

**CVT: CITY OF PONTIAC
YEAR: 2026
LAND TYPE: COMMERCIAL**

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	CALC'D RATE (SF)	USED RATE (SF)
AVG	\$3.32	\$8.20	\$3.99
MED	\$2.33	\$5.75	\$2.80
MIN	\$0.29	\$0.72	\$0.35
MAX	\$12.04	\$29.72	\$14.45

IMPROVED SALES BREAKDOWN									
COM	COUNT	CURRENT SEV	SALE PRICE	SALE RATIO	CURRENT LAND VALUE	EXTRACTED LAND VALUE	CURRENT LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE / TCV (LtoB)	% Δ CURRENT LAND VALUE VS EXTRACTED LAND VALUE
ALL	122	51,461,300	144,741,357	35.55%	25,089,896	61,924,760	24.38%	60.17%	146.81%

COM RATES (SF TABLE)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
8.05%	20.0%	15.84%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-19-05-159-024	1935 S TELEGRAPH RD	5/31/2024	\$5,287,612	\$1,599,970	\$842,215	2.770	\$3,397,972	106.19%	\$1,226,705	\$28.16	0	0	0	0
64	64-19-04-228-017	44200 WOODWARD AVE STE 112	12/15/2023	\$1,000,000	\$324,960	\$71,702	0.473	\$342,858	52.75%	\$724,858	\$16.64	64-14-33-161-004	64-14-33-161-005	64-14-33-161-006	0
64	64-19-04-228-012	44200 WOODWARD AVE STE 210	5/3/2024	\$375,000	\$99,540	\$19,555	0.129	\$170,902	85.85%	\$1,324,822	\$30.41	0	0	0	0
64	64-19-04-101-001	375 FRANKLIN RD	5/30/2024	\$600,000	\$165,340	\$33,810	0.528	\$256,616	77.60%	\$486,015	\$11.16	0	0	0	0
64	64-14-33-161-023	45810 WOODWARD AVE	2/5/2025	\$600,000	\$243,890	\$78,097	0.688	\$148,685	30.48%	\$216,112	\$4.96	0	0	0	0
64	64-14-32-233-004	51616 WOODWARD	10/22/2025	\$300,000	\$144,640	\$111,516	0.921	\$122,514	42.35%	\$133,023	\$3.05	0	0	0	0
64	64-14-32-126-026	132 FRANKLIN BLVD	5/31/2024	\$800,000	\$264,720	\$99,892	1.550	\$310,092	58.57%	\$200,059	\$4.59	64-14-30-380-023	0	0	0
64	64-14-31-378-001	869 ORCHARD LAKE RD	9/3/2025	\$330,000	\$75,910	\$17,433	0.115	\$178,645	117.67%	\$1,553,435	\$35.66	0	0	0	0
64	64-14-30-101-004	600 N TELEGRAPH RD	6/6/2024	\$4,100,000	\$983,750	\$651,377	4.297	\$2,654,091	134.90%	\$617,661	\$14.18	0	0	0	0
64	64-14-29-476-015	23 N SAGINAW ST	5/20/2025	\$875,000	\$248,760	\$103,636	0.255	\$481,119	96.70%	\$1,886,741	\$43.31	0	0	0	0
64	64-14-29-455-002	50444 WOODWARD AVE	8/2/2023	\$500,000	\$231,940	\$41,086	0.360	\$12,144	2.62%	\$33,733	\$0.77	64-14-29-410-007	0	0	0
64	64-14-29-410-017	123 N SAGINAW ST	10/16/2025	\$155,000	\$57,070	\$14,704	0.058	\$14,704	48.68%	\$957,914	\$21.99	0	0	0	0
64	64-14-29-279-036	154 N SAGINAW ST	10/18/2024	\$8,200,000	\$1,791,360	\$207,494	2.290	\$4,437,884	123.87%	\$1,937,941	\$44.49	0	0	0	0
64	64-14-29-131-032	220 CESAR E CHAVEZ AVE	5/24/2024	\$120,000	\$55,540	\$11,617	0.226	\$24,252	21.83%	\$107,310	\$2.46	0	0	0	0
64	64-14-29-103-021	369 CESAR E CHAVEZ AVE	6/10/2024	\$450,000	\$111,070	\$16,448	0.320	\$224,491	101.06%	\$701,534	\$16.11	0	0	0	0
64	64-14-28-277-013	120 N EDITH ST	5/1/2023	\$11,858,000	\$3,763,600	\$119,071	3.850	\$2,004,249	26.63%	\$520,584	\$11.95	0	0	0	0
64	64-14-28-251-010	25 MAYNARD CT	12/3/2024	\$1,100,000	\$337,820	\$74,279	0.490	\$298,936	44.24%	\$610,073	\$14.01	0	0	0	0
64	64-14-21-403-064	804 N PERRY ST	8/30/2023	\$400,000	\$175,320	\$44,658	0.440	\$83,830	23.91%	\$190,523	\$4.37	0	0	0	0
64	64-14-21-403-044	667 MARTIN LUTHER KING JR BLV	10/20/2023	\$794,400	\$170,970	\$20,806	0.205	\$431,579	126.21%	\$2,105,263	\$48.33	0	0	0	0
64	64-14-21-352-067	547 N PERRY ST	5/19/2023	\$500,000	\$173,410	\$101,885	0.503	\$273,017	78.72%	\$542,777	\$12.46	64-14-20-480-006	0	0	0
64	64-14-21-178-008	655 JOSLYN AVE	9/25/2023	\$250,000	\$104,720	\$67,183	0.530	\$77,294	36.91%	\$145,838	\$3.35	64-14-20-456-012	0	0	0
64	64-14-20-176-011	62 W MONTCALM ST	4/7/2023	\$575,000	\$160,580	\$66,699	0.880	\$281,256	87.58%	\$319,609	\$7.34	64-14-20-157-002	64-14-20-157-004	0	0
64	64-14-20-176-008	735 BALDWIN AVE	8/29/2025	\$1,350,000	\$363,570	\$55,184	0.621	\$603,259	82.96%	\$971,432	\$22.30	64-14-20-301-003	0	0	0
64	64-14-20-156-014	238 W MONTCALM ST	1/10/2025	\$200,000	\$66,990	\$20,234	0.250	\$74,877	55.89%	\$299,508	\$6.88	64-14-19-427021	0	0	0
64	64-14-19-429-013	676 CESAR E CHAVEZ AVE	7/8/2025	\$250,000	\$64,310	\$9,508	0.107	\$130,954	101.81%	\$1,223,869	\$28.10	64-14-19-282-008	64-14-19-282-009	0	0
64	64-14-19-427-017	700 CESAR E CHAVEZ AVE	7/31/2025	\$500,000	\$189,230	\$46,389	0.596	\$174,633	46.14%	\$293,008	\$6.73	64-14-19-253-012	0	0	0
64	64-14-19-282-018	756 CESAR E CHAVEZ AVE	1/3/2025	\$285,000	\$80,240	\$27,513	0.363	\$133,846	83.40%	\$368,722	\$8.46	0	0	0	0
64	64-14-19-253-019	820 CESAR E CHAVEZ AVE	7/20/2023	\$265,000	\$108,930	\$56,391	0.744	\$78,476	36.02%	\$105,478	\$2.42	0	0	0	0
64	64-14-18-479-041	1063 STANLEY AVE	6/28/2024	\$255,000	\$121,560	\$41,429	0.647	\$27,318	11.24%	\$42,223	\$0.97	64-14-18-402-005	64-14-18-402-007	0	0
64	64-14-17-383-022	989 BALDWIN AVE	9/1/2025	\$250,000	\$57,770	\$27,404	0.270	\$162,100	140.30%	\$600,370	\$13.78	0	0	0	0
64	64-14-17-381-026	1065 BALDWIN AVE	5/3/2024	\$110,000	\$38,250	\$26,478	0.232	\$25,489	33.32%	\$109,866	\$2.52	0	0	0	0
64	64-14-17-330-028	1175 BALDWIN AVE	4/16/2024	\$100,000	\$46,500	\$17,965	0.177	\$1,293	1.39%	\$7,305	\$0.17	0	0	0	0
64	64-14-17-205-002	1368 BALDWIN AVE	11/19/2024	\$700,000	\$199,100	\$60,389	0.595	\$326,400	81.97%	\$548,571	\$12.59	0	0	0	0
64	64-14-17-203-001	1410 BALDWIN AVE	11/28/2023	\$100,000	\$24,010	\$20,096	0.198	\$67,395	140.35%	\$340,379	\$7.81	0	0	0	0
64	64-14-17-132-019	1331 BALDWIN AVE	6/30/2025	\$70,000	\$28,470	\$27,302	0.269	\$40,630	71.36%	\$151,041	\$3.47	0	0	0	0
64	64-14-17-132-018	1345 BALDWIN AVE	1/14/2025	\$280,000	\$64,380	\$22,633	0.223	\$161,194	125.19%	\$722,843	\$16.59	64-14-17-131-016	0	0	0
64	64-14-17-131-015	1375 BALDWIN AVE	12/7/2023	\$425,000	\$144,910	\$150,111	1.479	\$277,990	95.92%	\$187,958	\$4.31	0	0	0	0

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YEAR: 2026

LAND TYPE: COMMERCIAL

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-14-16-453-004	570 BOYD ST	12/6/2024	\$60,000	\$27,800	\$9,338	0.092	\$4,547	8.18%	\$49,424	\$1.13	0	0	0	0	0
64	64-14-16-101-022	338 E WALTON BLVD	8/6/2025	\$185,000	\$76,050	\$71,901	0.630	\$104,803	68.90%	\$166,354	\$3.82	0	0	0	0	0
64	64-14-15-426-012	1650 N PERRY ST	2/6/2024	\$505,000	\$306,460	\$173,353	1.708	\$84,591	13.80%	\$49,526	\$1.14	0	0	0	0	0
64	64-14-15-352-020	1300 N PERRY ST	11/27/2024	\$750,000	\$300,960	\$103,525	1.020	\$169,330	28.13%	\$166,010	\$3.81	0	0	0	0	0
64	64-14-08-454-035	1502 BALDWIN AVE	4/9/2024	\$282,000	\$105,160	\$42,019	0.414	\$104,774	49.82%	\$253,077	\$5.81	64-14-08-454-038	64-14-08-454-001	0	0	0
64	64-14-07-480-023	298 W WALTON BLVD	5/7/2024	\$114,236	\$32,090	\$15,935	0.157	\$60,442	94.18%	\$384,981	\$8.84	0	0	0	0	0
64	64-13-36-279-020	222 S TELEGRAPH RD	12/20/2024	\$55,000	\$26,130	\$6,973	0.046	\$1,020	1.95%	\$22,174	\$0.51	0	0	0	0	0
44	44-25-24-326-039	1052 E LINCOLN AVE	5/31/2023	\$530,000	\$272,550	\$138,644	0.362	\$152,092	27.90%	\$420,144	\$9.65	0	0	0	0	0
44	44-25-24-251-006	26201 DEQUINDRE RD	10/5/2023	\$310,000	\$154,870	\$102,080	0.266	\$113,338	36.59%	\$426,083	\$9.78	0	0	0	0	0
44	44-25-24-104-034	540 E 11 MILE RD # 544	1/16/2025	\$438,725	\$192,970	\$134,200	0.350	\$119,747	31.03%	\$342,134	\$7.85	0	0	0	0	0
44	44-25-24-101-004	26750 JOHN R RD	11/9/2023	\$750,000	\$218,810	\$202,400	0.528	\$529,850	121.08%	\$1,003,504	\$23.04	44-25-24-101-005	0	0	0	0
44	44-25-23-481-022	25431 JOHN R RD	3/19/2024	\$310,000	\$118,380	\$66,405	0.173	\$158,169	66.81%	\$914,272	\$20.99	0	0	0	0	0
44	44-25-23-426-008	395 W LINCOLN AVE	5/31/2023	\$385,000	\$127,640	\$74,624	0.195	\$189,533	74.25%	\$971,964	\$22.31	0	0	0	0	0
44	44-25-23-426-004	451 W LINCOLN AVE	12/20/2024	\$380,000	\$141,140	\$106,762	0.278	\$161,929	57.36%	\$582,478	\$13.37	44-25-23-426-032	0	0	0	0
44	44-25-23-282-016	26137 JOHN R RD	2/25/2025	\$250,000	\$54,490	\$52,800	0.138	\$200,687	184.15%	\$1,454,254	\$33.39	0	0	0	0	0
44	44-25-23-282-015	26153 JOHN R RD	4/2/2024	\$165,000	\$98,930	\$70,400	0.184	\$36,960	18.68%	\$200,870	\$4.61	0	0	0	0	0
44	44-25-14-480-042	450 W 11 MILE RD	6/19/2025	\$75,000	\$36,610	\$21,780	0.057	\$23,785	32.48%	\$417,281	\$9.58	0	0	0	0	0
44	44-25-14-389-011	906 W 11 MILE RD	6/30/2025	\$720,000	\$182,560	\$52,800	0.138	\$433,918	118.84%	\$3,144,333	\$72.18	0	0	0	0	0
44	44-25-14-226-043	375 W 12 MILE RD	7/29/2025	\$750,000	\$358,200	\$239,096	0.624	\$273,323	38.15%	\$438,018	\$10.06	0	0	0	0	0
44	44-25-13-360-042	621 E 11 MILE RD	11/17/2023	\$375,000	\$107,010	\$146,960	0.383	\$312,876	146.19%	\$816,909	\$18.75	0	0	0	0	0
44	44-25-13-358-023	327 E 11 MILE RD # 341	11/8/2024	\$590,000	\$396,060	\$242,000	0.633	\$69,862	8.82%	\$110,367	\$2.53	44-25-13-358-033	44-25-13-358-032	44-25-13-358-024	44-25-13-358-025	0
44	44-25-13-351-036	27366 JOHN R RD	7/23/2025	\$600,000	\$186,100	\$96,800	0.253	\$330,284	88.74%	\$1,305,470	\$29.97	0	0	0	0	0
44	44-25-13-351-005	27360 JOHN R RD	4/10/2024	\$500,000	\$270,880	\$116,160	0.303	\$32,532	6.00%	\$107,366	\$2.46	0	0	0	0	0
44	44-25-13-104-008	520 E 12 MILE RD	8/15/2023	\$705,000	\$337,540	\$217,800	0.568	\$141,203	20.92%	\$248,597	\$5.71	0	0	0	0	0
44	44-25-12-478-194	1611 E 12 MILE RD	8/18/2023	\$500,000	\$327,080	\$220,000	0.574	\$104,016	15.90%	\$181,213	\$4.16	0	0	0	0	0
44	44-25-12-151-009	30100 JOHN R RD	11/8/2023	\$1,150,000	\$483,160	\$242,000	0.631	\$474,831	49.14%	\$752,506	\$17.28	44-25-12-151-016	0	0	0	0
44	44-25-12-101-057	30728 JOHN R RD	4/25/2023	\$625,000	\$308,210	\$382,128	1.047	\$350,830	56.91%	\$335,081	\$7.69	0	0	0	0	0
44	44-25-11-476-025	424 W 12 MILE RD	12/5/2024	\$2,759,259	\$672,870	\$601,869	0.820	\$2,113,901	157.08%	\$2,577,928	\$59.18	0	0	0	0	0
44	44-25-11-351-032	29028 CAMPBELL RD # 29098	8/30/2023	\$4,075,000	\$1,409,640	\$732,405	3.830	\$1,886,830	66.93%	\$492,645	\$11.31	0	0	0	0	0
44	44-25-02-377-005	31015 STEPHENSON HWY	8/13/2024	\$695,000	\$320,060	\$338,078	0.461	\$413,052	64.53%	\$895,991	\$20.57	0	0	0	0	0
44	44-25-02-228-002	101 W 14 MILE RD	8/13/2025	\$4,050,000	\$1,683,950	\$1,682,688	4.700	\$1,892,778	56.20%	\$402,719	\$9.25	0	0	0	0	0
44	44-25-02-176-028	32420 STEPHENSON HWY	7/7/2025	\$7,701,125	\$2,497,160	\$1,318,648	3.440	\$4,097,483	82.04%	\$1,191,129	\$27.34	0	0	0	0	0
44	44-25-02-176-026	32650 STEPHENSON HWY	4/4/2025	\$7,100,000	\$2,459,370	\$1,621,208	4.229	\$3,725,096	75.73%	\$880,846	\$20.22	0	0	0	0	0
44	44-25-02-176-011	32690 STEPHENSON HWY	12/5/2024	\$8,750,000	\$2,185,970	\$1,123,147	2.930	\$5,344,998	122.26%	\$1,824,231	\$41.88	0	0	0	0	0
44	44-25-01-351-017	31010 JOHN R RD	1/19/2024	\$2,411,500	\$814,780	\$632,265	1.310	\$1,430,508	87.78%	\$1,091,991	\$25.07	44-25-01-603-001	0	0	0	0
44	44-25-01-102-009	456 E 14 MILE RD	7/27/2023	\$418,960	\$263,197	\$687	0.687	\$839,190	100.15%	\$1,221,528	\$28.04	44-25-01-102-024	0	0	0	0
28	28-25-36-380-012	701 E 8 MILE RD	1/21/2025	\$170,000	\$62,960	\$18,212	0.078	\$52,931	42.04%	\$678,603	\$15.58	0	0	0	0	0
28	28-25-36-360-025	637 E EIGHT MILE	8/19/2024	\$320,000	\$150,250	\$70,904	0.425	\$70,030	23.30%	\$164,776	\$3.78	28-25-36-360-022	28-25-36-360-023	0	0	0
28	28-25-36-232-039	22707 DEQUINDRE RD	9/16/2025	\$126,000	\$39,280	\$17,044	0.073	\$64,479	82.08%	\$883,274	\$20.28	0	0	0	0	0
28	28-25-36-107-008	22102 JOHN R	5/5/2025	\$296,500	\$93,240	\$27,592	0.138	\$99,910	53.58%	\$723,986	\$16.62	0	0	0	0	0
28	28-25-35-480-010	140 W EIGHT MILE	5/22/2024	\$190,000	\$66,840	\$26,858	0.161	\$73,189	54.75%	\$454,590	\$10.44	28-25-35-480-009	0	0	0	0
28	28-25-35-478-045	20941 JOHN R RD	8/13/2024	\$145,000	\$53,590	\$16,110	0.069	\$32,879	30.68%	\$476,507	\$10.94	0	0	0	0	0
28	28-25-35-228-023	41 W 9 MILE RD	3/12/2025	\$705,000	\$298,100	\$75,076	0.450	\$225,421	37.81%	\$500,936	\$11.50	0	0	0	0	0
28	28-25-26-479-085	23001 JOHN R RD	5/1/2024	\$8,580,000	\$4,190,020	\$1,100,463	9.048	\$1,038,035	12.39%	\$114,725	\$2.63	28-25-26-479-084	0	0	0	0
28	28-25-25-452-040	1221 E 9 MILE RD	6/16/2025	\$500,000	\$229,460	\$89,061	0.515	\$161,557	35.20%	\$313,703	\$7.20	0	0	0	0	0
28	28-25-25-380-041	1065 E 9 MILE RD	9/17/2025	\$1,050,000	\$287,890	\$119,929	0.632	\$557,050	96.75%	\$881,408	\$20.23	28-25-25-380-033	0	0	0	0
28	28-25-25-306-006	23528 JOHN R RD	4/5/2023	\$510,000	\$144,280	\$49,406	0.321	\$214,469	74.32%	\$668,128	\$15.34	28-25-25-306-007	0	0	0	0
28	28-25-25-101-035	32 E TEN MILE	4/21/2025	\$270,000	\$111,470	\$43,032	0.223	\$28,965	12.99%	\$129,888	\$2.98	0	0	0	0	0
24	24-25-35-101-004	850 E 9 MILE RD	12/9/2024	\$1,800,000	\$395,150	\$265,688	0.753	\$1,215,628	153.82%	\$1,614,380	\$37.06	0	0	0	0	0
24	24-25-34-353-042	900 W 8 MILE RD	3/12/2025	\$500,000	\$185,100	\$140,867	0.230	\$294,002	79.42%	\$1,278,270	\$29.35	0	0	0	0	0
24	24-25-34-301-018	660 LIVERNOIS ST	3/22/2024	\$300,000	\$76,420	\$48,785	0.111	\$185,163	121.15%	\$1,668,135	\$38.30	0	0	0	0	0
24	24-25-34-301-009	810 LIVERNOIS ST	1/17/2025	\$345,000	\$148,980	\$55,384	0.126	\$83,518	28.03%	\$662,841	\$15.22	0	0	0	0	0
24	24-25-34-254-006	22110 WOODWARD	4/4/2025	\$725,000	\$313,430	\$204,749	0.179	\$241,942	38.60%	\$1,351,631	\$31.03	24-25-34-254-007	0	0	0	0
24	24-25-34-251-011	22041 WOODWARD AVE	9/6/2023	\$980,000	\$360,440	\$303,647	0.289	\$558,067	77.41%	\$1,931,028	\$44.33	0	0	0	0	0
24	24-25-34-178-019	1010 LAPRAIRIE ST	8/19/2025	\$1,225,000	\$313,470	\$135,367	0.308	\$247,705	39.51%	\$804,237	\$18.46	0	0	0	0	0
24	24-25-34-154-045	1021 ALLEN ST	11/26/2024	\$700,000	\$154,860	\$127,023	0.289	\$132,519	42.79%	\$458,543	\$10.53	0	0	0	0	0
24	24-25-34-132-066	22305 WOODWARD AVE	11/12/2024	\$235,000	\$88,900	\$73,755	0.056	\$122,430	68.86%	\$2,186,250	\$50.19	0	0	0	0	0
24	24-25-34-129-005	22600 WOODWARD AVE	9/5/2024	\$1,820,000	\$539,920	\$385,266	0.339	\$1,083,339	100.32%	\$3,195,690	\$73.36	24-25-34-202-068	0	0	0	0
24	24-25-34-126-016	141 W 9 MILE RD	10/24/2023	\$650,000	\$366,560	\$204,180	0.15									

**CVT: CITY OF PONTIAC
YEAR: 2026
LAND TYPE: COMMERCIAL**

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4	
24	24-25-27-381-025	177 VESTER ST	8/25/2023	\$700,000	\$310,730	\$119,402	0.151	\$194,233	31.25%	\$1,286,311	\$29.53	0	0	0	0	0	
24	24-25-27-379-003	23140 WOODWARD AVE	5/9/2023	\$840,000	\$369,490	\$272,109	0.172	\$356,537	48.25%	\$2,072,890	\$47.59	0	0	0	0	0	
24	24-25-27-327-006	23422 WOODWARD AVE	12/18/2023	\$135,000	\$103,870	\$123,473	0.074	\$43,581	20.98%	\$588,932	\$13.52	0	0	0	0	0	
24	24-25-27-303-050	23337 WOODWARD AVE	9/16/2024	\$395,000	\$192,830	\$157,936	0.090	\$153,391	39.77%	\$1,704,344	\$39.13	24-25-27-303-049	0	0	0	0	
24	24-25-27-280-026	3055 HILTON RD	7/28/2023	\$540,000	\$266,020	\$176,383	0.288	\$147,064	27.64%	\$510,639	\$11.72	0	0	0	0	0	
24	24-25-27-252-003	701 WOODWARD HTS	10/24/2024	\$675,000	\$339,600	\$136,274	1.580	\$76,493	11.26%	\$48,413	\$1.11	0	0	0	0	0	
24	24-25-27-228-029	3351 HILTON RD	4/22/2024	\$2,375,000	\$524,830	\$201,469	0.318	\$1,500,180	142.92%	\$4,717,547	\$108.30	24-25-27-228-002	0	0	0	0	
24	24-25-26-382-034	1411 E 9 MILE RD	2/9/2024	\$385,000	\$206,810	\$124,344	0.101	\$98,148	23.73%	\$971,762	\$22.31	0	0	0	0	0	
24	24-25-26-351-002	2140 HILTON RD	12/12/2024	\$410,000	\$240,940	\$153,732	0.251	\$72,132	14.97%	\$287,378	\$6.60	0	0	0	0	0	
24	24-25-26-154-002	2840 HILTON RD	12/29/2023	\$312,000	\$160,150	\$97,353	0.185	\$65,646	20.50%	\$354,843	\$8.15	0	0	0	0	0	
24	24-25-26-111-036	3150 HILTON RD	11/30/2023	\$170,000	\$68,400	\$32,434	0.041	\$56,837	41.55%	\$1,386,268	\$31.82	0	0	0	0	0	
24	24-25-26-106-002	3250 HILTON RD	7/17/2024	\$250,000	\$100,870	\$58,455	0.083	\$94,603	46.89%	\$1,139,795	\$26.17	0	0	0	0	0	
02	02-14-26-352-010	2201 AUBURN RD	9/30/2025	\$695,000	\$271,920	\$140,346	0.580	\$297,980	54.79%	\$513,759	\$11.79	0	0	0	0	0	
02	02-14-25-201-007	3501 HAMLIN RD	7/14/2023	\$3,900,000	\$2,451,170	\$718,481	3.490	\$838,284	17.10%	\$240,196	\$5.51	0	0	0	0	0	
02	02-14-23-176-012	2550 INNOVATION DR	7/21/2023	\$4,950,000	\$1,914,230	\$1,112,186	5.890	\$2,267,061	59.22%	\$384,900	\$8.84	0	0	0	0	0	
02	02-14-14-427-003	2825 UNIVERSITY DR	7/15/2025	\$630,000	\$173,570	\$90,605	0.260	\$378,060	108.91%	\$1,454,077	\$33.38	0	0	0	0	0	
02	02-14-14-302-022	1989 N OPDYKE RD	4/15/2025	\$425,000	\$236,180	\$203,978	0.660	\$101,394	21.47%	\$153,627	\$3.53	0	0	0	0	0	
02	02-14-11-353-012	2638 LAPEER RD	6/5/2023	\$255,000	\$179,910	\$117,988	0.418	\$20,596	5.72%	\$49,273	\$1.13	0	0	0	0	0	
02	02-14-11-352-019	2635 LAPEER RD	5/13/2024	\$610,000	\$273,340	\$194,036	0.730	\$264,322	48.35%	\$362,085	\$8.31	0	0	0	0	0	
02	02-14-11-304-007	2705 LAPEER RD	6/10/2024	\$677,500	\$321,750	\$278,644	1.210	\$307,182	47.74%	\$253,869	\$5.83	0	0	0	0	0	
02	02-14-04-101-014	700 BROWN RD	8/27/2024	\$2,090,000	\$1,039,000	\$720,657	1.600	\$724,493	34.86%	\$452,808	\$10.40	02-14-04-601-003	0	0	0	0	0

**CVT: CITY OF PONTIAC
YEAR: 2026
LAND TYPE: INDUSTRIAL**

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	CALC'D RATE (SF)	USED RATE (SF)
AVG	\$1.51	\$3.19	\$1.81
MED	\$1.38	\$2.91	\$1.65
MIN	\$0.15	\$0.32	\$0.18
MAX	\$3.41	\$7.21	\$4.09

IMPROVED SALES BREAKDOWN									
IND	COUNT	CURRENT SEV	SALE PRICE	SALE RATIO	CURRENT LAND VALUE	EXTRACTED LAND VALUE	CURRENT LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE / TCV (LtoB)	% Δ CURRENT LAND VALUE VS EXTRACTED LAND VALUE
ALL	72	25,970,200	70,963,419	36.60%	13,526,174	28,617,167	26.04%	55.10%	111.57%

IND RATES (SF TABLE)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
17.35%	20.0%	19%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-14-33-304-033	45700 WOODWARD AVE	9/13/2024	\$685,000	\$199,760	\$99,265	1.055	\$318,287	79.67%	\$301,694	\$6.93	0	0	0	0	0
64	64-14-33-303-036	45601 WOODWARD AVE	6/8/2023	\$285,000	\$72,610	\$27,380	0.291	\$140,140	96.50%	\$481,581	\$11.06	0	0	0	0	0
64	64-14-33-255-009	392 S SANFORD ST	7/12/2023	\$365,000	\$138,300	\$88,371	1.896	\$146,267	52.88%	\$77,145	\$1.77	0	0	0	0	0
64	64-14-32-202-011	408 AUBURN AVE	10/29/2024	\$750,000	\$313,280	\$101,250	1.426	\$107,723	17.19%	\$75,542	\$1.73	0	0	0	0	0
64	64-14-32-232-007	8 BRUSH ST	9/13/2024	\$515,000	\$121,300	\$73,133	1.030	\$306,608	126.38%	\$297,678	\$6.83	0	0	0	0	0
64	64-14-09-301-021	1591 E HIGHWOOD BLVD	6/20/2023	\$1,725,000	\$348,710	\$210,667	2.239	\$1,141,764	163.71%	\$509,944	\$11.71	0	0	0	0	0
44	44-25-24-455-037	1129 E 10 MILE RD	4/1/2023	\$150,000	\$81,590	\$33,293	0.132	\$4,850	2.97%	\$6742.42424	\$0.84	0	0	0	0	0
44	44-25-24-455-035	25025 DEI ST	11/8/2024	\$650,000	\$156,400	\$108,261	0.43	\$426,947	136.49%	\$92900	\$22.79	0	0	0	0	0
44	44-25-24-352-002	25330 JOHN R RD	7/19/2023	\$225,000	\$97,340	\$46,818	0.186	\$59,403	30.51%	\$19370.9677	\$7.33	0	0	0	0	0
44	44-25-24-305-004	25504 JOHN R RD	3/14/2024	\$165,000	\$81,160	\$25,432	0.101	\$11,806	7.27%	\$116891.0891	\$2.68	0	0	0	0	0
44	44-25-24-321-016	1751 E LINCOLN AVE # 1761	9/20/2024	\$2,500,000	\$1,001,690	\$528,731	2.1	\$850,416	42.45%	\$404960	\$9.30	0	0	0	0	0
44	44-25-24-206-038	1340 E 11 MILE RD	6/29/2023	\$525,000	\$261,880	\$101,092	0.402	\$53,342	10.18%	\$32691.5423	\$3.05	0	0	0	0	0
44	44-25-23-431-016	205 W LINCOLN AVE	8/20/2025	\$535,000	\$154,580	\$79,648	0.316	\$306,108	99.01%	\$68696.2025	\$22.24	0	0	0	0	0
44	44-25-13-453-025	1333 E 11 MILE RD	1/10/2025	\$500,000	\$107,090	\$88,376	0.351	\$359,393	167.80%	\$1023911.681	\$23.51	0	0	0	0	0
44	44-25-11-427-011	195 AJAX DR	7/3/2025	\$672,500	\$297,660	\$146,026	0.58	\$223,668	37.57%	\$385,634	\$8.85	0	0	0	0	0
44	44-25-11-402-006	760 AJAX DR # 764	7/18/2023	\$875,000	\$325,520	\$168,685	0.67	\$335,412	51.52%	\$500,615	\$11.49	0	0	0	0	0
44	44-25-11-376-010	29215 STEPHENSON HWY	7/26/2024	\$1,295,000	\$666,540	\$372,810	1.481	\$223,215	16.74%	\$150,719	\$3.46	0	0	0	0	0
44	44-25-02-378-020	31201 MALLY DR	9/14/2023	\$1,692,000	\$596,480	\$238,714	0.948	\$623,602	52.27%	\$657,808	\$15.10	0	0	0	0	0
44	44-25-02-376-001	31301 STEPHENSON HWY	11/1/2023	\$650,000	\$298,030	\$241,026	0.957	\$253,540	42.54%	\$264,932	\$6.08	0	0	0	0	0
44	44-25-02-328-008	31690 STEPHENSON HWY	12/28/2023	\$3,200,000	\$984,760	\$596,708	2.37	\$1,662,833	84.43%	\$701,617	\$16.11	0	0	0	0	0
44	44-25-02-327-005	31465 STEPHENSON HWY	10/27/2023	\$2,800,000	\$1,513,250	\$687,469	2.73	\$184,055	6.08%	\$67,419	\$1.55	44-25-02-327-004	0	0	0	0
44	44-25-02-326-001	31725 STEPHENSON HWY	8/4/2023	\$850,000	\$329,200	\$218,995	0.87	\$358,249	54.41%	\$411,780	\$9.45	0	0	0	0	0
44	44-25-02-101-032	32399 STEPHENSON HWY # 32401	6/1/2023	\$1,250,000	\$557,580	\$337,552	1.341	\$379,640	34.04%	\$283,102	\$6.50	0	0	0	0	0
44	44-25-01-427-021	31771 SHERMAN AVE	8/1/2023	\$1,176,800	\$451,750	\$247,962	0.985	\$448,798	49.67%	\$455,632	\$10.46	0	0	0	0	0
44	44-25-01-427-015	31711 SHERMAN AVE	5/3/2024	\$866,000	\$296,320	\$152,592	0.606	\$373,770	63.07%	\$616,782	\$14.16	0	0	0	0	0
44	44-25-01-426-028	31691 DEQUINDRE RD	3/28/2024	\$1,995,000	\$694,330	\$563,980	2.24	\$1,074,632	77.39%	\$479,746	\$11.01	0	0	0	0	0
44	44-25-01-326-021	31700 RESEARCH PARK DR	10/27/2023	\$2,500,000	\$1,029,790	\$597,333	2.372	\$867,416	42.12%	\$365,690	\$8.40	0	0	0	0	0
44	44-25-01-326-046	1700 E 14 MILE RD	3/18/2024	\$1,295,000	\$447,220	\$357,523	1.42	\$693,733	77.56%	\$488,544	\$11.22	0	0	0	0	0
44	44-25-01-226-021	32371 DEQUINDRE RD	6/28/2024	\$1,080,000	\$492,430	\$351,424	1.396	\$372,079	37.78%	\$266,532	\$6.12	0	0	0	0	0
44	44-25-01-183-020	32039 MILTON AVE	11/10/2023	\$630,500	\$255,090	\$148,893	0.591	\$227,701	44.63%	\$385,281	\$8.84	0	0	0	0	0
44	44-25-01-183-018	32059 MILTON AVE	10/10/2024	\$960,000	\$311,690	\$150,280	0.597	\$430,244	69.02%	\$720,677	\$16.54	0	0	0	0	0
44	44-25-01-182-011	32096 HOWARD AVE	10/24/2024	\$1,000,000	\$339,930	\$208,080	0.826	\$472,895	69.56%	\$572,512	\$13.14	0	0	0	0	0
44	44-25-01-176-030	32388 EDWARD AVE	6/2/2023	\$630,000	\$224,040	\$130,050	0.517	\$274,053	61.16%	\$530,083	\$12.17	0	0	0	0	0
44	44-25-01-157-023	32050 TOWNLEY AVE # 32060	4/17/2023	\$1,300,000	\$510,620	\$277,440	1.102	\$469,584	45.98%	\$426,120	\$9.78	0	0	0	0	0
44	44-25-01-126-025	845 E MANDOLINE AVE	9/26/2023	\$1,050,000	\$504,240	\$217,790	0.865	\$165,184	16.38%	\$190,964	\$4.38	0	0	0	0	0
44	44-25-01-126-024	799 E MANDOLINE AVE	3/29/2024	\$1,750,000	\$499,070	\$254,089	1.009	\$916,813	91.85%	\$908,635	\$20.86	0	0	0	0	0
28	28-25-36-480-033	21011 DEQUINDRE	3/11/2024	\$118,000	\$36,230	\$23,125	0.112	\$64,487	89.00%	\$575,777	\$13.22	0	0	0	0	0
28	28-25-36-479-021	1447 E 8 MILE RD	8/7/2024	\$1,125,000	\$267,130	\$114,153	0.537	\$687,852	128.75%	\$1,280,916	\$29.41	28-25-36-479-017	28-25-36-479-018	28-25-36-479-019	28-25-36-479-020	28-25-36-479-009

**CVT: CITY OF PONTIAC
YEAR: 2026
LAND TYPE: INDUSTRIAL**

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
28	28-25-36-385-022	1019 E EIGHT MILE	3/1/2024	\$242,500	\$80,400	\$28,493	0.138	\$98,543	61.28%	\$714,080	\$16.39	0	0	0	0	0
28	28-25-36-359-020	417 E 8 MILE RD	5/28/2025	\$200,000	\$123,300	\$62,053	0.37	\$19,665	7.97%	\$53,149	\$1.22	28-25-36-359-021	0	0	0	0
28	28-25-36-232-038	22711 DEQUINDRE	4/4/2025	\$155,000	\$74,230	\$41,708	0.202	\$31,069	20.93%	\$153,807	\$3.53	28-25-36-232-037	0	0	0	0
28	28-25-36-231-028	22805 DEQUINDRE RD	12/13/2023	\$190,000	\$63,020	\$13,647	0.059	\$70,317	55.79%	\$1,191,814	\$27.36	0	0	0	0	0
28	28-25-36-230-004	1796 E 9 MILE RD	2/13/2024	\$897,000	\$391,050	\$68,756	1.121	\$121,539	15.54%	\$108,420	\$2.49	0	0	0	0	0
28	28-25-36-226-014	1658 E NINE MILE	10/22/2024	\$400,000	\$130,070	\$56,935	0.413	\$179,402	68.96%	\$434,387	\$9.97	28-25-36-226-024	0	0	0	0
28	28-25-35-460-016	320 W 8 MILE RD	4/24/2025	\$205,000	\$59,900	\$18,736	0.081	\$103,959	86.78%	\$1,283,444	\$29.46	0	0	0	0	0
28	28-25-25-479-023	23041 DEQUINDRE RD	12/6/2024	\$250,000	\$71,310	\$28,416	0.386	\$126,188	88.48%	\$326,912	\$7.50	0	0	0	0	0
28	28-25-25-478-037	1795 E NINE MILE	5/25/2023	\$225,000	\$87,060	\$25,809	0.125	\$63,739	36.61%	\$509,912	\$11.71	0	0	0	0	0
28	28-25-25-477-033	1651 E 9 MILE RD	11/8/2023	\$181,000	\$98,580	\$36,808	0.25	\$6,796	3.45%	\$27,184	\$0.62	0	0	0	0	0
28	28-25-25-435-027	23409 DEQUINDRE RD	7/11/2024	\$320,000	\$81,270	\$29,396	0.165	\$175,386	107.90%	\$1,062,945	\$24.40	0	0	0	0	0
28	28-25-25-435-024	23433 DEQUINDRE	9/4/2024	\$150,000	\$44,770	\$19,198	0.083	\$73,559	82.15%	\$886,253	\$20.35	0	0	0	0	0
28	28-25-25-430-022	23823 DEQUINDRE	10/31/2023	\$800,000	\$213,910	\$77,224	0.603	\$418,854	97.90%	\$694,617	\$15.95	0	0	0	0	0
28	28-25-25-276-013	1775 OAK GROVE AVE	1/11/2024	\$130,000	\$64,920	\$26,195	0.205	\$19,719	15.19%	\$96,190	\$2.21	0	0	0	0	0
28	28-25-25-131-010	1008 E 10 MILE RD	4/4/2024	\$261,875	\$97,450	\$41,961	0.285	\$95,998	49.26%	\$336,835	\$7.73	0	0	0	0	0
28	28-25-25-126-002	510 E 10 MILE RD	1/12/2024	\$380,000	\$114,380	\$25,833	0.145	\$163,916	71.65%	\$1,130,455	\$25.95	0	0	0	0	0
28	28-25-25-101-037	66 E 10 MILE RD	11/14/2024	\$170,000	\$68,720	\$31,713	0.178	\$55,307	40.24%	\$310,713	\$7.13	0	0	0	0	0
24	24-25-35-326-002	1285 WORDSWORTH ST	6/13/2023	\$1,200,000	\$291,970	\$202,394	0.640	\$774,859	132.69%	\$1,210,717	\$27.79	0	0	0	0	0
24	24-25-35-151-020	1280 HILTON RD	12/6/2024	\$2,648,744	\$943,530	\$675,354	2.850	\$1,299,886	68.88%	\$456,100	\$10.47	0	0	0	0	0
24	24-25-35-101-005	924 E 9 MILE RD	6/1/2025	\$350,000	\$183,260	\$155,884	0.282	\$120,235	32.80%	\$426,365	\$9.79	0	0	0	0	0
24	24-25-33-482-063	359 LIVERNOIS ST	8/1/2023	\$850,000	\$245,560	\$132,225	0.558	\$451,522	91.94%	\$809,179	\$18.58	0	0	0	0	0
24	24-25-27-436-010	2305 GOODRICH ST	11/2/2023	\$400,000	\$212,080	\$142,867	0.362	\$86,514	20.40%	\$238,989	\$5.49	0	0	0	0	0
24	24-25-27-434-014	910 E DRAYTON ST	11/8/2023	\$1,200,000	\$462,920	\$209,669	0.663	\$402,325	43.46%	\$606,825	\$13.93	0	0	0	0	0
24	24-25-27-432-002	2424 WOLCOTT ST	2/13/2025	\$650,000	\$179,490	\$114,056	0.289	\$383,992	106.97%	\$1,328,692	\$30.50	0	0	0	0	0
24	24-25-27-429-003	2437 WOLCOTT ST	4/18/2025	\$172,000	\$59,530	\$61,135	0.129	\$107,793	90.54%	\$835,605	\$19.18	0	0	0	0	0
24	24-25-27-426-004	836 WOODWARD HTS	4/21/2025	\$650,000	\$217,330	\$114,450	0.290	\$293,227	67.46%	\$1,011,128	\$23.21	0	0	0	0	0
24	24-25-27-405-004	2330 GAINSBORO ST	11/20/2023	\$4,000,000	\$1,282,320	\$574,550	2.229	\$1,783,152	69.53%	\$799,978	\$18.36	24-25-27-404-027	24-25-27-405-003	24-25-27-403-025	0	0
24	24-25-26-153-060	2900 HILTON RD	12/29/2023	\$377,000	\$222,500	\$142,065	0.257	\$39,228	8.82%	\$152,638	\$3.50	0	0	0	0	0
02	02-14-35-228-014	2700 AUBURN CT	9/26/2023	\$1,900,000	\$745,950	\$251,291	2.630	\$663,080	44.45%	\$252,122	\$5.79	0	0	0	0	0
02	02-14-25-478-010	3851 AUBURN RD	5/15/2024	\$1,800,000	\$506,090	\$269,455	2.140	\$1,061,229	104.85%	\$495,901	\$11.38	0	0	0	0	0
02	02-14-14-151-034	2083 PONTIAC RD	3/20/2024	\$2,392,500	\$1,026,340	\$182,748	1.360	\$521,757	25.42%	\$383,645	\$8.81	0	0	0	0	0
02	02-14-10-200-019	1850 TAYLOR RD	6/12/2025	\$2,925,000	\$1,021,370	\$432,413	4.170	\$886,733	43.41%	\$212,646	\$4.88	0	0	0	0	0
02	02-14-03-201-020	4260 GIDDINGS RD	2/5/2024	\$3,100,000	\$963,080	\$461,469	2.747	\$1,643,951	85.35%	\$598,453	\$13.74	0	0	0	0	0
02	02-14-02-451-005	3650 LAPEER RD	5/14/2025	\$855,000	\$477,950	\$356,852	2.220	\$257,219	26.91%	\$115,864	\$2.66	0	0	0	0	0

**CVT: CITY OF PONTIAC
YEAR: 2026
LAND TYPE: M-1 CONCOURSE**

M1G ACREAGE RATES (ACREAGE TABLE) BREAKDOWN			
SF	OLD RATE (SF)	CALC'D RATE (SF)	USED RATE (SF)
AVG	\$298,935	\$505,773	\$373,669
MED	\$200,564	\$339,337	\$250,705
MIN	\$68,765	\$116,344	\$85,956
MAX	\$859,556	\$1,454,296	\$1,074,446

M1G LAND (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$28.13	\$57.11	\$42.19
MED	\$0.66	\$1.34	\$0.99
MIN	\$0.24	\$0.49	\$0.36
MAX	\$138.60	\$281.40	\$207.90

IMPROVED SALES BREAKDOWN									
M1G	COUNT	CURRENT SEV	SALE PRICE	SALE RATIO	CURRENT LAND VALUE	EXTRACTED LAND VALUE	CURRENT LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE / TCV (LtoB)	% Δ CURRENT LAND VALUE VS EXTRACTED LAND VALUE
ALL	28	6,269,160	16,922,905	37.05%	4,485,650	7,589,335	35.78%	60.53%	69.19%

M1G LAND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
10.77%	25.0%	37.47%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-14-33-305-011	11 STRAIGHTAWAY DR	6/7/2023	\$800,000	\$273,770	\$199,584	0.028	\$378,069	69.05%	\$13,502,464	\$309.97	0	0	0	0	0
64	64-14-33-305-018	18 STRAIGHTAWAY DR	10/25/2024	\$649,900	\$273,770	\$199,584	0.028	\$227,969	41.64%	\$8,141,750	\$186.91	0	0	0	0	0
64	64-14-33-305-022	22 STRAIGHTAWAY DR	5/4/2023	\$749,000	\$273,770	\$199,584	0.028	\$327,069	59.73%	\$11,681,036	\$268.16	0	0	0	0	0
64	64-14-33-305-048	48 PIT LN	4/20/2023	\$440,000	\$144,660	\$99,792	0.014	\$210,184	72.65%	\$15,013,143	\$344.65	0	0	0	0	0
64	64-14-33-305-058	58 PIT LN	9/25/2023	\$285,000	\$144,660	\$99,792	0.014	\$55,184	19.07%	\$3,941,714	\$90.49	0	0	0	0	0
64	64-14-33-305-089	97 SPEED WAY	7/18/2025	\$1,050,000	\$264,730	\$198,420	0.027	\$722,945	136.54%	\$26,775,741	\$614.69	0	0	0	0	0
64	64-14-33-305-095	103 SPEED WAY	8/12/2024	\$975,000	\$287,580	\$217,380	0.030	\$541,144	94.09%	\$18,038,133	\$414.10	0	0	0	0	0
64	64-14-33-305-096	104 SPEED WAY	5/28/2024	\$500,000	\$280,010	\$211,060	0.029	\$76,832	13.72%	\$2,649,379	\$60.82	0	0	0	0	0
64	64-14-33-305-106	115 PIT LN	6/18/2024	\$210,000	\$122,720	\$84,657	0.012	\$15,028	6.12%	\$1,252,333	\$28.75	0	0	0	0	0
64	64-14-33-305-118	129 PIT LN	7/2/2024	\$455,000	\$122,720	\$84,657	0.012	\$260,028	105.94%	\$21,669,000	\$497.45	0	0	0	0	0
64	64-14-33-305-120	131 PIT LN	7/3/2024	\$560,000	\$223,040	\$163,659	0.023	\$217,527	48.76%	\$9,457,696	\$217.12	0	0	0	0	0
64	64-14-33-305-122	134 SPEED WAY	5/14/2025	\$1,600,000	\$491,440	\$377,047	0.052	\$1,001,476	101.89%	\$19,259,154	\$442.13	0	0	0	0	0
64	64-14-33-305-146	156 SPEED WAY	3/7/2024	\$1,000,000	\$311,540	\$216,216	0.030	\$512,356	82.23%	\$17,078,533	\$392.07	0	0	0	0	0
64	64-14-33-305-152	162 SPEED WAY	3/4/2024	\$520,000	\$267,070	\$199,584	0.028	\$119,248	22.33%	\$4,258,857	\$97.77	0	0	0	0	0
64	64-14-33-305-154	164 SPEED WAY	6/16/2025	\$700,000	\$267,070	\$199,584	0.028	\$373,334	69.89%	\$13,333,357	\$306.09	0	0	0	0	0
64	64-14-33-305-162	172 SPEED WAY	6/27/2025	\$750,000	\$227,770	\$166,320	0.023	\$467,580	102.64%	\$20,329,565	\$466.70	0	0	0	0	0
64	64-14-33-305-163	173 SPEED WAY	12/21/2023	\$783,005	\$289,460	\$216,216	0.030	\$348,279	60.16%	\$11,609,300	\$266.51	0	0	0	0	0
64	64-14-33-305-171	181 PIT LN	9/19/2024	\$405,000	\$150,640	\$99,792	0.014	\$163,511	54.27%	\$11,679,357	\$268.12	0	0	0	0	0
64	64-14-33-305-177	187 PIT LN	10/21/2025	\$400,000	\$177,560	\$124,740	0.017	\$123,871	34.88%	\$7,286,529	\$167.28	0	0	0	0	0
64	64-14-33-305-193	203 CHICANE LN	5/24/2023	\$475,000	\$153,660	\$100,457	0.014	\$223,923	72.86%	\$15,994,500	\$367.18	0	0	0	0	0
64	64-14-33-305-218	232 CHICANE LN	12/18/2023	\$606,000	\$180,700	\$120,582	0.017	\$313,707	86.80%	\$18,453,353	\$423.63	0	0	0	0	0
64	64-14-33-305-219	233 CHICANE LN	10/24/2025	\$340,000	\$180,700	\$120,582	0.017	\$101,865	28.19%	\$5,992,059	\$137.56	0	0	0	0	0
64	64-14-33-305-222	236 APEX DR # 2091	11/16/2023	\$375,000	\$185,430	\$124,241	0.017	\$75,655	20.40%	\$4,450,294	\$102.16	0	0	0	0	0
64	64-14-33-305-238	252 APEX DR	9/23/2024	\$350,000	\$180,700	\$120,582	0.017	\$57,707	15.97%	\$3,394,529	\$77.93	0	0	0	0	0

**CVT: CITY OF PONTIAC
YEAR: 2026
LAND TYPE: M-1 CONCOURSE**

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-14-33-305-242	260 APEX DR	12/21/2023	\$750,000	\$306,770	\$220,707	0.030	\$273,187	44.53%	\$9,106,233	\$209.05	0	0	0	0	0
64	64-14-33-305-247	265 APEX DR	4/24/2024	\$330,000	\$153,570	\$100,291	0.014	\$78,923	25.70%	\$5,637,357	\$129.42	0	0	0	0	0
64	64-14-33-305-251	269 APEX DR	12/23/2024	\$450,000	\$153,570	\$100,291	0.014	\$198,923	64.77%	\$14,208,786	\$326.19	0	0	0	0	0
64	64-14-33-305-256	274 APEX DR	12/3/2024	\$415,000	\$180,080	\$120,249	0.017	\$123,811	34.38%	\$7,283,000	\$167.19	0	0	0	0	0

CVT: CITY OF PONTIAC

YEAR: 2026

LAND TYPE: VACANT

VACANT LAND - SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	12	2,108,100	447,010	21.20%	23.774	1,035,595	\$88,672	\$2.04
COM	10	1,683,100	375,940	22.34%	20.944	912,321	\$80,362	\$1.84
IND1	2	425,000	71,070	16.72%	2.830	123,275	\$150,177	\$3.45

VACANT																
CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / CURRENT TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-14-15-276-003	1750 N PERRY ST	6/26/2025	\$645,000	\$178,940	\$357,889	15.800	\$645,000	180.23%	\$40,823	\$0.94	0	0	0	0	0
64	64-14-29-203-012	W HOWARD	9/8/2025	\$4,600	\$3,180	\$3,804	0.074	\$2,105	33.10%	\$62,162	\$1.43	0	0	0	0	0
64	64-14-30-479-040	W HURON	5/15/2023	\$43,000	\$29,040	\$46,452	0.558	\$31,835	54.81%	\$77,061	\$1.77	64-14-30-479-039	64-14-30-479-045	0	0	0
64	64-14-33-179-002	OSMUN	10/9/2024	\$175,000	\$64,970	\$129,935	1.830	\$175,000	134.68%	\$95,628	\$2.20	0	0	0	0	0
64	64-14-28-335-007	E PIKE	3/11/2025	\$14,000	\$6,060	\$8,291	0.139	\$10,276	84.79%	\$100,719	\$2.31	64-14-28-377-002	0	0	0	0
64	64-14-19-426-013	CESAR CHAVEZ	10/31/2023	\$99,000	\$32,200	\$64,389	0.829	\$99,000	153.73%	\$119,421	\$2.74	64-14-19-426-003	0	0	0	0
64	64-14-19-282-006	MAE	2/27/2025	\$17,000	\$4,550	\$9,095	0.120	\$17,000	186.81%	\$141,667	\$3.25	0	0	0	0	0
64	64-14-29-408-016	W HURON	6/9/2023	\$300,000	\$54,570	\$85,685	1.667	\$277,335	254.11%	\$179,964	\$4.13	0	0	0	0	0
64	64-14-16-329-028	1059 JOSLYN AVE	6/5/2025	\$60,500	\$14,110	\$28,216	0.278	\$60,500	214.39%	\$217,626	\$5.00	0	0	0	0	0
64	64-14-20-276-004		9/7/2023	\$250,000	\$6,100	\$12,197	1.000	\$250,000	2049.18%	\$250,000	\$5.74	0	0	0	0	0
64	64-14-33-205-034	454 AUBURN AVE	6/30/2025	\$440,000	\$42,900	\$85,804	1.340	\$440,000	512.82%	\$328,358	\$7.54	0	0	0	0	0
64	64-14-33-303-017	WOODWARD	5/16/2025	\$60,000	\$10,390	\$17,620	0.139	\$56,928	273.96%	\$431,655	\$9.91	0	0	0	0	0