
64-14-08-301-005	265 GALLOGLY RD	07/25/22	\$321,000	\$299,120	\$52,260	\$30,380	0.86	\$60,697		Land Table RAA	10.16%
64-14-07-427-011	1671 CHARLESTON AVE	01/18/22	\$225,000	\$203,227	\$37,267	\$15,494	0.32	\$116,097		Land Table RAA	7.62%

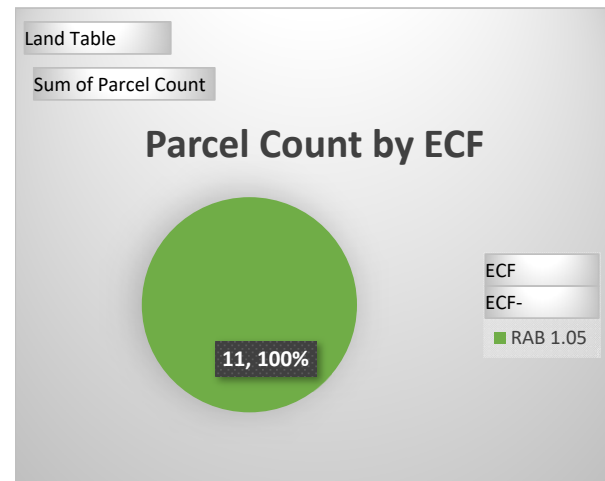
City of Pontiac

Land Table RAB

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	RAB	Sales Ratio	#DIV/0!
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.050	% Change	25.00%
Land Table LtoB	9.15%	Projected Land Table LtoB	11.43%
CVT LtoB	12.11%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,625	#DIV/0!	\$25,781
MINIMUM	\$3,025	#DIV/0!	\$3,781
MAXIMUM	\$57,750	#DIV/0!	\$72,188

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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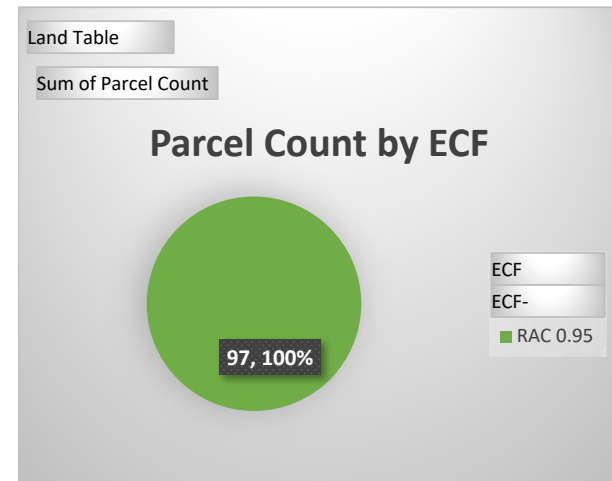
City of Pontiac

Land Table RAC

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	11
ECF Nbhd	RAC	Sales Ratio	42.47%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	119.54%
Max ECF	0.950	% Change	30.00%
Land Table LtoB	14.10%	Projected Land Table LtoB	18.33%
CVT LtoB	12.11%	Sales Sample Size	11.34%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,216	\$37,796	\$22,381
MINIMUM	\$4,653	\$10,215	\$6,049
MAXIMUM	\$29,081	\$63,844	\$37,805

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-07-480-010	1555 STANLEY AVE	03/18/21	\$60,500	\$70,933	\$4,690	\$15,123	0.13	\$35,263		Land Table RAC	21.32%
64-14-07-430-016	342 W BROOKLYN AVE	11/16/21	\$60,000	\$92,717	(\$15,501)	\$17,216	0.32	(\$48,592)		Land Table RAC	18.57%
64-14-07-479-008	1563 RICHMOND AVE	08/26/21	\$117,500	\$85,250	\$47,373	\$15,123	0.14	\$331,280		Land Table RAC	17.74%
64-14-07-479-013	1547 RICHMOND AVE	02/11/22	\$135,000	\$93,572	\$56,551	\$15,123	0.19	\$291,500		Land Table RAC	16.16%
64-14-07-432-014	274 W BROOKLYN AVE	08/27/21	\$110,000	\$99,497	\$26,556	\$16,053	0.26	\$101,359		Land Table RAC	16.13%
64-14-07-480-002	1560 RICHMOND AVE	06/28/21	\$150,000	\$101,544	\$63,579	\$15,123	0.15	\$423,860		Land Table RAC	14.89%
64-14-07-479-011	1555 RICHMOND AVE	09/08/21	\$125,000	\$103,245	\$36,878	\$15,123	0.15	\$244,225		Land Table RAC	14.65%
64-14-07-430-019	377 W NEWPORT AVE	09/20/21	\$129,000	\$122,221	\$22,832	\$16,053	0.26	\$88,840		Land Table RAC	13.13%
64-14-07-432-008	290 W BROOKLYN AVE	08/12/22	\$179,500	\$124,118	\$71,435	\$16,053	0.23	\$306,588		Land Table RAC	12.93%
64-14-07-432-009	282 W BROOKLYN AVE	10/15/21	\$150,000	\$129,248	\$36,805	\$16,053	0.23	\$157,961		Land Table RAC	12.42%
64-14-07-432-005	289 W NEWPORT AVE	06/18/21	\$181,000	\$164,792	\$35,146	\$18,938	0.36	\$96,555		Land Table RAC	11.49%

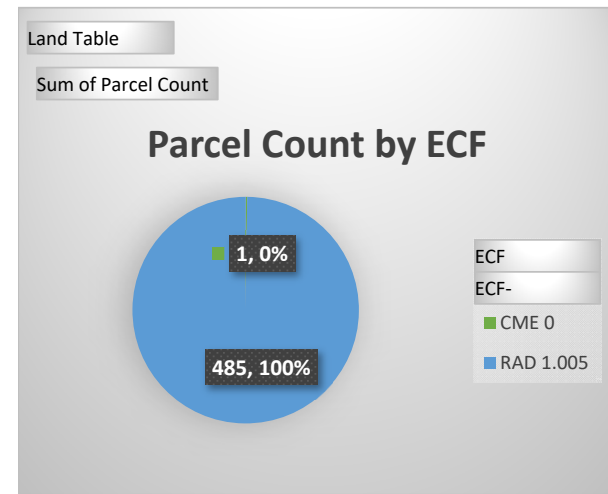
City of Pontiac

Land Table RAD

BSA DATABASE		SALES DATA	
Parcel Count	486	# of Sales	43
ECF Nbhd	RAD, CME	Sales Ratio	42.56%
Min ECF	1.005	(Land Resid.-Est. Land Value)/Est. LV	140.28%
Max ECF	1.005	% Change	70.00%
Land Table LtoB	13.00%	Projected Land Table LtoB	22.11%
CVT LtoB	12.11%	Sales Sample Size	8.85%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,761	\$57,092	\$40,394
MINIMUM	\$3,608	\$8,669	\$6,134
MAXIMUM	\$56,761	\$136,383	\$96,494

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-08-376-004	140 W BROOKLYN AVE	12/15/22	\$14,000				0.13	\$109,375		Land Table RAD	#DIV/0!
64-14-08-376-003	144 W BROOKLYN AVE	12/19/22	\$16,000				0.26	\$62,745		Land Table RAD	#DIV/0!
64-14-08-352-027	220 W CHICAGO AVE	06/01/22	\$69,700	\$57,441	\$23,523	\$11,264	0.12	\$197,672		Land Table RAD	19.61%
64-14-08-459-009	101 E COLGATE AVE	05/02/22	\$85,000	\$60,640	\$35,624	\$11,264	0.11	\$318,071		Land Table RAD	18.58%
64-14-08-352-033	192 W CHICAGO AVE	08/11/22	\$65,000	\$65,090	\$11,174	\$11,264	0.12	\$93,899		Land Table RAD	17.31%
64-14-08-352-008	233 W BROOKLYN AVE	01/11/22	\$97,500	\$67,367	\$41,397	\$11,264	0.12	\$347,874		Land Table RAD	16.72%
64-14-08-453-013	21 E NEW YORK AVE	02/11/22	\$75,000	\$71,561	\$14,703	\$11,264	0.16	\$91,323		Land Table RAD	15.74%
64-14-08-353-010	245 W CHICAGO AVE	03/11/21	\$70,500	\$71,986	\$9,778	\$11,264	0.12	\$82,168		Land Table RAD	15.65%
64-14-08-378-031	84 W NEW YORK AVE	05/27/22	\$120,500	\$105,565	\$31,409	\$16,474	0.41	\$77,362		Land Table RAD	15.61%
64-14-08-453-027	20 E CHICAGO AVE	05/05/21	\$130,000	\$73,250	\$68,014	\$11,264	0.17	\$402,450		Land Table RAD	15.38%
64-14-08-385-006	49 W COLGATE AVE	06/28/21	\$85,000	\$74,528	\$21,736	\$11,264	0.11	\$192,354		Land Table RAD	15.11%
64-14-08-352-022	244 W CHICAGO AVE	05/18/21	\$77,000	\$78,308	\$9,956	\$11,264	0.12	\$83,664		Land Table RAD	14.38%
64-14-08-354-002	205 W NEW YORK AVE	08/11/21	\$118,000	\$79,808	\$49,456	\$11,264	0.12	\$415,597		Land Table RAD	14.11%
64-14-08-404-010	52 E NEWPORT AVE	01/06/22	\$78,000	\$80,587	\$8,677	\$11,264	0.14	\$60,257		Land Table RAD	13.98%
64-14-08-384-016	32 W COLGATE AVE	07/13/22	\$85,000	\$81,244	\$15,020	\$11,264	0.12	\$126,218		Land Table RAD	13.86%
64-14-08-381-010	1585 BALDWIN AVE	01/08/21	\$130,000	\$113,290	\$32,339	\$15,629	0.34	\$95,395		Land Table RAD	13.80%
64-14-08-385-027	33 W COLGATE AVE	04/27/21	\$85,000	\$96,861	\$1,497	\$13,358	0.23	\$6,624		Land Table RAD	13.79%
64-14-08-379-009	129 W NEW YORK AVE	04/27/22	\$123,500	\$98,700	\$38,158	\$13,358	0.24	\$159,657		Land Table RAD	13.53%
64-14-08-459-002	98 E NEW YORK AVE	10/27/22	\$95,000	\$84,321	\$21,943	\$11,264	0.11	\$195,920		Land Table RAD	13.36%
64-14-08-454-021	86 E NEW YORK AVE	10/08/21	\$102,000	\$89,109	\$24,155	\$11,264	0.12	\$202,983		Land Table RAD	12.64%
64-14-08-377-025	120 W CHICAGO AVE	01/21/21	\$97,500	\$105,817	\$5,041	\$13,358	0.24	\$21,092		Land Table RAD	12.62%
64-14-08-402-004	15 E NEWPORT AVE	03/23/22	\$165,000	\$90,117	\$86,147	\$11,264	0.14	\$602,427		Land Table RAD	12.50%

City of Pontiac

Land Table RAD

64-14-08-351-006	236 W BROOKLYN AVE	02/01/21	\$85,000	\$90,457	\$5,807	\$11,264	0.12	\$47,598	Land Table RAD	12.45%
64-14-08-380-017	93 W COLGATE AVE	07/26/22	\$97,000	\$90,943	\$17,321	\$11,264	0.10	\$166,548	Land Table RAD	12.39%
64-14-08-354-003	201 W NEW YORK AVE	09/09/22	\$85,000	\$92,441	\$3,823	\$11,264	0.12	\$32,126	Land Table RAD	12.19%
64-14-08-378-008	121 W CHICAGO AVE	06/21/21	\$170,000	\$110,976	\$72,382	\$13,358	0.24	\$302,854	Land Table RAD	12.04%
64-14-08-380-007	133 W COLGATE AVE	04/15/22	\$120,000	\$93,656	\$37,608	\$11,264	0.10	\$361,615	Land Table RAD	12.03%
64-14-08-377-034	84 W CHICAGO AVE	03/11/22	\$94,500	\$93,827	\$11,937	\$11,264	0.15	\$80,655	Land Table RAD	12.01%
64-14-08-378-010	109 W CHICAGO AVE	01/10/22	\$122,500	\$111,547	\$24,311	\$13,358	0.24	\$101,720	Land Table RAD	11.98%
64-14-08-382-008	41 W BROOKLYN AVE	01/21/22	\$130,000	\$97,319	\$43,945	\$11,264	0.12	\$369,286	Land Table RAD	11.57%
64-14-08-351-019	204 W BROOKLYN AVE	11/08/22	\$130,000	\$107,926	\$34,218	\$12,144	0.25	\$136,872	Land Table RAD	11.25%
64-14-08-402-012	53 E NEWPORT	06/28/22	\$98,518	\$101,414	\$8,368	\$11,264	0.14	\$58,111	Land Table RAD	11.11%
64-14-08-377-020	148 W CHICAGO AVE	05/24/21	\$91,237	\$103,622	(\$1,121)	\$11,264	0.12	(\$9,420)	Land Table RAD	10.87%
64-14-08-404-012	68 E NEWPORT AVE	05/31/22	\$100,000	\$103,916	\$7,348	\$11,264	0.14	\$51,028	Land Table RAD	10.84%
64-14-08-384-017	28 W COLGATE AVE	04/22/22	\$155,000	\$104,501	\$61,763	\$11,264	0.12	\$519,017	Land Table RAD	10.78%
64-14-08-376-017	80 W BROOKLYN AVE	07/07/22	\$114,000	\$104,999	\$20,265	\$11,264	0.16	\$123,567	Land Table RAD	10.73%
64-14-08-458-016	113 E NEW YORK AVE	04/01/22	\$220,000	\$115,337	\$116,807	\$12,144	0.24	\$486,696	Land Table RAD	10.53%
64-14-08-453-005	28 E CHICAGO AVE	05/27/21	\$129,000	\$115,614	\$25,530	\$12,144	0.27	\$94,907	Land Table RAD	10.50%
64-14-08-403-001	93 E NEWPORT AVE	01/04/22	\$105,000	\$107,707	\$8,557	\$11,264	0.14	\$59,424	Land Table RAD	10.46%
64-14-08-379-013	105 W NEW YORK AVE	05/20/21	\$145,000	\$109,603	\$46,661	\$11,264	0.12	\$392,109	Land Table RAD	10.28%
64-14-08-402-005	21 E NEWPORT AVE	11/29/21	\$127,000	\$110,293	\$27,971	\$11,264	0.16	\$170,555	Land Table RAD	10.21%
64-14-08-377-016	81 W BROOKLYN AVE	09/30/22	\$120,000	\$121,116	\$10,148	\$11,264	0.13	\$75,731	Land Table RAD	9.30%
64-14-08-382-013	68 W CHICAGO AVE	05/22/22	\$201,000	\$178,565	\$35,793	\$13,358	0.27	\$133,059	Land Table RAD	7.48%

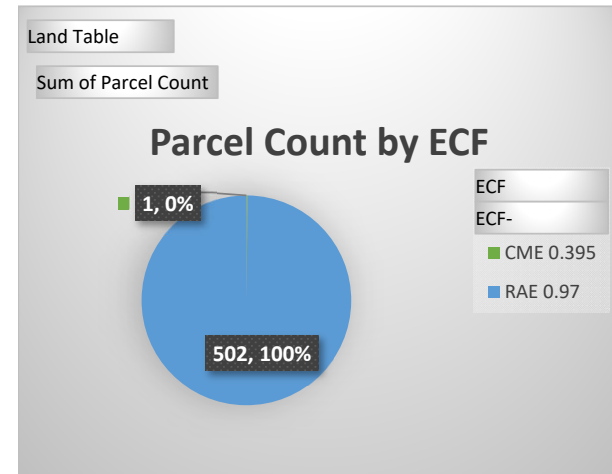
City of Pontiac

Land Table RAE

BSA DATABASE		SALES DATA	
Parcel Count	503	# of Sales	35
ECF Nbhd	RAE, CME	Sales Ratio	43.50%
Min ECF	0.395	(Land Resid.-Est. Land Value)/Est. LV	96.09%
Max ECF	0.970	% Change	24.00%
Land Table LtoB	16.73%	Projected Land Table LtoB	20.75%
CVT LtoB	12.11%	Sales Sample Size	6.96%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,848	\$50,685	\$32,051
MINIMUM	\$8,881	\$17,415	\$11,012
MAXIMUM	\$98,000	\$192,169	\$121,520

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-09-377-015	JOSLYN	04/15/22	\$35,000				0.41	\$84,746		Land Table RAE	#DIV/0!
64-14-10-351-024	NORTHFIELD	08/26/21	\$17,000				0.45	\$37,946		Land Table RAE	#DIV/0!
64-14-16-105-011	375 E SHEFFIELD AVE	10/05/21	\$75,000	\$71,206	\$24,815	\$21,021	0.24	\$105,596		Land Table RAE	29.52%
64-14-10-327-023	1635 GIDDINGS RD	09/16/22	\$80,000	\$91,388	\$13,357	\$24,745	0.86	\$15,549		Land Table RAE	27.08%
64-14-16-456-038	691 E TENNYSON AVE	06/17/22	\$150,000	\$101,127	\$73,275	\$24,402	0.37	\$200,205		Land Table RAE	24.13%
64-14-16-105-001	362 LEHIGH AVE	02/24/22	\$125,500	\$90,900	\$55,621	\$21,021	0.24	\$236,685		Land Table RAE	23.13%
64-14-16-105-004	380 LEHIGH AVE	12/06/22	\$110,000	\$92,291	\$38,730	\$21,021	0.24	\$164,809		Land Table RAE	22.78%
64-14-09-451-014	584 UPLAND AVE	10/26/21	\$148,000	\$95,571	\$73,744	\$21,315	0.45	\$163,876		Land Table RAE	22.30%
64-14-09-377-016	1457 JOSLYN AVE	03/07/22	\$105,000	\$96,021	\$29,314	\$20,335	0.32	\$91,321		Land Table RAE	21.18%
64-14-10-326-023	1680 N STIRLING AVE	09/07/21	\$240,000	\$230,107	\$58,134	\$48,241	2.88	\$20,213		Land Table RAE	20.96%
64-14-10-378-007	1030 E NORTHFIELD AVE	05/07/21	\$125,000	\$104,426	\$41,889	\$21,315	0.42	\$100,213		Land Table RAE	20.41%
64-14-16-106-012	385 E PRINCETON AVE	12/16/22	\$120,000	\$91,187	\$46,943	\$18,130	0.12	\$397,822		Land Table RAE	19.88%
64-14-09-376-012	1557 JOSLYN AVE	08/22/22	\$158,750	\$126,754	\$55,761	\$23,765	0.69	\$80,930		Land Table RAE	18.75%
64-14-10-400-005	1664 GIDDINGS RD	08/31/22	\$315,000	\$264,413	\$99,097	\$48,510	2.92	\$33,937		Land Table RAE	18.35%
64-14-16-103-025	331 E PRINCETON AVE	07/14/21	\$127,500	\$102,605	\$43,025	\$18,130	0.15	\$292,687		Land Table RAE	17.67%
64-14-09-401-031	671 BROOKS AVE	03/02/21	\$230,000	\$136,152	\$117,613	\$23,765	0.66	\$178,743		Land Table RAE	17.45%
64-14-09-326-018	455 BROOKS AVE	08/03/22	\$150,000	\$143,713	\$31,032	\$24,745	0.80	\$38,742		Land Table RAE	17.22%
64-14-09-376-015	1519 JOSLYN AVE	08/26/21	\$190,000	\$140,241	\$73,524	\$23,765	0.69	\$106,711		Land Table RAE	16.95%
64-14-16-106-013	387 E PRINCETON AVE	11/16/22	\$139,900	\$108,103	\$49,927	\$18,130	0.12	\$423,110		Land Table RAE	16.77%
64-14-16-104-007	306 E PRINCETON AVE	08/18/22	\$145,000	\$110,452	\$52,678	\$18,130	0.15	\$358,354		Land Table RAE	16.41%
64-14-09-451-031	1566 JOSLYN AVE	06/28/21	\$157,000	\$126,873	\$49,237	\$19,110	0.25	\$199,340		Land Table RAE	15.06%
64-14-09-377-022	445 E WALTON BLVD	09/02/21	\$147,000	\$166,138	\$4,627	\$23,765	0.69	\$6,716		Land Table RAE	14.30%

City of Pontiac

Land Table RAE

64-14-10-327-024	1631 GIDDINGS RD	10/06/22	\$235,000	\$202,326	\$61,497	\$28,823	1.14	\$53,992	Land Table RAE	14.25%
64-14-09-451-004	1554 JOSLYN AVE	08/27/21	\$151,000	\$150,538	\$21,777	\$21,315	0.41	\$53,244	Land Table RAE	14.16%
64-14-09-327-032	416 BROOKS AVE	04/26/22	\$250,000	\$192,803	\$81,942	\$24,745	0.91	\$90,244	Land Table RAE	12.83%
64-14-09-402-010	1584 JOSLYN AVE	08/13/21	\$153,000	\$150,414	\$21,696	\$19,110	0.27	\$79,473	Land Table RAE	12.70%
64-14-10-327-029	1681 GIDDINGS RD	02/01/22	\$285,000	\$296,798	\$25,737	\$37,535	1.81	\$14,188	Land Table RAE	12.65%
64-14-09-327-018	497 UPLAND AVE	08/13/21	\$243,000	\$217,674	\$50,071	\$24,745	0.91	\$55,205	Land Table RAE	11.37%
64-14-09-452-006	590 W NORTHFIELD AVE	06/08/21	\$224,500	\$201,512	\$45,528	\$22,540	0.55	\$82,778	Land Table RAE	11.19%
64-14-09-477-024	690 W NORTHFIELD AVE	09/15/21	\$255,000	\$202,646	\$74,894	\$22,540	0.51	\$146,851	Land Table RAE	11.12%
64-14-10-400-021	1682 GIDDINGS RD	12/22/22	\$208,000	\$152,082	\$72,823	\$16,905	0.51	\$143,352	Land Table RAE	11.12%
64-14-10-301-043	882 COLLIER RD	01/07/22	\$180,000	\$185,946	\$14,389	\$20,335	0.32	\$45,107	Land Table RAE	10.94%
64-14-16-105-003	374 LEHIGH AVE	06/11/21	\$185,000	\$171,984	\$31,146	\$18,130	0.12	\$263,949	Land Table RAE	10.54%
64-14-15-126-027	930 E WALTON BLVD	03/18/22	\$174,900	\$215,912	(\$20,248)	\$20,764	2.14	(\$9,462)	Land Table RAE	9.62%
64-14-16-103-034	1362 E HIGHWOOD BLVD	04/23/21	\$200,000	\$203,279	\$15,831	\$19,110	0.26	\$61,124	Land Table RAE	9.40%

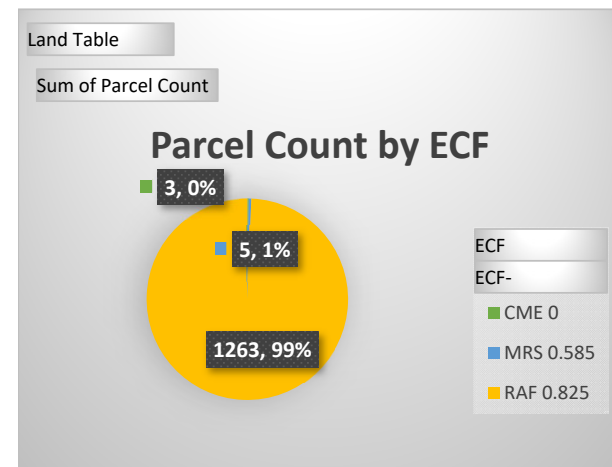
City of Pontiac

Land Table RAF

BSA DATABASE		SALES DATA	
Parcel Count	1271	# of Sales	82
ECF Nbhd	RAF, MRS, CME	Sales Ratio	38.77%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	313.36%
Max ECF	0.825	% Change	49.74%
Land Table LtoB	9.39%	Projected Land Table LtoB	14.06%
CVT LtoB	12.11%	Sales Sample Size	6.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$8,796	\$36,359	\$15,393
MINIMUM	\$1,924	\$7,953	\$2,501
MAXIMUM	\$54,974	\$227,242	\$76,964

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-330-007	WEBB	10/10/22	\$20,000				0.52	\$38,314		Land Table RAF	#DIV/0!
64-14-22-302-002	18 MANHATTAN ST	04/04/22	\$8,500				0.37	\$23,288		Land Table RAF	#DIV/0!
64-14-22-326-013	591 KENILWORTH AVE	04/19/22	\$30,000	\$26,097	\$11,839	\$7,936	0.30	\$38,944		Land Table RAF	30.41%
64-14-22-380-002	448 CAMERON AVE	07/26/22	\$35,000	\$34,205	\$7,117	\$6,322	0.12	\$59,807		Land Table RAF	18.48%
64-14-22-332-007	518 KENILWORTH AVE	12/21/22	\$85,700	\$38,816	\$53,206	\$6,322	0.12	\$450,898		Land Table RAF	16.29%
64-14-22-304-009	604 S STIRLING AVE	08/01/22	\$111,500	\$57,565	\$62,249	\$8,314	0.33	\$190,364		Land Table RAF	14.44%
64-14-15-377-003	984 CAMERON AVE	06/14/21	\$110,000	\$68,150	\$51,675	\$9,825	0.32	\$159,491		Land Table RAF	14.42%
64-14-15-378-004	996 EMERSON AVE	07/19/21	\$60,000	\$48,878	\$17,994	\$6,872	0.19	\$95,713		Land Table RAF	14.06%
64-14-22-106-028	847 KENILWORTH AVE	12/19/22	\$77,450	\$50,827	\$32,945	\$6,322	0.14	\$233,652		Land Table RAF	12.44%
64-14-15-352-016	925 KENILWORTH AVE	08/17/21	\$60,000	\$51,022	\$15,300	\$6,322	0.11	\$141,667		Land Table RAF	12.39%
64-14-15-378-030	961 KETTERING AVE	11/16/22	\$95,000	\$52,409	\$48,913	\$6,322	0.09	\$520,351		Land Table RAF	12.06%
64-14-15-378-028	969 KETTERING AVE	07/08/22	\$78,000	\$53,445	\$30,877	\$6,322	0.09	\$328,479		Land Table RAF	11.83%
64-14-22-333-011	543 EMERSON AVE	10/14/22	\$55,000	\$53,482	\$7,840	\$6,322	0.12	\$65,882		Land Table RAF	11.82%
64-14-22-153-015	670 ROBINWOOD ST	05/31/22	\$50,000	\$53,811	\$2,511	\$6,322	0.14	\$17,809		Land Table RAF	11.75%
64-14-22-151-023	715 SCOTTWOOD	11/02/21	\$75,000	\$54,623	\$26,699	\$6,322	0.14	\$189,355		Land Table RAF	11.57%
64-14-22-103-004	840 SCOTTWOOD ST	10/31/22	\$65,000	\$55,037	\$16,285	\$6,322	0.14	\$115,496		Land Table RAF	11.49%
64-14-22-108-017	815 ROBINWOOD ST	08/25/22	\$70,000	\$55,361	\$20,961	\$6,322	0.14	\$148,660		Land Table RAF	11.42%
64-14-15-376-007	936 KENILWORTH AVE	12/22/22	\$75,000	\$55,643	\$25,679	\$6,322	0.11	\$237,769		Land Table RAF	11.36%
64-14-22-178-027	740 EMERSON AVE	05/20/22	\$115,000	\$73,399	\$49,915	\$8,314	0.40	\$126,048		Land Table RAF	11.33%
64-14-15-377-021	957 EMERSON AVE	10/11/21	\$78,000	\$56,608	\$27,714	\$6,322	0.11	\$256,611		Land Table RAF	11.17%
64-14-22-127-001	906 CAMERON AVE	08/31/22	\$110,000	\$74,755	\$43,559	\$8,314	0.33	\$132,398		Land Table RAF	11.12%
64-14-22-110-028	765 MELROSE AVE	10/24/22	\$90,000	\$57,713	\$38,609	\$6,322	0.14	\$273,823		Land Table RAF	10.95%

City of Pontiac

Land Table RAF

64-14-22-129-005	892 KETTERING AVE	08/03/22	\$67,000	\$57,956	\$15,366	\$6,322	0.14	\$108,979	Land Table RAF	10.91%
64-14-22-378-001	530 EMERSON AVE	08/19/21	\$109,900	\$70,135	\$47,412	\$7,647	0.21	\$226,852	Land Table RAF	10.90%
64-14-15-352-013	941 KENILWORTH AVE	06/07/21	\$68,000	\$73,581	\$2,430	\$8,011	0.22	\$11,250	Land Table RAF	10.89%
64-14-22-178-008	704 EMERSON AVE	11/14/22	\$42,500	\$58,634	(\$9,812)	\$6,322	0.14	(\$69,589)	Land Table RAF	10.78%
64-14-22-104-025	865 S STIRLING AVE	07/26/22	\$87,500	\$59,337	\$34,485	\$6,322	0.14	\$244,574	Land Table RAF	10.65%
64-14-22-130-016	750 KENILWORTH AVE	11/29/22	\$106,500	\$59,415	\$53,407	\$6,322	0.14	\$378,773	Land Table RAF	10.64%
64-14-22-130-010	782 KENILWORTH AVE	06/17/22	\$50,900	\$59,803	(\$2,581)	\$6,322	0.14	(\$18,305)	Land Table RAF	10.57%
64-14-22-351-026	739 BIGHAM ST	12/15/21	\$90,900	\$59,982	\$37,240	\$6,322	0.10	\$361,553	Land Table RAF	10.54%
64-14-15-378-024	985 KETTERING AVE	11/15/22	\$115,000	\$60,084	\$61,238	\$6,322	0.09	\$651,468	Land Table RAF	10.52%
64-14-15-378-019	1007 KETTERING AVE	02/10/21	\$50,000	\$65,371	(\$8,499)	\$6,872	0.19	(\$45,207)	Land Table RAF	10.51%
64-14-22-381-002	448 EMERSON AVE	12/19/22	\$60,000	\$60,279	\$6,043	\$6,322	0.12	\$50,782	Land Table RAF	10.49%
64-14-22-377-028	485 EMERSON AVE	06/20/22	\$84,150	\$60,365	\$30,107	\$6,322	0.12	\$253,000	Land Table RAF	10.47%
64-14-22-131-026	755 EMERSON AVE	08/30/21	\$79,000	\$60,871	\$24,451	\$6,322	0.14	\$173,411	Land Table RAF	10.39%
64-14-22-105-012	856 S STIRLING AVE	01/15/21	\$65,000	\$61,011	\$10,311	\$6,322	0.14	\$73,128	Land Table RAF	10.36%
64-14-22-152-015	664 SCOTTWOOD ST	08/24/22	\$47,000	\$61,022	(\$7,700)	\$6,322	0.14	(\$54,610)	Land Table RAF	10.36%
64-14-15-379-024	924 KETTERING AVE	08/25/22	\$120,000	\$66,677	\$60,195	\$6,872	0.17	\$349,971	Land Table RAF	10.31%
64-14-22-133-003	816 KETTERING AVE	08/18/21	\$55,000	\$61,361	(\$39)	\$6,322	0.14	(\$277)	Land Table RAF	10.30%
64-14-22-104-021	885 S STIRLING AVE	12/23/21	\$60,000	\$62,144	\$4,178	\$6,322	0.14	\$29,631	Land Table RAF	10.17%
64-14-22-380-026	409 EMERSON AVE	05/27/22	\$130,000	\$62,602	\$73,720	\$6,322	0.12	\$619,496	Land Table RAF	10.10%
64-14-22-178-016	660 EMERSON AVE	08/02/22	\$79,900	\$62,970	\$23,252	\$6,322	0.14	\$164,908	Land Table RAF	10.04%
64-14-22-103-002	850 SCOTTWOOD ST	09/17/21	\$55,000	\$64,036	(\$2,714)	\$6,322	0.14	(\$19,248)	Land Table RAF	9.87%
64-14-22-178-015	664 EMERSON AVE	09/01/22	\$96,000	\$64,599	\$37,723	\$6,322	0.14	\$267,539	Land Table RAF	9.79%
64-14-15-376-006	944 KENILWORTH AVE	06/09/22	\$124,500	\$82,014	\$50,497	\$8,011	0.22	\$233,782	Land Table RAF	9.77%
64-14-22-107-008	790 PARKWOOD AVE	10/11/21	\$68,000	\$65,832	\$8,490	\$6,322	0.14	\$60,213	Land Table RAF	9.60%
64-14-22-129-001	912 KETTERING AVE	03/26/22	\$75,000	\$79,718	\$2,929	\$7,647	0.21	\$14,014	Land Table RAF	9.59%
64-14-22-304-019	635 MELROSE AVE	04/04/22	\$73,000	\$65,943	\$13,379	\$6,322	0.15	\$91,014	Land Table RAF	9.59%
64-14-22-356-008	494 JORDON RD	02/04/22	\$138,000	\$83,884	\$62,127	\$8,011	0.26	\$235,330	Land Table RAF	9.55%
64-14-22-132-020	805 KETTERING AVE	05/10/22	\$95,000	\$66,537	\$34,785	\$6,322	0.14	\$246,702	Land Table RAF	9.50%
64-14-22-154-012	684 S STIRLING AVE	07/14/22	\$61,500	\$66,747	\$1,075	\$6,322	0.14	\$7,624	Land Table RAF	9.47%
64-14-15-379-009	1002 KETTERING AVE	12/14/21	\$125,000	\$72,632	\$59,240	\$6,872	0.17	\$344,419	Land Table RAF	9.46%
64-14-22-153-023	715 S STIRLING AVE	05/14/21	\$52,500	\$66,827	(\$8,005)	\$6,322	0.14	(\$56,773)	Land Table RAF	9.46%
64-14-22-151-021	725 SCOTTWOOD ST	05/05/21	\$62,500	\$67,239	\$1,583	\$6,322	0.14	\$11,227	Land Table RAF	9.40%
64-14-22-133-007	794 KETTERING AVE	08/08/22	\$69,000	\$77,502	(\$1,219)	\$7,283	0.22	(\$5,466)	Land Table RAF	9.40%
64-14-22-105-031	896 S STIRLING AVE	05/11/21	\$65,000	\$85,702	(\$12,691)	\$8,011	0.28	(\$45,004)	Land Table RAF	9.35%
64-14-15-352-011	957 KENILWORTH AVE	12/08/21	\$89,000	\$70,211	\$25,111	\$6,322	0.11	\$232,509	Land Table RAF	9.00%
64-14-22-381-009	422 EMERSON AVE	12/10/21	\$120,000	\$70,289	\$56,033	\$6,322	0.12	\$470,866	Land Table RAF	8.99%
64-14-22-326-009	611 KENILWORTH AVE	02/19/21	\$132,000	\$71,331	\$66,991	\$6,322	0.15	\$452,642	Land Table RAF	8.86%
64-14-22-153-032	671 S STIRLING AVE	02/18/21	\$77,000	\$71,381	\$11,941	\$6,322	0.14	\$84,688	Land Table RAF	8.86%
64-14-22-354-026	419 MAXWELL RD	10/29/21	\$110,000	\$72,218	\$44,104	\$6,322	0.16	\$282,718	Land Table RAF	8.75%
64-14-22-379-037	405 CAMERON AVE	10/25/21	\$125,000	\$86,021	\$46,262	\$7,283	0.24	\$192,758	Land Table RAF	8.47%
64-14-22-111-026	771 KENILWORTH AVE	12/16/21	\$85,000	\$75,256	\$16,066	\$6,322	0.14	\$113,943	Land Table RAF	8.40%
64-14-15-377-016	979 EMERSON AVE	06/14/22	\$160,000	\$99,910	\$68,101	\$8,011	0.22	\$315,282	Land Table RAF	8.02%
64-14-22-303-006	535 S STIRLING AVE	03/05/21	\$118,560	\$100,491	\$26,005	\$7,936	0.36	\$72,437	Land Table RAF	7.90%
64-14-21-429-003	622 GRANADA DR	04/28/22	\$156,000	\$87,135	\$75,737	\$6,872	0.19	\$407,188	Land Table RAF	7.89%
64-14-22-129-012	868 KETTERING AVE	11/14/22	\$115,000	\$80,557	\$40,765	\$6,322	0.12	\$339,708	Land Table RAF	7.85%
64-14-22-304-043	905 UNIVERSITY DR	08/04/22	\$75,000	\$108,234	(\$25,298)	\$7,936	0.33	(\$75,743)	Land Table RAF	7.33%
64-14-22-106-029	843 KENILWORTH AVE	12/22/22	\$125,000	\$90,422	\$40,900	\$6,322	0.14	\$290,071	Land Table RAF	6.99%
64-14-22-304-026	595 MELROSE AVE	12/30/22	\$155,000	\$138,839	\$25,562	\$9,401	0.49	\$52,061	Land Table RAF	6.77%
64-14-22-155-009	694 MELROSE AVE	05/26/22	\$159,000	\$97,930	\$67,392	\$6,322	0.14	\$477,957	Land Table RAF	6.46%
64-14-21-480-002	500 GRANADA DR	04/22/21	\$126,000	\$98,562	\$33,760	\$6,322	0.16	\$212,327	Land Table RAF	6.41%
64-14-22-107-018	815 SCOTTWOOD ST	08/16/22	\$160,000	\$100,316	\$66,006	\$6,322	0.14	\$468,128	Land Table RAF	6.30%
64-14-22-354-025	425 MAXWELL RD	01/07/21	\$125,000	\$103,527	\$27,795	\$6,322	0.16	\$178,173	Land Table RAF	6.11%
64-14-22-151-015	670 PARKWOOD AVE	08/19/22	\$150,000	\$104,522	\$51,800	\$6,322	0.14	\$367,376	Land Table RAF	6.05%
64-14-22-332-034	493 CAMERON AVE	06/15/22	\$95,000	\$119,288	(\$17,966)	\$6,322	0.12	(\$152,254)	Land Table RAF	5.30%

City of Pontiac

Land Table RAF

64-14-22-377-017	462 CAMERON AVE	02/04/22	\$150,000	\$131,103	\$25,219	\$6,322	0.12	\$211,924	Land Table RAF	4.82%
64-14-22-109-008	790 ROBINWOOD ST	08/09/21	\$161,500	\$133,457	\$34,365	\$6,322	0.14	\$243,723	Land Table RAF	4.74%
64-14-22-377-001	530 CAMERON AVE	05/31/22	\$196,000	\$133,808	\$68,514	\$6,322	0.12	\$575,748	Land Table RAF	4.72%
64-14-22-152-005	720 SCOTTWOOD ST	10/31/22	\$169,900	\$149,376	\$26,846	\$6,322	0.14	\$190,397	Land Table RAF	4.23%
64-14-15-378-032	953 KETTERING AVE	04/26/21	\$215,000	\$152,641	\$68,681	\$6,322	0.09	\$730,649	Land Table RAF	4.14%
64-14-22-130-012	770 KENILWORTH AVE	05/26/22	\$115,000	\$158,580	(\$37,258)	\$6,322	0.14	(\$264,241)	Land Table RAF	3.99%

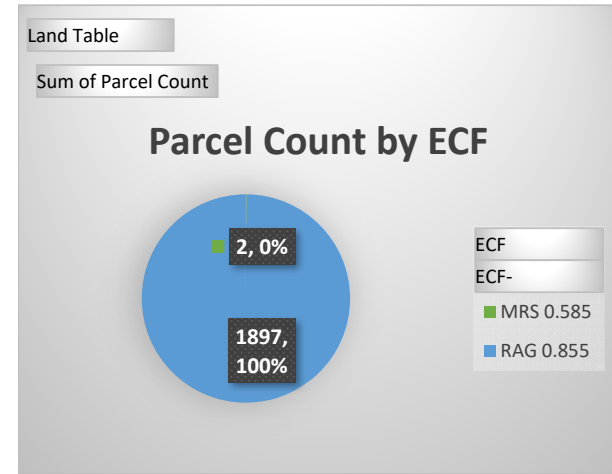
City of Pontiac

Land Table RAG

BSA DATABASE		SALES DATA	
Parcel Count	1899	# of Sales	134
ECF Nbhd	RAG, MRS	Sales Ratio	39.95%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	192.86%
Max ECF	0.855	% Change	18.82%
Land Table LtoB	13.43%	Projected Land Table LtoB	15.95%
CVT LtoB	12.11%	Sales Sample Size	7.06%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$11,490	\$33,650	\$11,490
MINIMUM	\$2,046	\$5,992	\$2,046
MAXIMUM	\$43,598	\$127,683	\$61,037

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-16-251-022	677 PEACOCK AVE	10/21/22	\$135,000	\$108,515	\$37,975	\$11,490	0.25	\$153,125		Land Table RAG	10.59%
64-14-16-252-017	650 PEACOCK AVE	02/17/22	\$207,000	\$167,587	\$52,831	\$13,418	0.43	\$122,294		Land Table RAG	8.01%
64-14-16-252-037	641 CLARA AVE	06/03/22	\$173,000	\$95,760	\$90,658	\$13,418	0.50	\$182,778		Land Table RAG	14.01%
64-14-16-253-018	639 E COLUMBIA AVE	07/08/21	\$86,000	\$79,976	\$17,514	\$11,490	0.22	\$78,892		Land Table RAG	14.37%
64-14-16-253-027	1195 FULLER ST	01/29/21	\$80,000	\$72,261	\$18,599	\$10,860	0.15	\$128,269		Land Table RAG	15.03%
64-14-16-277-008	721 CLARA AVE	04/22/22	\$70,000	\$78,337	\$6,042	\$14,379	0.99	\$6,085		Land Table RAG	18.36%
64-14-16-302-005	296 4TH AVE	06/22/21	\$151,000	\$75,586	\$86,274	\$10,860	0.15	\$579,020		Land Table RAG	14.37%
64-14-16-302-026	339 3RD AVE	10/12/22	\$155,000	\$90,316	\$75,544	\$10,860	0.15	\$507,007		Land Table RAG	12.02%
64-14-16-302-033	350 4TH AVE	12/15/21	\$171,500	\$163,057	\$19,303	\$10,860	0.15	\$129,550		Land Table RAG	6.66%
64-14-16-303-014	340 3RD AVE	01/29/21	\$132,000	\$99,766	\$43,094	\$10,860	0.15	\$289,221		Land Table RAG	10.89%
64-14-16-304-012	335 1ST AVE	07/18/22	\$87,000	\$90,558	\$7,618	\$11,176	0.16	\$49,148		Land Table RAG	12.34%
64-14-16-304-028	350 2ND AVE	09/22/21	\$195,900	\$221,541	(\$14,465)	\$11,176	0.16	(\$92,724)		Land Table RAG	5.04%
64-14-16-305-034	374 E COLUMBIA AVE	06/03/21	\$105,000	\$148,734	(\$32,874)	\$10,860	0.15	(\$220,631)		Land Table RAG	7.30%
64-14-16-306-012	424 4TH AVE	03/18/22	\$150,000	\$113,941	\$46,919	\$10,860	0.15	\$314,893		Land Table RAG	9.53%
64-14-16-306-022	395 3RD AVE	07/18/22	\$75,000	\$50,698	\$35,162	\$10,860	0.15	\$235,987		Land Table RAG	21.42%
64-14-16-308-019	381 1ST AVE	08/22/22	\$187,000	\$122,306	\$75,870	\$11,176	0.16	\$480,190		Land Table RAG	9.14%
64-14-16-326-043	484 E COLUMBIA AVE	05/20/22	\$190,000	\$179,024	\$21,836	\$10,860	0.15	\$146,550		Land Table RAG	6.07%
64-14-16-327-006	474 4TH AVE	02/23/22	\$145,000	\$84,404	\$71,456	\$10,860	0.15	\$479,570		Land Table RAG	12.87%
64-14-16-327-020	481 3RD AVE	07/07/22	\$130,000	\$131,182	\$9,678	\$10,860	0.15	\$64,953		Land Table RAG	8.28%
64-14-16-327-027	514 4TH AVE	05/03/21	\$150,000	\$112,496	\$48,364	\$10,860	0.15	\$324,591		Land Table RAG	9.65%
64-14-16-328-005	470 3RD AVE	02/18/22	\$97,000	\$69,484	\$38,376	\$10,860	0.15	\$257,557		Land Table RAG	15.63%
64-14-16-401-021	585 4TH AVE	06/02/22	\$125,000	\$80,249	\$55,611	\$10,860	0.15	\$373,228		Land Table RAG	13.53%

City of Pontiac

Land Table RAG

64-14-16-402-012	600 4TH AVE	10/22/21	\$126,500	\$76,400	\$60,960	\$10,860	0.15	\$409,128	Land Table RAG	14.21%
64-14-16-403-011	596 3RD AVE	06/30/21	\$119,000	\$89,833	\$40,027	\$10,860	0.15	\$268,638	Land Table RAG	12.09%
64-14-16-403-022	585 2ND AVE	11/10/22	\$110,000	\$92,011	\$28,849	\$10,860	0.15	\$193,617	Land Table RAG	11.80%
64-14-16-405-012	686 E COLUMBIA AVE	12/17/21	\$90,000	\$72,985	\$27,875	\$10,860	0.15	\$187,081	Land Table RAG	14.88%
64-14-16-405-015	706 E COLUMBIA	09/30/21	\$63,000	\$59,122	\$14,738	\$10,860	0.15	\$98,913	Land Table RAG	18.37%
64-14-16-405-023	665 4TH AVE	01/15/21	\$83,000	\$68,374	\$25,486	\$10,860	0.15	\$171,047	Land Table RAG	15.88%
64-14-16-405-028	691 4TH AVE	08/01/22	\$55,000	\$79,986	(\$14,126)	\$10,860	0.15	(\$94,805)	Land Table RAG	13.58%
64-14-16-405-031	705 4TH AVE	01/21/22	\$128,000	\$93,296	\$45,564	\$10,860	0.15	\$305,799	Land Table RAG	11.64%
64-14-16-406-001	630 4TH AVE	12/01/22	\$139,900	\$80,563	\$70,197	\$10,860	0.15	\$471,121	Land Table RAG	13.48%
64-14-16-406-012	686 4TH AVE	10/07/22	\$139,000	\$85,460	\$64,400	\$10,860	0.15	\$432,215	Land Table RAG	12.71%
64-14-16-406-020	645 3RD AVE	09/01/22	\$125,000	\$95,320	\$40,540	\$10,860	0.15	\$272,081	Land Table RAG	11.39%
64-14-16-407-011	680 3RD AVE	02/12/21	\$76,400	\$74,351	\$12,909	\$10,860	0.15	\$86,638	Land Table RAG	14.61%
64-14-16-407-014	696 3RD AVE	07/21/21	\$116,000	\$72,233	\$54,627	\$10,860	0.15	\$366,624	Land Table RAG	15.03%
64-14-16-407-031	701 2ND AVE	11/30/22	\$90,100	\$78,300	\$22,660	\$10,860	0.15	\$152,081	Land Table RAG	13.87%
64-14-16-408-016	706 2ND AVE	09/19/22	\$55,000	\$69,188	(\$3,012)	\$11,176	0.18	(\$16,921)	Land Table RAG	16.15%
64-14-16-426-028	765 4TH AVE	12/16/21	\$154,000	\$111,526	\$53,334	\$10,860	0.15	\$357,946	Land Table RAG	9.74%
64-14-16-427-008	758 4TH AVE	07/28/22	\$204,100	\$115,364	\$99,596	\$10,860	0.15	\$668,430	Land Table RAG	9.41%
64-14-16-427-019	737 3RD AVE	10/13/21	\$104,000	\$72,601	\$43,464	\$12,065	0.21	\$207,962	Land Table RAG	16.62%
64-14-16-427-026	787 3RD AVE	08/26/21	\$77,000	\$73,272	\$15,793	\$12,065	0.22	\$70,504	Land Table RAG	16.47%
64-14-16-428-003	726 3RD AVE	11/10/22	\$155,000	\$109,039	\$56,821	\$10,860	0.15	\$381,349	Land Table RAG	9.96%
64-14-16-428-019	757 2ND AVE	08/27/21	\$190,000	\$120,378	\$81,687	\$12,065	0.22	\$364,674	Land Table RAG	10.02%
64-14-16-428-025	797 2ND AVE	05/25/21	\$82,500	\$62,656	\$31,909	\$12,065	0.23	\$138,134	Land Table RAG	19.26%
64-14-16-429-012	786 2ND AVE	06/10/22	\$170,000	\$105,391	\$76,099	\$11,490	0.18	\$413,582	Land Table RAG	10.90%
64-14-16-452-016	614 E BEVERLY AVE	04/04/22	\$150,000	\$75,937	\$84,923	\$10,860	0.14	\$619,876	Land Table RAG	14.30%
64-14-16-453-013	578 E TENNYSON AVE	06/07/22	\$80,000	\$58,008	\$32,852	\$10,860	0.12	\$269,279	Land Table RAG	18.72%
64-14-16-453-015	584 E TENNYSON AVE	04/27/22	\$139,900	\$77,248	\$75,291	\$12,639	0.24	\$308,570	Land Table RAG	16.36%
64-14-16-453-027	567 E MANSFIELD AVE	12/07/22	\$135,000	\$86,628	\$59,232	\$10,860	0.12	\$485,508	Land Table RAG	12.54%
64-14-16-453-039	615 E MANSFIELD AVE	12/30/21	\$115,000	\$77,415	\$48,445	\$10,860	0.14	\$353,613	Land Table RAG	14.03%
64-14-16-454-027	591 E MADISON AVE	05/06/21	\$94,000	\$76,291	\$27,782	\$10,073	0.11	\$245,858	Land Table RAG	13.20%
64-14-16-454-031	607 E MADISON AVE	09/14/21	\$70,000	\$56,079	\$23,994	\$10,073	0.11	\$212,336	Land Table RAG	17.96%
64-14-16-455-003	634 1ST AVE	09/03/21	\$81,000	\$63,116	\$28,744	\$10,860	0.14	\$202,423	Land Table RAG	17.21%
64-14-16-455-018	702 1ST AVE	05/26/21	\$111,000	\$72,894	\$48,966	\$10,860	0.15	\$337,697	Land Table RAG	14.90%
64-14-16-455-033	683 E BEVERLY AVE	08/26/21	\$85,000	\$61,847	\$35,218	\$12,065	0.22	\$163,046	Land Table RAG	19.51%
64-14-16-455-040	667 E BEVERLY AVE	05/11/22	\$79,900	\$103,900	(\$11,361)	\$12,639	0.29	(\$39,585)	Land Table RAG	12.16%
64-14-16-456-015	682 E BEVERLY AVE	03/11/22	\$55,000	\$62,075	\$3,785	\$10,860	0.12	\$31,025	Land Table RAG	17.49%
64-14-16-456-019	698 E BEVERLY AVE	02/19/21	\$60,000	\$74,171	(\$3,311)	\$10,860	0.12	(\$27,139)	Land Table RAG	14.64%
64-14-16-456-033	683 E TENNYSON AVE	07/16/21	\$99,000	\$75,528	\$34,332	\$10,860	0.12	\$281,410	Land Table RAG	14.38%
64-14-16-457-003	634 E TENNYSON AVE	12/16/21	\$110,000	\$73,643	\$47,217	\$10,860	0.12	\$387,025	Land Table RAG	14.75%
64-14-16-457-006	646 E TENNYSON AVE	07/20/21	\$70,000	\$76,266	\$4,594	\$10,860	0.12	\$37,656	Land Table RAG	14.24%
64-14-16-457-037	695 E MANSFIELD AVE	02/10/22	\$105,000	\$77,602	\$38,258	\$10,860	0.12	\$313,590	Land Table RAG	13.99%
64-14-16-457-040	667 E MANSFIELD AVE	11/22/21	\$70,000	\$71,959	\$10,680	\$12,639	0.24	\$43,770	Land Table RAG	17.56%
64-14-16-458-012	670 E MANSFIELD AVE	07/06/21	\$72,000	\$73,126	\$8,947	\$10,073	0.11	\$79,177	Land Table RAG	13.77%
64-14-16-476-041	718 1ST AVE	11/04/22	\$165,000	\$101,519	\$76,899	\$13,418	0.36	\$214,203	Land Table RAG	13.22%
64-14-16-477-001	714 E BEVERLY AVE	09/17/21	\$103,000	\$88,679	\$25,497	\$11,176	0.15	\$166,647	Land Table RAG	12.60%
64-14-16-477-019	715 E TENNYSON AVE	11/05/21	\$109,000	\$78,780	\$41,396	\$11,176	0.15	\$270,562	Land Table RAG	14.19%
64-14-16-477-031	765 E TENNYSON AVE	12/16/21	\$80,000	\$57,786	\$33,074	\$10,860	0.12	\$271,098	Land Table RAG	18.79%
64-14-16-477-032	769 E TENNYSON AVE	09/02/21	\$65,000	\$51,174	\$24,686	\$10,860	0.12	\$202,344	Land Table RAG	21.22%
64-14-16-478-014	768 E TENNYSON AVE	10/29/21	\$49,000	\$53,045	\$6,815	\$10,860	0.12	\$55,861	Land Table RAG	20.47%
64-14-16-478-016	776 E TENNYSON AVE	09/30/22	\$56,100	\$54,026	\$12,934	\$10,860	0.12	\$106,016	Land Table RAG	20.10%
64-14-16-478-018	784 E TENNYSON AVE	10/28/21	\$72,000	\$64,220	\$18,640	\$10,860	0.12	\$152,787	Land Table RAG	16.91%
64-14-16-478-019	715 E MANSFIELD AVE	03/13/22	\$60,000	\$87,995	(\$16,819)	\$11,176	0.15	(\$109,928)	Land Table RAG	12.70%
64-14-16-478-027	747 E MANSFIELD AVE	11/16/21	\$115,000	\$95,412	\$30,448	\$10,860	0.12	\$249,574	Land Table RAG	11.38%
64-14-16-478-031	763 E MANSFIELD AVE	01/22/21	\$95,000	\$87,161	\$18,699	\$10,860	0.12	\$153,270	Land Table RAG	12.46%
64-14-16-478-039	964 ARLENE AVE	10/12/21	\$100,000	\$81,971	\$28,889	\$10,860	0.12	\$242,765	Land Table RAG	13.25%

City of Pontiac

Land Table RAG

64-14-16-479-007	738 E MANSFIELD AVE	01/20/21	\$118,900	\$101,868	\$27,105	\$10,073	0.11	\$239,867	Land Table RAG	9.89%
64-14-16-479-020	719 E MADISON AVE	06/17/22	\$125,000	\$75,860	\$60,000	\$10,860	0.13	\$458,015	Land Table RAG	14.32%
64-14-16-479-023	735 E MADISON AVE	02/04/22	\$123,000	\$79,796	\$54,064	\$10,860	0.13	\$422,375	Land Table RAG	13.61%
64-14-16-479-030	765 E MADISON AVE	01/03/22	\$115,000	\$69,836	\$55,237	\$10,073	0.11	\$488,823	Land Table RAG	14.42%
64-14-16-479-034	781 E MADISON AVE	02/17/22	\$125,900	\$82,622	\$53,351	\$10,073	0.11	\$472,133	Land Table RAG	12.19%
64-14-16-479-040	926 ARLENE AVE	10/04/22	\$75,000	\$65,155	\$20,705	\$10,860	0.12	\$173,992	Land Table RAG	16.67%
64-14-21-201-029	611 LEBARON AVE	12/03/21	\$97,000	\$68,867	\$37,577	\$9,444	0.10	\$364,825	Land Table RAG	13.71%
64-14-21-202-002	630 E MADISON AVE	11/01/21	\$68,000	\$71,771	\$5,673	\$9,444	0.10	\$55,078	Land Table RAG	13.16%
64-14-21-202-006	652 E MADISON AVE	12/17/21	\$94,900	\$115,824	(\$9,189)	\$11,735	0.15	(\$59,669)	Land Table RAG	10.13%
64-14-21-203-011	594 LEBARON AVE	07/21/21	\$108,500	\$82,566	\$35,378	\$9,444	0.10	\$343,476	Land Table RAG	11.44%
64-14-21-203-013	602 LEBARON AVE	04/22/22	\$120,000	\$95,798	\$33,646	\$9,444	0.10	\$326,660	Land Table RAG	9.86%
64-14-21-203-016	555 WESBROOK ST	01/21/22	\$108,000	\$70,113	\$50,526	\$12,639	0.21	\$245,272	Land Table RAG	18.03%
64-14-21-203-018	567 WESBROOK ST	04/25/22	\$145,000	\$91,633	\$62,811	\$9,444	0.10	\$609,816	Land Table RAG	10.31%
64-14-21-203-021	579 WESBROOK ST	11/07/22	\$137,000	\$64,822	\$81,622	\$9,444	0.10	\$792,447	Land Table RAG	14.57%
64-14-21-203-023	587 WESBROOK ST	05/24/22	\$65,000	\$49,696	\$24,748	\$9,444	0.10	\$240,272	Land Table RAG	19.00%
64-14-21-204-003	636 LEBARON AVE	12/22/21	\$75,000	\$84,979	(\$535)	\$9,444	0.10	(\$5,194)	Land Table RAG	11.11%
64-14-21-204-004	640 LEBARON AVE	08/12/21	\$133,000	\$103,276	\$40,900	\$11,176	0.15	\$265,584	Land Table RAG	10.82%
64-14-21-204-007	650 LEBARON AVE	02/09/22	\$90,000	\$65,666	\$33,778	\$9,444	0.10	\$327,942	Land Table RAG	14.38%
64-14-21-204-009	658 LEBARON AVE	03/30/21	\$100,000	\$87,666	\$21,778	\$9,444	0.10	\$211,437	Land Table RAG	10.77%
64-14-21-204-012	627 WESBROOK ST	07/09/21	\$119,900	\$81,443	\$48,530	\$10,073	0.12	\$414,786	Land Table RAG	12.37%
64-14-21-205-011	594 WESBROOK ST	06/01/22	\$120,000	\$60,937	\$69,136	\$10,073	0.12	\$596,000	Land Table RAG	16.53%
64-14-21-205-019	575 LENOX	04/23/21	\$100,000	\$84,169	\$25,275	\$9,444	0.10	\$245,388	Land Table RAG	11.22%
64-14-21-206-001	620 WESBROOK ST	01/20/22	\$58,000	\$99,137	(\$29,402)	\$11,735	0.16	(\$184,918)	Land Table RAG	11.84%
64-14-21-206-002	626 WESBROOK ST	10/25/21	\$95,000	\$70,234	\$34,210	\$9,444	0.11	\$316,759	Land Table RAG	13.45%
64-14-21-206-006	642 WESBROOK ST	08/19/22	\$143,000	\$76,485	\$75,959	\$9,444	0.10	\$737,466	Land Table RAG	12.35%
64-14-21-206-011	666 WESBROOK ST	12/09/22	\$130,500	\$74,484	\$65,460	\$9,444	0.10	\$635,534	Land Table RAG	12.68%
64-14-21-206-014	623 LENOX AVE	05/28/21	\$146,000	\$64,696	\$90,748	\$9,444	0.10	\$881,049	Land Table RAG	14.60%
64-14-21-207-012	555 MARKLE AVE	01/05/22	\$122,000	\$73,957	\$58,903	\$10,860	0.14	\$433,110	Land Table RAG	14.68%
64-14-21-207-019	589 MARKLE AVE	02/04/21	\$108,500	\$68,887	\$49,057	\$9,444	0.11	\$438,009	Land Table RAG	13.71%
64-14-21-209-009	588 MARKLE AVE	04/06/21	\$132,000	\$76,402	\$65,042	\$9,444	0.11	\$580,732	Land Table RAG	12.36%
64-14-21-251-009	596 RASKOB ST	09/23/21	\$65,000	\$63,840	\$12,020	\$10,860	0.13	\$95,397	Land Table RAG	17.01%
64-14-21-252-008	644 RASKOB ST	12/21/21	\$68,998	\$61,597	\$17,474	\$10,073	0.12	\$151,948	Land Table RAG	16.35%
64-14-21-252-022	637 E KENNETT RD	10/26/22	\$129,900	\$89,142	\$52,248	\$11,490	0.19	\$277,915	Land Table RAG	12.89%
64-14-21-254-026	730 JOSLYN AVE	09/23/22	\$70,000	\$56,585	\$24,275	\$10,860	0.12	\$203,992	Land Table RAG	19.19%
64-14-21-255-011	728 BARKELL ST	02/01/22	\$84,000	\$79,961	\$15,215	\$11,176	0.17	\$92,212	Land Table RAG	13.98%
64-14-21-256-016	901 N PERRY ST	06/01/21	\$78,000	\$94,681	(\$5,821)	\$10,860	0.13	(\$43,767)	Land Table RAG	11.47%
64-14-21-257-022	891 SPENCE ST	08/12/22	\$190,000	\$126,465	\$74,395	\$10,860	0.14	\$551,074	Land Table RAG	8.59%
64-14-21-258-015	861 N PERRY ST	04/15/21	\$55,000	\$63,378	\$2,482	\$10,860	0.12	\$20,512	Land Table RAG	17.14%
64-14-21-259-007	580 E MONTCALM ST	05/19/21	\$81,000	\$100,763	(\$8,273)	\$11,490	0.26	(\$32,443)	Land Table RAG	11.40%
64-14-21-303-006	130 MARQUETTE ST	12/08/22	\$125,000	\$97,221	\$38,955	\$11,176	0.16	\$241,957	Land Table RAG	11.50%
64-14-21-303-036	139 WOLFE ST	03/15/22	\$55,000	\$69,231	(\$3,055)	\$11,176	0.17	(\$17,762)	Land Table RAG	16.14%
64-14-21-303-037	133 WOLFE ST	08/31/21	\$45,000	\$72,359	(\$16,183)	\$11,176	0.17	(\$94,087)	Land Table RAG	15.45%
64-14-21-305-012	75 HAMMOND ST	01/25/22	\$65,000	\$83,659	(\$5,917)	\$12,742	0.13	(\$45,515)	Land Table RAG	15.23%
64-14-21-328-025	47 OLIVER ST	03/04/22	\$119,000	\$73,860	\$56,000	\$10,860	0.13	\$424,242	Land Table RAG	14.70%
64-14-21-329-031	123 OLIVER ST	06/18/21	\$145,000	\$97,387	\$58,473	\$10,860	0.13	\$439,647	Land Table RAG	11.15%
64-14-21-331-020	713 N PERRY ST	08/15/22	\$50,000	\$69,593	(\$8,417)	\$11,176	0.17	(\$50,101)	Land Table RAG	16.06%
64-14-21-331-026	685 N PERRY ST	03/25/22	\$76,000	\$69,383	\$17,793	\$11,176	0.17	\$105,911	Land Table RAG	16.11%
64-14-21-332-004	212 OLIVER ST	04/19/22	\$58,500	\$72,459	(\$4,515)	\$9,444	0.11	(\$41,806)	Land Table RAG	13.03%
64-14-21-377-010	638 N PERRY ST	07/12/21	\$76,000	\$79,115	\$8,061	\$11,176	0.15	\$52,344	Land Table RAG	14.13%
64-14-21-377-027	515 OMAR ST	03/30/22	\$80,000	\$63,965	\$26,895	\$10,860	0.12	\$216,895	Land Table RAG	16.98%
64-14-21-377-032	495 OMAR ST	07/06/21	\$65,000	\$58,250	\$17,610	\$10,860	0.12	\$142,016	Land Table RAG	18.64%
64-14-21-377-039	467 OMAR ST	08/30/22	\$45,000	\$67,620	(\$11,760)	\$10,860	0.12	(\$94,839)	Land Table RAG	16.06%
64-14-21-377-041	35 GAGE ST	05/04/22	\$50,000	\$63,755	(\$2,895)	\$10,860	0.13	(\$21,767)	Land Table RAG	17.03%
64-14-21-378-010	471 HARPER ST	11/29/22	\$40,000	\$66,202	(\$15,342)	\$10,860	0.13	(\$115,353)	Land Table RAG	16.40%

City of Pontiac

Land Table RAG

64-14-21-380-007	42 GAGE ST	11/15/21	\$125,000	\$100,329	\$36,736	\$12,065	0.26	\$144,063	Land Table RAG	12.03%
64-14-21-381-005	62 GAGE ST	09/20/21	\$45,000	\$67,215	(\$11,355)	\$10,860	0.12	(\$92,317)	Land Table RAG	16.16%
64-14-21-401-004	638 JOSLYN AVE	03/05/21	\$45,000	\$76,617	(\$20,441)	\$11,176	0.16	(\$125,405)	Land Table RAG	14.59%
64-14-21-401-017	807 N PERRY ST	03/24/21	\$83,600	\$66,185	\$28,591	\$11,176	0.16	\$175,405	Land Table RAG	16.89%

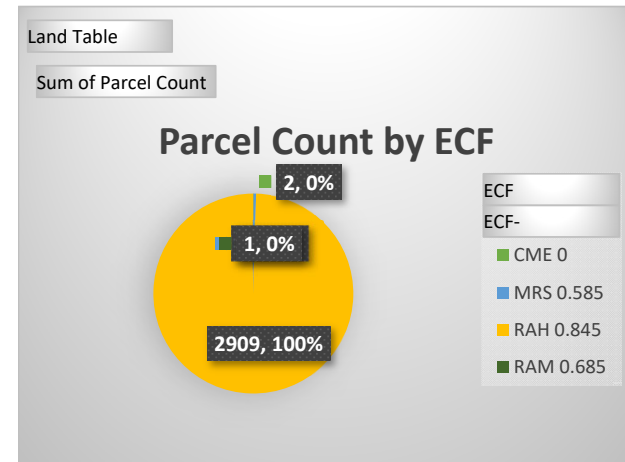
City of Pontiac

Land Table RAH

BSA DATABASE		SALES DATA	
Parcel Count	2923	# of Sales	205
ECF Nbhd	RAH, MRS, RAM, CME	Sales Ratio	40.06%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	225.24%
Max ECF	0.845	% Change	39.47%
Land Table LtoB	10.93%	Projected Land Table LtoB	15.24%
CVT LtoB	12.11%	Sales Sample Size	7.01%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$10,638	\$34,599	\$18,617
MINIMUM	\$1,774	\$5,770	\$1,774
MAXIMUM	\$70,922	\$230,664	\$124,114

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-17-253-043		01/18/22	\$9,500				0.21	\$46,117		Land Table RAH	#DIV/0!
64-14-17-207-014	E PRINCETON	07/01/22	\$5,000				0.12	\$42,373		Land Table RAH	#DIV/0!
64-14-17-379-022	83 W TENNYSON AVE	11/05/21	\$5,000				0.12	\$43,103		Land Table RAH	#DIV/0!
64-14-19-205-019	489 TALLAHASSEE AVE	02/17/22	\$130,000	\$63,090	\$76,193	\$9,283	0.19	\$403,138		Land Table RAH	14.71%
64-14-17-402-011	42 E LONGFELLOW AVE	11/19/21	\$137,500	\$67,505	\$77,087	\$7,092	0.12	\$658,863		Land Table RAH	10.51%
64-14-17-132-006	47 W PRINCETON AVE	10/21/22	\$95,000	\$46,746	\$55,346	\$7,092	0.11	\$498,613		Land Table RAH	15.17%
64-14-18-426-012	1123 CLOVERLAWN DR	07/26/22	\$130,000	\$65,453	\$73,830	\$9,283	0.27	\$277,556		Land Table RAH	14.18%
64-14-17-404-032	61 E RUTGERS AVE	06/17/22	\$123,000	\$62,891	\$67,201	\$7,092	0.12	\$574,368		Land Table RAH	11.28%
64-14-17-176-004	141 W HOPKINS AVE	08/29/22	\$157,000	\$80,425	\$86,786	\$10,211	0.22	\$390,928		Land Table RAH	12.70%
64-14-17-205-025	49 E PRINCETON AVE	09/21/22	\$130,000	\$66,699	\$70,393	\$7,092	0.11	\$639,936		Land Table RAH	10.63%
64-14-17-178-004	137 W YALE AVE	03/29/22	\$155,000	\$79,683	\$83,055	\$7,738	0.12	\$675,244		Land Table RAH	9.71%
64-14-20-155-015	715 STANLEY AVE	04/15/22	\$135,000	\$69,529	\$73,209	\$7,738	0.14	\$526,683		Land Table RAH	11.13%
64-14-17-303-003	255 W STRATHMORE AVE	07/25/22	\$120,000	\$62,512	\$64,580	\$7,092	0.11	\$576,607		Land Table RAH	11.35%
64-14-18-278-013	376 W YPSILANTI AVE	08/18/21	\$122,500	\$64,269	\$68,119	\$9,888	0.43	\$158,416		Land Table RAH	15.39%
64-14-19-207-006	860 ORLANDO AVE	06/30/22	\$150,000	\$79,025	\$78,067	\$7,092	0.12	\$678,843		Land Table RAH	8.97%
64-14-19-208-010	814 PENSACOLA AVE	02/21/22	\$85,000	\$44,931	\$47,161	\$7,092	0.12	\$410,096		Land Table RAH	15.78%
64-14-18-227-010	296 W PRINCETON AVE	07/13/21	\$125,000	\$66,863	\$66,357	\$8,220	0.15	\$430,890		Land Table RAH	12.29%
64-14-17-153-028	232 W ANN ARBOR AVE	07/15/22	\$85,000	\$45,637	\$47,101	\$7,738	0.12	\$389,264		Land Table RAH	16.96%
64-14-17-303-013	215 W STRATHMORE AVE	08/05/22	\$129,000	\$69,526	\$66,566	\$7,092	0.11	\$594,339		Land Table RAH	10.20%
64-14-17-332-013	64 W FAIRMOUNT AVE	11/03/21	\$85,000	\$47,280	\$44,812	\$7,092	0.12	\$383,009		Land Table RAH	15.00%
64-14-17-402-040	66 E LONGFELLOW AVE	07/11/22	\$206,500	\$115,974	\$99,809	\$9,283	0.23	\$433,952		Land Table RAH	8.00%
64-14-17-129-035	92 W HOPKINS AVE	04/20/22	\$155,000	\$87,062	\$78,149	\$10,211	0.23	\$345,792		Land Table RAH	11.73%
64-14-17-352-038	204 W BEVERLY AVE	11/19/21	\$110,000	\$62,531	\$54,561	\$7,092	0.12	\$470,353		Land Table RAH	11.34%

City of Pontiac

Land Table RAH

64-14-20-131-008	51 PARKDALE	06/24/22	\$115,300	\$66,049	\$56,343	\$7,092	0.11	\$494,237	Land Table RAH	10.74%
64-14-17-451-038	86 E RUTGERS AVE	10/04/22	\$147,900	\$85,686	\$71,497	\$9,283	0.23	\$306,854	Land Table RAH	10.83%
64-14-19-205-034	823 INGLEWOOD	08/10/22	\$127,000	\$74,373	\$62,838	\$10,211	0.23	\$273,209	Land Table RAH	13.73%
64-14-17-303-017	199 W STRATHMORE AVE	12/22/21	\$126,000	\$74,591	\$58,501	\$7,092	0.11	\$522,330	Land Table RAH	9.51%
64-14-17-333-005	49 W FAIRMOUNT AVE	10/11/22	\$157,000	\$93,059	\$71,033	\$7,092	0.12	\$607,120	Land Table RAH	7.62%
64-14-18-228-018	312 W HOPKINS AVE	04/27/22	\$130,000	\$78,201	\$60,019	\$8,220	0.15	\$394,862	Land Table RAH	10.51%
64-14-17-379-050	97 W TENNYSON AVE	01/28/22	\$135,000	\$81,867	\$62,416	\$9,283	0.23	\$267,880	Land Table RAH	11.34%
64-14-17-152-028	232 W YPSILANTI AVE	01/03/22	\$75,000	\$46,132	\$36,606	\$7,738	0.12	\$302,529	Land Table RAH	16.77%
64-14-17-303-021	183 W STRATHMORE AVE	11/19/21	\$107,000	\$65,948	\$48,144	\$7,092	0.11	\$429,857	Land Table RAH	10.75%
64-14-17-129-022	144 W HOPKINS AVE	12/12/22	\$135,000	\$83,307	\$58,785	\$7,092	0.11	\$529,595	Land Table RAH	8.51%
64-14-17-378-041	82 W TENNYSON AVE	02/17/22	\$75,000	\$46,695	\$35,397	\$7,092	0.12	\$302,538	Land Table RAH	15.19%
64-14-17-152-023	252 W YPSILANTI AVE	07/08/22	\$185,000	\$115,528	\$77,692	\$8,220	0.15	\$517,947	Land Table RAH	7.12%
64-14-17-152-021	177 W YALE AVE	09/29/22	\$86,000	\$55,157	\$38,581	\$7,738	0.12	\$311,137	Land Table RAH	14.03%
64-14-17-378-040	86 W TENNYSON AVE	10/29/21	\$60,000	\$38,528	\$28,564	\$7,092	0.12	\$244,137	Land Table RAH	18.41%
64-14-17-452-039	65 E BEVERLY AVE	01/22/21	\$125,000	\$81,134	\$54,077	\$10,211	0.23	\$232,090	Land Table RAH	12.59%
64-14-17-355-011	993 CARLISLE ST	11/01/22	\$139,000	\$91,061	\$55,677	\$7,738	0.13	\$431,605	Land Table RAH	8.50%
64-14-17-356-008	942 STANLEY AVE	12/27/21	\$59,900	\$39,258	\$29,925	\$9,283	0.20	\$147,414	Land Table RAH	23.65%
64-14-17-377-006	145 W CORNELL AVE	04/26/22	\$86,112	\$56,736	\$36,468	\$7,092	0.12	\$314,379	Land Table RAH	12.50%
64-14-20-156-010	742 LOUNSBURY AVE	11/19/21	\$105,000	\$69,208	\$45,075	\$9,283	0.18	\$256,108	Land Table RAH	13.41%
64-14-17-177-009	23 W HOPKINS AVE	08/26/21	\$74,500	\$49,606	\$33,114	\$8,220	0.16	\$206,963	Land Table RAH	16.57%
64-14-17-455-010	105 E BEVERLY AVE	10/31/22	\$110,000	\$73,453	\$43,639	\$7,092	0.12	\$372,983	Land Table RAH	9.66%
64-14-17-302-007	239 W LONGFELLOW AVE	08/18/22	\$92,300	\$61,730	\$37,662	\$7,092	0.11	\$336,268	Land Table RAH	11.49%
64-14-19-208-017	813 MONTICELLO AVE	07/08/22	\$62,000	\$41,478	\$28,260	\$7,738	0.14	\$207,794	Land Table RAH	18.66%
64-14-18-279-008	305 W YALE AVE	11/23/22	\$129,000	\$86,769	\$50,451	\$8,220	0.16	\$325,490	Land Table RAH	9.47%
64-14-17-404-026	37 E RUTGERS AVE	05/20/22	\$110,000	\$74,069	\$43,023	\$7,092	0.12	\$367,718	Land Table RAH	9.57%
64-14-17-151-003	1304 STANLEY AVE	03/12/21	\$135,000	\$90,931	\$53,352	\$9,283	0.27	\$198,335	Land Table RAH	10.21%
64-14-20-155-005	742 LIVINGSTON AVE	01/18/22	\$102,000	\$69,805	\$39,933	\$7,738	0.13	\$309,558	Land Table RAH	11.09%
64-14-17-408-010	113 E RUTGERS AVE	10/26/21	\$73,500	\$50,304	\$30,288	\$7,092	0.12	\$258,872	Land Table RAH	14.10%
64-14-17-255-041	45 E ANN ARBOR AVE	06/01/21	\$85,000	\$58,312	\$35,971	\$9,283	0.24	\$153,068	Land Table RAH	15.92%
64-14-20-154-008	192 LAKESIDE ST	01/21/22	\$140,000	\$96,395	\$51,343	\$7,738	0.13	\$398,008	Land Table RAH	8.03%
64-14-17-352-023	264 W BEVERLY AVE	03/04/22	\$120,000	\$82,716	\$45,504	\$8,220	0.16	\$293,574	Land Table RAH	9.94%
64-14-17-178-026	110 W YPSILANTI AVE	07/29/21	\$133,000	\$91,728	\$49,010	\$7,738	0.15	\$328,926	Land Table RAH	8.44%
64-14-20-102-028	176 DRESDEN	07/13/22	\$75,000	\$51,808	\$30,284	\$7,092	0.12	\$256,644	Land Table RAH	13.69%
64-14-17-103-023	177 W PRINCETON AVE	06/09/21	\$121,500	\$84,043	\$45,195	\$7,738	0.12	\$364,476	Land Table RAH	9.21%
64-14-17-254-003	93 E YPSILANTI AVE	02/15/22	\$85,000	\$59,394	\$32,698	\$7,092	0.12	\$277,102	Land Table RAH	11.94%
64-14-17-352-010	227 W CORNELL AVE	01/19/22	\$101,000	\$70,830	\$37,262	\$7,092	0.12	\$321,224	Land Table RAH	10.01%
64-14-19-276-019	840 BLAINE AVE	01/28/22	\$70,000	\$49,100	\$26,220	\$5,320	0.08	\$327,750	Land Table RAH	10.84%
64-14-17-359-002	163 W KENNETT RD	01/24/22	\$85,000	\$60,101	\$34,182	\$9,283	0.18	\$190,961	Land Table RAH	15.45%
64-14-18-279-013	279 W YALE AVE	06/22/22	\$120,000	\$84,939	\$44,344	\$9,283	0.18	\$251,955	Land Table RAH	10.93%
64-14-17-383-018	40 W TENNYSON AVE	04/13/22	\$100,000	\$71,091	\$36,001	\$7,092	0.12	\$307,701	Land Table RAH	9.98%
64-14-18-227-004	326 W PRINCETON AVE	10/29/21	\$102,500	\$73,346	\$37,374	\$8,220	0.15	\$242,688	Land Table RAH	11.21%
64-14-17-205-026	53 E PRINCETON AVE	12/28/21	\$105,000	\$75,516	\$36,576	\$7,092	0.11	\$332,509	Land Table RAH	9.39%
64-14-17-381-022	32 W CORNELL AVE	08/31/22	\$87,500	\$63,364	\$33,419	\$9,283	0.21	\$161,444	Land Table RAH	14.65%
64-14-17-154-022	173 W ANN ARBOR AVE	04/20/22	\$160,000	\$116,431	\$51,307	\$7,738	0.13	\$382,888	Land Table RAH	6.65%
64-14-17-258-001	94 E ANN ARBOR AVE	03/03/22	\$119,900	\$87,325	\$42,786	\$10,211	0.25	\$169,115	Land Table RAH	11.69%
64-14-17-379-034	128 W MANSFIELD	01/28/22	\$82,500	\$60,144	\$30,094	\$7,738	0.12	\$242,694	Land Table RAH	12.87%
64-14-17-352-016	203 W CORNELL AVE	03/05/21	\$86,000	\$63,245	\$29,847	\$7,092	0.12	\$257,302	Land Table RAH	11.21%
64-14-18-427-020	1141 CHERRYLAWN DR	06/18/21	\$72,000	\$53,161	\$28,122	\$9,283	0.22	\$130,194	Land Table RAH	17.46%
64-14-18-228-002	333 W PRINCETON AVE	12/14/21	\$132,000	\$97,604	\$42,134	\$7,738	0.15	\$282,779	Land Table RAH	7.93%
64-14-18-279-002	335 W YALE AVE	09/02/21	\$163,000	\$120,592	\$50,628	\$8,220	0.16	\$326,632	Land Table RAH	6.82%
64-14-20-101-082	809 WOODLAND AVE	03/02/21	\$135,000	\$100,040	\$45,171	\$10,211	0.24	\$185,889	Land Table RAH	10.21%
64-14-18-429-026	1133 STANLEY AVE	08/10/22	\$210,000	\$157,142	\$62,141	\$9,283	0.22	\$287,690	Land Table RAH	5.91%
64-14-17-103-008	237 W PRINCETON AVE	12/30/21	\$63,800	\$47,758	\$23,134	\$7,092	0.11	\$210,309	Land Table RAH	14.85%
64-14-18-283-006	1232 MEADOWLAWN DR	05/20/22	\$100,000	\$74,903	\$34,380	\$9,283	0.22	\$159,167	Land Table RAH	12.39%
64-14-17-131-010	42 W PRINCETON AVE	08/26/21	\$95,000	\$71,510	\$33,237	\$9,747	0.18	\$181,623	Land Table RAH	13.63%

City of Pontiac

Land Table RAH

64-14-17-330-008	37 W COLUMBIA AVE	12/12/22	\$114,500	\$86,281	\$38,430	\$10,211	0.23	\$164,936	Land Table RAH	11.83%
64-14-18-428-008	1166 CHERRYLAWN DR	10/22/21	\$108,000	\$81,489	\$35,794	\$9,283	0.22	\$165,713	Land Table RAH	11.39%
64-14-20-152-002	72 LAKESIDE ST	05/24/21	\$92,000	\$69,612	\$29,480	\$7,092	0.12	\$245,667	Land Table RAH	10.19%
64-14-17-382-021	36 W BEVERLY AVE	06/02/21	\$113,000	\$85,766	\$37,445	\$10,211	0.23	\$160,708	Land Table RAH	11.91%
64-14-18-281-018	348 W COLUMBIA AVE	09/30/21	\$95,000	\$72,128	\$32,760	\$9,888	0.35	\$93,600	Land Table RAH	13.71%
64-14-20-104-022	184 PARKDALE AVE	03/31/22	\$88,900	\$67,716	\$28,276	\$7,092	0.11	\$254,739	Land Table RAH	10.47%
64-14-17-152-005	253 W YALE AVE	08/05/22	\$71,900	\$55,005	\$24,633	\$7,738	0.15	\$167,571	Land Table RAH	14.07%
64-14-17-207-016	74 E PRINCETON AVE	06/15/22	\$110,000	\$84,479	\$32,613	\$7,092	0.12	\$276,381	Land Table RAH	8.39%
64-14-17-303-012	219 W STRATHMORE AVE	08/23/21	\$79,000	\$60,688	\$25,404	\$7,092	0.11	\$226,821	Land Table RAH	11.69%
64-14-17-378-012	121 W BEVERLY AVE	07/12/21	\$105,000	\$81,052	\$31,686	\$7,738	0.14	\$220,042	Land Table RAH	9.55%
64-14-20-133-020	26 S MERRIMAC ST	01/18/22	\$90,000	\$69,532	\$29,751	\$9,283	0.25	\$118,530	Land Table RAH	13.35%
64-14-17-256-008	122 E YPSILANTI AVE	05/07/21	\$150,000	\$115,959	\$41,779	\$7,738	0.15	\$280,396	Land Table RAH	6.67%
64-14-17-327-006	143 W LONGFELLOW AVE	01/14/22	\$72,000	\$56,017	\$23,721	\$7,738	0.13	\$188,262	Land Table RAH	13.81%
64-14-19-279-022	695 KINNEY RD	03/04/22	\$125,000	\$97,530	\$35,208	\$7,738	0.12	\$286,244	Land Table RAH	7.93%
64-14-17-178-006	127 W YALE AVE	09/21/21	\$130,000	\$102,102	\$35,636	\$7,738	0.15	\$240,784	Land Table RAH	7.58%
64-14-17-151-026	216 W YALE AVE	01/15/21	\$70,500	\$55,819	\$21,773	\$7,092	0.11	\$197,936	Land Table RAH	12.71%
64-14-17-330-007	41 W COLUMBIA AVE	03/01/21	\$72,000	\$57,194	\$21,898	\$7,092	0.12	\$187,162	Land Table RAH	12.40%
64-14-17-332-027	52 W FAIRMOUNT AVE	09/23/21	\$84,900	\$67,535	\$27,576	\$10,211	0.23	\$118,352	Land Table RAH	15.12%
64-14-17-154-001	263 W ANN ARBOR AVE	08/02/22	\$130,000	\$104,567	\$36,573	\$11,140	0.30	\$123,557	Land Table RAH	10.65%
64-14-17-256-007	118 E YPSILANTI AVE	08/24/21	\$157,500	\$126,907	\$38,331	\$7,738	0.15	\$262,541	Land Table RAH	6.10%
64-14-17-404-013	58 E FAIRMOUNT AVE	01/21/22	\$120,000	\$96,812	\$30,280	\$7,092	0.12	\$258,803	Land Table RAH	7.33%
64-14-18-477-036	348 W KENNETT RD	08/27/21	\$168,000	\$135,628	\$41,655	\$9,283	0.27	\$152,026	Land Table RAH	6.84%
64-14-19-207-036	814 ORLANDO AVE	10/13/22	\$90,000	\$72,669	\$27,542	\$10,211	0.23	\$119,748	Land Table RAH	14.05%
64-14-17-102-054	213 W SHEFFIELD AVE	10/08/21	\$62,000	\$50,205	\$21,078	\$9,283	0.18	\$114,554	Land Table RAH	18.49%
64-14-17-381-024	24 W CORNELL AVE	02/17/22	\$69,075	\$56,160	\$22,198	\$9,283	0.21	\$107,237	Land Table RAH	16.53%
64-14-18-476-011	1047 CLOVERLAWN DR	05/04/22	\$189,000	\$153,744	\$44,539	\$9,283	0.27	\$165,572	Land Table RAH	6.04%
64-14-17-301-008	231 W COLUMBIA AVE	11/16/21	\$72,000	\$58,808	\$20,284	\$7,092	0.12	\$173,368	Land Table RAH	12.06%
64-14-17-328-021	122 W FAIRMOUNT AVE	04/11/22	\$71,000	\$58,049	\$20,043	\$7,092	0.12	\$171,308	Land Table RAH	12.22%
64-14-17-351-002	259 W RUTGERS AVE	01/13/21	\$73,000	\$59,681	\$21,539	\$8,220	0.15	\$140,778	Land Table RAH	13.77%
64-14-17-152-003	1276 STANLEY AVE	12/22/21	\$85,000	\$70,102	\$22,636	\$7,738	0.14	\$164,029	Land Table RAH	11.04%
64-14-17-251-004	30 E HOPKINS AVE	01/13/21	\$90,000	\$74,262	\$22,830	\$7,092	0.12	\$193,475	Land Table RAH	9.55%
64-14-17-359-006	143 W KENNETT RD	11/09/21	\$70,000	\$57,797	\$19,941	\$7,738	0.13	\$158,262	Land Table RAH	13.39%
64-14-17-301-006	239 W COLUMBIA AVE	08/27/21	\$75,000	\$62,460	\$19,632	\$7,092	0.12	\$167,795	Land Table RAH	11.35%
64-14-17-129-002	157 W PRINCETON AVE	11/12/21	\$103,000	\$85,996	\$24,742	\$7,738	0.12	\$199,532	Land Table RAH	9.00%
64-14-17-376-040	86 W CORNELL AVE	05/25/22	\$80,565	\$67,309	\$22,539	\$9,283	0.21	\$108,884	Land Table RAH	13.79%
64-14-18-478-010	1052 CHERRYLAWN DR	11/15/21	\$88,000	\$73,570	\$23,713	\$9,283	0.22	\$109,782	Land Table RAH	12.62%
64-14-17-332-017	48 W FAIRMOUNT AVE	11/28/22	\$65,000	\$54,357	\$17,735	\$7,092	0.12	\$151,581	Land Table RAH	13.05%
64-14-19-286-008	694 LIVINGSTON AVE	06/16/22	\$80,000	\$67,756	\$19,982	\$7,738	0.13	\$154,899	Land Table RAH	11.42%
64-14-17-332-006	45 W STRATHMORE AVE	03/19/21	\$120,000	\$101,896	\$25,196	\$7,092	0.12	\$215,350	Land Table RAH	6.96%
64-14-18-477-037	1040 CLOVERLAWN DR	03/08/21	\$163,500	\$139,044	\$35,333	\$10,877	0.43	\$81,979	Land Table RAH	7.82%
64-14-17-302-039	200 W STRATHMORE AVE	11/04/22	\$83,000	\$70,687	\$19,405	\$7,092	0.11	\$173,259	Land Table RAH	10.03%
64-14-17-351-020	187 W RUTGERS AVE	06/06/22	\$86,000	\$73,288	\$20,932	\$8,220	0.16	\$134,179	Land Table RAH	11.22%
64-14-20-132-008	101 N MERRIMAC ST	05/25/21	\$61,000	\$52,030	\$14,290	\$5,320	0.08	\$170,119	Land Table RAH	10.22%
64-14-20-131-040	71 PARKDALE AVE	02/17/22	\$95,000	\$82,142	\$20,596	\$7,738	0.15	\$139,162	Land Table RAH	9.42%
64-14-19-427-024	649 LOUNSBURY AVE	07/29/22	\$170,000	\$148,124	\$31,159	\$9,283	0.19	\$168,427	Land Table RAH	6.27%
64-14-17-176-026	108 W YALE AVE	10/07/22	\$95,000	\$82,904	\$20,316	\$8,220	0.15	\$133,658	Land Table RAH	9.92%
64-14-18-428-010	1156 CHERRYLAWN DR	07/15/21	\$110,000	\$96,163	\$23,120	\$9,283	0.22	\$107,037	Land Table RAH	9.65%
64-14-17-151-008	237 W HOPKINS AVE	05/14/21	\$52,500	\$45,922	\$14,316	\$7,738	0.12	\$118,314	Land Table RAH	16.85%
64-14-18-277-007	305 W HOPKINS AVE	09/20/22	\$77,662	\$68,291	\$17,591	\$8,220	0.15	\$114,974	Land Table RAH	12.04%
64-14-20-135-007	45 S MERRIMAC ST	10/19/22	\$159,900	\$140,670	\$26,322	\$7,092	0.17	\$157,617	Land Table RAH	5.04%
64-14-17-253-025	45 E YPSILANTI AVE	09/28/21	\$81,300	\$71,619	\$16,773	\$7,092	0.12	\$142,144	Land Table RAH	9.90%
64-14-17-378-009	133 W BEVERLY AVE	01/01/21	\$70,000	\$61,708	\$16,030	\$7,738	0.13	\$122,366	Land Table RAH	12.54%
64-14-17-379-041	100 W MANSFIELD AVE	10/15/21	\$70,000	\$61,732	\$16,006	\$7,738	0.12	\$129,081	Land Table RAH	12.53%
64-14-17-131-005	70 W PRINCETON AVE	12/02/22	\$98,000	\$86,920	\$18,818	\$7,738	0.13	\$141,489	Land Table RAH	8.90%
64-14-20-132-004	123 N MERRIMAC ST	02/09/22	\$55,000	\$48,968	\$14,252	\$8,220	0.17	\$85,341	Land Table RAH	16.79%

City of Pontiac

Land Table RAH

64-14-17-377-024	158 W BEVERLY AVE	08/30/22	\$69,750	\$62,700	\$14,142	\$7,092	0.12	\$121,914	Land Table RAH	11.31%
64-14-17-376-021	77 W RUTGERS AVE	08/23/22	\$67,000	\$61,051	\$13,041	\$7,092	0.12	\$111,462	Land Table RAH	11.62%
64-14-17-376-032	126 W CORNELL AVE	06/22/22	\$67,000	\$61,095	\$15,188	\$9,283	0.21	\$73,728	Land Table RAH	15.19%
64-14-17-403-009	34 E STRATHMORE AVE	11/16/21	\$125,000	\$114,117	\$17,975	\$7,092	0.12	\$153,632	Land Table RAH	6.21%
64-14-17-452-030	57 E BEVERLY AVE	06/25/21	\$95,000	\$86,903	\$18,308	\$10,211	0.23	\$78,575	Land Table RAH	11.75%
64-14-19-208-028	818 PENSACOLA AVE	10/12/22	\$60,000	\$55,395	\$13,888	\$9,283	0.23	\$60,383	Land Table RAH	16.76%
64-14-20-135-003	65 S MERRIMAC ST	02/24/22	\$65,000	\$60,101	\$10,219	\$5,320	0.08	\$121,655	Land Table RAH	8.85%
64-14-17-154-042	213 W ANN ARBOR AVE	11/07/22	\$66,000	\$61,518	\$14,229	\$9,747	0.18	\$79,492	Land Table RAH	15.84%
64-14-20-128-023	122 PARKDALE AVE	10/29/21	\$80,000	\$75,202	\$11,890	\$7,092	0.12	\$100,763	Land Table RAH	9.43%
64-14-17-301-013	211 W COLUMBIA AVE	12/30/22	\$59,000	\$55,554	\$10,538	\$7,092	0.12	\$90,068	Land Table RAH	12.77%
64-14-17-301-009	227 W COLUMBIA AVE	07/08/21	\$66,000	\$62,173	\$10,919	\$7,092	0.12	\$93,325	Land Table RAH	11.41%
64-14-19-205-003	878 SARASOTA AVE	12/09/21	\$85,000	\$80,170	\$14,113	\$9,283	0.18	\$77,120	Land Table RAH	11.58%
64-14-19-281-014	784 MAE CT	08/26/22	\$29,500	\$28,178	\$8,414	\$7,092	0.12	\$70,706	Land Table RAH	25.17%
64-14-17-332-019	40 W FAIRMOUNT AVE	04/28/22	\$73,000	\$69,935	\$10,157	\$7,092	0.12	\$86,812	Land Table RAH	10.14%
64-14-17-251-019	33 E YALE AVE	11/23/22	\$58,000	\$55,743	\$9,349	\$7,092	0.12	\$79,229	Land Table RAH	12.72%
64-14-17-407-021	97 E FAIRMOUNT AVE	06/15/21	\$82,000	\$79,321	\$12,890	\$10,211	0.23	\$55,322	Land Table RAH	12.87%
64-14-18-228-008	299 W PRINCETON AVE	11/22/22	\$110,000	\$106,921	\$11,299	\$8,220	0.15	\$73,370	Land Table RAH	7.69%
64-14-19-253-009	732 MONTICELLO AVE	12/05/22	\$57,000	\$55,629	\$8,463	\$7,092	0.12	\$71,118	Land Table RAH	12.75%
64-14-18-281-010	1251 CHERRYLAWN DR	03/31/22	\$76,000	\$74,502	\$10,781	\$9,283	0.22	\$49,912	Land Table RAH	12.46%
64-14-19-285-019	725 LIVINGSTON AVE	06/07/21	\$72,000	\$70,780	\$8,958	\$7,738	0.13	\$67,353	Land Table RAH	10.93%
64-14-17-402-036	81 E STRATHMORE AVE	10/07/21	\$66,500	\$65,513	\$8,079	\$7,092	0.12	\$69,051	Land Table RAH	10.83%
64-14-17-351-013	215 W RUTGERS AVE	10/25/22	\$75,000	\$74,267	\$8,953	\$8,220	0.16	\$57,761	Land Table RAH	11.07%
64-14-20-152-027	108 LAKESIDE ST	06/28/21	\$75,000	\$74,403	\$9,880	\$9,283	0.20	\$49,154	Land Table RAH	12.48%
64-14-19-252-033	760 PENSACOLA AVE	03/10/22	\$65,000	\$64,568	\$9,715	\$9,283	0.17	\$56,483	Land Table RAH	14.38%
64-14-17-377-022	166 W BEVERLY AVE	06/04/21	\$69,000	\$68,733	\$8,005	\$7,738	0.12	\$64,556	Land Table RAH	11.26%
64-14-19-205-007	860 SARASOTA AVE	12/17/21	\$57,000	\$57,153	\$7,585	\$7,738	0.14	\$54,179	Land Table RAH	13.54%
64-14-19-206-050	798 INGLEWOOD AVE	04/01/22	\$75,000	\$76,308	\$10,558	\$11,866	0.37	\$28,768	Land Table RAH	15.55%
64-14-19-278-006	750 HOLLISTER ST	05/05/22	\$80,000	\$81,488	\$7,795	\$9,283	0.20	\$38,975	Land Table RAH	11.39%
64-14-18-283-005	1240 MEADOWLAWN DR	09/16/21	\$52,500	\$53,906	\$7,877	\$9,283	0.22	\$36,468	Land Table RAH	17.22%
64-14-17-302-020	187 W LONGFELLOW AVE	01/26/21	\$63,000	\$65,778	\$4,314	\$7,092	0.11	\$38,518	Land Table RAH	10.78%
64-14-17-328-033	93 W STRATHMORE AVE	08/19/22	\$100,000	\$104,484	\$7,382	\$11,866	0.35	\$21,091	Land Table RAH	11.36%
64-14-19-207-026	807 PENSACOLA AVE	09/30/21	\$64,000	\$66,914	\$4,178	\$7,092	0.12	\$36,330	Land Table RAH	10.60%
64-14-20-128-012	121 DRESDEN AVE	06/05/22	\$100,000	\$104,809	\$4,474	\$9,283	0.24	\$19,038	Land Table RAH	8.86%
64-14-20-128-014	105 DRESDEN AVE	08/30/22	\$85,000	\$89,243	\$5,040	\$9,283	0.24	\$21,447	Land Table RAH	10.40%
64-14-17-379-009	135 W TENNYSON AVE	10/01/21	\$63,000	\$66,437	\$3,655	\$7,092	0.12	\$31,509	Land Table RAH	10.67%
64-14-17-205-022	37 E PRINCETON AVE	05/14/21	\$54,000	\$57,213	\$3,879	\$7,092	0.11	\$35,264	Land Table RAH	12.40%
64-14-19-252-020	735 MONTICELLO AVE	04/02/21	\$40,000	\$42,738	\$4,354	\$7,092	0.12	\$37,861	Land Table RAH	16.59%
64-14-17-205-016	74 E SHEFFIELD AVE	05/14/21	\$52,500	\$56,096	\$3,496	\$7,092	0.11	\$31,782	Land Table RAH	12.64%
64-14-17-301-012	215 W COLUMBIA AVE	06/24/21	\$55,000	\$59,563	\$2,529	\$7,092	0.12	\$21,615	Land Table RAH	11.91%
64-14-17-152-030	224 W YPSILANTI AVE	07/12/21	\$55,263	\$59,936	\$3,065	\$7,738	0.12	\$25,331	Land Table RAH	12.91%
64-14-17-207-012	54 E PRINCETON AVE	02/25/21	\$40,325	\$43,843	\$3,574	\$7,092	0.12	\$30,288	Land Table RAH	16.18%
64-14-17-403-010	38 E STRATHMORE AVE	01/01/21	\$70,000	\$76,407	\$685	\$7,092	0.12	\$5,855	Land Table RAH	9.28%
64-14-20-128-025	114 PARKDALE AVE	08/30/22	\$57,000	\$62,931	\$1,161	\$7,092	0.12	\$9,839	Land Table RAH	11.27%
64-14-17-153-023	252 W ANN ARBOR AVE	11/28/22	\$53,698	\$59,347	\$2,089	\$7,738	0.14	\$14,507	Land Table RAH	13.04%
64-14-17-301-007	235 W COLUMBIA AVE	04/30/21	\$50,000	\$55,276	\$1,816	\$7,092	0.12	\$15,521	Land Table RAH	12.83%
64-14-17-378-015	103 W BEVERLY AVE	09/09/22	\$135,900	\$151,445	(\$6,262)	\$9,283	0.23	(\$26,876)	Land Table RAH	6.13%
64-14-17-377-005	149 W CORNELL AVE	10/11/22	\$50,000	\$56,012	\$1,080	\$7,092	0.12	\$9,310	Land Table RAH	12.66%
64-14-17-207-032	77 E HOPKINS AVE	03/09/22	\$75,000	\$84,297	(\$2,205)	\$7,092	0.11	(\$20,045)	Land Table RAH	8.41%
64-14-18-279-016	328 W YPSILANTI AVE	03/11/22	\$50,000	\$56,298	\$1,440	\$7,738	0.15	\$9,664	Land Table RAH	13.74%
64-14-19-205-002	884 SARASOTA AVE	01/27/22	\$80,000	\$91,282	(\$1,999)	\$9,283	0.18	(\$11,168)	Land Table RAH	10.17%
64-14-17-378-016	99 W BEVERLY AVE	02/11/21	\$52,000	\$59,552	(\$460)	\$7,092	0.12	(\$3,932)	Land Table RAH	11.91%
64-14-17-151-021	240 W YALE AVE	09/12/22	\$55,000	\$64,450	(\$2,358)	\$7,092	0.11	(\$21,436)	Land Table RAH	11.00%
64-14-19-277-002	752 CORTWRIGHT ST	02/24/21	\$45,501	\$53,975	(\$1,382)	\$7,092	0.11	(\$12,564)	Land Table RAH	13.14%
64-14-19-251-006	781 PENSACOLA AVE	10/12/22	\$50,000	\$62,546	(\$2,335)	\$10,211	0.23	(\$10,152)	Land Table RAH	16.33%
64-14-17-403-025	29 E FAIRMOUNT AVE	04/08/22	\$48,000	\$60,425	(\$5,333)	\$7,092	0.12	(\$45,581)	Land Table RAH	11.74%

City of Pontiac

Land Table RAH

64-14-17-303-008	235 W STRATHMORE AVE	11/02/21	\$50,000	\$62,952	(\$5,860)	\$7,092	0.11	(\$52,321)	Land Table RAH	11.27%
64-14-18-427-009	1156 CLOVERLAWN DR	03/08/21	\$36,100	\$45,830	(\$447)	\$9,283	0.22	(\$2,069)	Land Table RAH	20.26%
64-14-17-355-020	192 W KENNETT RD	08/15/22	\$60,000	\$76,535	(\$9,443)	\$7,092	0.11	(\$85,845)	Land Table RAH	9.27%
64-14-18-283-012	1237 STANLEY AVE	02/19/21	\$46,667	\$60,888	(\$4,938)	\$9,283	0.22	(\$22,651)	Land Table RAH	15.25%
64-14-17-381-015	60 W CORNELL AVE	08/11/22	\$30,000	\$39,642	(\$359)	\$9,283	0.21	(\$1,734)	Land Table RAH	23.42%
64-14-17-326-007	141 W COLUMBIA AVE	09/02/22	\$63,500	\$85,800	(\$14,562)	\$7,738	0.13	(\$111,160)	Land Table RAH	9.02%
64-14-17-351-018	195 W RUTGERS AVE	03/18/22	\$48,000	\$67,146	(\$10,926)	\$8,220	0.16	(\$70,038)	Land Table RAH	12.24%
64-14-18-477-017	1105 CHERRYLAWN DR	07/09/21	\$73,000	\$102,960	(\$20,677)	\$9,283	0.22	(\$95,727)	Land Table RAH	9.02%
64-14-17-355-010	997 CARLISLE ST	06/07/21	\$43,000	\$61,183	(\$10,445)	\$7,738	0.13	(\$80,969)	Land Table RAH	12.65%
64-14-17-327-041	76 W STRATHMORE AVE	05/18/21	\$45,000	\$65,769	(\$14,271)	\$6,498	0.23	(\$61,249)	Land Table RAH	9.88%
64-14-19-280-015	678 CORTWRIGHT ST	03/26/21	\$75,000	\$110,439	(\$30,119)	\$5,320	0.07	(\$424,211)	Land Table RAH	4.82%
64-14-19-285-001	765 STANLEY AVE	03/18/21	\$48,000	\$70,709	(\$14,971)	\$7,738	0.15	(\$102,541)	Land Table RAH	10.94%
64-14-17-153-038	188 W ANN ARBOR AVE	05/04/21	\$55,000	\$81,380	(\$14,514)	\$11,866	0.33	(\$43,849)	Land Table RAH	14.58%
64-14-17-408-016	109 E RUTGERS AVE	11/23/21	\$63,000	\$93,998	(\$21,715)	\$9,283	0.18	(\$124,086)	Land Table RAH	9.88%
64-14-18-479-044	1105 STANLEY AVE	04/12/21	\$62,900	\$97,749	(\$25,566)	\$9,283	0.22	(\$118,361)	Land Table RAH	9.50%
64-14-17-203-030	57 E SHEFFIELD AVE	04/14/22	\$30,000	\$50,765	(\$10,877)	\$9,888	0.35	(\$31,077)	Land Table RAH	19.48%
64-14-17-456-003	102 E BEVERLY AVE	08/30/22	\$32,750	\$55,637	(\$15,795)	\$7,092	0.12	(\$135,000)	Land Table RAH	12.75%

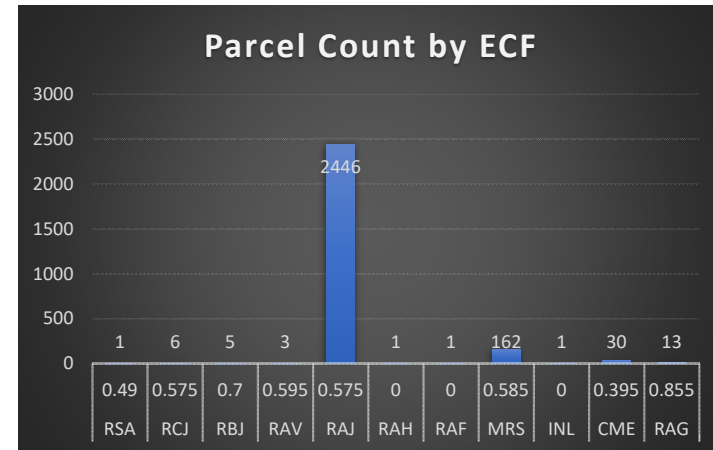
City of Pontiac

Land Table RAJ

BSA DATABASE		SALES DATA	
Parcel Count	2669	# of Sales	128
ECF Nbhd	RAJ, MRS, RSA, RAG, CME, RBJ, RCJ, RAV, RAF, RAH, INL	Sales Ratio	36.10%
Min ECF	0.395	(Land Resid.-Est. Land Value)/Est. LV	554.66%
Max ECF	0.855	% Change	73.50%
Land Table LtoB	7.69%	Projected Land Table LtoB	13.34%
CVT LtoB	12.11%	Sales Sample Size	4.80%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$7,469	\$48,894	\$13,126
MINIMUM	\$3,566	\$23,345	\$3,923
MAXIMUM	\$55,735	\$364,877	\$111,470

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-28-106-020	43 ELLWOOD ST	08/30/22	\$2,200				0.09	\$23,913		Land Table RAJ	#DIV/0!
64-14-32-303-029	232 BRANCH ST	05/27/21	\$16,000	\$27,317	(\$6,523)	\$4,794	0.26	(\$25,580)		Land Table RAJ	17.55%
64-14-28-107-001	38 FRANK ST	08/30/22	\$2,428				0.11	\$22,073		Land Table RAJ	#DIV/0!
64-14-29-204-009	387 N SAGINAW ST	07/29/22	\$70,000	\$115,552	(\$40,425)	\$5,127	0.31	(\$131,678)		Land Table RAJ	4.44%
64-14-20-335-001	150 CADILLAC ST	06/14/21	\$2,500				0.10	\$24,038		Land Table RAJ	#DIV/0!
64-14-29-326-009	184 SANDERSON AVE	03/31/22	\$2,500				0.11	\$22,727		Land Table RAJ	#DIV/0!
64-14-29-103-007	34 SHORT ST	08/30/22	\$27,250	\$44,165	(\$12,344)	\$4,571	0.17	(\$70,943)		Land Table RAJ	10.35%
64-14-20-354-026	462 CESAR CHAVEZ	07/30/21	\$50,000	\$80,974	(\$26,654)	\$4,320	0.14	(\$193,145)		Land Table RAJ	5.34%
64-14-29-276-011	18 FAIRGROVE ST	08/08/22	\$66,000	\$104,498	(\$33,927)	\$4,571	0.19	(\$180,463)		Land Table RAJ	4.37%
64-14-29-129-006	79 BALDWIN AVE	12/30/22	\$28,545	\$44,772	(\$11,656)	\$4,571	0.18	(\$65,117)		Land Table RAJ	10.21%
64-14-28-107-015	359 N PADDOCK ST	05/13/21	\$26,500	\$39,817	(\$8,997)	\$4,320	0.15	(\$58,422)		Land Table RAJ	10.85%
64-14-29-231-020	75 MATTHEWS ST	10/03/22	\$40,000	\$59,809	(\$16,018)	\$3,791	0.09	(\$177,978)		Land Table RAJ	6.34%
64-14-28-153-040	68 MORELAND AVE	11/12/21	\$33,000	\$48,817	(\$12,026)	\$3,791	0.10	(\$123,979)		Land Table RAJ	7.77%
64-14-29-457-001	155 W PIKE ST	06/02/22	\$3,000				0.12	\$25,641		Land Table RAJ	#DIV/0!
64-14-20-251-005	771 SAINT CLAIR ST	08/30/22	\$17,000	\$23,297	(\$2,506)	\$3,791	0.10	(\$26,104)		Land Table RAJ	16.27%
64-14-21-355-006	162 CHAMBERLAIN ST	08/30/22	\$3,203				0.14	\$1		Land Table RAJ	#DIV/0!
64-14-29-230-021	25 MATTHEWS ST	10/26/22	\$43,000	\$57,470	(\$10,150)	\$4,320	0.14	(\$71,986)		Land Table RAJ	7.52%
64-14-29-102-010	57 SHORT ST	08/31/21	\$40,000	\$53,076	(\$8,756)	\$4,320	0.14	(\$62,099)		Land Table RAJ	8.14%
64-14-28-108-035	39 TAYLOR ST	01/14/21	\$27,007	\$35,822	(\$4,244)	\$4,571	0.17	(\$24,674)		Land Table RAJ	12.76%
64-14-20-311-025	131 PINGREE AVE	05/03/21	\$25,000	\$32,889	(\$3,778)	\$4,111	0.11	(\$33,434)		Land Table RAJ	12.50%
64-14-28-153-052	16 MORELAND AVE	11/10/21	\$40,000	\$52,520	(\$8,729)	\$3,791	0.10	(\$89,990)		Land Table RAJ	7.22%
64-14-29-302-001	205 FLORENCE AVE	04/29/22	\$75,000	\$97,189	(\$17,618)	\$4,571	0.17	(\$101,838)		Land Table RAJ	4.70%
64-14-29-328-013	107 NORTON ST	07/22/22	\$33,000	\$41,071	(\$3,277)	\$4,794	0.20	(\$16,303)		Land Table RAJ	11.67%

City of Pontiac

Land Table RAI

64-14-32-128-014	CRAWFORD	11/02/21	\$3,000				0.11	\$26,549	Land Table RAI	#DIV/0!
64-14-29-230-023	33 MATTHEWS ST	04/26/21	\$45,000	\$55,434	(\$6,114)	\$4,320	0.14	(\$43,362)	Land Table RAI	7.79%
64-14-28-105-003	227 CHAMBERLAIN ST	05/12/22	\$3,550				0.13	\$27,099	Land Table RAI	#DIV/0!
64-14-28-128-027	79 MONTEREY ST	02/19/21	\$46,667	\$54,266	(\$3,279)	\$4,320	0.12	(\$26,877)	Land Table RAI	7.96%
64-14-20-478-006	490 N SAGINAW ST	06/06/22	\$32,000	\$37,094	(\$983)	\$4,111	0.11	(\$8,936)	Land Table RAI	11.08%
64-14-20-476-035	53 KEMP ST	09/03/21	\$35,000	\$40,081	(\$761)	\$4,320	0.13	(\$5,854)	Land Table RAI	10.78%
64-14-21-355-005	158 CHAMBERLAIN ST	08/30/22	\$3,203				0.08	\$41,064	Land Table RAI	#DIV/0!
64-14-29-232-032	73 FAIRGROVE ST	01/28/21	\$80,000	\$87,762	(\$3,191)	\$4,571	0.18	(\$17,728)	Land Table RAI	5.21%
64-14-20-252-004	764 SAINT CLAIR ST	08/30/22	\$25,750	\$28,128	\$1,413	\$3,791	0.10	\$14,719	Land Table RAI	13.48%
64-14-20-311-024	135 PINGREE AVE	04/01/21	\$30,000	\$32,262	\$1,849	\$4,111	0.11	\$16,363	Land Table RAI	12.74%
64-14-29-257-011	17 CLARK ST	04/13/22	\$57,000	\$60,579	(\$13)	\$3,566	0.07	(\$197)	Land Table RAI	5.89%
64-14-20-476-014	36 WHITFIELD ST	02/19/21	\$46,667	\$49,559	\$1,428	\$4,320	0.13	\$10,985	Land Table RAI	8.72%
64-14-28-106-008	228 CHAMBERLAIN ST	06/01/21	\$96,999	\$101,103	\$467	\$4,571	0.18	\$2,594	Land Table RAI	4.52%
64-14-29-328-025	48 AUGUSTA AVE	10/31/22	\$55,000	\$55,438	\$4,356	\$4,794	0.20	\$21,672	Land Table RAI	8.65%
64-14-20-380-008	34 CADILLAC ST	07/12/22	\$80,000	\$80,303	\$3,808	\$4,111	0.11	\$35,925	Land Table RAI	5.12%
64-14-32-304-023	262 BRANCH ST	06/02/21	\$52,500	\$52,665	\$4,155	\$4,320	0.15	\$27,886	Land Table RAI	8.20%
64-14-20-476-018	52 WHITFIELD ST	02/02/21	\$39,900	\$38,785	\$5,435	\$4,320	0.13	\$41,808	Land Table RAI	11.14%
64-14-20-380-007	38 CADILLAC ST	04/29/22	\$74,000	\$71,287	\$6,824	\$4,111	0.11	\$64,377	Land Table RAI	5.77%
64-14-20-333-011	56 PUTNAM AVE	10/20/21	\$52,550	\$50,443	\$6,218	\$4,111	0.11	\$58,660	Land Table RAI	8.15%
64-14-29-234-013	97 FAIRGROVE	06/11/21	\$80,000	\$76,659	\$7,661	\$4,320	0.15	\$52,473	Land Table RAI	5.64%
64-14-29-177-022	13 PINEGROVE AVE	01/22/21	\$51,000	\$48,322	\$6,244	\$3,566	0.05	\$122,431	Land Table RAI	7.38%
64-14-29-153-008	172 AUGUSTA AVE	06/04/21	\$67,500	\$63,043	\$9,028	\$4,571	0.20	\$46,061	Land Table RAI	7.25%
64-14-20-483-001	44 CHAMBERLAIN ST	08/26/22	\$55,000	\$51,004	\$7,787	\$3,791	0.09	\$87,494	Land Table RAI	7.43%
64-14-29-404-026	61 PINE ST	11/07/22	\$80,000	\$73,106	\$11,005	\$4,111	0.11	\$101,898	Land Table RAI	5.62%
64-14-20-252-015	759 YOUNG ST	08/22/22	\$35,000	\$31,899	\$6,892	\$3,791	0.10	\$71,792	Land Table RAI	11.88%
64-14-28-128-035	41 MONTEREY ST	09/28/21	\$45,000	\$40,960	\$8,151	\$4,111	0.10	\$81,510	Land Table RAI	10.04%
64-14-28-128-023	99 MONTEREY ST	02/04/22	\$33,000	\$29,581	\$7,530	\$4,111	0.12	\$64,359	Land Table RAI	13.90%
64-14-29-303-011	206 SANDERSON AVE	07/09/21	\$85,000	\$74,371	\$15,200	\$4,571	0.17	\$88,889	Land Table RAI	6.15%
64-14-28-126-046	93 OMAR ST	05/25/21	\$51,000	\$44,385	\$10,935	\$4,320	0.14	\$75,938	Land Table RAI	9.73%
64-14-29-203-013	82 W HOWARD ST	05/10/21	\$35,000	\$30,216	\$8,350	\$3,566	0.05	\$170,408	Land Table RAI	11.80%
64-14-29-232-001	300 N SAGINAW ST	01/31/22	\$100,000	\$85,209	\$19,362	\$4,571	0.17	\$112,570	Land Table RAI	5.36%
64-14-20-332-020	57 PUTNAM AVE	05/26/21	\$70,000	\$57,706	\$16,405	\$4,111	0.11	\$154,764	Land Table RAI	7.12%
64-14-20-476-012	28 WHITFIELD ST	02/19/21	\$46,667	\$38,379	\$12,608	\$4,320	0.13	\$96,985	Land Table RAI	11.26%
64-14-29-278-007	26 LEXINGTON PL	07/13/21	\$4,000				0.11	\$36,697	Land Table RAI	#DIV/0!
64-14-29-153-005	190 AUGUSTA AVE	04/21/22	\$74,000	\$59,391	\$18,929	\$4,320	0.15	\$123,719	Land Table RAI	7.27%
64-14-29-126-006	100 PINEGROVE AVE	09/09/22	\$110,000	\$87,681	\$27,113	\$4,794	0.22	\$124,372	Land Table RAI	5.47%
64-14-20-478-028	49 LEWIS ST	04/01/21	\$55,000	\$42,718	\$16,602	\$4,320	0.13	\$127,708	Land Table RAI	10.11%
64-14-29-328-037	34 STATE ST	12/03/21	\$130,000	\$99,867	\$34,453	\$4,320	0.14	\$240,930	Land Table RAI	4.33%
64-14-32-152-013	462 BARTLETT ST	10/24/22	\$70,000	\$53,357	\$20,963	\$4,320	0.16	\$132,677	Land Table RAI	8.10%
64-14-29-207-032	297 N SAGINAW ST	01/07/22	\$105,666	\$80,433	\$30,027	\$4,794	0.25	\$119,629	Land Table RAI	5.96%
64-14-20-329-027	54 HUDSON	06/24/21	\$60,000	\$45,381	\$18,730	\$4,111	0.11	\$176,698	Land Table RAI	9.06%
64-14-29-452-006	130 W LAWRENCE ST	04/18/22	\$200,000	\$150,878	\$53,693	\$4,571	0.19	\$287,128	Land Table RAI	3.03%
64-14-29-228-004	124 EDISON ST	03/26/21	\$96,000	\$72,164	\$28,630	\$4,794	0.27	\$106,828	Land Table RAI	6.64%
64-14-21-353-007	35 CLARENCE ST	01/07/22	\$52,000	\$38,490	\$17,076	\$3,566	0.08	\$224,684	Land Table RAI	9.26%
64-14-29-301-008	254 STATE ST	05/26/21	\$80,000	\$58,960	\$25,611	\$4,571	0.17	\$150,653	Land Table RAI	7.75%
64-14-29-234-020	120 GLADSTONE PL	03/12/21	\$63,750	\$46,715	\$19,175	\$2,140	0.08	\$239,688	Land Table RAI	4.58%
64-14-20-309-024	76 EUCLID AVE	04/21/22	\$70,000	\$51,247	\$22,319	\$3,566	0.09	\$262,576	Land Table RAI	6.96%
64-14-20-353-011	508 CESAR E CHAVEZ AVE	06/17/21	\$85,000	\$61,912	\$27,199	\$4,111	0.10	\$269,297	Land Table RAI	6.64%
64-14-28-105-010	401 N PADDOCK ST	01/07/22	\$129,600	\$93,097	\$40,294	\$3,791	0.09	\$463,149	Land Table RAI	4.07%
64-14-20-332-011	95 PUTNAM AVE	04/14/22	\$100,000	\$71,441	\$32,350	\$3,791	0.10	\$330,102	Land Table RAI	5.31%
64-14-20-355-028	33 PINGREE AVE	04/21/22	\$50,000	\$35,500	\$18,611	\$4,111	0.11	\$175,575	Land Table RAI	11.58%
64-14-33-405-047	274 PROSPECT ST	10/13/21	\$55,000	\$38,861	\$21,266	\$5,127	0.40	\$53,165	Land Table RAI	13.19%
64-14-29-276-017	48 FAIRGROVE ST	06/24/22	\$134,000	\$93,731	\$44,840	\$4,571	0.18	\$251,910	Land Table RAI	4.88%
64-14-29-232-003	286 N SAGINAW ST	01/07/22	\$116,666	\$81,433	\$39,024	\$3,791	0.10	\$398,204	Land Table RAI	4.66%
64-14-20-307-034	20 BLAINE AVE	03/28/22	\$50,000	\$34,618	\$19,493	\$4,111	0.11	\$172,504	Land Table RAI	11.88%
64-14-20-254-010	732 WING ST	09/27/22	\$45,000	\$30,803	\$17,988	\$3,791	0.10	\$187,375	Land Table RAI	12.31%

City of Pontiac

Land Table RAI

64-14-29-102-022	62 WISNER ST	07/02/22	\$6,500					0.14	\$45,455	Land Table RAI	#DIV/0!
64-14-29-207-021	291 N SAGINAW ST	01/07/22	\$127,666	\$84,756	\$47,704	\$4,794		0.26	\$184,899	Land Table RAI	5.66%
64-14-20-307-068	91 EUCLID	03/21/22	\$85,000	\$55,981	\$33,813	\$4,794		0.25	\$133,122	Land Table RAI	8.56%
64-14-29-104-017	99 PINEGROVE AVE	05/24/22	\$80,000	\$51,848	\$32,723	\$4,571		0.19	\$174,059	Land Table RAI	8.82%
64-14-20-354-014	59 SUMMIT ST	05/20/22	\$67,500	\$43,548	\$28,063	\$4,111		0.12	\$235,824	Land Table RAI	9.44%
64-14-29-182-028	12 ALLISON ST	09/28/22	\$63,500	\$40,899	\$26,167	\$3,566		0.06	\$459,070	Land Table RAI	8.72%
64-14-29-103-018	22 WISNER ST	10/13/21	\$105,900	\$67,400	\$42,291	\$3,791		0.09	\$480,580	Land Table RAI	5.62%
64-14-28-153-031	104 MORELAND AVE	04/07/22	\$95,000	\$60,410	\$39,161	\$4,571		0.20	\$200,826	Land Table RAI	7.57%
64-14-29-232-023	23 FAIRGROVE ST	07/30/21	\$210,000	\$130,977	\$83,594	\$4,571		0.16	\$516,012	Land Table RAI	3.49%
64-14-20-378-014	74 CADILLAC ST	01/29/21	\$92,000	\$57,190	\$38,921	\$4,111		0.11	\$367,179	Land Table RAI	7.19%
64-14-29-302-002	209 FLORENCE AVE	07/16/21	\$150,000	\$93,225	\$61,346	\$4,571		0.17	\$354,601	Land Table RAI	4.90%
64-14-20-252-001	776 SAINT CLAIR ST	03/19/21	\$122,500	\$75,091	\$51,200	\$3,791		0.10	\$533,333	Land Table RAI	5.05%
64-14-29-176-004	362 N JOHNSON AVE	02/05/21	\$102,000	\$61,979	\$44,341	\$4,320		0.13	\$351,913	Land Table RAI	6.97%
64-14-28-110-027	323 N PADDOCK ST	07/21/21	\$100,000	\$60,691	\$43,420	\$4,111		0.10	\$434,200	Land Table RAI	6.77%
64-14-29-302-011	22 STEINBAUGH CT	03/21/22	\$85,000	\$51,393	\$36,103	\$2,496		0.08	\$462,859	Land Table RAI	4.86%
64-14-29-276-025	27 CLAIRMONT PL	04/26/21	\$78,000	\$46,908	\$35,203	\$4,111		0.11	\$335,267	Land Table RAI	8.76%
64-14-29-230-026	16 E HOWARD ST	05/03/22	\$150,000	\$90,002	\$65,125	\$5,127		0.33	\$197,348	Land Table RAI	5.70%
64-14-29-232-022	21 FAIRGROVE ST	09/06/22	\$167,000	\$100,096	\$71,475	\$4,571		0.17	\$410,776	Land Table RAI	4.57%
64-14-28-128-031	57 MONTEREY ST	04/12/22	\$63,500	\$37,332	\$29,959	\$3,791		0.09	\$332,878	Land Table RAI	10.15%
64-14-29-409-002	64 PINE	04/28/22	\$148,000	\$86,923	\$64,643	\$3,566		0.08	\$828,756	Land Table RAI	4.10%
64-14-28-128-003	118 OMAR ST	03/28/22	\$115,000	\$66,341	\$52,979	\$4,320		0.13	\$398,338	Land Table RAI	6.51%
64-14-29-126-002	110 PINEGROVE AVE	08/18/21	\$135,000	\$77,713	\$61,398	\$4,111		0.11	\$579,226	Land Table RAI	5.29%
64-14-20-456-019	437 N SAGINAW ST	12/29/22	\$160,000	\$92,002	\$72,318	\$4,320		0.12	\$587,951	Land Table RAI	4.70%
64-14-28-153-004	30 OAKHILL ST	02/23/22	\$89,000	\$50,607	\$42,964	\$4,571		0.16	\$266,857	Land Table RAI	9.03%
64-14-20-377-009	14 PUTNAM AVE	03/09/21	\$102,500	\$58,016	\$49,055	\$4,571		0.20	\$250,281	Land Table RAI	7.88%
64-14-29-279-021	177 N PERRY ST	04/22/22	\$208,000	\$115,383	\$97,188	\$4,571		0.19	\$525,341	Land Table RAI	3.96%
64-14-29-253-001	MURRAY	04/12/22	\$6,500					0.07	\$2	Land Table RAI	#DIV/0!
64-14-20-382-012	54 HARRIETT ST	11/22/21	\$80,000	\$43,530	\$40,261	\$3,791		0.09	\$457,511	Land Table RAI	8.71%
64-14-20-355-035	5 PINGREE AVE	03/12/21	\$125,000	\$67,895	\$61,425	\$4,320		0.15	\$417,857	Land Table RAI	6.36%
64-14-20-307-013	98 BLAINE AVE	07/05/22	\$88,000	\$47,066	\$45,254	\$4,320		0.12	\$377,117	Land Table RAI	9.18%
64-14-20-477-006	242 EDISON ST	02/11/21	\$76,000	\$40,400	\$39,920	\$4,320		0.14	\$279,161	Land Table RAI	10.69%
64-14-29-131-022	139 W HOWARD ST	06/02/22	\$115,000	\$59,661	\$59,450	\$4,111		0.11	\$540,455	Land Table RAI	6.89%
64-14-20-311-005	140 SUMMIT ST	04/09/21	\$210,000	\$106,584	\$107,527	\$4,111		0.12	\$903,588	Land Table RAI	3.86%
64-14-28-128-029	65 MONTEREY ST	08/16/21	\$85,000	\$43,001	\$46,319	\$4,320		0.12	\$379,664	Land Table RAI	10.05%
64-14-20-331-004	75 HUDSON AVE	07/15/22	\$85,000	\$41,412	\$47,908	\$4,320		0.14	\$339,773	Land Table RAI	10.43%
64-14-20-478-008	484 N SAGINAW ST	10/14/22	\$80,000	\$38,977	\$45,134	\$4,111		0.11	\$410,309	Land Table RAI	10.55%
64-14-20-378-025	69 ADELAIDE ST	11/22/22	\$159,000	\$77,337	\$85,983	\$4,320		0.13	\$641,664	Land Table RAI	5.59%
64-14-28-128-026	81 MONTEREY ST	06/13/22	\$115,000	\$55,269	\$64,051	\$4,320		0.13	\$488,939	Land Table RAI	7.82%
64-14-28-153-048	32 MORELAND AVE	03/01/21	\$95,000	\$44,622	\$54,169	\$3,791		0.10	\$558,443	Land Table RAI	8.50%
64-14-28-153-047	36 MORELAND AVE	12/06/21	\$86,000	\$40,012	\$49,779	\$3,791		0.10	\$513,186	Land Table RAI	9.47%
64-14-20-380-004	50 CADILLAC ST	05/13/22	\$102,000	\$46,708	\$59,403	\$4,111		0.11	\$560,406	Land Table RAI	8.80%
64-14-21-352-005	196 E RUNDELL ST	05/02/22	\$115,000	\$52,233	\$67,338	\$4,571		0.19	\$358,181	Land Table RAI	8.75%
64-14-29-328-036	13 PORTER ST	04/20/21	\$107,000	\$48,480	\$60,660	\$2,140		0.05	\$1,144,528	Land Table RAI	4.41%
64-14-20-334-003	160 CADILLAC ST	05/24/22	\$110,000	\$49,680	\$64,431	\$4,111		0.10	\$625,544	Land Table RAI	8.27%
64-14-29-176-014	106 FLORENCE AVE	05/28/21	\$170,000	\$76,275	\$98,519	\$4,794		0.29	\$339,721	Land Table RAI	6.29%
64-14-29-102-021	7 SHORT ST	04/26/22	\$124,000	\$55,304	\$73,016	\$4,320		0.14	\$510,601	Land Table RAI	7.81%
64-14-20-476-026	273 EDISON ST	08/12/22	\$121,000	\$52,700	\$73,094	\$4,794		0.26	\$278,985	Land Table RAI	9.10%
64-14-29-104-014	109 PINEGROVE AVE	09/20/21	\$139,000	\$59,363	\$84,208	\$4,571		0.17	\$504,240	Land Table RAI	7.70%
64-14-29-228-010	21 SHERIDAN ST	11/16/22	\$145,000	\$60,798	\$89,329	\$5,127		0.33	\$274,015	Land Table RAI	8.43%

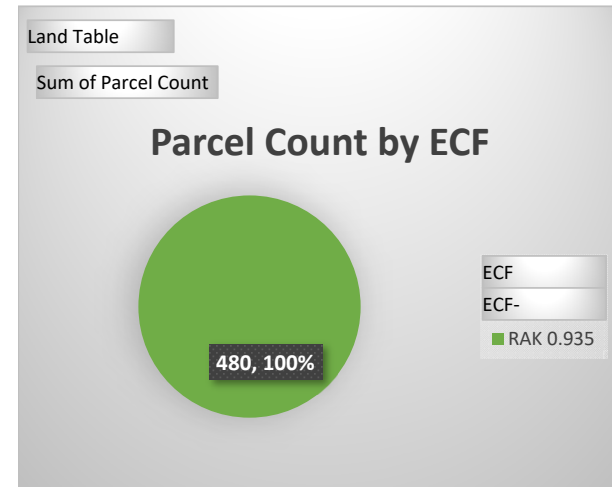
City of Pontiac

Land Table RAK

BSA DATABASE		SALES DATA	
Parcel Count	480	# of Sales	24
ECF Nbhd	RAK	Sales Ratio	37.92%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	236.70%
Max ECF	0.935	% Change	41.54%
Land Table LtoB	11.78%	Projected Land Table LtoB	16.67%
CVT LtoB	12.11%	Sales Sample Size	5.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,763	\$46,340	\$17,892
MINIMUM	\$4,271	\$14,381	\$5,552
MAXIMUM	\$25,470	\$85,758	\$40,752

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-21-476-016	508 LINDA VISTA DR	08/19/22	\$135,000	\$64,124	\$79,577	\$8,701	0.13	\$598,323		Land Table RAK	13.57%
64-14-21-478-028	425 LINDA VISTA DR	08/17/21	\$130,000	\$111,151	\$29,765	\$10,916	0.14	\$208,147		Land Table RAK	9.82%
64-14-21-477-018	427 VALENCIA DR	01/28/22	\$145,000	\$88,666	\$67,250	\$10,916	0.15	\$460,616		Land Table RAK	12.31%
64-14-21-479-016	392 LINDA VISTA DR	08/30/22	\$65,250	\$70,210	\$4,864	\$9,824	0.15	\$32,644		Land Table RAK	13.99%
64-14-21-406-009	596 LINDA VISTA DR	12/23/22	\$142,500	\$107,377	\$44,947	\$9,824	0.15	\$301,658		Land Table RAK	9.15%
64-14-21-453-011	186 VICTORY DR	06/03/22	\$156,000	\$93,989	\$73,560	\$11,549	0.15	\$490,400		Land Table RAK	12.29%
64-14-21-479-010	422 LINDA VISTA DR	09/24/21	\$107,000	\$73,159	\$45,390	\$11,549	0.15	\$298,618		Land Table RAK	15.79%
64-14-21-479-002	472 LINDA VISTA DR	07/19/21	\$135,000	\$95,796	\$50,753	\$11,549	0.15	\$333,901		Land Table RAK	12.06%
64-14-28-201-019	32 MONTEREY ST	03/31/22	\$99,900	\$69,935	\$41,514	\$11,549	0.15	\$271,333		Land Table RAK	16.51%
64-14-28-201-023	435 UNIVERSITY DR	07/01/21	\$65,000	\$95,160	(\$18,611)	\$11,549	0.16	(\$120,071)		Land Table RAK	12.14%
64-14-21-454-011	185 COURT ST	07/25/22	\$165,000	\$100,872	\$75,677	\$11,549	0.16	\$478,968		Land Table RAK	11.45%
64-14-21-452-029	213 VICTORY DR	09/16/22	\$165,000	\$99,618	\$77,722	\$12,340	0.16	\$482,745		Land Table RAK	12.39%
64-14-21-451-009	145 GAGE ST	03/11/22	\$112,000	\$92,663	\$32,468	\$13,131	0.17	\$189,871		Land Table RAK	14.17%
64-14-21-451-015	169 GAGE ST	07/27/22	\$135,000	\$100,523	\$48,265	\$13,788	0.18	\$263,743		Land Table RAK	13.72%
64-14-21-453-014	605 LINDA VISTA DR	04/23/21	\$80,400	\$73,232	\$20,956	\$13,788	0.19	\$111,468		Land Table RAK	18.83%
64-14-21-452-022	249 VICTORY DR	02/14/22	\$170,000	\$145,383	\$38,380	\$13,763	0.20	\$195,816		Land Table RAK	9.47%
64-14-21-452-008	240 VERNON DR	09/28/22	\$70,000	\$89,078	(\$5,315)	\$13,763	0.20	(\$26,980)		Land Table RAK	15.45%
64-14-28-202-003	102 COURT ST	02/22/22	\$125,000	\$110,355	\$28,408	\$13,763	0.22	\$132,130		Land Table RAK	12.47%
64-14-28-201-017	42 MONTCLAIR ST	12/15/21	\$132,000	\$76,578	\$69,185	\$13,763	0.23	\$298,211		Land Table RAK	17.97%
64-14-28-227-006	346 LINDA VISTA DR	06/16/22	\$148,000	\$87,688	\$74,866	\$14,554	0.26	\$292,445		Land Table RAK	16.60%
64-14-21-458-031	87 VICTORY DR	06/08/21	\$70,000	\$101,065	(\$16,511)	\$14,554	0.26	(\$62,542)		Land Table RAK	14.40%
64-14-21-479-013	406 LINDA VISTA DR	04/05/22	\$138,000	\$90,716	\$61,110	\$13,826	0.30	\$204,381		Land Table RAK	15.24%

City of Pontiac

Land Table RAK

~~64-14-28-202-013~~
64-14-28-201-026

48 COURT ST
75 COURT ST

03/22/22
09/30/22

\$121,000
\$137,000

\$98,137
\$100,785

\$38,145
\$51,560

\$15,282
\$15,345

0.32
0.57

\$117,731
\$89,983

Land Table RAK
Land Table RAK

15.57%
15.23%

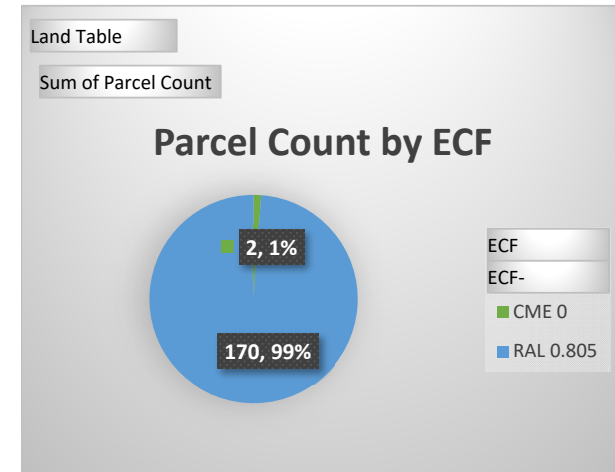
City of Pontiac

Land Table RAL

BSA DATABASE		SALES DATA	
Parcel Count	172	# of Sales	8
ECF Nbhd	RAL, CME	Sales Ratio	40.72%
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	165.71%
Max ECF	0.805	% Change	23.21%
Land Table LtoB	11.11%	Projected Land Table LtoB	13.69%
CVT LtoB	12.11%	Sales Sample Size	4.65%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,026	\$45,240	\$21,319
MINIMUM	\$11,135	\$29,587	\$11,135
MAXIMUM	\$44,380	\$117,924	\$55,475

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-252-019	765 PALMER DR	05/06/21	\$9,500				0.22	\$43,578		Land Table RAL	#DIV/0!
64-14-22-252-020	761 PALMER DR	10/07/22	\$81,500	\$73,580	\$21,136	\$13,216	0.37	\$56,970		Land Table RAL	17.96%
64-14-22-428-002	645 BOYD ST	08/24/21	\$120,000	\$85,538	\$48,502	\$14,040	0.68	\$70,909		Land Table RAL	16.41%
64-14-22-277-031	1290 UNIVERSITY DR	06/15/21	\$74,250	\$87,021	\$624	\$13,395	0.45	\$1,387		Land Table RAL	15.39%
64-14-22-227-031	1311 UNIVERSITY	04/01/21	\$117,600	\$81,927	\$47,001	\$11,328	0.44	\$106,097		Land Table RAL	13.83%
64-14-22-206-021	768 PALMER DR	07/08/21	\$118,000	\$93,449	\$36,332	\$11,781	0.23	\$160,053		Land Table RAL	12.61%
64-14-22-206-020	774 PALMER DR	07/14/22	\$177,000	\$95,135	\$93,646	\$11,781	0.22	\$429,569		Land Table RAL	12.38%
64-14-22-278-010	683 BOYD ST	10/13/21	\$60,000	\$88,760	(\$18,044)	\$10,716	0.51	(\$35,590)		Land Table RAL	12.07%

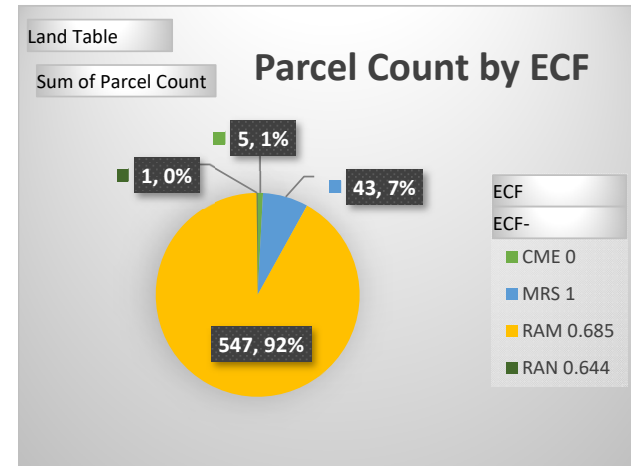
City of Pontiac

Land Table RAM

BSA DATABASE		SALES DATA	
Parcel Count	596	# of Sales	42
ECF Nbhd	RAM, MRS, RAN, CME	Sales Ratio	43.33%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	120.78%
Max ECF	1.000	% Change	-0.31%
Land Table LtoB	13.39%	Projected Land Table LtoB	13.35%
CVT LtoB	12.11%	Sales Sample Size	7.05%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,730	\$43,560	\$16,792
MINIMUM	\$6,213	\$13,717	\$6,213
MAXIMUM	\$73,463	\$162,193	\$80,809

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-30-476-011	56 DWIGHT AVE	06/11/21	\$40,000	\$62,133	(\$11,261)	\$10,872	0.14	(\$80,436)		Land Table RAM	17.50%
64-14-30-451-003	59 WALDO	06/27/22	\$85,000	\$130,736	(\$35,951)	\$9,785	0.14	(\$262,416)		Land Table RAM	7.48%
64-14-29-304-007	158 N JOHNSON AVE	11/16/21	\$73,000	\$109,687	(\$32,027)	\$4,660	0.08	(\$400,338)		Land Table RAM	4.25%
64-14-30-478-020	20 THORPE ST	03/01/22	\$85,000	\$120,013	(\$24,141)	\$10,872	0.14	(\$173,676)		Land Table RAM	9.06%
64-14-29-352-022	344 W HURON ST	12/22/21	\$97,000	\$131,656	(\$23,112)	\$11,544	0.15	(\$154,080)		Land Table RAM	8.77%
64-14-30-427-003	152 MARK AVE	02/12/21	\$96,000	\$123,310	(\$16,438)	\$10,872	0.14	(\$119,116)		Land Table RAM	8.82%
64-14-30-479-009	66 LINCOLN ST	06/28/22	\$40,000	\$51,256	\$288	\$11,544	0.17	\$1,674		Land Table RAM	22.52%
64-14-30-401-025	14 SPOKANE DR	05/17/21	\$90,000	\$108,544	(\$7,000)	\$11,544	0.15	(\$47,619)		Land Table RAM	10.64%
64-14-30-404-013	142 MURPHY AVE	08/30/22	\$46,500	\$55,253	\$2,119	\$10,872	0.14	\$15,581		Land Table RAM	19.68%
64-14-30-402-018	326 LIBERTY ST	07/20/22	\$45,375	\$53,480	(\$650)	\$7,455	0.12	(\$5,652)		Land Table RAM	13.94%
64-14-30-402-017	324 LIBERTY ST	07/20/22	\$45,375	\$52,988	(\$158)	\$7,455	0.12	(\$1,374)		Land Table RAM	14.07%
64-14-30-403-004	311 LIBERTY ST	07/01/21	\$80,000	\$93,227	\$1,087	\$14,314	0.46	\$2,348		Land Table RAM	15.35%
64-14-30-478-043	19 LINCOLN ST	01/15/21	\$30,000	\$34,881	\$5,991	\$10,872	0.14	\$44,378		Land Table RAM	31.17%
64-14-30-426-013	144 DWIGHT AVE	01/07/21	\$65,000	\$75,078	\$1,466	\$11,544	0.15	\$10,110		Land Table RAM	15.38%
64-14-30-476-003	88 DWIGHT AVE	03/02/21	\$65,000	\$73,009	\$3,535	\$11,544	0.15	\$23,567		Land Table RAM	15.81%
64-14-29-309-024	73 PRALL ST	08/30/22	\$48,250	\$53,960	\$5,834	\$11,544	0.15	\$38,893		Land Table RAM	21.39%
64-14-30-402-040	274 LIBERTY ST	04/25/22	\$63,500	\$67,585	\$7,459	\$11,544	0.16	\$46,329		Land Table RAM	17.08%
64-14-30-477-040	35 THORPE ST	09/26/22	\$81,600	\$84,885	\$7,587	\$10,872	0.14	\$54,193		Land Table RAM	12.81%
64-14-30-427-022	164 LIBERTY ST	04/20/21	\$58,000	\$58,218	\$5,374	\$5,592	0.09	\$59,711		Land Table RAM	9.61%
64-14-30-429-026	145 N JOHNSON AVE	11/19/21	\$47,000	\$46,991	\$11,553	\$11,544	0.17	\$67,169		Land Table RAM	24.57%
64-14-30-476-025	87 MARK AVE	12/30/22	\$80,000	\$78,781	\$12,091	\$10,872	0.14	\$86,364		Land Table RAM	13.80%
64-14-30-479-003	94 LINCOLN ST	08/17/22	\$52,000	\$50,615	\$10,704	\$9,319	0.12	\$93,078		Land Table RAM	18.41%
64-14-30-476-004	84 DWIGHT AVE	02/04/22	\$99,500	\$85,938	\$24,434	\$10,872	0.12	\$203,617		Land Table RAM	12.65%

City of Pontiac

Land Table RAM

64-14-30-451-005	51 WALDO ST	09/15/22	\$138,000	\$118,777	\$29,008	\$9,785	0.14	\$210,203	Land Table RAM	8.24%
64-14-30-427-027	117 THORPE ST	03/16/22	\$110,000	\$93,904	\$29,633	\$13,537	0.14	\$214,732	Land Table RAM	14.42%
64-14-30-479-036	14 LINCOLN ST	03/03/22	\$85,000	\$71,592	\$19,621	\$6,213	0.06	\$327,017	Land Table RAM	8.68%
64-14-29-352-021	350 W HURON ST	11/29/22	\$167,500	\$133,867	\$45,177	\$11,544	0.16	\$278,870	Land Table RAM	8.62%
64-14-30-477-035	55 THORPE ST	03/22/21	\$92,500	\$70,222	\$33,150	\$10,872	0.14	\$236,786	Land Table RAM	15.48%
64-14-30-402-019	320 LIBERTY ST	05/20/22	\$74,999	\$56,801	\$25,653	\$7,455	0.12	\$223,070	Land Table RAM	13.12%
64-14-29-309-007	104 HENDERSON ST	08/03/21	\$135,100	\$99,533	\$47,951	\$12,384	0.23	\$212,173	Land Table RAM	12.44%
64-14-30-401-024	18 SPOKANE DR	03/23/21	\$130,000	\$95,020	\$46,524	\$11,544	0.15	\$316,490	Land Table RAM	12.15%
64-14-29-308-005	50 N JOHNSON AVE	08/27/21	\$125,000	\$90,822	\$41,734	\$7,556	0.11	\$393,717	Land Table RAM	8.32%
64-14-30-454-030	61 DWIGHT AVE	04/08/22	\$115,000	\$78,575	\$47,297	\$10,872	0.13	\$366,643	Land Table RAM	13.84%
64-14-30-478-030	75 LINCOLN ST	04/16/21	\$126,000	\$85,201	\$52,343	\$11,544	0.19	\$278,420	Land Table RAM	13.55%
64-14-30-428-002	57 ELIZABETH LAKE RD	07/02/21	\$179,000	\$115,701	\$74,843	\$11,544	0.17	\$435,134	Land Table RAM	9.98%
64-14-30-477-034	59 THORPE ST	11/21/22	\$115,000	\$72,647	\$53,225	\$10,872	0.14	\$380,179	Land Table RAM	14.97%
64-14-30-477-018	36 MARK AVE	10/17/22	\$130,000	\$79,977	\$60,895	\$10,872	0.14	\$434,964	Land Table RAM	13.59%
64-14-30-428-007	160 THORPE ST	01/25/21	\$98,000	\$57,727	\$51,817	\$11,544	0.16	\$317,896	Land Table RAM	20.00%
64-14-30-478-010	64 THORPE ST	08/24/22	\$109,900	\$63,427	\$57,345	\$10,872	0.14	\$412,554	Land Table RAM	17.14%
64-14-30-427-009	126 MARK AVE	10/18/21	\$152,500	\$84,223	\$79,821	\$11,544	0.15	\$539,331	Land Table RAM	13.71%
64-14-29-307-012	19 LIBERTY ST	05/18/22	\$184,400	\$91,651	\$103,621	\$10,872	0.14	\$724,622	Land Table RAM	11.86%
64-14-30-401-007	225 ELIZABETH LAKE RD	10/06/21	\$225,000	\$109,830	\$128,183	\$13,013	0.29	\$443,540	Land Table RAM	11.85%

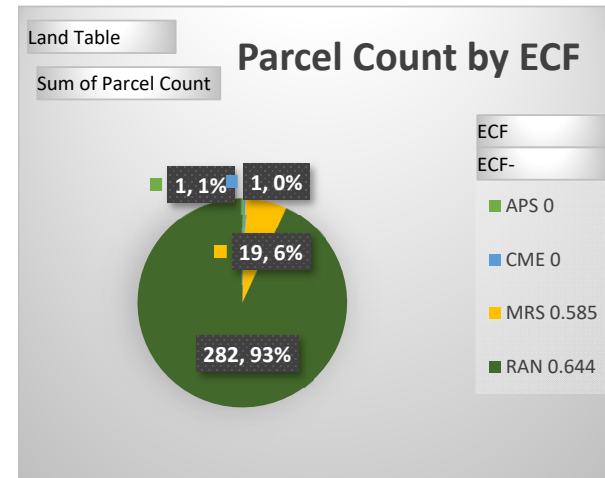
City of Pontiac

Land Table RAN

BSA DATABASE		SALES DATA	
Parcel Count	303	# of Sales	12
ECF Nbhd	RAN, MRS, APS, CME	Sales Ratio	37.92%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	321.84%
Max ECF	0.644	% Change	0.36%
Land Table LtoB	11.54%	Projected Land Table LtoB	11.58%
CVT LtoB	12.11%	Sales Sample Size	3.96%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$14,889	\$62,805	\$11,911
MINIMUM	\$6,903	\$29,119	\$6,903
MAXIMUM	#REF!	#REF!	\$0

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
64-14-29-376-007	24 MARY DAY AVE	12/17/21	\$55,600	\$72,026	(\$6,897)	\$9,529	0.13	(\$53,465)		Land Table RAN	13.23%
64-14-29-354-030	363 W HURON ST	09/14/22	\$125,000	\$151,564	(\$13,462)	\$13,102	0.39	(\$34,430)		Land Table RAN	8.64%
64-14-29-355-025	68 HENRY CLAY AVE	05/27/21	\$89,000	\$107,499	(\$7,064)	\$11,435	0.20	(\$35,144)		Land Table RAN	10.64%
64-14-32-103-001	87 GREEN ST	11/29/21	\$212,000	\$227,029	(\$5,465)	\$9,564	0.32	(\$16,972)		Land Table RAN	4.21%
64-14-29-357-006	67 HENRY CLAY AVE	08/24/21	\$84,200	\$83,808	\$9,921	\$9,529	0.14	\$71,374		Land Table RAN	11.37%
64-14-32-107-002	179 S JOHNSON ST	08/15/22	\$79,000	\$62,740	\$23,163	\$6,903	0.07	\$330,900		Land Table RAN	11.00%
64-14-29-378-002	21 HENRY CLAY AVE	09/19/22	\$235,000	\$158,849	\$85,680	\$9,529	0.11	\$771,892		Land Table RAN	6.00%
64-14-29-355-015	118 HENRY CLAY AVE	04/25/22	\$123,000	\$78,005	\$51,665	\$6,670	0.11	\$469,682		Land Table RAN	8.55%
64-14-32-101-008	39 PORTAGE AVE	04/22/22	\$79,000	\$45,115	\$40,788	\$6,903	0.07	\$608,776		Land Table RAN	15.30%
64-14-29-357-007	88 PALMER ST	05/11/22	\$130,000	\$64,541	\$74,035	\$8,576	0.08	\$987,133		Land Table RAN	13.29%
64-14-29-381-012	58 LORRAINE CT	05/07/22	\$160,000	\$77,488	\$90,230	\$7,718	0.10	\$949,789		Land Table RAN	9.96%
64-14-29-381-010	68 LORRAINE CT	06/18/21	\$179,900	\$78,105	\$109,513	\$7,718	0.10	\$1,152,768		Land Table RAN	9.88%

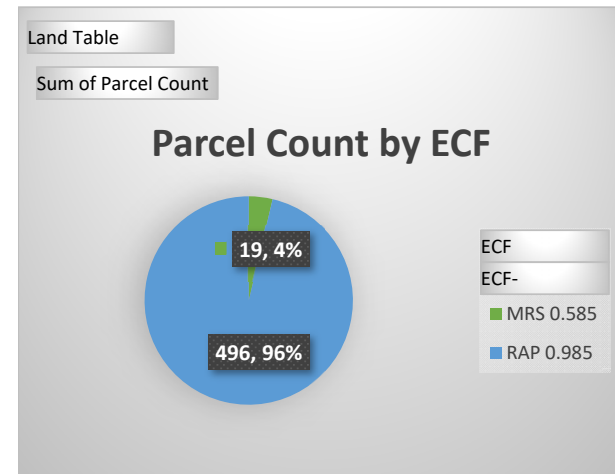
City of Pontiac

Land Table RAP

BSA DATABASE		SALES DATA	
Parcel Count	515	# of Sales	34
ECF Nbhd	RAP, MRS	Sales Ratio	45.09%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	58.81%
Max ECF	0.985	% Change	0.00%
Land Table LtoB	20.11%	Projected Land Table LtoB	20.11%
CVT LtoB	12.11%	Sales Sample Size	6.60%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,687	\$42,381	\$26,687
MINIMUM	\$7,920	\$12,578	\$7,920
MAXIMUM	\$33,142	\$52,633	\$33,142

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-30-331-004	196 MOHAWK RD	03/08/21	\$70,000	\$116,369	(\$22,694)	\$23,675	0.11	(\$199,070)		Land Table RAP	20.34%
64-14-30-327-004	349 ELIZABETH LAKE RD	04/27/22	\$81,500	\$134,656	(\$29,481)	\$23,675	0.11	(\$278,123)		Land Table RAP	17.58%
64-14-30-381-003	58 DAKOTA ST	12/12/22	\$91,000	\$134,426	(\$19,751)	\$23,675	0.11	(\$179,555)		Land Table RAP	17.61%
64-14-30-330-044	117 MOHAWK RD	04/14/22	\$85,000	\$123,731	(\$15,056)	\$23,675	0.11	(\$138,128)		Land Table RAP	19.13%
64-14-30-330-014	160 OGEMAW	11/01/22	\$93,807	\$114,844	\$5,650	\$26,687	0.12	\$45,935		Land Table RAP	23.24%
64-14-30-330-008	182 OGEMAW RD	08/20/21	\$104,500	\$121,994	\$7,903	\$25,397	0.12	\$67,547		Land Table RAP	20.82%
64-14-30-301-012	120 N TELEGRAPH RD	02/10/22	\$84,900	\$98,027	\$4,629	\$17,756	0.11	\$44,086		Land Table RAP	18.11%
64-14-30-376-009	12 MOHAWK RD	04/29/21	\$107,000	\$121,063	\$14,347	\$28,410	0.13	\$107,872		Land Table RAP	23.47%
64-14-30-332-003	164 MOHAWK RD	10/05/22	\$125,000	\$128,145	\$20,530	\$23,675	0.11	\$181,681		Land Table RAP	18.48%
64-14-30-382-014	60 VINEWOOD CT	06/01/22	\$199,496	\$195,555	\$32,351	\$28,410	0.13	\$248,854		Land Table RAP	14.53%
64-14-30-380-017	762 W HURON ST	07/19/21	\$130,000	\$127,057	\$26,618	\$23,675	0.11	\$241,982		Land Table RAP	18.63%
64-14-30-381-008	34 DAKOTA ST	03/07/22	\$155,000	\$150,905	\$32,505	\$28,410	0.14	\$235,543		Land Table RAP	18.83%
64-14-30-379-008	6 UTICA RD	05/21/21	\$180,000	\$170,684	\$34,713	\$25,397	0.12	\$301,852		Land Table RAP	14.88%
64-14-30-330-027	201 MOHAWK RD	06/18/21	\$140,000	\$132,275	\$29,677	\$21,952	0.10	\$302,827		Land Table RAP	16.60%
64-14-30-383-015	40 S GENESEE AVE	11/17/21	\$147,000	\$137,219	\$38,191	\$28,410	0.13	\$293,777		Land Table RAP	20.70%
64-14-30-329-009	263 ELIZABETH LAKE RD	09/16/22	\$157,000	\$144,823	\$37,574	\$25,397	0.12	\$315,748		Land Table RAP	17.54%
64-14-30-328-036	157 OGEMAW RD	12/17/21	\$170,000	\$154,251	\$47,151	\$31,402	0.16	\$291,056		Land Table RAP	20.36%
64-14-30-301-042	116 N TELEGRAPH RD	07/19/21	\$128,000	\$114,425	\$38,972	\$25,397	0.21	\$186,469		Land Table RAP	22.20%
64-14-30-378-018	9 UTICA RD	12/08/22	\$200,000	\$177,251	\$52,879	\$30,130	0.15	\$347,888		Land Table RAP	17.00%
64-14-30-376-013	808 OWEGO DR	07/16/21	\$215,000	\$187,312	\$57,818	\$30,130	0.18	\$326,655		Land Table RAP	16.09%
64-14-30-302-013	124 OSCEOLA DR	02/11/22	\$153,000	\$132,626	\$51,776	\$31,402	0.16	\$315,707		Land Table RAP	23.68%
64-14-30-351-011	38 N TELEGRAPH RD	12/20/22	\$128,370	\$107,311	\$32,897	\$11,838	0.11	\$313,305		Land Table RAP	11.03%

City of Pontiac

Land Table RAP

64-14-30-383-014	36 S GENESEE AVE	07/22/22	\$150,000	\$124,448	\$53,962	\$28,410	0.13	\$415,092	Land Table RAP	22.83%
64-14-30-351-020	67 OSCEOLA DR	12/30/22	\$173,000	\$141,656	\$55,019	\$23,675	0.11	\$500,173	Land Table RAP	16.71%
64-14-30-328-041	127 OGEMAW RD	08/04/21	\$223,500	\$177,868	\$78,774	\$33,142	0.18	\$430,459	Land Table RAP	18.63%
64-14-30-301-010	128 N TELEGRAPH RD	11/03/22	\$155,000	\$123,186	\$49,570	\$17,756	0.11	\$472,095	Land Table RAP	14.41%
64-14-30-330-034	167 MOHAWK RD	12/22/22	\$182,600	\$143,845	\$70,157	\$31,402	0.18	\$394,140	Land Table RAP	21.83%
64-14-30-378-003	78 MOHAWK RD	03/15/22	\$125,000	\$95,743	\$55,944	\$26,687	0.12	\$466,200	Land Table RAP	27.87%
64-14-30-302-025	67 DELAWARE ST	07/27/22	\$225,000	\$166,409	\$82,266	\$23,675	0.11	\$754,734	Land Table RAP	14.23%
64-14-30-383-020	60 S GENESEE AVE	06/30/21	\$247,000	\$177,222	\$98,188	\$28,410	0.13	\$755,292	Land Table RAP	16.03%
64-14-30-379-018	39 DAKOTA ST	04/08/22	\$180,000	\$129,000	\$76,397	\$25,397	0.12	\$664,322	Land Table RAP	19.69%
64-14-30-330-025	84 N GENESEE AVE	12/07/21	\$201,500	\$141,671	\$91,231	\$31,402	0.17	\$536,653	Land Table RAP	22.17%
64-14-30-327-020	39 NEOME DR	03/11/22	\$229,000	\$138,926	\$113,749	\$23,675	0.11	\$1,024,766	Land Table RAP	17.04%
64-14-30-351-006	58 N TELEGRAPH RD	03/04/22	\$140,000	\$84,113	\$67,725	\$11,838	0.11	\$645,000	Land Table RAP	14.07%

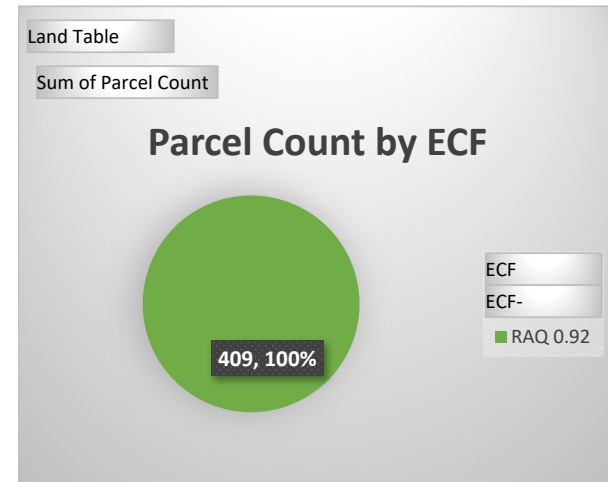
City of Pontiac

Land Table RAQ

BSA DATABASE		SALES DATA	
Parcel Count	409	# of Sales	30
ECF Nbhd	RAQ	Sales Ratio	41.66%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	107.92%
Max ECF	0.920	% Change	28.92%
Land Table LtoB	19.09%	Projected Land Table LtoB	24.62%
CVT LtoB	12.11%	Sales Sample Size	7.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$21,900	\$45,535	\$27,813
MINIMUM	\$9,900	\$20,584	\$12,573
MAXIMUM	\$44,100	\$91,694	\$58,212

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-31-179-016	251 VOORHEIS ST	12/10/21	\$49,000	\$80,836	(\$15,021)	\$16,815	0.11	(\$135,324)		Land Table RAQ	20.80%
64-14-31-152-016	331 VOORHEIS ST	11/04/22	\$45,000	\$68,947	(\$2,947)	\$21,000	0.20	(\$14,589)		Land Table RAQ	30.46%
64-14-31-459-003	1038 GOLF DR	10/20/21	\$135,000	\$191,363	(\$34,313)	\$22,050	0.24	(\$143,569)		Land Table RAQ	11.52%
64-14-31-455-021	990 BERWICK BLVD	01/21/21	\$65,000	\$78,704	\$3,996	\$17,700	0.12	\$33,580		Land Table RAQ	22.49%
64-14-31-453-012	1038 CANTERBURY DR	12/20/22	\$90,000	\$103,913	\$4,687	\$18,600	0.13	\$35,508		Land Table RAQ	17.90%
64-14-31-179-014	267 VOORHEIS ST	10/29/21	\$105,000	\$115,841	\$5,974	\$16,815	0.11	\$54,807		Land Table RAQ	14.52%
64-14-31-451-005	1064 ARGYLE AVE	07/27/21	\$100,000	\$98,080	\$20,520	\$18,600	0.15	\$138,649		Land Table RAQ	18.96%
64-14-31-477-004	945 ARGYLE AVE	01/31/22	\$109,150	\$99,984	\$27,766	\$18,600	0.15	\$186,349		Land Table RAQ	18.60%
64-14-31-455-020	994 BERWICK BLVD	08/22/22	\$105,500	\$95,849	\$27,351	\$17,700	0.12	\$233,769		Land Table RAQ	18.47%
64-14-31-451-003	1074 ARGYLE AVE	04/11/21	\$103,000	\$91,427	\$31,373	\$19,800	0.15	\$209,153		Land Table RAQ	21.66%
64-14-31-379-007	1093 BERWICK BLVD	11/01/21	\$120,000	\$106,084	\$31,616	\$17,700	0.12	\$274,922		Land Table RAQ	16.68%
64-14-31-378-006	1082 ARGYLE AVE	08/19/21	\$86,000	\$75,930	\$28,670	\$18,600	0.13	\$213,955		Land Table RAQ	24.50%
64-14-31-456-002	1071 BERKLEY AVE	04/20/22	\$105,000	\$91,165	\$32,435	\$18,600	0.14	\$228,415		Land Table RAQ	20.40%
64-14-31-379-008	1089 BERWICK BLVD	10/20/22	\$135,000	\$115,879	\$36,821	\$17,700	0.12	\$320,183		Land Table RAQ	15.27%
64-14-31-453-013	1042 CANTERBURY DR	07/23/21	\$115,000	\$98,551	\$35,049	\$18,600	0.13	\$265,523		Land Table RAQ	18.87%
64-14-31-454-009	1009 ARGYLE AVE	11/10/21	\$101,000	\$86,119	\$32,581	\$17,700	0.13	\$258,579		Land Table RAQ	20.55%
64-14-31-380-026	1118 DOVER RD	04/12/21	\$115,000	\$97,257	\$36,343	\$18,600	0.13	\$277,427		Land Table RAQ	19.12%
64-14-31-457-024	959 BERWICK BLVD	04/12/22	\$115,000	\$95,117	\$37,583	\$17,700	0.12	\$305,553		Land Table RAQ	18.61%
64-14-31-454-034	976 CANTERBURY DR	06/14/22	\$119,000	\$93,118	\$44,482	\$18,600	0.13	\$331,955		Land Table RAQ	19.97%
64-14-31-154-004	53 HAZEL AVE	08/30/21	\$125,000	\$97,235	\$47,565	\$19,800	0.16	\$297,281		Land Table RAQ	20.36%
64-14-31-454-029	998 CANTERBURY DR	07/22/22	\$149,900	\$112,980	\$55,520	\$18,600	0.15	\$380,274		Land Table RAQ	16.46%
64-14-31-154-011	19 HAZEL AVE	11/23/21	\$127,500	\$93,805	\$53,495	\$19,800	0.17	\$316,538		Land Table RAQ	21.11%

City of Pontiac

Land Table RAQ

64-14-31-453-002	1073 ARGYLE AVE	02/24/22	\$159,900	\$110,316	\$69,384	\$19,800	0.17	\$408,141	Land Table RAQ	17.95%
64-14-31-457-009	1019 BERWICK BLVD	04/28/22	\$150,000	\$103,073	\$65,527	\$18,600	0.14	\$474,833	Land Table RAQ	18.05%
64-14-31-455-028	956 BERWICK BLVD	09/23/22	\$160,000	\$109,319	\$71,681	\$21,000	0.21	\$338,118	Land Table RAQ	19.21%
64-14-31-457-020	975 BERWICK BLVD	06/06/22	\$175,000	\$115,126	\$77,574	\$17,700	0.12	\$641,107	Land Table RAQ	15.37%
64-14-31-302-010	52 EDNA AVE	12/28/22	\$200,000	\$129,532	\$89,068	\$18,600	0.14	\$622,853	Land Table RAQ	14.36%
64-14-31-301-006	27 EDNA AVE	12/01/21	\$130,000	\$82,756	\$65,844	\$18,600	0.14	\$460,448	Land Table RAQ	22.48%
64-14-31-255-008	33 MYRA AVE	07/27/22	\$100,000	\$60,676	\$53,484	\$14,160	0.10	\$514,269	Land Table RAQ	23.34%
64-14-31-380-018	1097 BERKLEY AVE	05/31/22	\$206,000	\$101,120	\$123,480	\$18,600	0.15	\$840,000	Land Table RAQ	18.39%

City of Pontiac

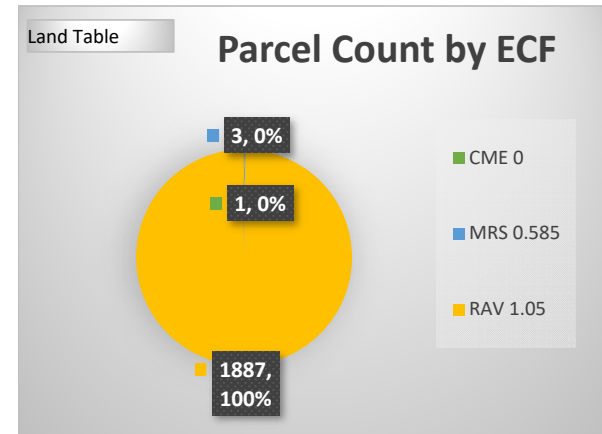
Land Table RAV

BSA DATABASE		SALES DATA	
Parcel Count	1891	# of Sales	90
ECF Nbhd	RAV, MRS, CME	Sales Ratio	31.69%
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	519.26%
Max ECF	1.050	% Change	30.00%
Land Table LtoB	10.59%	Projected Land Table LtoB	13.77%
CVT LtoB	12.11%	Sales Sample Size	4.76%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

STRATIFIED ECF'S



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$8,211	\$50,847	\$12,317
MINIMUM	\$3,377	\$20,912	\$3,377
MAXIMUM	\$42,975	\$266,125	\$75,206

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-19-05-204-012	561 NEVADA AVE	05/24/22	\$30,000	\$41,492	(\$5,967)	\$5,525	0.10	(\$62,156)		Land Table RAV	13.32%
64-19-05-203-028	582 NEVADA AVE	10/31/22	\$39,660	\$45,839	(\$654)	\$5,525	0.10	(\$6,813)		Land Table RAV	12.05%
64-19-05-229-026	472 WYOMING AVE	10/07/22	\$44,950	\$32,975	\$17,500	\$5,525	0.10	\$182,292		Land Table RAV	16.76%
64-19-05-204-004	595 NEVADA AVE	10/22/21	\$49,000	\$32,875	\$21,650	\$5,525	0.10	\$225,521		Land Table RAV	16.81%
64-19-05-203-013	561 MONTANA AVE	11/19/21	\$55,000	\$36,759	\$23,766	\$5,525	0.10	\$247,563		Land Table RAV	15.03%
64-19-05-203-024	596 NEVADA AVE	05/24/22	\$60,000	\$39,720	\$25,805	\$5,525	0.10	\$268,802		Land Table RAV	13.91%
64-19-05-226-022	494 MONTANA AVE	02/23/21	\$63,500	\$41,066	\$27,959	\$5,525	0.10	\$291,240		Land Table RAV	13.45%
64-19-05-203-036	546 NEVADA AVE	06/14/22	\$80,000	\$50,106	\$35,419	\$5,525	0.10	\$368,948		Land Table RAV	11.03%
64-19-05-204-003	597 NEVADA AVE	03/19/21	\$53,900	\$33,310	\$26,115	\$5,525	0.10	\$272,031		Land Table RAV	16.59%
64-19-05-204-017	543 NEVADA AVE	12/02/22	\$70,000	\$42,851	\$32,674	\$5,525	0.10	\$340,354		Land Table RAV	12.89%
64-19-05-229-019	502 WYOMING AVE	10/15/21	\$47,000	\$26,858	\$25,667	\$5,525	0.10	\$267,365		Land Table RAV	20.57%
64-19-05-226-020	502 MONTANA AVE	06/23/22	\$95,000	\$53,796	\$46,729	\$5,525	0.10	\$486,760		Land Table RAV	10.27%
64-19-05-228-006	499 NEVADA AVE	03/04/22	\$80,000	\$39,282	\$46,243	\$5,525	0.10	\$481,698		Land Table RAV	14.06%
64-19-05-230-007	467 WYOMING AVE	12/01/21	\$120,500	\$55,223	\$70,802	\$5,525	0.10	\$737,521		Land Table RAV	10.00%
64-19-05-207-030	530 CALIFORNIA AVE	11/09/22	\$133,333	\$56,439	\$82,419	\$5,525	0.10	\$858,531		Land Table RAV	9.79%
64-19-05-276-025	476 ARTHUR AVE	09/17/21	\$40,700	\$37,425	\$8,800	\$5,525	0.10	\$86,275		Land Table RAV	14.76%
64-19-05-276-023	484 ARTHUR AVE	02/19/21	\$57,500	\$45,229	\$17,796	\$5,525	0.10	\$174,471		Land Table RAV	12.22%
64-19-05-253-034	594 LUTHER AVE	08/30/22	\$3,489				0.10	\$33,874		Land Table RAV	#DIV/0!
64-19-05-277-011	475 ARTHUR AVE	07/14/22	\$110,000	\$61,985	\$53,540	\$5,525	0.10	\$519,806		Land Table RAV	8.91%
64-19-04-181-004	193 FULTON ST	11/15/22	\$64,500	\$45,029	\$24,996	\$5,525	0.11	\$235,811		Land Table RAV	12.27%
64-19-04-181-008	173 FULTON ST	12/14/22	\$57,500	\$34,503	\$28,522	\$5,525	0.11	\$269,075		Land Table RAV	16.01%
64-19-05-226-003	309 SOUTH BLVD W	10/13/21	\$52,000	\$36,250	\$21,275	\$5,525	0.11	\$198,832		Land Table RAV	15.24%

City of Pontiac

Land Table RAV

64-14-32-478-021	328 HUGHES AVE	10/15/21	\$88,500	\$43,808	\$50,217	\$5,525	0.11	\$469,318	Land Table RAV	12.61%
64-19-05-202-007	381 SOUTH BLVD W	04/25/22	\$110,000	\$53,381	\$62,144	\$5,525	0.11	\$580,785	Land Table RAV	10.35%
64-19-05-227-010	471 MONTANA AVE	11/04/22	\$80,000	\$51,510	\$34,015	\$5,525	0.11	\$314,954	Land Table RAV	10.73%
64-19-05-228-014	461 NEVADA AVE	07/30/21	\$57,000	\$34,675	\$27,850	\$5,525	0.11	\$257,870	Land Table RAV	15.93%
64-19-04-178-005	277 LUTHER AVE	12/22/22	\$60,200	\$47,533	\$18,192	\$5,525	0.11	\$165,382	Land Table RAV	11.62%
64-14-32-480-034	260 CRYSTAL LAKE DR	11/02/21	\$55,000	\$42,968	\$17,557	\$5,525	0.11	\$159,609	Land Table RAV	12.86%
64-14-32-476-007	305 W WILSON AVE	02/07/22	\$45,000	\$35,124	\$15,401	\$5,525	0.11	\$140,009	Land Table RAV	15.73%
64-14-32-480-015	265 HUGHES AVE	02/18/21	\$77,000	\$45,065	\$37,460	\$5,525	0.11	\$340,545	Land Table RAV	12.26%
64-14-32-480-024	308 CRYSTAL LAKE DR	03/08/22	\$72,000	\$38,576	\$38,949	\$5,525	0.11	\$354,082	Land Table RAV	14.32%
64-14-32-480-032	268 CRYSTAL LAKE DR	03/31/22	\$117,000	\$57,387	\$65,138	\$5,525	0.11	\$592,164	Land Table RAV	9.63%
64-19-04-176-005	281 DELLWOOD AVE	10/03/22	\$62,000	\$44,049	\$23,476	\$5,525	0.11	\$209,607	Land Table RAV	12.54%
64-19-05-229-014	451 NEBRASKA AVE	12/06/21	\$50,000	\$45,347	\$10,178	\$5,525	0.12	\$88,504	Land Table RAV	12.18%
64-19-04-127-006	27 HILLSMONT AVE	12/17/21	\$50,000	\$41,591	\$13,934	\$5,525	0.12	\$121,165	Land Table RAV	13.28%
64-19-04-136-017	204 DELLWOOD AVE	09/01/21	\$80,000	\$44,640	\$40,885	\$5,525	0.12	\$355,522	Land Table RAV	12.38%
64-19-05-227-035	418 FRANKLIN RD	02/09/22	\$80,000	\$58,031	\$27,494	\$5,525	0.12	\$237,017	Land Table RAV	9.52%
64-19-05-230-019	466 COLORADO AVE	05/13/21	\$70,000	\$39,817	\$35,708	\$5,525	0.12	\$302,610	Land Table RAV	13.88%
64-14-32-477-024	196 HARRISON AVE	03/25/22	\$115,000	\$60,373	\$60,152	\$5,525	0.12	\$501,267	Land Table RAV	9.15%
64-19-05-231-016	520 CALIFORNIA AVE	04/14/22	\$34,000	\$33,818	\$5,707	\$5,525	0.12	\$47,165	Land Table RAV	16.34%
64-19-05-231-001	523 COLORADO AVE	09/14/21	\$80,000	\$50,342	\$35,183	\$5,525	0.12	\$290,769	Land Table RAV	10.97%
64-19-05-207-014	539 COLORADO AVE	07/08/21	\$65,000	\$35,752	\$34,773	\$5,525	0.12	\$287,380	Land Table RAV	15.45%
64-14-32-479-014	181 HARRISON AVE	04/19/21	\$60,500	\$38,389	\$27,636	\$5,525	0.12	\$222,871	Land Table RAV	14.39%
64-19-04-158-002	393 DITMAR AVE	06/21/21	\$49,360	\$43,542	\$11,343	\$5,525	0.13	\$88,617	Land Table RAV	12.69%
64-14-32-431-010	297 ROCKWELL AVE	06/21/22	\$3,213				0.13	\$24,907	Land Table RAV	#DIV/0!
64-14-32-428-013	188 RAPID ST	03/17/21	\$35,000	\$51,480	(\$10,955)	\$5,525	0.13	(\$84,922)	Land Table RAV	10.73%
64-14-32-433-008	297 FISHER AVE	04/01/22	\$70,000	\$49,428	\$26,097	\$5,525	0.13	\$202,302	Land Table RAV	11.18%
64-14-32-427-022	260 RAPID ST	07/06/21	\$90,000	\$61,540	\$33,985	\$5,525	0.13	\$263,450	Land Table RAV	8.98%
64-19-04-177-001	171 EARLMOOR BLVD	05/05/22	\$155,000	\$72,376	\$88,149	\$5,525	0.13	\$683,326	Land Table RAV	7.63%
64-19-04-182-013	175 BASSETT ST	10/19/21	\$80,000	\$43,402	\$42,430	\$5,832	0.13	\$321,439	Land Table RAV	13.44%
64-19-04-182-015	222 CRESTWOOD ST	06/18/21	\$134,000	\$57,452	\$82,380	\$5,832	0.13	\$614,776	Land Table RAV	10.15%
64-19-04-158-007	373 DITMAR AVE	07/27/22	\$26,000	\$31,509	\$323	\$5,832	0.14	\$2,358	Land Table RAV	18.51%
64-19-04-159-034	586 BLOOMFIELD AVE	10/27/22	\$90,000	\$61,373	\$34,459	\$5,832	0.14	\$249,703	Land Table RAV	9.50%
64-19-04-179-022	270 EARLMOOR BLVD	08/19/22	\$119,000	\$50,766	\$74,066	\$5,832	0.14	\$521,592	Land Table RAV	11.49%
64-19-04-179-016	238 EARLMOOR BLVD	11/12/21	\$137,000	\$55,199	\$87,633	\$5,832	0.14	\$612,818	Land Table RAV	10.57%
64-19-05-205-035	591 NEBRASKA AVE	11/17/22	\$45,000	\$61,046	(\$10,214)	\$5,832	0.15	(\$70,441)	Land Table RAV	9.55%
64-19-04-179-014	228 EARLMOOR BLVD	10/19/22	\$83,000	\$49,794	\$39,038	\$5,832	0.15	\$265,565	Land Table RAV	11.71%
64-19-05-280-028	652 FRANKLIN RD	08/30/22	\$3,451				0.15	\$22,704	Land Table RAV	#DIV/0!
64-19-05-427-008	479 FILDEW AVE	12/06/22	\$93,815	\$51,580	\$48,221	\$5,986	0.17	\$287,030	Land Table RAV	11.61%
64-19-04-151-013	552 HARVEY AVE	08/30/22	\$30,250	\$37,486	(\$1,250)	\$5,986	0.17	(\$7,267)	Land Table RAV	15.97%
64-19-04-107-018	478 BLOOMFIELD AVE	06/30/22	\$6,000				0.17	\$34,884	Land Table RAV	#DIV/0!
64-19-04-107-025	512 BLOOMFIELD AVE	07/16/22	\$6,000				0.17	\$34,884	Land Table RAV	#DIV/0!
64-19-04-107-024	508 BLOOMFIELD	07/14/21	\$60,000	\$59,132	\$6,854	\$5,986	0.17	\$39,849	Land Table RAV	10.12%
64-19-04-102-015	429 HARVEY AVE	12/15/21	\$63,000	\$59,737	\$9,249	\$5,986	0.17	\$53,773	Land Table RAV	10.02%
64-19-04-151-010	542 HARVEY AVE	11/10/21	\$50,000	\$44,692	\$11,294	\$5,986	0.17	\$65,663	Land Table RAV	13.39%
64-19-04-107-013	523 HIGHLAND AVE	03/17/22	\$74,000	\$56,664	\$23,322	\$5,986	0.17	\$135,593	Land Table RAV	10.56%
64-19-04-102-012	413 HARVEY AVE	08/31/22	\$105,000	\$53,891	\$57,095	\$5,986	0.17	\$331,948	Land Table RAV	11.11%
64-19-04-152-007	555 HARVEY AVE	07/06/22	\$135,000	\$66,554	\$74,432	\$5,986	0.17	\$432,744	Land Table RAV	8.99%
64-19-04-153-005	551 HIGHLAND AVE	05/31/22	\$94,000	\$43,943	\$56,043	\$5,986	0.17	\$325,831	Land Table RAV	13.62%
64-14-32-429-035	309 RAPID ST	11/02/22	\$120,000	\$81,414	\$44,879	\$6,293	0.19	\$232,534	Land Table RAV	7.73%
64-19-05-204-031	560 NEBRASKA AVE	07/18/22	\$151,000	\$86,454	\$70,839	\$6,293	0.19	\$367,041	Land Table RAV	7.28%
64-19-05-203-019	535 MONTANA AVE	11/30/22	\$133,000	\$61,736	\$77,557	\$6,293	0.19	\$401,850	Land Table RAV	10.19%
64-19-05-276-039	516 ARTHUR AVE	01/11/22	\$125,000	\$72,816	\$58,477	\$6,293	0.21	\$285,254	Land Table RAV	8.64%
64-19-05-253-043	616 LUTHER AVE	06/25/21	\$150,000	\$109,796	\$46,497	\$6,293	0.21	\$225,714	Land Table RAV	5.73%
64-19-05-255-026	649 LUTHER AVE	09/29/21	\$165,000	\$90,468	\$80,825	\$6,293	0.21	\$384,881	Land Table RAV	6.96%
64-19-04-129-006	210 NEBRASKA AVE	06/24/21	\$107,000	\$70,093	\$43,515	\$6,608	0.22	\$200,530	Land Table RAV	9.43%

City of Pontiac

Land Table RAV

64-19-04-128-010	250 NEBRASKA AVE	03/29/22	\$72,500	\$43,128	\$36,294	\$6,922	0.23	\$159,885	Land Table RAV	16.05%
64-19-04-135-028	261 CEDARDALE AVE	10/28/21	\$122,000	\$59,595	\$69,327	\$6,922	0.23	\$305,405	Land Table RAV	11.62%
64-19-04-134-023	201 BONDALE AVE	12/07/22	\$79,000	\$50,530	\$36,743	\$8,273	0.23	\$159,752	Land Table RAV	16.37%
64-19-04-131-026	94 EARLMOOR BLVD	09/24/21	\$180,000	\$106,356	\$81,917	\$8,273	0.23	\$356,161	Land Table RAV	7.78%
64-19-05-253-047	ARTHUR	09/23/22	\$8,500				0.24	\$35,270	Land Table RAV	#DIV/0!
64-19-04-182-006	211 BASSETT ST	05/10/22	\$40,000	\$47,741	(\$220)	\$7,521	0.24	(\$902)	Land Table RAV	15.75%
64-14-32-427-028	252 RAPID ST	12/06/21	\$4,500				0.26	\$17,510	Land Table RAV	#DIV/0!
64-14-32-429-015	253 RAPID ST	05/12/21	\$93,000	\$61,637	\$38,884	\$7,521	0.26	\$151,300	Land Table RAV	12.20%
64-19-04-185-014	178 ASTORWOOD ST	02/09/21	\$149,000	\$152,813	\$3,708	\$7,521	0.27	\$13,582	Land Table RAV	4.92%
64-19-04-159-040	620 BLOOMFIELD AVE	05/12/21	\$100,000	\$66,867	\$40,654	\$7,521	0.28	\$147,833	Land Table RAV	11.25%
64-19-04-159-011	631 HIGHLAND AVE	10/11/22	\$104,000	\$51,895	\$58,398	\$6,293	0.28	\$212,356	Land Table RAV	12.13%
64-19-04-106-031	499 HARVEY AVE	09/03/21	\$121,500	\$75,800	\$53,681	\$7,981	0.34	\$156,049	Land Table RAV	10.53%
64-19-05-206-036	568 COLORADO AVE	03/18/22	\$105,000	\$50,682	\$62,299	\$7,981	0.36	\$173,053	Land Table RAV	15.75%
64-19-04-133-001	293 BONDALE AVE	10/25/22	\$139,900	\$73,914	\$75,563	\$9,577	0.37	\$203,126	Land Table RAV	12.96%

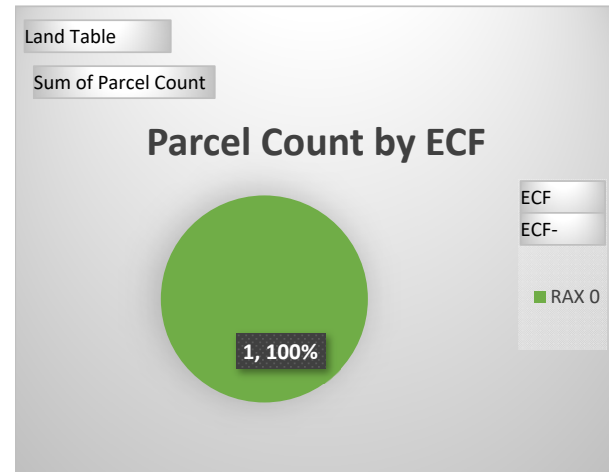
City of Pontiac

Land Table RAX

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	1
ECF Nbhd	RAX	Sales Ratio	12.20%
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	100.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	12.11%	Sales Sample Size	100.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$732,118	#DIV/0!	\$1,464,236
MINIMUM	\$732,118	#DIV/0!	\$1,464,236
MAXIMUM	\$732,118	#DIV/0!	\$1,464,236

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-32-326-001	535 BRANCH ST	10/12/21	\$3,000,000				26.80	\$111,940		Land Table RAX	#DIV/0!

City of Pontiac

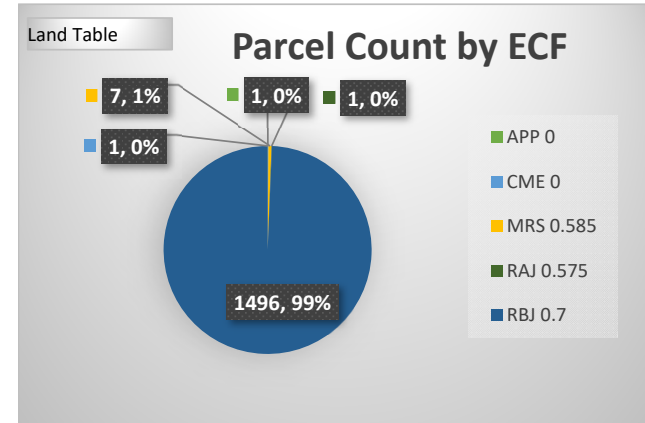
Land Table RBJ

BSA DATABASE		SALES DATA	
Parcel Count	1506	# of Sales	69
ECF Nbhd	RBJ, APP, MRS, RAJ, CME	Sales Ratio	39.14%
Min ECF	0.575	(Land Resid.-Est. Land Value)/Est. LV	308.88%
Max ECF	0.700	% Change	38.25%
Land Table LtoB	8.72%	Projected Land Table LtoB	12.05%
CVT LtoB	12.11%	Sales Sample Size	4.58%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

STRATIFIED ECF'S



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,942	\$40,651	\$14,913
MINIMUM	\$4,827	\$19,737	\$4,827
MAXIMUM	#REF!	#REF!	\$0

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-28-432-014	83 N EDITH ST	08/30/22	\$42,250	\$72,636	(\$24,787)	\$5,599	0.11	(\$221,313)		Land Table RBJ	7.71%
64-14-28-405-005	114 N SANFORD ST	02/25/22	\$56,500	\$97,109	(\$33,852)	\$6,757	0.24	(\$139,884)		Land Table RBJ	6.96%
64-14-28-479-004	19 S MARSHALL ST	03/24/22	\$35,938	\$60,653	(\$19,116)	\$5,599	0.11	(\$172,216)		Land Table RBJ	9.23%
64-14-28-484-004	69 S MARSHALL ST	12/08/21	\$31,000	\$51,940	(\$15,341)	\$5,599	0.12	(\$133,400)		Land Table RBJ	10.78%
64-14-28-432-005	76 N FRANCIS AVE	03/24/22	\$35,938	\$56,637	(\$15,100)	\$5,599	0.11	(\$134,821)		Land Table RBJ	9.89%
64-14-28-436-015	19 N FRANCIS AVE	03/24/22	\$35,938	\$55,643	(\$14,106)	\$5,599	0.12	(\$122,661)		Land Table RBJ	10.06%
64-14-28-439-010	41 N MARSHALL ST	02/25/21	\$45,000	\$69,152	(\$18,553)	\$5,599	0.12	(\$161,330)		Land Table RBJ	8.10%
64-14-28-480-009	93 S ARDMORE ST	09/19/22	\$55,000	\$82,416	(\$21,817)	\$5,599	0.11	(\$196,550)		Land Table RBJ	6.79%
64-14-28-308-002	76 MECHANIC ST	07/15/22	\$32,000	\$45,408	(\$8,195)	\$5,213	0.10	(\$82,778)		Land Table RBJ	11.48%
64-14-28-458-011	91 S SHIRLEY AVE	03/11/21	\$49,000	\$69,446	(\$14,847)	\$5,599	0.11	(\$136,211)		Land Table RBJ	8.06%
64-14-28-407-020	17 LOIS LN	08/30/22	\$63,250	\$87,745	(\$18,896)	\$5,599	0.11	(\$173,358)		Land Table RBJ	6.38%
64-14-28-308-003	80 MECHANIC ST	02/19/21	\$46,667	\$63,646	(\$11,766)	\$5,213	0.09	(\$125,170)		Land Table RBJ	8.19%
64-14-28-413-003	38 N SHIRLEY AVE	12/06/21	\$62,000	\$80,108	(\$12,509)	\$5,599	0.11	(\$114,761)		Land Table RBJ	6.99%
64-14-28-434-007	64 N ANDERSON AVE	03/24/22	\$35,938	\$45,801	(\$4,264)	\$5,599	0.11	(\$38,071)		Land Table RBJ	12.22%
64-14-28-481-007	79 S FRANCIS AVE	12/15/22	\$55,000	\$66,846	(\$6,247)	\$5,599	0.12	(\$54,322)		Land Table RBJ	8.38%
64-14-28-459-019	58 S SANFORD ST	12/02/21	\$63,000	\$71,227	(\$2,242)	\$5,985	0.12	(\$18,683)		Land Table RBJ	8.40%
64-14-28-477-011	41 S EDITH	05/13/22	\$60,000	\$67,462	(\$1,863)	\$5,599	0.12	(\$16,200)		Land Table RBJ	8.30%
64-14-27-353-020	649 HOMESTEAD DR	06/28/22	\$65,000	\$67,563	\$3,422	\$5,985	0.15	\$23,279		Land Table RBJ	8.86%
64-14-27-307-013	76 N ASTOR ST	06/11/21	\$85,000	\$88,245	\$3,705	\$6,950	0.47	\$7,883		Land Table RBJ	7.88%
64-14-28-440-010	3 MARTIN LUTHER KING JR BL	01/14/21	\$48,000	\$49,176	\$4,423	\$5,599	0.11	\$39,142		Land Table RBJ	11.39%
64-14-28-409-002	84 N TASMANIA ST	05/27/22	\$50,000	\$50,991	\$5,766	\$6,757	0.23	\$25,289		Land Table RBJ	13.25%
64-14-27-351-006	643 LOOKOUT ST	02/25/22	\$40,000	\$40,523	\$5,848	\$6,371	0.17	\$34,000		Land Table RBJ	15.72%

City of Pontiac

Land Table RBJ

64-14-28-451-010	40 S ROSELAWN ST	09/26/22	\$67,000	\$66,969	\$5,630	\$5,599	0.12	\$48,120	Land Table RBJ	8.36%
64-14-28-436-021	511 E PIKE ST	08/30/22	\$52,000	\$47,967	\$10,018	\$5,985	0.13	\$80,144	Land Table RBJ	12.48%
64-14-28-440-003	36 N MARSHALL ST	10/20/21	\$60,000	\$52,955	\$12,644	\$5,599	0.12	\$109,948	Land Table RBJ	10.57%
64-14-27-157-007	162 N ASTOR ST	02/22/21	\$89,000	\$78,086	\$17,285	\$6,371	0.18	\$96,564	Land Table RBJ	8.16%
64-14-27-354-014	84 S ASTOR ST	05/31/22	\$51,000	\$43,936	\$13,049	\$5,985	0.14	\$95,949	Land Table RBJ	13.62%
64-14-27-353-013	674 ROSEWOOD PL	01/26/22	\$50,000	\$42,534	\$12,679	\$5,213	0.10	\$133,463	Land Table RBJ	12.26%
64-14-28-480-007	87 S ARDMORE ST	03/30/22	\$72,000	\$60,863	\$16,736	\$5,599	0.11	\$150,775	Land Table RBJ	9.20%
64-14-28-401-004	107 N ROSELAWN ST	07/15/21	\$75,000	\$61,368	\$19,231	\$5,599	0.11	\$176,431	Land Table RBJ	9.12%
64-14-28-407-002	92 N ROSELAWN ST	06/25/21	\$73,150	\$59,632	\$19,117	\$5,599	0.11	\$175,385	Land Table RBJ	9.39%
64-14-28-413-002	44 N SHIRLEY AVE	10/01/21	\$89,900	\$72,943	\$22,556	\$5,599	0.11	\$206,936	Land Table RBJ	7.68%
64-14-28-427-003	253 MICHIGAN AVE	11/15/22	\$75,000	\$59,596	\$21,775	\$6,371	0.16	\$135,248	Land Table RBJ	10.69%
64-14-27-331-030	841 E PIKE ST	09/15/22	\$196,000	\$153,779	\$48,592	\$6,371	0.20	\$249,190	Land Table RBJ	4.14%
64-14-28-460-037	95 S SANFORD ST	09/23/21	\$149,300	\$116,386	\$38,899	\$5,985	0.13	\$308,722	Land Table RBJ	5.14%
64-14-28-259-006	78 FIDDIS AVE	01/27/22	\$65,000	\$49,992	\$20,607	\$5,599	0.11	\$192,589	Land Table RBJ	11.20%
64-14-28-183-005	143 N JESSIE ST	02/18/22	\$75,000	\$57,554	\$23,045	\$5,599	0.10	\$223,738	Land Table RBJ	9.73%
64-14-28-440-004	32 N MARSHALL ST	07/06/22	\$85,000	\$64,844	\$25,755	\$5,599	0.12	\$223,957	Land Table RBJ	8.63%
64-14-28-434-012	91 N MARSHALL ST	09/07/21	\$122,500	\$93,312	\$34,787	\$5,599	0.11	\$310,598	Land Table RBJ	6.00%
64-14-28-460-010	77 S SANFORD ST	05/11/21	\$57,000	\$43,417	\$19,182	\$5,599	0.11	\$175,982	Land Table RBJ	12.90%
64-14-28-483-026	100 S MARSHALL ST	09/30/22	\$76,500	\$57,989	\$24,110	\$5,599	0.12	\$209,652	Land Table RBJ	9.66%
64-14-28-255-009	102 MAINES ST	06/02/21	\$77,000	\$57,121	\$25,478	\$5,599	0.11	\$238,112	Land Table RBJ	9.80%
64-14-28-435-017	5 MARTIN LUTHER KING JR BL	04/18/22	\$120,000	\$88,016	\$38,741	\$6,757	0.22	\$174,509	Land Table RBJ	7.68%
64-14-28-439-009	45 N MARSHALL ST	10/26/22	\$68,000	\$49,816	\$23,783	\$5,599	0.12	\$206,809	Land Table RBJ	11.24%
64-14-28-477-015	28 S ANDERSON AVE	05/26/21	\$84,900	\$61,853	\$28,646	\$5,599	0.11	\$258,072	Land Table RBJ	9.05%
64-14-28-453-012	6 S TASMANIA ST	08/16/22	\$102,000	\$69,284	\$38,315	\$5,599	0.12	\$327,479	Land Table RBJ	8.08%
64-14-28-328-011	144 MECHANIC ST	09/19/22	\$115,000	\$77,349	\$44,022	\$6,371	0.17	\$255,942	Land Table RBJ	8.24%
64-14-28-439-001	46 N ANDERSON AVE	07/06/22	\$74,000	\$49,730	\$29,869	\$5,599	0.12	\$259,730	Land Table RBJ	11.26%
64-14-27-157-014	126 N ASTOR ST	10/22/21	\$145,000	\$94,806	\$56,565	\$6,371	0.17	\$325,086	Land Table RBJ	6.72%
64-14-28-432-004	82 N FRANCIS AVE	01/22/21	\$82,500	\$51,142	\$36,957	\$5,599	0.11	\$329,973	Land Table RBJ	10.95%
64-14-27-376-018	67 S MIDLAND DR	10/22/21	\$210,000	\$128,683	\$89,811	\$8,494	0.81	\$111,015	Land Table RBJ	6.60%
64-14-28-431-006	74 N ARDMORE ST	07/30/22	\$92,000	\$54,442	\$43,157	\$5,599	0.11	\$378,570	Land Table RBJ	10.28%
64-14-28-478-018	40 S MARSHALL ST	05/17/22	\$199,000	\$116,936	\$88,821	\$6,757	0.23	\$393,013	Land Table RBJ	5.78%
64-14-28-426-003	225 MICHIGAN AVE	12/27/21	\$115,000	\$66,586	\$54,785	\$6,371	0.17	\$328,054	Land Table RBJ	9.57%
64-14-28-480-008	89 S ARDMORE ST	07/29/21	\$110,000	\$63,652	\$51,947	\$5,599	0.11	\$467,991	Land Table RBJ	8.80%
64-14-27-351-012	672 E PIKE ST	04/02/21	\$135,000	\$76,415	\$64,956	\$6,371	0.17	\$377,651	Land Table RBJ	8.34%
64-14-27-156-011	146 WESTWAY ST	09/12/22	\$165,000	\$93,051	\$78,320	\$6,371	0.17	\$460,706	Land Table RBJ	6.85%
64-14-28-403-003	112 N SHIRLEY AVE	05/19/22	\$85,000	\$47,773	\$42,826	\$5,599	0.11	\$392,899	Land Table RBJ	11.72%
64-14-28-406-005	85 N ROSELAWN ST	12/05/22	\$85,000	\$47,236	\$43,363	\$5,599	0.11	\$397,826	Land Table RBJ	11.85%
64-14-28-409-017	61 N SANFORD ST	07/23/21	\$136,000	\$75,340	\$66,645	\$5,985	0.12	\$555,375	Land Table RBJ	7.94%
64-14-28-459-008	77 S TASMANIA ST	12/22/21	\$110,000	\$58,332	\$57,653	\$5,985	0.12	\$480,442	Land Table RBJ	10.26%
64-14-28-410-014	89 N ARDMORE ST	11/08/22	\$80,500	\$42,362	\$43,737	\$5,599	0.12	\$380,322	Land Table RBJ	13.22%
64-14-27-151-007	655 RIVERSIDE ST	08/19/22	\$145,000	\$72,624	\$78,361	\$5,985	0.14	\$544,174	Land Table RBJ	8.24%
64-14-28-259-005	74 FIDDIS AVE	07/21/22	\$107,000	\$53,351	\$59,248	\$5,599	0.11	\$529,000	Land Table RBJ	10.49%
64-14-27-354-017	100 S ASTOR ST	06/01/22	\$95,000	\$47,301	\$54,070	\$6,371	0.20	\$274,467	Land Table RBJ	13.47%
64-14-28-410-018	73 N ARDMORE ST	09/23/22	\$95,000	\$46,210	\$54,389	\$5,599	0.12	\$472,948	Land Table RBJ	12.12%
64-14-28-482-003	59 S EDITH ST	09/22/22	\$115,000	\$53,865	\$66,734	\$5,599	0.12	\$580,296	Land Table RBJ	10.39%
64-14-28-433-015	73 N ANDERSON AVE	06/22/22	\$112,000	\$50,497	\$68,260	\$6,757	0.23	\$303,378	Land Table RBJ	13.38%
64-14-27-355-032	52 S MIDLAND DR	05/19/22	\$92,500	\$41,471	\$60,295	\$9,266	0.95	\$63,669	Land Table RBJ	22.34%

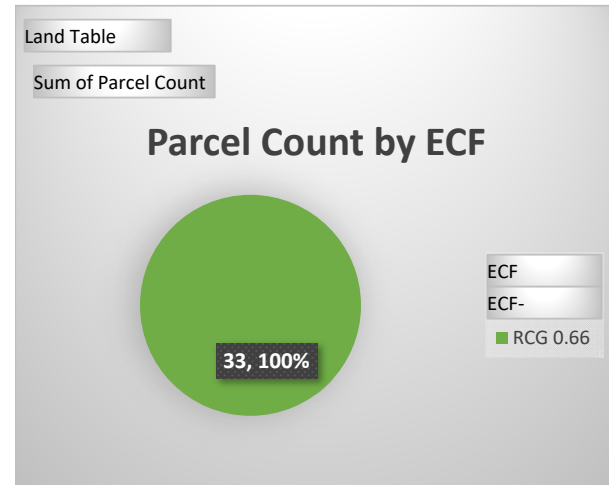
City of Pontiac

Land Table RCG

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	3
ECF Nbhd	RCG	Sales Ratio	36.69%
Min ECF	0.660	(Land Resid.-Est. Land Value)/Est. LV	340.54%
Max ECF	0.660	% Change	25.00%
Land Table LtoB	10.67%	Projected Land Table LtoB	13.34%
CVT LtoB	12.11%	Sales Sample Size	9.09%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,395	\$59,010	\$16,744
MINIMUM	\$12,158	\$53,561	\$15,198
MAXIMUM	\$15,251	\$67,187	\$19,064

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-18-251-021	482 MOONLIGHT DR	02/24/22	\$190,000	\$131,864	\$73,387	\$15,251	0.41	\$177,263		Land Table RCG	11.57%
64-14-18-251-020	478 MOONLIGHT DR	05/20/21	\$155,000	\$130,519	\$37,876	\$13,395	0.33	\$115,829		Land Table RCG	10.26%
64-14-18-251-037	501 STARLIGHT DR	07/19/22	\$210,000	\$144,887	\$79,848	\$14,735	0.30	\$265,276		Land Table RCG	10.17%

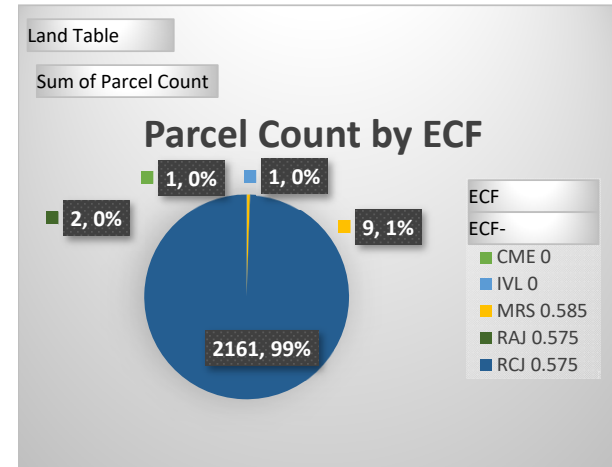
City of Pontiac

Land Table RCJ

BSA DATABASE		SALES DATA	
Parcel Count	2174	# of Sales	92
ECF Nbhd	RCJ, MRS, RAJ, CME, IVL	Sales Ratio	37.38%
Min ECF	0.575	(Land Resid.-Est. Land Value)/Est. LV	368.99%
Max ECF	0.585	% Change	42.25%
Land Table LtoB	8.65%	Projected Land Table LtoB	12.31%
CVT LtoB	12.11%	Sales Sample Size	4.23%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,183	\$43,065	\$13,146
MINIMUM	\$4,332	\$20,317	\$4,982
MAXIMUM	#REF!	#REF!	\$0

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-33-102-006	168 AUBURN AVE	01/12/21	\$110,000	\$126,071	(\$10,007)	\$6,064	0.22	(\$45,486)		Land Table RCJ	4.81%
64-14-33-105-010	178 E JUDSON ST	10/13/21	\$78,000	\$60,444	\$22,581	\$5,025	0.11	\$198,079		Land Table RCJ	8.31%
64-14-33-105-011	46 PERKINS ST	08/30/22	\$7,454				0.10	\$76,845		Land Table RCJ	#DIV/0!
64-14-33-106-011	102 WHITTEMORE ST	08/22/22	\$50,000	\$67,624	(\$11,560)	\$6,064	0.23	(\$50,261)		Land Table RCJ	8.97%
64-14-33-106-017	108 CENTER ST	11/16/22	\$100,000	\$104,282	\$1,436	\$5,718	0.17	\$8,599		Land Table RCJ	5.48%
64-14-33-107-007	WHITTEMORE	08/30/22	\$3,500				0.19	\$18,041		Land Table RCJ	#DIV/0!
64-14-33-127-010	284 AUBURN AVE	10/04/22	\$95,000	\$55,965	\$44,406	\$5,371	0.13	\$333,880		Land Table RCJ	9.60%
64-14-33-130-003	177 S PADDOCK ST	09/19/22	\$140,000	\$60,799	\$83,533	\$4,332	0.07	\$1,210,623		Land Table RCJ	7.13%
64-14-33-132-018	182 WHITTEMORE ST	01/29/21	\$196,000	\$150,798	\$51,266	\$6,064	0.24	\$213,608		Land Table RCJ	4.02%
64-14-33-135-011	149 PERKINS ST	12/09/22	\$125,000	\$62,437	\$68,281	\$5,718	0.17	\$413,824		Land Table RCJ	9.16%
64-14-33-137-017	260 COTTAGE ST	03/24/22	\$35,938	\$44,351	(\$3,042)	\$5,371	0.14	(\$21,423)		Land Table RCJ	12.11%
64-14-33-137-031	95 WALL ST	03/24/22	\$35,938	\$36,037	\$5,272	\$5,371	0.14	\$37,127		Land Table RCJ	14.90%
64-14-33-137-032	97 WALL ST	07/19/21	\$170,000	\$112,519	\$62,852	\$5,371	0.14	\$442,620		Land Table RCJ	4.77%
64-14-33-137-039	240 COTTAGE ST	11/05/21	\$104,000	\$109,718	\$346	\$6,064	0.27	\$1,277		Land Table RCJ	5.53%
64-14-33-137-041	271 S PADDOCK ST	09/13/22	\$62,000	\$58,996	\$9,068	\$6,064	0.20	\$44,891		Land Table RCJ	10.28%
64-14-33-138-002	233 S JESSIE ST	02/03/22	\$67,300	\$50,376	\$21,602	\$4,678	0.09	\$232,280		Land Table RCJ	9.29%
64-14-33-138-016	287 S JESSIE ST	07/28/22	\$143,000	\$61,167	\$86,858	\$5,025	0.11	\$811,757		Land Table RCJ	8.22%
64-14-33-155-036	47 ORILEY ST	10/17/22	\$121,000	\$90,178	\$36,540	\$5,718	0.17	\$214,941		Land Table RCJ	6.34%
64-14-33-177-025	195 OSMUN ST	02/13/21	\$38,000	\$35,464	\$7,907	\$5,371	0.12	\$63,766		Land Table RCJ	15.14%
64-14-33-182-009	183 ELM ST	05/04/21	\$97,000	\$65,333	\$36,692	\$5,025	0.11	\$333,564		Land Table RCJ	7.69%

City of Pontiac

Land Table RCJ

64-14-33-182-011	191 ELM ST	03/16/21	\$50,000	\$41,908	\$13,117	\$5,025	0.11	\$119,245	Land Table RCJ	11.99%
64-14-33-210-005	448 WHITTEMORE ST	02/10/22	\$179,900	\$79,725	\$106,412	\$6,237	0.31	\$344,375	Land Table RCJ	7.82%
64-14-33-210-040	355 OSMUN ST	04/29/22	\$170,000	\$106,325	\$69,739	\$6,064	0.29	\$240,479	Land Table RCJ	5.70%
64-14-33-210-042	363 OSMUN ST	03/04/22	\$172,000	\$107,955	\$70,109	\$6,064	0.29	\$245,996	Land Table RCJ	5.62%
64-14-33-210-044	381 OSMUN ST	06/17/22	\$60,000	\$48,245	\$17,992	\$6,237	0.42	\$43,146	Land Table RCJ	12.93%
64-14-33-210-049	204 GOING ST	04/22/22	\$5,500				0.22	\$25,000	Land Table RCJ	#DIV/0!
64-14-33-227-004	540 AUBURN AVE	09/26/22	\$49,500	\$84,516	(\$28,952)	\$6,064	0.21	(\$139,192)	Land Table RCJ	7.17%
64-14-33-227-017	152 S MARSHALL ST	05/11/21	\$85,000	\$72,583	\$17,788	\$5,371	0.14	\$128,899	Land Table RCJ	7.40%
64-14-33-229-019	MARTIN LUTHER KING JR	10/31/22	\$150,000	\$93,036	\$63,201	\$6,237	0.31	\$202,567	Land Table RCJ	6.70%
64-14-33-230-020	267 GOING ST	07/01/22	\$130,000	\$94,084	\$40,941	\$5,025	0.11	\$372,191	Land Table RCJ	5.34%
64-14-33-230-048	274 S EDITH ST	05/19/22	\$5,000				0.22	\$22,727	Land Table RCJ	#DIV/0!
64-14-33-230-067	223 GOING ST	04/25/22	\$5,500				0.22	\$25,000	Land Table RCJ	#DIV/0!
64-14-33-231-019	259 S EDITH ST	08/06/21	\$73,000	\$33,673	\$44,352	\$5,025	0.11	\$403,200	Land Table RCJ	14.92%
64-14-33-231-031	307 S EDITH ST	02/23/21	\$21,000	\$33,537	(\$7,512)	\$5,025	0.11	(\$68,291)	Land Table RCJ	14.98%
64-14-33-232-018	247 S ANDERSON AVE	09/14/21	\$32,500	\$47,214	(\$9,689)	\$5,025	0.11	(\$86,509)	Land Table RCJ	10.64%
64-14-33-232-025	275 S ANDERSON AVE	03/18/22	\$50,000	\$37,949	\$17,076	\$5,025	0.11	\$152,464	Land Table RCJ	13.24%
64-14-33-232-058	286 S MARSHALL ST	06/20/22	\$77,000	\$57,840	\$24,531	\$5,371	0.12	\$201,074	Land Table RCJ	9.29%
64-14-33-232-060	296 S MARSHALL ST	11/30/22	\$30,000	\$45,952	(\$10,581)	\$5,371	0.12	(\$86,730)	Land Table RCJ	11.69%
64-14-33-232-064	312 S MARSHALL ST	10/04/22	\$94,136	\$66,648	\$32,859	\$5,371	0.12	\$269,336	Land Table RCJ	8.06%
64-14-33-233-002	195 S MARSHALL ST	08/30/22	\$140,000	\$71,756	\$73,269	\$5,025	0.11	\$666,082	Land Table RCJ	7.00%
64-14-33-251-011	172 WALL ST	10/22/21	\$85,000	\$41,786	\$48,585	\$5,371	0.14	\$359,889	Land Table RCJ	12.85%
64-14-33-251-037	305 OSMUN ST	09/24/21	\$130,000	\$101,827	\$33,198	\$5,025	0.11	\$301,800	Land Table RCJ	4.93%
64-14-33-256-001	ELM	06/21/22	\$3,213				0.13	\$24,158	Land Table RCJ	#DIV/0!
64-14-33-278-034	368 S ANDERSON AVE	06/22/21	\$120,000	\$105,633	\$20,085	\$5,718	0.17	\$121,727	Land Table RCJ	5.41%
64-14-33-279-020	354 S MARSHALL ST	03/25/21	\$40,000	\$63,735	(\$18,364)	\$5,371	0.12	(\$150,525)	Land Table RCJ	8.43%
64-14-33-279-026	378 S MARSHALL ST	10/28/22	\$35,000	\$42,138	(\$1,767)	\$5,371	0.12	(\$14,484)	Land Table RCJ	12.75%
64-14-33-282-008	430 ELM ST	12/28/21	\$140,000	\$93,680	\$52,557	\$6,237	0.44	\$119,448	Land Table RCJ	6.66%
64-14-33-304-027	133 RAEBURN ST	03/31/21	\$49,000	\$52,881	\$1,837	\$5,718	0.17	\$10,743	Land Table RCJ	10.81%
64-14-33-326-007	RAEBURN	07/27/21	\$4,000				0.17	\$23,256	Land Table RCJ	#DIV/0!
64-14-33-326-009	126 RAEBURN ST	06/15/22	\$126,000	\$114,173	\$17,545	\$5,718	0.17	\$102,006	Land Table RCJ	5.01%
64-14-33-326-028	147 PROSPECT ST	05/25/22	\$40,500	\$68,521	(\$22,303)	\$5,718	0.17	(\$129,669)	Land Table RCJ	8.34%
64-14-33-329-002	S JESSIE	07/23/21	\$3,000				0.14	\$21,739	Land Table RCJ	#DIV/0!
64-14-33-401-015	RAEBURN	08/30/22	\$5,100				0.14	\$37,226	Land Table RCJ	#DIV/0!
64-14-33-403-025	271 PROSPECT ST	04/02/21	\$44,000	\$41,994	\$7,377	\$5,371	0.14	\$53,457	Land Table RCJ	12.79%
64-14-33-403-033	303 PROSPECT ST	03/24/22	\$35,938	\$61,790	(\$20,481)	\$5,371	0.14	(\$148,413)	Land Table RCJ	8.69%
64-14-33-403-037	317 PROSPECT ST	03/16/22	\$125,000	\$90,079	\$40,292	\$5,371	0.14	\$291,971	Land Table RCJ	5.96%
64-14-33-404-006	RAEBURN	08/28/22	\$5,000				0.14	\$36,232	Land Table RCJ	#DIV/0!
64-14-33-404-007		08/28/22	\$5,000				0.14	\$36,232	Land Table RCJ	#DIV/0!
64-14-33-405-015	310 PROSPECT ST	03/24/22	\$35,938	\$48,111	(\$6,802)	\$5,371	0.14	(\$49,290)	Land Table RCJ	11.16%
64-14-33-406-002	338 PROSPECT ST	06/20/22	\$99,900	\$43,562	\$61,709	\$5,371	0.14	\$447,167	Land Table RCJ	12.33%
64-14-33-406-003	344 PROSPECT ST	01/19/21	\$45,650	\$37,189	\$13,832	\$5,371	0.14	\$100,232	Land Table RCJ	14.44%
64-14-33-406-023	371 E WILSON AVE	11/29/21	\$60,000	\$54,986	\$10,385	\$5,371	0.12	\$85,826	Land Table RCJ	9.77%
64-14-33-432-016	466 S MARSHALL ST	04/05/22	\$36,000	\$36,984	\$4,387	\$5,371	0.14	\$31,336	Land Table RCJ	14.52%
64-14-33-433-004	447 S MARSHALL ST	09/07/22	\$69,000	\$29,107	\$44,918	\$5,025	0.10	\$444,733	Land Table RCJ	17.26%
64-14-33-433-008	465 S MARSHALL ST	08/23/21	\$72,000	\$52,331	\$24,694	\$5,025	0.10	\$244,495	Land Table RCJ	9.60%
64-14-33-433-018	MARTIN LUTHER KING JR	05/20/22	\$45,000	\$41,298	\$8,727	\$5,025	0.10	\$86,406	Land Table RCJ	12.17%
64-14-33-451-036	294 MIDWAY AVE	01/06/22	\$105,000	\$58,023	\$52,348	\$5,371	0.14	\$379,333	Land Table RCJ	9.26%
64-14-33-452-025	357 FERRY AVE	02/04/21	\$36,000	\$47,739	(\$6,368)	\$5,371	0.12	(\$52,628)	Land Table RCJ	11.25%
64-14-33-452-028	365 FERRY AVE	05/02/22	\$39,000	\$46,084	(\$1,713)	\$5,371	0.12	(\$14,157)	Land Table RCJ	11.65%
64-14-33-453-018	310 FERRY AVE	09/13/21	\$105,000	\$58,412	\$51,959	\$5,371	0.14	\$376,514	Land Table RCJ	9.20%
64-14-33-453-027	295 CENTRAL AVE	01/11/22	\$137,000	\$85,731	\$56,640	\$5,371	0.14	\$410,435	Land Table RCJ	6.26%
64-14-33-454-031	385 CENTRAL AVE	05/27/22	\$93,500	\$63,057	\$35,814	\$5,371	0.12	\$295,983	Land Table RCJ	8.52%
64-14-33-476-002	539 GOING ST	03/16/21	\$62,000	\$39,758	\$27,267	\$5,025	0.10	\$269,970	Land Table RCJ	12.64%
64-14-33-477-004	583 GOING ST	03/24/22	\$35,938	\$32,023	\$8,593	\$4,678	0.09	\$99,919	Land Table RCJ	14.61%

City of Pontiac

Land Table RCJ

64-14-33-477-026	453 CENTRAL AVE	03/01/21	\$88,000	\$44,355	\$49,709	\$6,064	0.24	\$206,261	Land Table RCJ	13.67%
64-14-33-478-030	435 IRWIN AVE	08/30/22	\$30,750	\$47,788	(\$10,801)	\$6,237	0.36	(\$29,837)	Land Table RCJ	13.05%
64-14-33-479-018	486 IRWIN AVE	09/01/22	\$120,000	\$49,453	\$75,918	\$5,371	0.15	\$512,959	Land Table RCJ	10.86%
64-14-34-102-005	SEWARD	06/08/21	\$4,250				0.17	\$25,148	Land Table RCJ	#DIV/0!
64-14-34-102-008	163 SEWARD ST	07/26/22	\$35,000	\$26,917	\$13,801	\$5,718	0.17	\$81,663	Land Table RCJ	21.24%
64-14-34-102-011	183 SEWARD ST	12/09/22	\$85,000	\$58,669	\$32,049	\$5,718	0.17	\$189,639	Land Table RCJ	9.75%
64-14-34-102-017	168 RUSSELL ST	01/04/22	\$75,000	\$40,440	\$40,278	\$5,718	0.17	\$238,331	Land Table RCJ	14.14%
64-14-34-103-011	179 RUSSELL ST	12/03/21	\$43,100	\$47,778	\$1,040	\$5,718	0.17	\$6,154	Land Table RCJ	11.97%
64-14-34-103-015	152 CLIFFORD ST	11/06/21	\$42,500	\$34,904	\$13,314	\$5,718	0.17	\$78,781	Land Table RCJ	16.38%
64-14-34-104-005	173 CLIFFORD ST	09/15/22	\$153,000	\$92,564	\$66,154	\$5,718	0.16	\$410,894	Land Table RCJ	6.18%
64-14-34-106-003	203 SEWARD ST	02/01/21	\$21,000	\$14,253	\$12,465	\$5,718	0.17	\$73,757	Land Table RCJ	40.12%
64-14-34-108-013	253 CLIFFORD ST	11/16/21	\$41,100	\$29,473	\$17,345	\$5,718	0.16	\$107,733	Land Table RCJ	19.40%
64-14-34-151-011	MARTIN LUTHER KING JR	03/30/22	\$39,500	\$43,054	\$1,817	\$5,371	0.14	\$13,167	Land Table RCJ	12.48%
64-14-34-151-017	282 SEWARD ST	09/27/22	\$30,000	\$39,114	(\$3,396)	\$5,718	0.17	(\$20,095)	Land Table RCJ	14.62%
64-14-34-151-021	302 SEWARD ST	03/09/22	\$43,000	\$43,579	\$5,139	\$5,718	0.17	\$30,408	Land Table RCJ	13.12%
64-14-34-152-005	289 SEWARD ST	09/30/22	\$110,000	\$45,354	\$70,364	\$5,718	0.17	\$416,355	Land Table RCJ	12.61%
64-14-34-152-010	313 SEWARD ST	04/20/22	\$71,000	\$52,003	\$24,715	\$5,718	0.17	\$146,243	Land Table RCJ	11.00%
64-14-34-152-023	318 RUSSELL ST	02/25/22	\$111,000	\$58,699	\$58,019	\$5,718	0.17	\$343,308	Land Table RCJ	9.74%

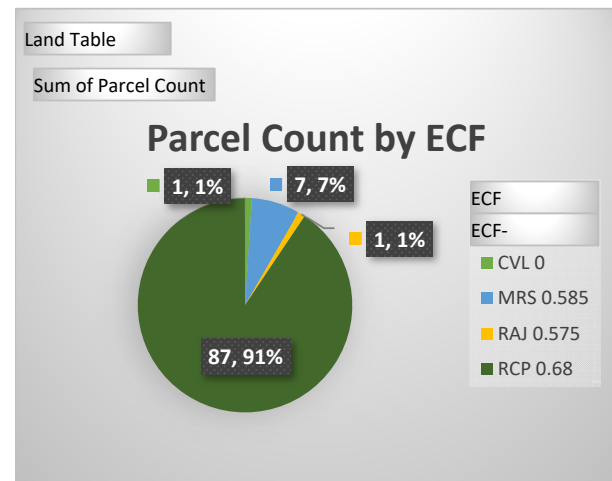
City of Pontiac

Land Table RCP

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	5
ECF Nbhd	RCP, RAJ, MRS, CVL	Sales Ratio	33.27%
Min ECF	0.550	(Land Resid.-Est. Land Value)/Est. LV	744.10%
Max ECF	0.680	% Change	45.00%
Land Table LtoB	8.22%	Projected Land Table LtoB	11.91%
CVT LtoB	12.11%	Sales Sample Size	5.21%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,890	\$83,481	\$14,341
MINIMUM	\$2,257	\$19,051	\$3,273
MAXIMUM	#REF!	#REF!	\$0

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-29-358-005	321 W HURON ST	05/17/22	\$135,000	\$99,142	\$44,649	\$8,791	0.22	\$203,877		Land Table RCP	8.87%
64-14-29-358-006	317 W HURON ST	05/11/22	\$184,000	\$114,505	\$78,286	\$8,791	0.23	\$341,860		Land Table RCP	7.68%
64-14-20-304-008	41 GERDON AVE	11/14/22	\$118,900	\$66,157	\$57,261	\$4,518	0.11	\$520,555		Land Table RCP	6.83%
64-14-29-354-008	373 W HURON ST	01/21/22	\$175,000	\$109,796	\$71,920	\$6,716	0.18	\$399,556		Land Table RCP	6.12%
64-14-30-380-018	758 W HURON ST	07/13/21	\$128,500	\$103,763	\$29,255	\$4,518	0.11	\$265,955		Land Table RCP	4.35%

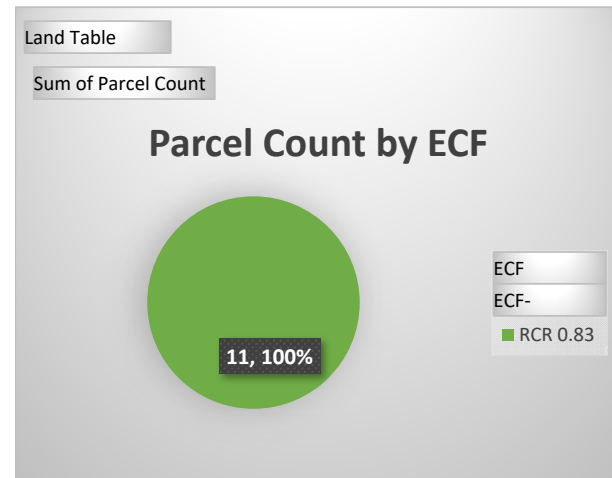
City of Pontiac

Land Table RCR

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	RCR	Sales Ratio	#DIV/0!
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.830	% Change	0.00%
Land Table LtoB	16.11%	Projected Land Table LtoB	16.11%
CVT LtoB	12.11%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,008	#DIV/0!	\$31,008
MINIMUM	\$27,562	#DIV/0!	\$27,562
MAXIMUM	\$34,453	#DIV/0!	\$34,453

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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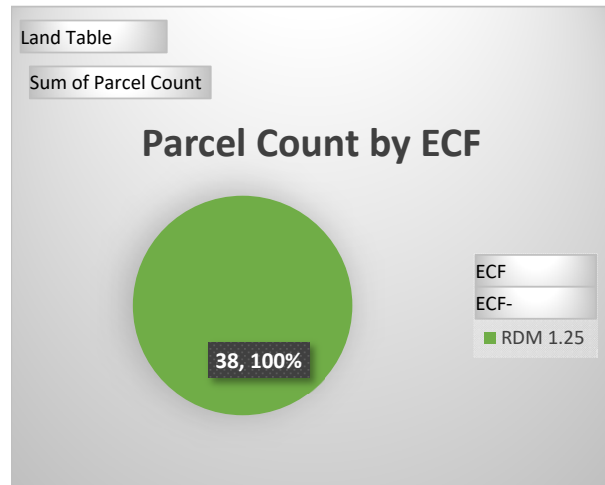
City of Pontiac

Land Table RDM

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	9
ECF Nbhd	RDM	Sales Ratio	43.88%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	85.30%
Max ECF	1.250	% Change	21.00%
Land Table LtoB	17.84%	Projected Land Table LtoB	21.59%
CVT LtoB	12.11%	Sales Sample Size	23.68%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,955	\$61,066	\$39,876
MINIMUM	\$17,940	\$33,243	\$21,707
MAXIMUM	\$48,360	\$89,612	\$58,516

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-31-180-009	63 RUTH AVE	11/17/22	\$65,000				0.19	\$338,542		Land Table RDM	#DIV/0!
64-14-31-180-015	25 RUTH AVE	01/21/22	\$140,000	\$76,770	\$94,040	\$30,810	0.15	\$626,933		Land Table RDM	40.13%
64-14-31-181-003	12 MYRA AVE	06/03/22	\$155,000	\$117,629	\$69,741	\$32,370	0.22	\$315,570		Land Table RDM	27.52%
64-14-31-181-010	40 MYRA AVE	08/24/21	\$200,000	\$117,054	\$113,756	\$30,810	0.16	\$724,561		Land Table RDM	26.32%
64-14-31-181-004	18 MYRA AVE	08/26/22	\$106,000	\$142,301	(\$3,931)	\$32,370	0.22	(\$18,199)		Land Table RDM	22.75%
64-14-31-180-012	45 RUTH AVE	04/09/21	\$206,500	\$135,101	\$98,699	\$27,300	0.12	\$795,960		Land Table RDM	20.21%
64-14-31-181-007	26 MYRA AVE	04/02/21	\$250,000	\$262,323	\$20,047	\$32,370	0.21	\$97,790		Land Table RDM	12.34%
64-14-31-181-011	46 MYRA AVE	07/07/21	\$350,000	\$298,918	\$81,892	\$30,810	0.16	\$515,044		Land Table RDM	10.31%
64-14-31-180-007	47 PEGGY AVE	08/27/21	\$540,000	\$583,827	(\$10,287)	\$33,540	0.56	(\$18,272)		Land Table RDM	5.74%

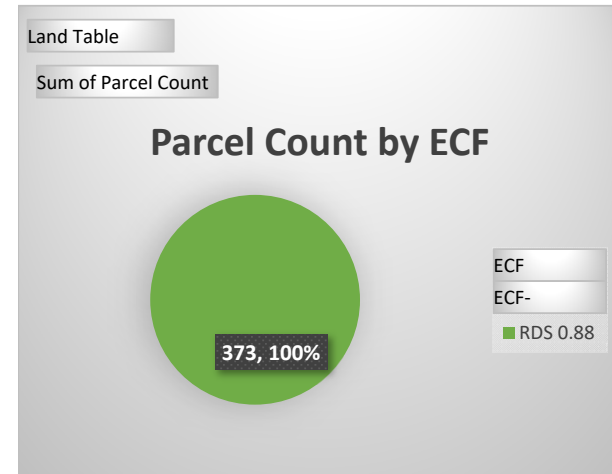
City of Pontiac

Land Table RDS

BSA DATABASE		SALES DATA	
Parcel Count	373	# of Sales	20
ECF Nbhd	RDS	Sales Ratio	41.15%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	143.27%
Max ECF	0.880	% Change	0.00%
Land Table LtoB	15.48%	Projected Land Table LtoB	15.48%
CVT LtoB	12.11%	Sales Sample Size	5.36%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,844	\$38,543	\$15,844
MINIMUM	\$14,429	\$35,101	\$14,429
MAXIMUM	\$17,259	\$41,985	\$17,259

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-451-003	1107 DUDLEY AVE	04/13/21	\$80,000	\$109,053	(\$12,926)	\$16,127	0.16	(\$81,810)		Land Table RDS	14.79%
64-14-22-454-007	1173 DUDLEY AVE	09/21/22	\$105,000	\$118,850	\$1,145	\$14,995	0.14	\$8,481		Land Table RDS	12.62%
64-14-22-456-023	1173 NEAFIE AVE	01/31/22	\$110,000	\$113,865	\$11,130	\$14,995	0.14	\$80,652		Land Table RDS	13.17%
64-14-22-452-020	401 THORS ST	02/09/22	\$108,500	\$110,131	\$15,062	\$16,693	0.20	\$77,241		Land Table RDS	15.16%
64-14-22-479-010	1260 MAURER AVE	08/02/22	\$132,500	\$134,456	\$13,605	\$15,561	0.14	\$95,140		Land Table RDS	11.57%
64-14-22-478-002	512 KUHN ST	10/06/22	\$102,000	\$100,924	\$17,203	\$16,127	0.16	\$106,851		Land Table RDS	15.98%
64-14-22-476-021	416 BAY ST	11/24/21	\$110,000	\$102,151	\$23,976	\$16,127	0.16	\$154,684		Land Table RDS	15.79%
64-14-22-457-003	422 LYNCH AVE	05/16/22	\$112,000	\$102,775	\$23,654	\$14,429	0.13	\$187,730		Land Table RDS	14.04%
64-14-22-456-010	1166 ECKMAN AVE	07/19/21	\$110,000	\$100,153	\$24,842	\$14,995	0.14	\$180,014		Land Table RDS	14.97%
64-14-22-477-012	458 MOORE ST	07/08/21	\$107,000	\$96,487	\$26,640	\$16,127	0.16	\$165,466		Land Table RDS	16.71%
64-14-22-478-013	456 KUHN ST	01/18/22	\$111,000	\$95,176	\$31,951	\$16,127	0.17	\$193,642		Land Table RDS	16.94%
64-14-22-453-029	443 LYNCH AVE	12/12/22	\$134,900	\$105,397	\$43,932	\$14,429	0.13	\$348,667		Land Table RDS	13.69%
64-14-22-476-030	473 MOORE ST	03/22/22	\$130,000	\$95,627	\$50,500	\$16,127	0.16	\$313,665		Land Table RDS	16.86%
64-14-22-477-041	417 KUHN ST	03/18/22	\$125,000	\$90,761	\$50,366	\$16,127	0.16	\$324,942		Land Table RDS	17.77%
64-14-22-453-003	482 THORS ST	09/30/22	\$180,000	\$129,986	\$64,443	\$14,429	0.13	\$511,452		Land Table RDS	11.10%
64-14-22-479-009	1254 MAURER AVE	06/09/22	\$137,000	\$98,252	\$54,309	\$15,561	0.14	\$379,783		Land Table RDS	15.84%
64-14-22-479-014	1280 MAURER AVE	05/11/22	\$136,000	\$89,571	\$61,990	\$15,561	0.14	\$433,497		Land Table RDS	17.37%
64-14-22-478-001	518 KUHN ST	11/09/22	\$166,500	\$103,951	\$80,671	\$18,122	0.22	\$365,027		Land Table RDS	17.43%
64-14-22-453-013	432 THORS ST	12/09/22	\$144,000	\$82,178	\$76,251	\$14,429	0.13	\$605,167		Land Table RDS	17.56%
64-14-22-479-027	1275 FEATHERSTONE RD	07/06/22	\$189,900	\$103,633	\$101,828	\$15,561	0.14	\$712,084		Land Table RDS	15.02%

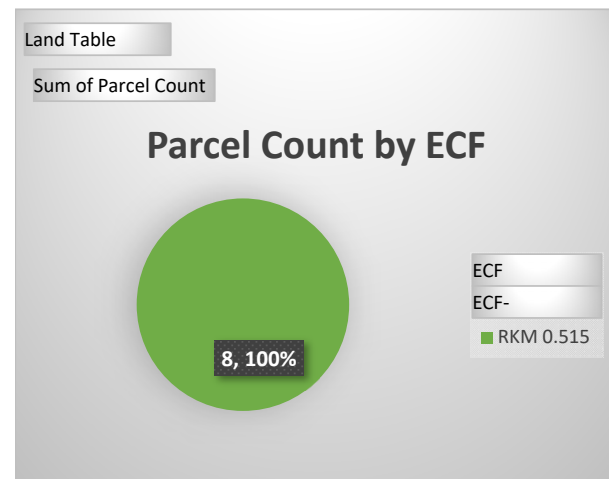
City of Pontiac

Land Table RKM

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	RKM	Sales Ratio	#DIV/0!
Min ECF	0.515	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.515	% Change	0.00%
Land Table LtoB	6.53%	Projected Land Table LtoB	6.53%
CVT LtoB	12.11%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$7,682	#DIV/0!	\$7,682
MINIMUM	\$6,800	#DIV/0!	\$6,800
MAXIMUM	\$10,074	#DIV/0!	\$10,074

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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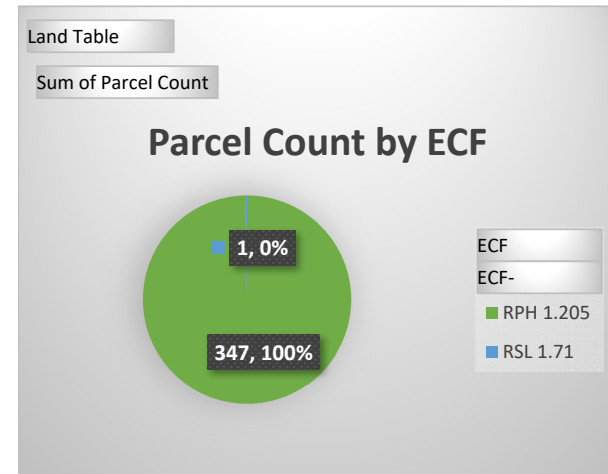
City of Pontiac

Land Table RPH

BSA DATABASE		SALES DATA	
Parcel Count	348	# of Sales	36
ECF Nbhd	RPH, RSL	Sales Ratio	44.39%
Min ECF	1.205	(Land Resid.-Est. Land Value)/Est. LV	66.65%
Max ECF	1.710	% Change	17.00%
Land Table LtoB	18.85%	Projected Land Table LtoB	22.06%
CVT LtoB	12.11%	Sales Sample Size	10.34%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,459	\$47,426	\$33,297
MINIMUM	\$26,426	\$44,038	\$30,918
MAXIMUM	\$32,932	\$54,880	\$38,530

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-13-36-280-024	324 S TILDEN AVE	06/07/21	\$101,000	\$126,808	\$618	\$26,426	0.14	\$4,322		Land Table RPH	20.84%
64-13-36-282-017	274 DICK AVE	12/05/22	\$110,000	\$126,334	\$10,092	\$26,426	0.14	\$70,573		Land Table RPH	20.92%
64-13-36-282-014	335 PIONEER DR	09/15/21	\$190,000	\$215,434	\$992	\$26,426	0.14	\$6,937		Land Table RPH	12.27%
64-13-36-282-005	291 PIONEER DR	07/09/21	\$134,000	\$151,583	\$8,843	\$26,426	0.14	\$61,839		Land Table RPH	17.43%
64-13-36-252-032	220 STARR AVE	06/25/21	\$133,000	\$144,169	\$15,257	\$26,426	0.14	\$106,692		Land Table RPH	18.33%
64-13-36-281-002	275 S TILDEN AVE	09/22/21	\$174,900	\$187,180	\$14,146	\$26,426	0.14	\$98,923		Land Table RPH	14.12%
64-13-36-251-022	244 S JOSEPHINE AVE	07/22/22	\$120,000	\$127,207	\$19,219	\$26,426	0.14	\$134,399		Land Table RPH	20.77%
64-13-36-282-007	301 PIONEER DR	01/28/22	\$139,900	\$147,106	\$19,220	\$26,426	0.14	\$134,406		Land Table RPH	17.96%
64-13-36-253-028	224 DRAPER AVE	08/31/21	\$182,000	\$185,602	\$22,824	\$26,426	0.14	\$159,608		Land Table RPH	14.24%
64-13-36-252-045	290 STARR AVE	05/19/21	\$191,000	\$194,254	\$24,392	\$27,646	0.19	\$130,439		Land Table RPH	14.23%
64-13-36-282-013	331 PIONEER DR	11/08/21	\$175,000	\$174,788	\$26,638	\$26,426	0.14	\$186,280		Land Table RPH	15.12%
64-13-36-251-001	191 LINDEN RD	09/24/21	\$108,000	\$107,235	\$27,191	\$26,426	0.14	\$190,147		Land Table RPH	24.64%
64-13-36-253-022	194 DRAPER AVE	10/15/21	\$184,000	\$177,587	\$32,839	\$26,426	0.14	\$229,643		Land Table RPH	14.88%
64-13-36-277-003	971 VOORHEIS ST	03/12/21	\$130,000	\$124,105	\$28,357	\$22,462	0.15	\$195,566		Land Table RPH	18.10%
64-13-36-279-017	261 DICK AVE	12/07/22	\$160,000	\$148,348	\$38,078	\$26,426	0.14	\$266,280		Land Table RPH	17.81%
64-13-36-252-042	270 STARR AVE	07/30/21	\$122,000	\$112,909	\$35,517	\$26,426	0.14	\$248,371		Land Table RPH	23.40%
64-13-36-278-008	211 PIONEER DR	06/23/21	\$110,000	\$101,612	\$34,814	\$26,426	0.14	\$243,455		Land Table RPH	26.01%
64-13-36-282-023	310 DICK AVE	05/05/21	\$142,500	\$130,691	\$38,235	\$26,426	0.14	\$267,378		Land Table RPH	20.22%
64-13-36-252-033	224 STARR AVE	01/07/21	\$144,000	\$131,750	\$38,676	\$26,426	0.14	\$270,462		Land Table RPH	20.06%
64-13-36-251-021	240 S JOSEPHINE AVE	09/29/22	\$120,000	\$109,678	\$36,748	\$26,426	0.14	\$256,979		Land Table RPH	24.09%
64-13-36-280-004	285 DRAPER AVE	03/19/21	\$124,500	\$113,375	\$37,551	\$26,426	0.14	\$262,594		Land Table RPH	23.31%
64-13-36-253-025	210 DRAPER AVE	08/24/21	\$160,000	\$141,541	\$44,885	\$26,426	0.14	\$313,881		Land Table RPH	18.67%

City of Pontiac

Land Table RPH

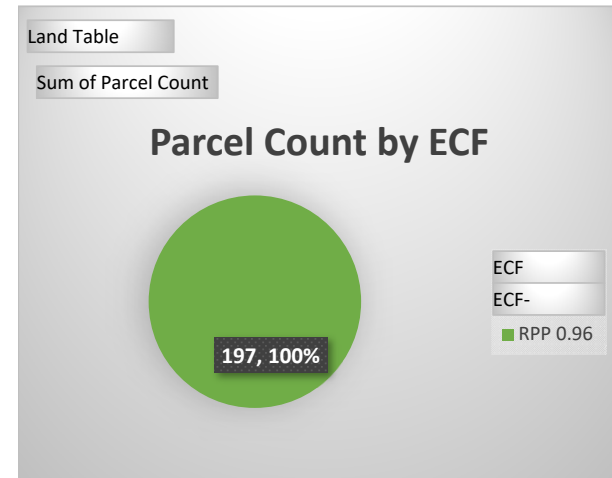
64-13-36-282-018	280 DICK AVE	09/03/21	\$146,900	\$129,644	\$43,682	\$26,426	0.14	\$305,469	Land Table RPH	20.38%
64-13-36-254-018	275 STARR AVE	03/09/22	\$175,000	\$149,985	\$57,662	\$32,647	0.29	\$200,913	Land Table RPH	21.77%
64-13-36-276-025	220 S TILDEN AVE	10/04/22	\$169,420	\$142,576	\$53,270	\$26,426	0.14	\$372,517	Land Table RPH	18.53%
64-13-36-253-030	234 DRAPER AVE	11/04/22	\$190,000	\$157,477	\$58,949	\$26,426	0.14	\$412,231	Land Table RPH	16.78%
64-13-36-281-016	270 PIONEER DR	12/08/22	\$137,500	\$113,099	\$50,827	\$26,426	0.14	\$355,434	Land Table RPH	23.37%
64-13-36-277-029	244 PIONEER DR	09/17/21	\$145,000	\$119,057	\$52,369	\$26,426	0.14	\$366,217	Land Table RPH	22.20%
64-13-36-277-004	965 VOORHEIS ST	06/04/21	\$130,000	\$105,255	\$47,207	\$22,462	0.15	\$325,566	Land Table RPH	21.34%
64-13-36-253-029	230 DRAPER AVE	09/29/21	\$180,000	\$141,512	\$64,914	\$26,426	0.14	\$453,944	Land Table RPH	18.67%
64-13-36-279-012	235 DICK AVE	10/22/21	\$130,000	\$97,676	\$58,750	\$26,426	0.14	\$410,839	Land Table RPH	27.05%
64-13-36-278-014	241 PIONEER DR	10/06/22	\$185,000	\$133,166	\$78,260	\$26,426	0.14	\$547,273	Land Table RPH	19.84%
64-13-36-251-020	234 S JOSEPHINE AVE	11/23/22	\$165,000	\$114,330	\$77,096	\$26,426	0.14	\$539,133	Land Table RPH	23.11%
64-13-36-252-024	1060 JAMES K BLVD	07/25/22	\$340,000	\$188,455	\$181,224	\$29,679	0.34	\$537,757	Land Table RPH	15.75%
64-13-36-277-015	241 S TILDEN AVE	06/24/22	\$200,000	\$109,938	\$116,488	\$26,426	0.14	\$814,601	Land Table RPH	24.04%
64-13-36-283-015	341 DICK AVE	05/31/22	\$110,500	\$54,582	\$64,639	\$8,721	0.05	\$1,375,298	Land Table RPH	15.98%

City of Pontiac

Land Table RPP

BSA DATABASE		SALES DATA	
Parcel Count	197	# of Sales	13
ECF Nbhd	RPP	Sales Ratio	44.79%
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	125.46%
Max ECF	0.960	% Change	25.00%
Land Table LtoB	9.73%	Projected Land Table LtoB	12.16%
CVT LtoB	12.11%	Sales Sample Size	6.60%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,562	\$44,105	\$24,453
MINIMUM	\$18,418	\$41,526	\$23,023
MAXIMUM	\$21,050	\$47,460	\$26,313

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-07-301-006	1637 VALDOSTA CIR	11/19/21	\$225,000	\$201,137	\$45,965	\$22,102	0.14	\$321,434		Land Table RPP	10.99%
64-14-07-301-010	1645 VALDOSTA CIR	11/07/22	\$265,000	\$217,068	\$71,406	\$23,474	0.22	\$329,060		Land Table RPP	10.81%
64-14-07-351-024	1563 MARSHBANK CT	09/20/21	\$234,000	\$231,137	\$26,887	\$24,024	0.33	\$82,223		Land Table RPP	10.39%
64-14-07-301-004	1633 VALDOSTA CIR	04/11/22	\$258,100	\$215,592	\$64,610	\$22,102	0.14	\$451,818		Land Table RPP	10.25%
64-14-07-329-003	1606 PRAIRIE DR	12/22/21	\$225,000	\$186,108	\$57,882	\$18,990	0.19	\$309,529		Land Table RPP	10.20%
64-14-07-353-001	1572 MARSHBANK DR	03/11/21	\$224,500	\$235,284	\$12,004	\$22,788	0.19	\$62,848		Land Table RPP	9.69%
64-14-07-301-029	1683 VALDOSTA CIR	10/12/21	\$218,000	\$192,233	\$44,185	\$18,418	0.15	\$296,544		Land Table RPP	9.58%
64-14-07-376-008	1557 MEADOW RIDGE DR	04/09/21	\$220,000	\$210,468	\$27,950	\$18,418	0.17	\$163,450		Land Table RPP	8.75%
64-14-07-332-013	1627 MARSHBANK DR	11/30/22	\$270,000	\$219,864	\$68,554	\$18,418	0.16	\$433,886		Land Table RPP	8.38%
64-14-07-302-010	1674 VALDOSTA CIR	04/22/21	\$232,000	\$224,120	\$26,298	\$18,418	0.16	\$169,665		Land Table RPP	8.22%
64-14-07-302-005	1638 VALDOSTA CIR	01/24/22	\$237,500	\$228,851	\$27,067	\$18,418	0.15	\$184,129		Land Table RPP	8.05%
64-14-07-301-018	1661 VALDOSTA CIR	12/30/21	\$257,500	\$229,622	\$46,296	\$18,418	0.16	\$293,013		Land Table RPP	8.02%
64-14-07-377-006	1594 MARSHBANK DR	04/08/22	\$290,000	\$235,890	\$72,528	\$18,418	0.14	\$507,189		Land Table RPP	7.81%

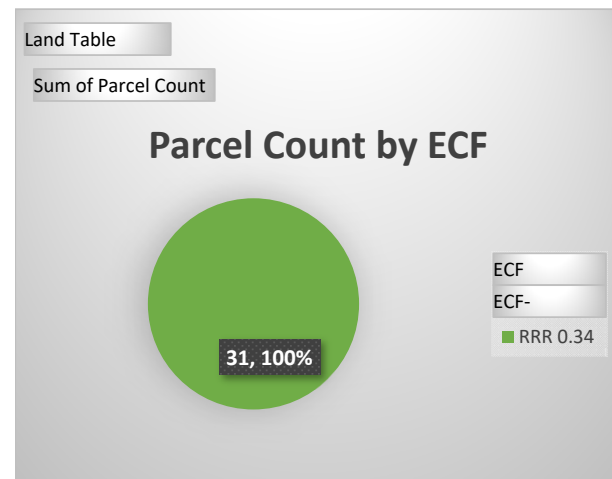
City of Pontiac

Land Table RRR

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	0
ECF Nbhd	RRR	Sales Ratio	#DIV/0!
Min ECF	0.340	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.340	% Change	0.00%
Land Table LtoB	6.13%	Projected Land Table LtoB	6.13%
CVT LtoB	12.11%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,500	#DIV/0!	\$1,500
MINIMUM	\$1,500	#DIV/0!	\$1,500
MAXIMUM	\$1,500	#DIV/0!	\$1,500

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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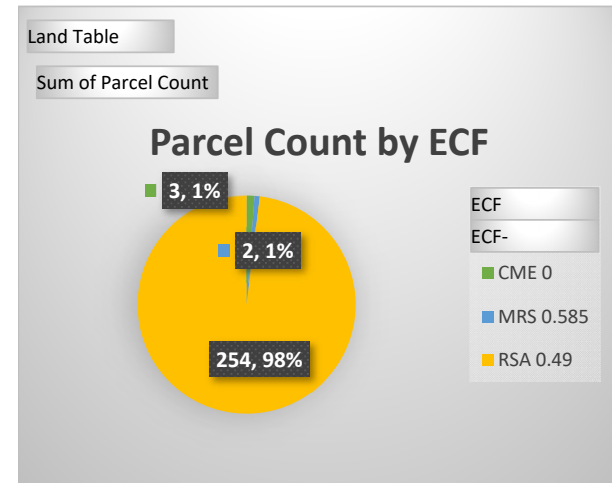
City of Pontiac

Land Table RSA

BSA DATABASE		SALES DATA	
Parcel Count	259	# of Sales	12
ECF Nbhd	RSA, MRS, CME	Sales Ratio	37.10%
Min ECF	0.490	(Land Resid.-Est. Land Value)/Est. LV	394.70%
Max ECF	0.585	% Change	50.00%
Land Table LtoB	8.61%	Projected Land Table LtoB	12.92%
CVT LtoB	12.11%	Sales Sample Size	4.63%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$3,654	\$18,076	\$5,481
MINIMUM	\$365	\$1,806	\$548
MAXIMUM	\$4,158	\$20,570	\$6,237

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-20-401-018	14 MCNEIL ST	08/30/22	\$5,600				0.16	\$34,783		Land Table RSA	#DIV/0!
64-14-20-401-036	18 MCNEIL ST	08/30/22	\$5,700				0.32	\$17,757		Land Table RSA	#DIV/0!
64-14-20-451-043	HOME	07/09/21	\$5,000				0.57	\$8,850		Land Table RSA	#DIV/0!
64-14-20-401-009	GARNER	07/06/21	\$2,500				0.18	\$14,286		Land Table RSA	#DIV/0!
64-14-20-402-013	23 RIKER ST	10/18/21	\$22,433	\$33,850	(\$6,843)	\$4,574	0.34	(\$19,892)		Land Table RSA	13.51%
64-14-20-405-030	85 W RUNDELL ST	11/18/22	\$60,000	\$31,308	\$32,346	\$3,654	0.09	\$376,116		Land Table RSA	11.67%
64-14-20-453-044	40 FOREST ST	12/05/22	\$55,000	\$34,947	\$23,707	\$3,654	0.11	\$213,577		Land Table RSA	10.46%
64-14-20-405-043	86 HAMILTON ST	07/11/22	\$50,000	\$35,715	\$17,939	\$3,654	0.09	\$197,132		Land Table RSA	10.23%
64-14-20-406-021	55 HAMILTON ST	08/01/22	\$45,000	\$36,501	\$12,153	\$3,654	0.09	\$135,033		Land Table RSA	10.01%
64-14-20-406-029	80 VIRGINIA ST	05/14/21	\$52,500	\$39,498	\$16,656	\$3,654	0.08	\$205,630		Land Table RSA	9.25%
64-14-20-406-003	254 BALDWIN AVE	08/22/22	\$65,000	\$42,592	\$26,062	\$3,654	0.14	\$188,855		Land Table RSA	8.58%
64-14-20-455-001	76 FOSTER ST	03/31/21	\$103,000	\$79,511	\$27,143	\$3,654	0.17	\$164,503		Land Table RSA	4.60%

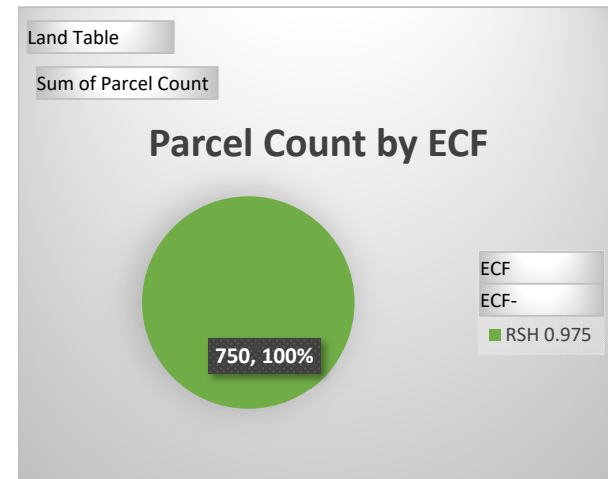
City of Pontiac

Land Table RSH

BSA DATABASE		SALES DATA	
Parcel Count	750	# of Sales	69
ECF Nbhd	RSH	Sales Ratio	43.38%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	121.56%
Max ECF	0.975	% Change	30.00%
Land Table LtoB	12.71%	Projected Land Table LtoB	16.52%
CVT LtoB	12.11%	Sales Sample Size	9.20%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$22,692	\$50,276	\$29,500
MINIMUM	\$17,126	\$37,944	\$22,264
MAXIMUM	\$28,258	\$62,607	\$36,735

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-31-204-015	148 OTTAWA DR	08/30/22	\$18,750	\$32,240	\$9,202	\$22,692	0.29	\$32,175		Land Table RSH	70.38%
64-14-31-253-010	565 W IROQUOIS RD	06/25/21	\$85,000	\$132,971	(\$28,917)	\$19,054	0.14	(\$200,813)		Land Table RSH	14.33%
64-14-31-208-014	162 OTTAWA DR	06/02/21	\$170,000	\$262,011	(\$68,184)	\$23,827	0.25	(\$269,502)		Land Table RSH	9.09%
64-14-31-206-025	456 W IROQUOIS RD	09/15/22	\$96,000	\$134,384	(\$19,330)	\$19,054	0.14	(\$143,185)		Land Table RSH	14.18%
64-14-31-207-008	463 W IROQUOIS RD	06/15/22	\$99,000	\$137,176	(\$19,122)	\$19,054	0.15	(\$129,203)		Land Table RSH	13.89%
64-14-31-234-012	52 E IROQUOIS RD	09/14/21	\$110,000	\$148,303	(\$19,249)	\$19,054	0.14	(\$141,537)		Land Table RSH	12.85%
64-14-31-128-009	735 MENOMINEE RD	12/17/21	\$115,000	\$148,054	(\$12,075)	\$20,979	0.18	(\$68,220)		Land Table RSH	14.17%
64-14-30-484-014	65 ONEIDA ST	08/27/21	\$155,000	\$194,770	(\$20,716)	\$19,054	0.14	(\$146,922)		Land Table RSH	9.78%
64-14-31-234-006	86 E IROQUOIS RD	07/28/21	\$205,000	\$250,439	(\$24,460)	\$20,979	0.20	(\$121,692)		Land Table RSH	8.38%
64-14-31-206-014	193 CHIPPEWA RD	04/15/22	\$100,500	\$116,140	\$3,414	\$19,054	0.14	\$24,386		Land Table RSH	16.41%
64-14-31-203-011	419 W IROQUOIS RD	04/08/22	\$110,000	\$125,811	\$3,243	\$19,054	0.18	\$18,117		Land Table RSH	15.14%
64-14-31-207-026	184 CHEROKEE RD	09/20/21	\$150,000	\$166,739	\$4,240	\$20,979	0.19	\$22,919		Land Table RSH	12.58%
64-14-31-106-009	779 MENOMINEE RD	03/16/22	\$95,700	\$104,075	\$10,679	\$19,054	0.13	\$82,783		Land Table RSH	18.31%
64-14-31-208-015	168 OTTAWA DR	07/13/21	\$250,000	\$270,909	\$2,918	\$23,827	0.26	\$11,354		Land Table RSH	8.80%
64-14-31-229-008	167 E IROQUOIS RD	03/21/22	\$155,000	\$160,728	\$15,251	\$20,979	0.21	\$73,322		Land Table RSH	13.05%
64-14-30-482-007	205 E IROQUOIS RD	02/28/22	\$205,000	\$211,134	\$12,920	\$19,054	0.14	\$92,950		Land Table RSH	9.02%
64-14-31-177-014	284 VOORHEIS ST	01/24/22	\$120,000	\$119,426	\$19,628	\$19,054	0.14	\$139,206		Land Table RSH	15.95%
64-14-31-254-013	244 OTTAWA DR	10/11/22	\$327,000	\$321,620	\$26,359	\$20,979	0.19	\$136,575		Land Table RSH	6.52%
64-14-31-229-009	161 E IROQUOIS RD	06/17/21	\$155,500	\$151,864	\$24,615	\$20,979	0.21	\$117,775		Land Table RSH	13.81%
64-14-31-176-011	5 WENONAH DR	11/15/21	\$160,000	\$148,597	\$35,808	\$24,405	0.43	\$83,469		Land Table RSH	16.42%
64-14-31-106-012	162 S GENESEE AVE	04/22/21	\$125,000	\$115,571	\$28,483	\$19,054	0.17	\$171,584		Land Table RSH	16.49%
64-14-31-253-014	216 CHEROKEE RD	07/08/22	\$367,000	\$332,709	\$55,270	\$20,979	0.18	\$300,380		Land Table RSH	6.31%

City of Pontiac

Land Table RSH

64-14-31-176-004	45 WENONAH DR	06/25/21	\$150,000	\$135,051	\$34,003	\$19,054	0.14	\$237,783	Land Table RSH	14.11%
64-14-31-252-023	572 W IROQUOIS RD	05/26/21	\$192,000	\$171,974	\$42,718	\$22,692	0.25	\$170,872	Land Table RSH	13.20%
64-14-31-151-007	139 ILLINOIS AVE	09/13/21	\$261,500	\$233,277	\$49,202	\$20,979	0.22	\$224,667	Land Table RSH	8.99%
64-14-31-229-010	157 E IROQUOIS RD	03/31/22	\$123,000	\$107,111	\$36,868	\$20,979	0.20	\$186,202	Land Table RSH	19.59%
64-14-30-483-014	40 ONEIDA ST	09/23/21	\$170,000	\$147,968	\$43,011	\$20,979	0.18	\$241,635	Land Table RSH	14.18%
64-14-31-233-033	35 E IROQUOIS RD	03/01/21	\$205,000	\$178,319	\$51,086	\$24,405	0.48	\$107,324	Land Table RSH	13.69%
64-14-31-206-023	446 W IROQUOIS RD	05/25/22	\$176,000	\$153,081	\$41,973	\$19,054	0.14	\$306,372	Land Table RSH	12.45%
64-14-31-107-018	124 ILLINOIS AVE	12/28/21	\$155,000	\$134,694	\$39,360	\$19,054	0.16	\$252,308	Land Table RSH	14.15%
64-14-31-103-037	824 MENOMINEE RD	08/31/21	\$173,000	\$150,045	\$42,009	\$19,054	0.15	\$289,717	Land Table RSH	12.70%
64-14-31-103-043	788 MENOMINEE RD	01/19/21	\$207,500	\$179,517	\$47,037	\$19,054	0.14	\$326,646	Land Table RSH	10.61%
64-14-31-207-007	457 W IROQUOIS RD	07/07/22	\$215,000	\$185,089	\$48,965	\$19,054	0.15	\$326,433	Land Table RSH	10.29%
64-14-31-201-008	106 CHIPPEWA RD	05/02/22	\$180,000	\$154,043	\$45,011	\$19,054	0.13	\$338,429	Land Table RSH	12.37%
64-14-31-252-008	255 CHIPPEWA RD	02/05/21	\$223,000	\$190,510	\$51,544	\$19,054	0.13	\$396,492	Land Table RSH	10.00%
64-14-31-203-019	124 CHEROKEE RD	11/04/22	\$190,000	\$160,013	\$52,679	\$22,692	0.26	\$201,065	Land Table RSH	14.18%
64-14-30-483-009	208 E IROQUOIS RD	07/08/22	\$165,000	\$137,296	\$46,758	\$19,054	0.15	\$303,623	Land Table RSH	13.88%
64-14-31-204-009	108 OTTAWA DR	09/27/22	\$325,000	\$270,161	\$77,531	\$22,692	0.23	\$344,582	Land Table RSH	8.40%
64-14-31-234-032	218 ONEIDA ST	02/11/22	\$160,000	\$132,666	\$46,388	\$19,054	0.14	\$328,993	Land Table RSH	14.36%
64-14-30-484-007	29 ONEIDA ST	08/25/22	\$165,000	\$136,061	\$47,993	\$19,054	0.16	\$307,647	Land Table RSH	14.00%
64-14-31-228-002	81 ONEIDA ST	10/11/22	\$165,000	\$135,655	\$48,399	\$19,054	0.14	\$343,255	Land Table RSH	14.05%
64-14-31-206-015	197 CHIPPEWA RD	10/12/22	\$155,000	\$126,369	\$47,685	\$19,054	0.14	\$338,191	Land Table RSH	15.08%
64-14-31-253-005	541 W IROQUOIS RD	04/29/21	\$211,000	\$171,808	\$58,246	\$19,054	0.16	\$366,327	Land Table RSH	11.09%
64-14-31-252-001	221 CHIPPEWA RD	05/28/21	\$255,000	\$206,834	\$67,220	\$19,054	0.15	\$439,346	Land Table RSH	9.21%
64-14-31-206-009	165 CHIPPEWA RD	09/02/22	\$205,000	\$162,800	\$61,254	\$19,054	0.14	\$443,870	Land Table RSH	11.70%
64-14-31-202-001	67 CHIPPEWA RD	11/17/22	\$195,000	\$154,379	\$63,313	\$22,692	0.27	\$231,916	Land Table RSH	14.70%
64-14-31-151-030	342 VOORHEIS ST	11/28/22	\$128,000	\$101,142	\$45,912	\$19,054	0.14	\$318,833	Land Table RSH	18.84%
64-14-31-151-027	358 VOORHEIS ST	05/10/21	\$155,500	\$122,170	\$52,384	\$19,054	0.14	\$363,778	Land Table RSH	15.60%
64-14-30-455-009	40 CHIPPEWA RD	06/21/21	\$160,000	\$125,671	\$55,308	\$20,979	0.19	\$298,962	Land Table RSH	16.69%
64-14-31-204-012	124 OTTAWA DR	05/10/22	\$308,000	\$237,301	\$93,391	\$22,692	0.23	\$404,290	Land Table RSH	9.56%
64-14-31-205-011	176 CHIPPEWA RD	06/18/21	\$156,000	\$119,533	\$53,593	\$17,126	0.12	\$462,009	Land Table RSH	14.33%
64-14-31-106-006	795 MENOMINEE RD	01/04/22	\$150,000	\$114,833	\$56,146	\$20,979	0.20	\$280,730	Land Table RSH	18.27%
64-14-30-459-022	336 W IROQUOIS RD	10/22/21	\$225,000	\$171,885	\$74,094	\$20,979	0.19	\$383,907	Land Table RSH	12.21%
64-14-30-484-012	57 ONEIDA ST	10/11/22	\$190,000	\$144,791	\$64,263	\$19,054	0.14	\$455,766	Land Table RSH	13.16%
64-14-31-129-007	29 NIAGARA AVE	11/10/22	\$180,000	\$135,464	\$63,590	\$19,054	0.16	\$392,531	Land Table RSH	14.07%
64-14-31-103-023	100 S GENESEE AVE	02/02/21	\$180,000	\$133,351	\$65,703	\$19,054	0.12	\$547,525	Land Table RSH	14.29%
64-14-31-204-014	142 OTTAWA DR	06/17/22	\$335,000	\$245,254	\$112,438	\$22,692	0.26	\$435,806	Land Table RSH	9.25%
64-14-31-206-027	466 W IROQUOIS RD	11/30/21	\$187,000	\$136,653	\$69,401	\$19,054	0.14	\$514,081	Land Table RSH	13.94%
64-14-31-107-014	152 ILLINOIS AVE	12/23/22	\$200,000	\$143,519	\$75,535	\$19,054	0.14	\$524,549	Land Table RSH	13.28%
64-14-30-481-010	86 OTTAWA DR	04/23/21	\$313,000	\$222,289	\$111,690	\$20,979	0.19	\$575,722	Land Table RSH	9.44%
64-14-31-203-003	375 W IROQUOIS RD	10/14/22	\$235,000	\$163,958	\$92,021	\$20,979	0.20	\$460,105	Land Table RSH	12.80%
64-14-31-252-009	259 CHIPPEWA RD	10/21/21	\$210,000	\$143,131	\$85,923	\$19,054	0.13	\$660,946	Land Table RSH	13.31%
64-14-31-203-001	365 W IROQUOIS RD	12/14/22	\$220,000	\$145,250	\$97,442	\$22,692	0.23	\$416,419	Land Table RSH	15.62%
64-14-31-104-016	160 ERIE RD	08/06/21	\$193,000	\$125,792	\$86,262	\$19,054	0.17	\$501,523	Land Table RSH	15.15%
64-14-31-234-019	18 E IROQUOIS RD	06/10/21	\$199,900	\$129,598	\$89,356	\$19,054	0.15	\$607,864	Land Table RSH	14.70%
64-14-31-151-016	77 ILLINOIS AVE	12/17/21	\$210,000	\$134,757	\$94,297	\$19,054	0.14	\$668,773	Land Table RSH	14.14%
64-14-31-253-007	551 W IROQUOIS RD	08/25/21	\$195,000	\$123,955	\$90,099	\$19,054	0.15	\$600,660	Land Table RSH	15.37%
64-14-31-107-006	99 WENONAH DR	12/06/21	\$225,000	\$132,655	\$111,399	\$19,054	0.15	\$732,888	Land Table RSH	14.36%
64-14-31-107-004	113 WENONAH DR	12/02/22	\$215,000	\$122,628	\$111,426	\$19,054	0.15	\$752,878	Land Table RSH	15.54%

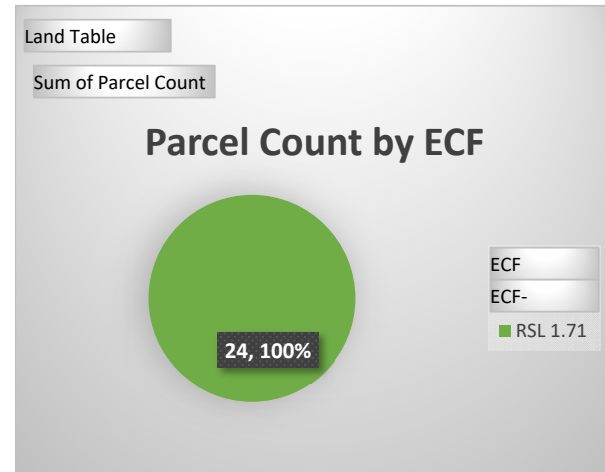
City of Pontiac

Land Table RSL

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	1
ECF Nbhd	RSL	Sales Ratio	51.81%
Min ECF	1.710	(Land Resid.-Est. Land Value)/Est. LV	-29.13%
Max ECF	1.710	% Change	0.00%
Land Table LtoB	26.19%	Projected Land Table LtoB	26.19%
CVT LtoB	12.11%	Sales Sample Size	4.17%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,644	\$1,874	\$2,644
MINIMUM	\$2,644	\$1,874	\$2,644
MAXIMUM	\$2,644	\$1,874	\$2,644

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-13-36-256-018	1035 JAMES K BLVD	04/28/22	\$1,275,000	\$1,321,210	\$112,430	\$158,640	0.21	\$543,140		Land Table RSL	12.01%

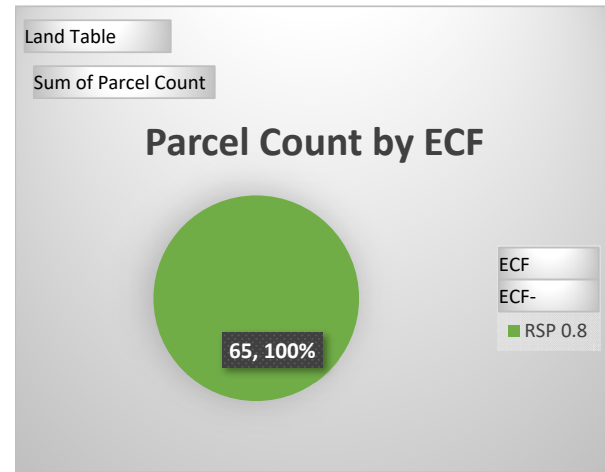
City of Pontiac

Land Table RSP

BSA DATABASE		SALES DATA	
Parcel Count	65	# of Sales	1
ECF Nbhd	RSP	Sales Ratio	39.23%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	184.79%
Max ECF	0.800	% Change	0.00%
Land Table LtoB	13.02%	Projected Land Table LtoB	13.02%
CVT LtoB	12.11%	Sales Sample Size	1.54%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,134	\$57,340	\$20,134
MINIMUM	\$18,730	\$53,342	\$18,730
MAXIMUM	\$22,476	\$64,010	\$22,476

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-32-205-026	87 HIBBARD CT N	10/17/22	\$190,000	\$149,074	\$63,073	\$22,147	0.27	\$234,472		Land Table RSP	14.86%