

CITY OF PONTIAC

ECF FOR 2024: APP

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$2,979,500	\$907,168	\$2,072,332	\$2,819,540	\$1,510,330	50.69%	0.735

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-28-481-022	98 S EDITH	APP	5/21/2021	\$310,000	\$19,687	\$290,313	\$317,961	\$118,570	38.25		201
64	64-14-33-210-065	389 OSMUN ST	APS	8/5/2022	\$138,000	\$10,108	\$127,892	\$108,034	\$46,690	33.83		201
Y	Y -12-14-253-001	9470 PONTIAC LAKE	APT	01/29/21	\$522,500	\$469,779	\$52,721	\$182,549	\$294,580	62.51		201
Y	Y -12-13-478-007	8200 PONTIAC LAKE	APT	05/19/23	\$755,000	\$307,877	\$447,123	\$715,368	\$577,540	85.22		201
64	64-14-29-412-002	67 W HURON ST	MRU	12/2/2021	\$410,000	\$24,636	\$385,364	\$491,945	\$154,540	37.69	64-14-29-412-003	201
64	64-13-36-283-016	270 S TELEGRAPH RD	MRU	10/19/2022	\$205,000	\$21,830	\$183,170	\$191,430	\$66,700	32.54		201
64	64-14-29-328-025	48 AUGUSTA AVE	MRS	10/31/22	\$55,000	\$7,191	\$47,809	\$92,030	\$27,720	61.76		401
64	64-14-30-376-009	12 MOHAWK RD	MRS	04/29/21	\$107,000	\$28,410	\$78,590	\$168,345	\$60,530	65.20		401
64	64-14-20-478-006	490 N SAGINAW ST	MRS	06/06/22	\$32,000	\$4,522	\$27,478	\$59,933	\$18,550	68.88		401
64	64-14-29-232-023	23 FAIRGROVE ST	MRS	07/30/21	\$210,000	\$5,028	\$204,972	\$225,445	\$65,490	36.62		401
64	64-14-29-378-002	21 HENRY CLAY AVE	MRS	09/19/22	\$235,000	\$8,100	\$226,900	\$266,499	\$79,420	39.14		401

CITY OF PONTIAC

ECF FOR 2024: APS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
9	\$5,970,500	\$2,669,661	\$3,300,839	\$3,996,307	\$3,251,320	54.46%	0.826

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-28-481-022	98 S EDITH	APP	5/21/2021	\$310,000	\$19,687	\$290,313	\$317,961	\$118,570	38.25		201
64	64-14-33-210-065	389 OSMUN ST	APS	8/5/2022	\$138,000	\$10,108	\$127,892	\$108,034	\$46,690	33.83		201
08	08-19-36-233-014	520 S ADAMS RD	APT	2/1/2022	\$680,000	\$729,273	-\$49,273	\$248,178	\$474,460	69.77		201
Y	Y -12-14-253-001	9470 PONTIAC LAKE	APT	01/29/21	\$522,500	\$469,779	\$52,721	\$182,549	\$294,580	62.51		201
Y	Y -12-13-478-007	8200 PONTIAC LAKE	APT	05/19/23	\$755,000	\$307,877	\$447,123	\$715,368	\$577,540	85.22		201
68	68-15-11-304-011	327 LYSANDER ST	APT	12/21/2021	\$1,400,000	\$567,332	\$832,668	\$863,018	\$713,780	50.98	68-15-11-304-026, 68-15-11-304-012, 68-15-11-304-013	201
64	64-14-29-412-002	67 W HURON ST	MRU	12/2/2021	\$410,000	\$24,636	\$385,364	\$491,945	\$154,540	37.69	64-14-29-412-003	201
64	64-13-36-283-016	270 S TELEGRAPH RD	MRU	10/19/2022	\$205,000	\$21,830	\$183,170	\$191,430	\$66,700	32.54		201
W	W -13-02-354-009	3850 W WALTON	APT	07/23/21	\$1,550,000	\$519,139	\$1,030,861	\$877,824	\$804,460	52.85	W -13-10-276-001	201

CITY OF PONTIAC

ECF FOR 2024: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$15,391,950	\$3,203,800	\$12,188,150	\$11,911,095	\$5,539,250	35.99%	1.023

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-28-481-022	98 S EDITH	APP	5/21/2021	\$310,000	\$19,687	\$290,313	\$317,961	\$118,570	38.25		201
68	68-15-11-304-011	327 LYSANDER ST	APT	12/21/2021	\$1,400,000	\$567,332	\$832,668	\$863,018	\$713,780	50.98	68-15-11-304-026, 68-15-11-304-012, 68-15-11-304-013	201
64	64-14-33-210-065	389 OSMUN ST	APS	8/5/2022	\$138,000	\$10,108	\$127,892	\$108,034	\$46,690	33.83		201
16	16-25-03-128-023	220 S ROCHESTER RD	APT	11/17/2021	\$1,526,450	\$295,759	\$1,230,691	\$1,018,897	\$538,600	35.28		201
IH	IH-01-34-102-001	204 ROSETTE ST	APT	11/9/2021	\$975,000	\$146,192	\$828,808	\$590,724	\$301,500	30.92		201
LM	LM-16-10-428-006	234 CLINTON ST	APT	5/27/2021	\$480,000	\$141,396	\$338,604	\$220,521	\$195,210	40.67		201
K	K -21-05-252-024	30625 MARTINDALE RD	APT	9/30/2022	\$980,000	\$285,579	\$694,421	\$422,929	\$354,940	36.22		201
EW	EW-17-23-351-005	2515 S COMMERCE	APT	08/13/21	\$575,000	\$257,268	\$317,732	\$493,619	\$412,470	71.73		201
W	W -13-02-354-009	3850 W WALTON	APT	07/23/21	\$1,550,000	\$519,139	\$1,030,861	\$877,824	\$804,460	52.85	W -13-10-276-001	201
Y	Y -12-07-376-012	3451 DUFFIELD	APT	03/16/21	\$230,000	\$53,115	\$176,885	\$165,012	\$138,030	64.30		201
Y	Y -12-13-478-007	8200 PONTIAC LAKE	APT	05/19/23	\$755,000	\$307,877	\$447,123	\$715,368	\$577,540	85.22		201
Y	Y -12-14-253-001	9470 PONTIAC LAKE	APT	01/29/21	\$522,500	\$469,779	\$52,721	\$182,549	\$294,580	62.51		201
64	64-14-18-402-006	820 W KENNETT	APT	10/26/23	\$5,950,000	\$130,569	\$5,819,431	\$5,934,638	\$1,042,880	17.53		201

CITY OF PONTIAC

ECF FOR 2024: BAR

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$5,190,000	\$2,763,264	\$2,426,736	\$2,950,015	\$2,783,830	53.64%	0.823

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-21-405-006	630 MARTIN LUTHER KING .	CRS	9/1/2022	\$250,000	\$50,205	\$199,795	\$184,084	\$89,210	35.68		201
16	16-20-34-453-004	55 N ROCHESTER RD	CRS	9/27/2022	\$160,000	\$125,920	\$34,080	\$64,205	\$99,980	62.49		201
20	20-23-28-128-035	34635 GRAND RIVER AVE	CRS	7/23/2021	\$750,000	\$445,075	\$304,925	\$506,718	\$447,600	59.68		201
20	20-23-35-103-015	30746 GRAND RIVER AVE	CRS	3/21/2022	\$120,000	\$33,290	\$86,710	\$97,078	\$61,340	51.12		201
44	44-25-01-301-002	31660 JOHN R RD	CRS	9/7/2022	\$750,000	\$378,953	\$371,047	\$342,566	\$365,470	48.73		201
44	44-25-13-105-002	630 E 12 MILE RD	CRS	12/21/2021	\$115,000	\$65,810	\$49,190	\$58,706	\$63,130	54.90		201
68	68-15-15-232-026	327 S MAIN ST	CRS	11/16/2022	\$1,000,000	\$405,593	\$594,407	\$570,492	\$551,880	55.19		201
E	E -17-36-200-032	500 LOOP RD	CRS	2/15/2023	\$1,275,000	\$994,681	\$280,319	\$539,957	\$784,450	61.53		201
64	64-14-16-253-002	1188 JOSLYN AVE	CRS	5/6/2022	\$320,000	\$27,284	\$292,716	\$232,576	\$95,360	29.80		201
U	U -07-03-126-013	10816 DIXIE HWY	CRS	10/28/2022	\$450,000	\$236,453	\$213,547	\$353,633	\$225,410	50.09		201

CITY OF PONTIAC

ECF FOR 2024: BFP

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
9	\$4,104,000	\$644,879	\$3,459,121	\$3,382,990	\$1,414,540	34.47%	1.023

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-33-205-021	484 AUBURN AVE	COF	10/6/2021	\$275,000	\$34,100	\$240,900	\$272,084	\$96,910	35.24		201
64	64-19-04-202-027	44688 WOODWARD AVE	COF	6/4/2021	\$199,000	\$31,710	\$167,290	\$261,156	\$92,210	46.34		201
64	64-14-17-382-027	1007 BALDWIN AVE	CRL	3/4/2022	\$250,000	\$31,883	\$218,117	\$198,986	\$79,170	31.67		201
64	64-14-30-381-015	710 W HURON ST	CRL	5/23/2022	\$1,500,000	\$109,718	\$1,390,282	\$1,070,530	\$338,410	22.56	64-14-30-451-013, 64-14-30-381-014, 64-14-30-451-012	201
64	64-14-28-231-004	340 MARTIN LUTHER KING	CRL	2/3/2023	\$325,000	\$76,033	\$248,967	\$262,015	\$120,990	37.23		201
64	64-14-19-431-002	311 W MONTCALM ST	BMS	7/15/2021	\$335,000	\$17,579	\$317,421	\$292,223	\$112,660	33.63		201
64	64-14-32-178-003	235 WESSEN ST	BMS	1/21/2022	\$650,000	\$227,597	\$422,403	\$575,022	\$310,640	47.79		201
44	44-25-12-376-017	639 E 12 MILE RD	BMS	4/9/2021	\$110,000	\$39,492	\$70,508	\$74,217	\$51,370	46.70		201
28	28-25-36-359-036	345 E 8 MILE RD	BMS	3/24/2022	\$460,000	\$76,767	\$383,233	\$376,757	\$212,180	46.13		201

CITY OF PONTIAC

ECF FOR 2024: BMS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$4,442,545	\$1,547,578	\$2,894,967	\$4,033,794	\$2,137,480	48.11%	0.718

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-32-178-003	235 WESSEN ST	BMS	1/21/2022	\$650,000	\$227,597	\$422,403	\$575,022	\$310,640	47.79		201
44	44-25-12-227-018	30351 DEQUINDRE RD	BMS	12/10/2021	\$1,100,000	\$570,009	\$529,991	\$855,650	\$645,330	58.67		201
U	U -07-14-176-005	9700 DIXIE HWY	BMS	5/25/2022	\$1,021,000	\$487,406	\$533,594	\$652,101	\$438,160	42.91	U -07-14-176-004	201
64	64-14-30-354-003	855 W HURON ST	CFH	7/8/2021	\$495,000	\$105,210	\$389,790	\$515,178	\$180,400	36.44	64-14-30-354-004	201
64	64-14-19-129-034	CESAR CHAVEZ	CAS	11/12/2021	\$153,000	\$31,841	\$121,159	\$153,441	\$82,540	53.95		201
64	64-14-33-303-031	45477 WOODWARD AVE	CRL	6/24/2021	\$204,545	\$28,127	\$176,418	\$291,440	\$104,580	51.13	64-14-33-303-029, 64-14-33-303-030	201
64	64-14-31-256-002	675 ORCHARD LAKE RD	COF	3/15/2022	\$135,000	\$18,919	\$116,081	\$199,334	\$69,470	51.46		201
64	64-14-29-352-015	378 W HURON ST	CRM	9/12/2022	\$95,000	\$14,886	\$80,114	\$118,240	\$53,330	56.14		201
64	64-14-21-357-004	440 N PADDOCK ST	CAS	1/4/2022	\$179,000	\$38,947	\$140,053	\$181,443	\$98,490	55.02		201
64	64-14-29-412-002	67 W HURON ST	MRU	12/2/2021	\$410,000	\$24,636	\$385,364	\$491,945	\$154,540	37.69	64-14-29-412-003	201

CITY OF PONTIAC

ECF FOR 2024: CAS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$5,823,500	\$1,265,345	\$4,558,155	\$4,881,424	\$2,776,940	47.69%	0.934

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-09-352-003	263 E WALTON BLVD	CAS	3/23/2022	\$2,287,500	\$375,256	\$1,912,244	\$2,248,055	\$1,192,330	52.12		301
64	64-14-17-404-002	1076 BALDWIN AVE	CAS	4/1/2021	\$169,000	\$70,160	\$98,840	\$96,742	\$77,760	46.01	64-14-17-404-001	201
64	64-14-19-129-034	CESAR CHAVEZ	CAS	11/12/2021	\$153,000	\$31,841	\$121,159	\$153,441	\$82,540	53.95		201
64	64-14-19-251-014	870 CESAR E CHAVEZ AVE	CAS	7/15/2021	\$950,000	\$60,807	\$889,193	\$793,971	\$377,930	39.78		201
64	64-14-20-305-029	550 CESAR E CHAVEZ AVE	CAS	9/14/2021	\$150,000	\$39,259	\$110,741	\$205,148	\$109,150	72.77	64-14-20-305-008	201
64	64-14-21-357-004	440 N PADDOCK ST	CAS	1/4/2022	\$179,000	\$38,947	\$140,053	\$181,443	\$98,490	55.02		201
64	64-14-29-101-012	335 N CASS AVE	CAS	5/13/2021	\$95,000	\$13,812	\$81,188	\$86,715	\$44,810	47.17		201
64	64-14-31-378-005	885 ORCHARD LAKE RD	CAS	7/28/2022	\$240,000	\$51,095	\$188,905	\$54,616	\$49,090	20.45		201
64	64-14-33-158-010	45895 WOODWARD AVE	CAS	12/29/2022	\$295,000	\$67,314	\$227,686	\$151,308	\$84,710	28.72		201
64	64-14-34-103-001	684 AUBURN AVE	CAS	5/3/2022	\$60,000	\$27,064	\$32,936	\$70,726	\$44,250	73.75		201
16	16-20-33-101-001	1365 W MAPLE RD	CAS	4/27/2021	\$1,245,000	\$489,790	\$755,210	\$839,259	\$615,880	49.47		201

CITY OF PONTIAC

ECF FOR 2024: CFH

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
9	\$2,438,000	\$832,614	\$1,605,386	\$2,835,473	\$1,363,890	55.94%	0.566

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Indicated E.C.F.	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-30-354-003	855 W HURON ST	CFH	7/8/2021	\$495,000	\$105,210	\$389,790	\$515,178	\$180,400	0.757	36.44	64-14-30-354-004	201
44	44-25-12-227-018	30351 DEQUINDRE RD	BMS	12/10/2021	\$1,100,000	\$570,009	\$529,991	\$855,650	\$645,330	0.619	58.67		201
64	64-14-31-256-002	675 ORCHARD LAKE RD	COF	3/15/2022	\$135,000	\$18,919	\$116,081	\$199,334	\$69,470	0.582	51.46		201
64	64-14-32-127-019	149 FRANKLIN RD	COF	8/10/2022	\$180,000	\$47,574	\$132,426	\$309,650	\$114,630	0.428	63.68		201
64	64-14-32-152-027	473 ORCHARD LAKE RD	COF	11/15/2021	\$70,000	\$13,002	\$56,998	\$124,124	\$43,050	0.459	61.50		201
64	64-14-30-380-025	728 W HURON ST	CRL	6/3/2021	\$55,000	\$9,412	\$45,588	\$118,933	\$41,710	0.383	75.84		201
64	64-14-29-255-011	70 LAFAYETTE ST	COF	12/8/2021	\$140,000	\$10,751	\$129,249	\$310,695	\$96,970	0.416	69.26		201
64	64-14-28-377-025	28 MARIVA ST	INL	3/30/2022	\$113,000	\$18,478	\$94,522	\$196,761	\$63,180	0.480	55.91	64-14-28-377-024	201
64	64-14-20-305-029	550 CESAR E CHAVEZ AVE	CAS	9/14/2021	\$150,000	\$39,259	\$110,741	\$205,148	\$109,150	0.540	72.77	64-14-20-305-008	201

CITY OF PONTIAC

ECF FOR 2024: CHR

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$4,693,600	\$1,339,831	\$3,353,769	\$5,437,415	\$2,712,900	57.80%	0.617

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-29-255-011	70 LAFAYETTE ST	COF	12/8/2021	\$140,000	\$10,751	\$129,249	\$310,695	\$96,970	69.26		201
64	64-14-31-256-002	675 ORCHARD LAKE R	COF	3/15/2022	\$135,000	\$18,919	\$116,081	\$199,334	\$69,470	51.46		201
64	64-14-32-127-019	149 FRANKLIN RD	COF	8/10/2022	\$180,000	\$47,574	\$132,426	\$309,650	\$114,630	63.68		201
64	64-14-32-152-027	473 ORCHARD LAKE R	COF	11/15/2021	\$70,000	\$13,002	\$56,998	\$124,124	\$43,050	61.50		201
64	64-14-33-205-021	484 AUBURN AVE	COF	10/6/2021	\$275,000	\$34,100	\$240,900	\$272,084	\$96,910	35.24		201
64	64-19-04-202-027	44688 WOODWARD A	COF	6/4/2021	\$199,000	\$31,710	\$167,290	\$261,156	\$92,210	46.34		201
28	28-25-35-427-042	21505 JOHN R RD	COF	10/15/2021	\$130,000	\$28,173	\$101,827	\$155,129	\$70,060	53.89		201
28	28-25-36-126-009	704 E NINE MILE	COF	8/3/2021	\$250,000	\$39,179	\$210,821	\$276,360	\$119,430	47.77		201
44	44-25-11-201-032	876 HORACE BROWN	COF	4/1/2022	\$2,540,000	\$846,760	\$1,693,240	\$2,582,153	\$1,582,210	62.29		201
44	44-25-13-104-008	520 E 12 MILE RD	COF	11/1/2021	\$600,000	\$220,544	\$379,456	\$732,850	\$337,670	56.28		201
44	44-25-23-278-017	26385 JOHN R RD	COF	11/3/2021	\$174,600	\$49,119	\$125,481	\$213,880	\$90,290	51.71		201

CITY OF PONTIAC

ECF FOR 2024: CMM

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$8,945,500	\$1,941,142	\$7,004,358	\$5,629,046	\$3,698,630	41.35%	1.244

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
16	16-20-33-101-001	1365 W MAPLE RD	CAS	4/27/2021	\$1,245,000	\$489,790	\$755,210	\$839,259	\$615,880	49.47		201
24	24-25-35-355-013	561 E 8 MILE RD	CMM	3/17/2022	\$2,300,000	\$295,748	\$2,004,252	\$799,169	\$630,910	27.43		201
28	28-25-25-105-001	24524 JOHN R RD	CAS	9/2/2021	\$800,000	\$111,395	\$688,605	\$423,852	\$269,610	33.70		201
44	44-25-02-377-005	31015 STEPHENSON H	CAS	10/6/2021	\$605,000	\$339,102	\$265,898	\$213,778	\$297,280	49.14		201
64	64-14-34-103-001	684 AUBURN AVE	CAS	5/3/2022	\$60,000	\$27,064	\$32,936	\$70,726	\$44,250	73.75		201
64	64-14-21-357-004	440 N PADDOCK ST	CAS	1/4/2022	\$179,000	\$38,947	\$140,053	\$181,443	\$98,490	55.02		201
64	64-14-09-352-003	263 E WALTON BLVD	CAS	3/23/2022	\$2,287,500	\$375,256	\$1,912,244	\$2,248,055	\$1,192,330	52.12		301
64	64-14-29-101-012	335 N CASS AVE	CAS	5/13/2021	\$95,000	\$13,812	\$81,188	\$86,715	\$44,810	47.17		201
64	64-14-17-404-002	1076 BALDWIN AVE	CAS	4/1/2021	\$169,000	\$70,160	\$98,840	\$96,742	\$77,760	46.01	64-14-17-404-001	201
64	64-14-30-452-013	688 W HURON ST	CMM	1/21/2022	\$525,000	\$48,877	\$476,123	\$390,865	\$255,510	48.67		201
64	64-14-31-378-005	885 ORCHARD LAKE R	CAS	7/28/2022	\$240,000	\$51,095	\$188,905	\$54,616	\$49,090	20.45		201
64	64-14-33-158-010	45895 WOODWARD A	CAS	12/29/2022	\$295,000	\$67,314	\$227,686	\$151,308	\$84,710	28.72		201
64	64-14-29-153-016	304 N JOHNSON AVE	CAS	9/10/2021	\$145,000	\$12,582	\$132,418	\$72,518	\$38,000	26.21		201

CITY OF PONTIAC

ECF FOR 2024: COD

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$2,513,600	\$503,944	\$2,009,656	\$3,221,336	\$1,243,910	49.49%	0.624

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-29-429-006	24 W HURON ST	COD	8/18/2022	\$360,000	\$10,873	\$349,127	\$366,074	\$113,220	31.45		201
64	64-14-29-255-011	70 LAFAYETTE ST	COF	12/8/2021	\$140,000	\$10,751	\$129,249	\$310,695	\$96,970	69.26		201
64	64-14-31-256-002	675 ORCHARD LAKE RD	COF	3/15/2022	\$135,000	\$18,919	\$116,081	\$199,334	\$69,470	51.46		201
64	64-14-32-127-019	149 FRANKLIN RD	COF	8/10/2022	\$180,000	\$47,574	\$132,426	\$309,650	\$114,630	63.68		201
64	64-14-32-152-027	473 ORCHARD LAKE RD	COF	11/15/2021	\$70,000	\$13,002	\$56,998	\$124,124	\$43,050	61.50		201
64	64-14-33-205-021	484 AUBURN AVE	COF	10/6/2021	\$275,000	\$34,100	\$240,900	\$272,084	\$96,910	35.24		201
64	64-19-04-202-027	44688 WOODWARD AVE	COF	6/4/2021	\$199,000	\$31,710	\$167,290	\$261,156	\$92,210	46.34		201
28	28-25-35-427-042	21505 JOHN R RD	COF	10/15/2021	\$130,000	\$28,173	\$101,827	\$155,129	\$70,060	53.89		201
28	28-25-36-126-009	704 E NINE MILE	COF	8/3/2021	\$250,000	\$39,179	\$210,821	\$276,360	\$119,430	47.77		201
44	44-25-13-104-008	520 E 12 MILE RD	COF	11/1/2021	\$600,000	\$220,544	\$379,456	\$732,850	\$337,670	56.28		201
44	44-25-23-278-017	26385 JOHN R RD	COF	11/3/2021	\$174,600	\$49,119	\$125,481	\$213,880	\$90,290	51.71		201

CITY OF PONTIAC

ECF FOR 2024: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$4,693,600	\$1,339,831	\$3,353,769	\$5,437,415	\$2,712,900	57.80%	0.617

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-29-255-011	70 LAFAYETTE ST	COF	12/8/2021	\$140,000	\$10,751	\$129,249	\$310,695	\$96,970	69.26		201
64	64-14-31-256-002	675 ORCHARD LAKE RD	COF	3/15/2022	\$135,000	\$18,919	\$116,081	\$199,334	\$69,470	51.46		201
64	64-14-32-127-019	149 FRANKLIN RD	COF	8/10/2022	\$180,000	\$47,574	\$132,426	\$309,650	\$114,630	63.68		201
64	64-14-32-152-027	473 ORCHARD LAKE RD	COF	11/15/2021	\$70,000	\$13,002	\$56,998	\$124,124	\$43,050	61.50		201
64	64-14-33-205-021	484 AUBURN AVE	COF	10/6/2021	\$275,000	\$34,100	\$240,900	\$272,084	\$96,910	35.24		201
64	64-19-04-202-027	44688 WOODWARD AVE	COF	6/4/2021	\$199,000	\$31,710	\$167,290	\$261,156	\$92,210	46.34		201
28	28-25-35-427-042	21505 JOHN R RD	COF	10/15/2021	\$130,000	\$28,173	\$101,827	\$155,129	\$70,060	53.89		201
28	28-25-36-126-009	704 E NINE MILE	COF	8/3/2021	\$250,000	\$39,179	\$210,821	\$276,360	\$119,430	47.77		201
44	44-25-11-201-032	876 HORACE BROWN DR	COF	4/1/2022	\$2,540,000	\$846,760	\$1,693,240	\$2,582,153	\$1,582,210	62.29		201
44	44-25-13-104-008	520 E 12 MILE RD	COF	11/1/2021	\$600,000	\$220,544	\$379,456	\$732,850	\$337,670	56.28		201
44	44-25-23-278-017	26385 JOHN R RD	COF	11/3/2021	\$174,600	\$49,119	\$125,481	\$213,880	\$90,290	51.71		201

CITY OF PONTIAC

ECF FOR 2024: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$2,414,295	\$751,510	\$1,662,785	\$2,499,701	\$1,396,260	57.83%	0.665

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-17-382-027	1007 BALDWIN AVE	CRL	3/4/2022	\$250,000	\$31,883	\$218,117	\$198,986	\$79,170	31.67		201
64	64-14-28-231-004	340 MARTIN LUTHER KING	CRL	2/3/2023	\$325,000	\$76,033	\$248,967	\$262,015	\$120,990	37.23		201
64	64-14-30-380-025	728 W HURON ST	CRL	6/3/2021	\$55,000	\$9,412	\$45,588	\$118,933	\$41,710	75.84		201
64	64-14-33-303-031	45477 WOODWARD AVE	CRL	6/24/2021	\$204,545	\$28,127	\$176,418	\$291,440	\$104,580	51.13	64-14-33-303-029, 64-14-33-303-030	201
28	28-25-25-301-053	23830 JOHN R RD	CRL	6/18/2021	\$115,000	\$51,715	\$63,285	\$117,492	\$72,350	62.91		201
28	28-25-25-354-021	407 E 9 MILE RD	CRL	8/5/2021	\$275,000	\$97,486	\$177,514	\$388,566	\$211,870	77.04	28-25-25-354-022	201
28	28-25-36-283-032	21721 DEQUINDRE RD	CRL	12/28/2021	\$78,750	\$19,559	\$59,191	\$72,593	\$38,710	49.16		201
28	28-25-26-432-022	23831 JOHN R RD	CRL	6/18/2021	\$296,000	\$26,475	\$269,525	\$314,273	\$139,880	47.26		201
24	24-25-34-255-037	22010 WOODWARD AVE	CRL	8/3/2021	\$215,000	\$119,247	\$95,753	\$179,855	\$157,910	73.45		201
E	E -17-33-226-011	1050 BENSTEIN RD	CRL	7/14/2021	\$600,000	\$291,573	\$308,427	\$555,548	\$429,090	71.52		201

CITY OF PONTIAC

ECF FOR 2024: CRM

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
13	\$4,440,795	\$976,117	\$3,464,678	\$4,318,211	\$2,028,510	45.68%	0.802

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-20-311-019	161 PINGREE AVE	CRM	11/4/2021	\$81,500	\$6,123	\$75,377	\$118,158	\$48,260	59.21		201
64	64-14-22-332-001	980 UNIVERSITY DR	CRM	4/6/2021	\$1,040,000	\$111,981	\$928,019	\$720,360	\$329,240	31.66	64-14-22-332-044	201
64	64-14-28-381-035	263 AUBURN AVE	CRM	2/4/2022	\$650,000	\$83,499	\$566,501	\$611,616	\$273,800	42.12	64-14-28-381-012, 64-14-28-381-026, 64-14-28-381-027	201
64	64-14-29-352-015	378 W HURON ST	CRM	9/12/2022	\$95,000	\$14,886	\$80,114	\$118,240	\$53,330	56.14		201
64	64-14-30-380-025	728 W HURON ST	CRL	6/3/2021	\$55,000	\$9,412	\$45,588	\$118,933	\$41,710	75.84		201
64	64-14-33-303-031	45477 WOODWARD AVE	CRL	6/24/2021	\$204,545	\$28,127	\$176,418	\$291,440	\$104,580	51.13	64-14-33-303-029, 64-14-33-303-030	201
64	64-14-28-231-004	340 MARTIN LUTHER KING	CRL	2/3/2023	\$325,000	\$76,033	\$248,967	\$262,015	\$120,990	37.23		201
64	64-14-09-452-055	547 E WALTON BLVD	CRM	10/27/2022	\$400,000	\$110,355	\$289,645	\$135,726	\$104,520	26.13		201
64	64-14-07-483-012	325 W WALTON BLVD	NSC	9/1/2021	\$825,000	\$340,466	\$484,534	\$1,048,799	\$489,270	59.31		201
28	28-25-36-283-032	21721 DEQUINDRE RD	CRL	12/28/2021	\$78,750	\$19,559	\$59,191	\$72,593	\$38,710	49.16		201
28	28-25-25-301-053	23830 JOHN R RD	CRL	6/18/2021	\$115,000	\$51,715	\$63,285	\$117,492	\$72,350	62.91		201
28	28-25-25-354-021	407 E 9 MILE RD	CRL	8/5/2021	\$275,000	\$97,486	\$177,514	\$388,566	\$211,870	77.04	28-25-25-354-022	201
28	28-25-26-432-022	23831 JOHN R RD	CRL	6/18/2021	\$296,000	\$26,475	\$269,525	\$314,273	\$139,880	47.26		201

CITY OF PONTIAC

ECF FOR 2024: CRS

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
14	\$7,972,500	\$4,707,953	\$3,264,547	\$4,266,758	\$4,306,350	54.02%	0.765

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
24	24-25-34-131-055	22405 WOODWARD AVE	CRS	9/16/2021	\$700,000	\$730,944	-\$30,944	\$330,110	\$558,230	79.75	24-25-34-131-052	202
O	O -09-14-100-073	1476 S LAPEER RD	CRS	5/10/2021	\$1,200,000	\$1,105,981	\$94,019	\$449,744	\$737,780	61.48	O -09-14-100-074	201
28	28-25-35-427-041	21509 JOHN R RD	CRS	11/5/2021	\$300,000	\$93,512	\$206,488	\$452,184	\$255,790	85.26	28-25-35-427-052	201
20	20-23-28-128-035	34635 GRAND RIVER AVE	CRS	7/23/2021	\$750,000	\$445,075	\$304,925	\$506,718	\$447,600	59.68		201
U	U -07-03-126-013	10816 DIXIE HWY	CRS	10/28/2022	\$450,000	\$236,453	\$213,547	\$353,633	\$225,410	50.09		201
64	64-14-21-405-006	630 MARTIN LUTHER KING .	CRS	9/1/2022	\$250,000	\$50,205	\$199,795	\$184,084	\$89,210	35.68		201
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CRS	1/17/2023	\$750,000	\$290,687	\$459,313	\$368,370	\$318,080	42.41		201
64	64-14-16-253-002	1188 JOSLYN AVE	CRS	5/6/2022	\$320,000	\$27,284	\$292,716	\$232,576	\$95,360	29.80		201
20	20-23-35-126-010	30732 GRAND RIVER AVE	CRS	7/29/2022	\$247,500	\$101,924	\$145,576	\$80,982	\$86,310	34.87		201
16	16-20-34-453-004	55 N ROCHESTER RD	CRS	9/27/2022	\$160,000	\$125,920	\$34,080	\$64,205	\$99,980	62.49		201
20	20-23-35-103-015	30746 GRAND RIVER AVE	CRS	3/21/2022	\$120,000	\$33,290	\$86,710	\$97,078	\$61,340	51.12		201
E	E -17-36-200-032	500 LOOP RD	CRS	2/15/2023	\$1,275,000	\$994,681	\$280,319	\$539,957	\$784,450	61.53		201
04	04-25-18-129-001	3491 12 MILE RD	CRS	1/7/2022	\$700,000	\$93,044	\$606,956	\$264,551	\$181,340	25.91		201
44	44-25-01-301-002	31660 JOHN R RD	CRS	9/7/2022	\$750,000	\$378,953	\$371,047	\$342,566	\$365,470	48.73		201

CITY OF PONTIAC

ECF FOR 2024: CSH

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$8,164,450	\$2,295,575	\$5,868,875	\$5,078,540	\$3,648,830	44.69%	1.156

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-28-481-022	98 S EDITH	APP	5/21/2021	\$310,000	\$19,687	\$290,313	\$317,961	\$118,570	38.25		201
68	68-15-11-304-011	327 LYSANDER ST	APT	12/21/2021	\$1,400,000	\$567,332	\$832,668	\$863,018	\$713,780	50.98	68-15-11-304-026, 68-15-11-304-012, 68-15-11-304-013	201
64	64-14-33-210-065	389 OSMUN ST	APS	8/5/2022	\$138,000	\$10,108	\$127,892	\$108,034	\$46,690	33.83		201
16	16-25-03-128-023	220 S ROCHESTER RD	APT	11/17/2021	\$1,526,450	\$295,759	\$1,230,691	\$1,018,897	\$538,600	35.28		201
IH	IH-01-34-102-001	204 ROSETTE ST	APT	11/9/2021	\$975,000	\$146,192	\$828,808	\$590,724	\$301,500	30.92		201
LM	LM-16-10-428-006	234 CLINTON ST	APT	5/27/2021	\$480,000	\$141,396	\$338,604	\$220,521	\$195,210	40.67		201
K	K -21-05-252-024	30625 MARTINDALE RD	APT	9/30/2022	\$980,000	\$285,579	\$694,421	\$422,929	\$354,940	36.22		201
EW	EW-17-23-351-005	2515 S COMMERCE	APT	08/13/21	\$575,000	\$257,268	\$317,732	\$493,619	\$412,470	71.73		201
W	W -13-02-354-009	3850 W WALTON	APT	07/23/21	\$1,550,000	\$519,139	\$1,030,861	\$877,824	\$819,180	52.85	W -13-10-276-001	201
Y	Y -12-07-376-012	3451 DUFFIELD	APT	03/16/21	\$230,000	\$53,115	\$176,885	\$165,012	\$147,890	64.30		201

CITY OF PONTIAC

ECF FOR 2024: GMC

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$5,567,500	\$2,418,284	\$3,149,216	\$6,166,576	\$3,500,260	62.87%	0.511

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
28	28-25-25-435-033	23305 DEQUINDRE RD	IND	9/8/2021	\$99,500	\$28,913	\$70,587	\$139,635	\$75,790	76.17		301
44	44-25-11-377-011	29800 STEPHENSON HWY	IND	12/20/2021	\$1,000,000	\$752,257	\$247,743	\$640,011	\$669,480	66.95		201
44	44-25-12-351-013	605 E 12 MILE RD	IND	4/27/2021	\$1,570,000	\$686,873	\$883,127	\$1,418,293	\$1,050,490	66.91		201
LM	LM-16-11-204-012	1400 E COMMERCE ST	IND	4/7/2022	\$425,000	\$374,321	\$50,679	\$151,407	\$250,020	58.83	LM-16-11-204-013	201
64	64-14-27-400-028	70 E SILVERDOME INDUSTR	INL	1/5/2022	\$800,000	\$67,174	\$732,826	\$1,545,882	\$457,150	57.14		201
64	64-14-28-377-025	28 MARIVA ST	INL	3/30/2022	\$113,000	\$18,478	\$94,522	\$196,761	\$63,180	55.91	64-14-28-377-024	201
64	64-14-29-402-005	49730 WOODWARD AVE	INL	7/30/2021	\$450,000	\$131,503	\$318,497	\$871,111	\$277,870	61.75	64-14-29-401-009	301
96	96-22-04-152-009	30382 BECK RD	INL	9/9/2021	\$475,000	\$167,581	\$307,419	\$574,025	\$392,860	82.71		201
IH	IH-01-34-106-006	255 ELM ST	INL	12/1/2021	\$185,000	\$92,715	\$92,285	\$169,560	\$91,660	49.55		301
64	64-14-32-108-032	370 ORCHARD LAKE RD	INL	1/20/2022	\$450,000	\$98,469	\$351,531	\$459,891	\$171,760	38.17	64-14-32-108-034	201

CITY OF PONTIAC

ECF FOR 2024: IND

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$6,257,500	\$2,655,094	\$3,602,406	\$6,092,655	\$3,864,370	61.76%	0.591

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-27-400-028	70 E SILVERDOME INDUSTR	INL	1/5/2022	\$800,000	\$67,174	\$732,826	\$1,545,882	\$457,150	57.14		201
64	64-14-28-377-025	28 MARIVA ST	INL	3/30/2022	\$113,000	\$18,478	\$94,522	\$196,761	\$63,180	55.91	64-14-28-377-024	201
28	28-25-25-435-033	23305 DEQUINDRE RD	IND	9/8/2021	\$99,500	\$28,913	\$70,587	\$139,635	\$75,790	76.17		301
44	44-25-11-377-011	29800 STEPHENSON HWY	IND	12/20/2021	\$1,000,000	\$752,257	\$247,743	\$640,011	\$669,480	66.95		201
44	44-25-12-351-013	605 E 12 MILE RD	IND	4/27/2021	\$1,570,000	\$686,873	\$883,127	\$1,418,293	\$1,050,490	66.91		201
IH	IH-01-34-106-006	255 ELM ST	INL	12/1/2021	\$185,000	\$92,715	\$92,285	\$169,560	\$91,660	49.55		301
96	96-22-04-152-009	30382 BECK RD	INL	9/9/2021	\$475,000	\$167,581	\$307,419	\$574,025	\$392,860	82.71		201
LM	LM-16-11-204-012	1400 E COMMERCE ST	IND	4/7/2022	\$425,000	\$374,321	\$50,679	\$151,407	\$250,020	58.83	LM-16-11-204-013	201
44	44-25-24-301-001	25914 JOHN R RD	IND	7/6/2021	\$650,000	\$142,109	\$507,891	\$594,763	\$369,430	56.84		201
E	E -17-25-226-031	3181 WALNUT LAKE RD	IND	4/7/2022	\$940,000	\$324,673	\$615,327	\$662,318	\$444,310	47.27		201

CITY OF PONTIAC

ECF FOR 2024: INL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$5,153,000	\$1,519,127	\$3,633,873	\$6,324,017	\$2,905,230	56.38%	0.575

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-19-128-005	1097 CESAR E CHAVEZ AVE	INL	12/28/2022	\$330,000	\$92,319	\$237,681	\$204,515	\$99,180	30.05		201
64	64-14-27-126-003	938 FEATHERSTONE ST	INL	8/25/2021	\$420,000	\$65,210	\$354,790	\$409,204	\$144,810	34.48		301
64	64-14-27-400-028	70 E SILVERDOME INDUSTI	INL	1/5/2022	\$800,000	\$67,174	\$732,826	\$1,545,882	\$457,150	57.14		201
64	64-14-28-377-025	28 MARIVA ST	INL	3/30/2022	\$113,000	\$18,478	\$94,522	\$196,761	\$63,180	55.91	64-14-28-377-024	201
64	64-14-29-402-005	49730 WOODWARD AVE	INL	7/30/2021	\$450,000	\$131,503	\$318,497	\$871,111	\$277,870	61.75	64-14-29-401-009	301
64	64-14-32-108-032	370 ORCHARD LAKE RD	INL	1/20/2022	\$450,000	\$98,469	\$351,531	\$459,891	\$171,760	38.17	64-14-32-108-034	201
96	96-22-04-152-009	30382 BECK RD	INL	9/9/2021	\$475,000	\$167,581	\$307,419	\$574,025	\$392,860	82.71		201
IH	IH-01-34-106-006	255 ELM ST	INL	12/1/2021	\$185,000	\$92,715	\$92,285	\$169,560	\$91,660	49.55		301
O	O -09-35-402-008	78 NORTHPOINTE DR	INL	12/27/2021	\$1,400,000	\$557,870	\$842,130	\$1,148,355	\$875,230	62.52		201
U	U -07-03-326-003	10525 ENTERPRISE DR	INL	5/20/2022	\$530,000	\$227,808	\$302,192	\$744,713	\$331,530	62.55		201

CITY OF PONTIAC

ECF FOR 2024: M1G

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
49	\$17,850,400	\$6,399,020	\$11,451,380	\$9,247,748	\$8,074,560	45.23%	1.238

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-33-305-007	7 STRAIGHTAWAY DR	M1G	11/30/2021	\$950,000	\$332,640	\$617,360	\$476,696	\$417,920	43.99	64-14-33-305-006	201
64	64-14-33-305-016	16 STRAIGHTAWAY DR	M1G	10/19/2022	\$400,000	\$166,320	\$233,680	\$238,348	\$208,960	52.24		201
64	64-14-33-305-029	29 STRAIGHTAWAY DR	M1G	11/14/2022	\$725,000	\$166,320	\$558,680	\$238,348	\$208,960	28.82		201
64	64-14-33-305-047	47 SPEED WAY	M1G	4/13/2022	\$799,000	\$166,320	\$632,680	\$238,348	\$208,960	26.15		201
64	64-14-33-305-048	48 PIT LN	M1G	10/12/2021	\$200,000	\$83,160	\$116,840	\$129,822	\$110,100	55.05		201
64	64-14-33-305-049	49 PIT LN	M1G	7/20/2022	\$200,000	\$83,160	\$116,840	\$129,822	\$110,100	55.05		201
64	64-14-33-305-076	76 PIT LN	M1G	12/7/2021	\$250,000	\$83,160	\$166,840	\$129,822	\$110,100	44.04		201
64	64-14-33-305-078	78 PIT LN	M1G	8/5/2022	\$322,000	\$83,160	\$238,840	\$129,822	\$110,100	34.19		201
64	64-14-33-305-080	80 PIT LN	M1G	3/28/2023	\$365,000	\$83,160	\$281,840	\$129,822	\$110,100	30.16		201
64	64-14-33-305-084	88 PIT LN	M1G	11/23/2022	\$322,500	\$81,081	\$241,419	\$126,583	\$107,350	33.29		201
64	64-14-33-305-090	98 SPEED WAY	M1G	5/14/2021	\$546,000	\$165,350	\$380,650	\$226,770	\$202,370	37.06		201
64	64-14-33-305-140	150 PIT LN	M1G	11/28/2022	\$1,000,000	\$360,360	\$639,640	\$515,888	\$452,320	45.23	64-14-33-305-141	201
64	64-14-33-305-165	175 PIT LN	M1G	12/20/2021	\$251,000	\$69,300	\$181,700	\$117,571	\$96,670	38.51		201
64	64-14-33-305-171	181 PIT LN	M1G	8/9/2021	\$359,900	\$83,160	\$276,740	\$137,944	\$114,350	31.77		201
64	64-14-33-305-177	187 PIT LN	M1G	12/7/2022	\$240,000	\$103,950	\$136,050	\$157,731	\$135,180	56.33		201
64	64-14-33-305-178	188 APEX DR	M1G	6/17/2021	\$545,000	\$184,199	\$360,801	\$269,114	\$233,890	42.92		201
64	64-14-33-305-180	190 APEX DR	M1G	6/20/2021	\$499,000	\$181,012	\$317,988	\$265,267	\$230,270	46.15		201
64	64-14-33-305-181	191 APEX DR	M1G	6/17/2021	\$475,000	\$170,478	\$304,522	\$252,391	\$218,220	45.94		201
64	64-14-33-305-182	192 APEX DR	M1G	6/22/2021	\$475,000	\$170,478	\$304,522	\$252,063	\$218,050	45.91		201
64	64-14-33-305-183	193 APEX DR	M1G	6/24/2021	\$475,000	\$170,478	\$304,522	\$252,063	\$218,050	45.91		201
64	64-14-33-305-184	194 APEX DR	M1G	7/15/2021	\$475,000	\$170,478	\$304,522	\$252,063	\$218,050	45.91		201
64	64-14-33-305-185	195 APEX DR	M1G	6/18/2021	\$499,000	\$181,012	\$317,988	\$267,288	\$231,330	46.36		201
64	64-14-33-305-186	196 APEX DR	M1G	6/25/2021	\$499,000	\$181,012	\$317,988	\$267,288	\$231,330	46.36		201
64	64-14-33-305-187	197 APEX DR	M1G	6/18/2021	\$944,000	\$371,309	\$572,691	\$506,400	\$452,440	47.93		201
64	64-14-33-305-189	199 CHICANE LN	M1G	7/29/2022	\$235,000	\$100,485	\$134,515	\$164,657	\$137,000	58.30		201
64	64-14-33-305-191	201 CHICANE LN	M1G	2/23/2022	\$185,000	\$77,616	\$107,384	\$130,890	\$107,770	58.25		201
64	64-14-33-305-192	202 CHICANE LN	M1G	6/25/2021	\$179,000	\$83,714	\$95,286	\$83,451	\$85,820	47.94		201
64	64-14-33-305-199	209 CHICANE LN	M1G	9/7/2022	\$235,000	\$83,714	\$151,286	\$141,439	\$116,380	49.52		201
64	64-14-33-305-200	210 CHICANE LN	M1G	2/1/2022	\$185,000	\$77,477	\$107,523	\$130,890	\$107,700	58.22		201
64	64-14-33-305-206	220 CHICANE LN	M1G	6/17/2021	\$409,000	\$184,199	\$224,801	\$269,180	\$233,930	57.20		201
64	64-14-33-305-207	221 CHICANE LN	M1G	4/29/2022	\$185,000	\$77,477	\$107,523	\$130,890	\$107,700	58.22		201
64	64-14-33-305-209	223 CHICANE LN	M1G	6/28/2021	\$215,000	\$100,485	\$114,515	\$96,274	\$100,970	46.96		201
64	64-14-33-305-215	229 CHICANE LN	M1G	6/24/2021	\$179,000	\$83,714	\$95,286	\$83,451	\$85,820	47.94		201
64	64-14-33-305-220	234 CHICANE LN	M1G	6/29/2021	\$165,000	\$77,477	\$87,523	\$77,235	\$79,430	48.14		201

CITY OF PONTIAC

ECF FOR 2024: M1G

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-33-305-221	235 CHICANE LN	M1G	9/3/2021	\$409,000	\$184,199	\$224,801	\$269,180	\$233,930	57.20		201
64	64-14-33-305-222	236 APEX DR	M1G	8/31/2021	\$235,000	\$103,534	\$131,466	\$168,630	\$140,620	59.84		201
64	64-14-33-305-225	239 APEX DR	M1G	6/24/2021	\$215,000	\$100,485	\$114,515	\$96,274	\$100,970	46.96		201
64	64-14-33-305-227	241 APEX DR	M1G	1/13/2022	\$185,000	\$77,616	\$107,384	\$130,890	\$107,770	58.25		201
64	64-14-33-305-234	248 APEX DR	M1G	7/13/2021	\$179,000	\$83,714	\$95,286	\$83,451	\$85,820	47.94		201
64	64-14-33-305-235	249 APEX DR	M1G	12/28/2021	\$210,000	\$83,714	\$126,286	\$141,439	\$116,380	55.42		201
64	64-14-33-305-236	250 APEX DR	M1G	10/18/2021	\$185,000	\$77,616	\$107,384	\$130,890	\$107,770	58.25		201
64	64-14-33-305-239	253 APEX DR	M1G	10/15/2021	\$185,000	\$77,477	\$107,523	\$103,355	\$93,200	50.38		201
64	64-14-33-305-242	260 APEX DR	M1G	12/15/2021	\$500,000	\$183,922	\$316,078	\$268,602	\$233,480	46.70		201
64	64-14-33-305-243	261 APEX DR	M1G	1/11/2022	\$185,000	\$77,339	\$107,661	\$103,355	\$93,130	50.34		201
64	64-14-33-305-246	264 APEX DR	M1G	7/23/2021	\$176,000	\$77,339	\$98,661	\$130,890	\$107,630	61.15		201
64	64-14-33-305-249	267 APEX DR	M1G	4/29/2022	\$240,000	\$83,576	\$156,424	\$111,669	\$100,630	41.93		201
64	64-14-33-305-250	268 APEX DR	M1G	7/28/2021	\$179,000	\$83,576	\$95,424	\$83,451	\$85,750	47.91		201
64	64-14-33-305-251	269 APEX DR	M1G	3/28/2023	\$370,000	\$83,576	\$286,424	\$141,439	\$116,310	31.44		201
64	64-14-33-305-259	277 APEX DR	M1G	9/9/2021	\$409,000	\$183,922	\$225,078	\$268,602	\$233,480	57.09		201

CITY OF PONTIAC

ECF FOR 2024: MRU

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
10	\$2,047,045	\$415,713	\$1,631,332	\$2,704,195	\$1,069,320	52.24%	0.603

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-13-36-283-016	270 S TELEGRAPH RD	MRU	10/19/2022	\$205,000	\$21,830	\$183,170	\$191,430	\$66,700	32.54		201
64	64-14-29-412-002	67 W HURON ST	MRU	12/2/2021	\$410,000	\$24,636	\$385,364	\$491,945	\$154,540	37.69	64-14-29-412-003	201
64	64-14-29-255-011	70 LAFAYETTE ST	COF	12/8/2021	\$140,000	\$10,751	\$129,249	\$310,695	\$96,970	69.26		201
64	64-14-20-311-019	161 PINGREE AVE	CRM	11/4/2021	\$81,500	\$6,123	\$75,377	\$118,158	\$48,260	59.21		201
64	64-14-30-380-025	728 W HURON ST	CRL	6/3/2021	\$55,000	\$9,412	\$45,588	\$118,933	\$41,710	75.84		201
64	64-14-32-152-027	473 ORCHARD LAKE R	COF	11/15/2021	\$70,000	\$13,002	\$56,998	\$124,124	\$43,050	61.50		201
64	64-14-33-303-031	45477 WOODWARD A	CRL	6/24/2021	\$204,545	\$28,127	\$176,418	\$291,440	\$104,580	51.13	64-14-33-303-029, 64-14-33-303-030	201
44	44-25-13-277-018	28277 DEQUINDRE RI	COF	4/12/2021	\$425,000	\$218,284	\$206,716	\$635,241	\$300,910	70.80		201
28	28-25-26-432-022	23831 JOHN R RD	CRL	6/18/2021	\$296,000	\$26,475	\$269,525	\$314,273	\$139,880	47.26		201
36	36-18-02-427-045	2094 CASS LAKE RD	COF	4/20/2021	\$160,000	\$57,073	\$102,927	\$107,956	\$72,720	45.45		201

CITY OF PONTIAC

ECF FOR 2024: NSC

# OF SALES	TOTAL SALE PRICE	TOTAL LAND + YARD	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	TOTAL AV	TOTAL SALES RATIO	2024 ECF
11	\$2,931,045	\$756,848	\$2,174,197	\$3,365,782	\$1,553,330	53.00%	0.646

UNIT	Parcel Number	Street Address	ECF Area	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Bldg (RCNLD)	2023 AV	Asd/Adj. Sale	Other Parcels in Sale	Property Class
64	64-14-07-483-012	325 W WALTON BLVD	NSC	9/1/2021	\$825,000	\$340,466	\$484,534	\$1,048,799	\$489,270	59.31		201
64	64-14-17-382-027	1007 BALDWIN AVE	CRL	3/4/2022	\$250,000	\$31,883	\$218,117	\$198,986	\$79,170	31.67		201
64	64-14-20-311-019	161 PINGREE AVE	CRM	11/4/2021	\$81,500	\$6,123	\$75,377	\$118,158	\$48,260	59.21		201
64	64-14-28-231-004	340 MARTIN LUTHER KIN	CRL	2/3/2023	\$325,000	\$76,033	\$248,967	\$262,015	\$120,990	37.23		201
64	64-14-28-381-035	263 AUBURN AVE	CRM	2/4/2022	\$650,000	\$83,499	\$566,501	\$611,616	\$273,800	42.12	64-14-28-381-012, 64-14-28-381-026, 64-14-28-381-027	201
64	64-14-29-352-015	378 W HURON ST	CRM	9/12/2022	\$95,000	\$14,886	\$80,114	\$118,240	\$53,330	56.14		201
64	64-14-30-380-025	728 W HURON ST	CRL	6/3/2021	\$55,000	\$9,412	\$45,588	\$118,933	\$41,710	75.84		201
64	64-14-33-303-031	45477 WOODWARD AVE	CRL	6/24/2021	\$204,545	\$28,127	\$176,418	\$291,440	\$104,580	51.13	64-14-33-303-029, 64-14-33-303-030	201
28	28-25-25-301-053	23830 JOHN R RD	CRL	6/18/2021	\$115,000	\$51,715	\$63,285	\$117,492	\$72,350	62.91		201
28	28-25-25-354-021	407 E 9 MILE RD	CRL	8/5/2021	\$275,000	\$97,486	\$177,514	\$388,566	\$211,870	77.04	28-25-25-354-022	201
44	44-25-24-304-004	25612 JOHN R RD	CRL	7/8/2022	\$55,000	\$17,218	\$37,782	\$91,537	\$58,000	105.45		201