

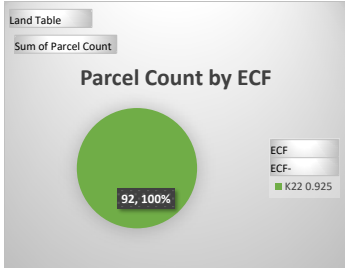
City of Pontiac

Land Table K22

BSA DATABASE		SALES DATA	
Parcel Count	92	# of Sales	11
ECF Nbhd	K22	Sales Ratio	45.55%
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	55.18%
Max ECF	0.925	% Change	28.50%
Land Table LtoB	17.87%	Projected Land Table LtoB	22.96%
CVT LtoB	15.47%	Sales Sample Size	11.96%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$16,385	\$25,427	\$21,055
MINIMUM	\$16,385	\$25,427	\$21,055
MAXIMUM	\$16,385	\$25,427	\$21,055

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
64-14-15-202-003	8 BEECHWOODE LN	12/15/23	\$106,000	\$85,282	\$37,103	\$16,385	1.00	\$37,103		Land Table K22	19.21%
64-14-15-203-020	16 GREENWOODE LN	02/02/24	\$95,000	\$96,427	\$14,958	\$16,385	1.00	\$14,958		Land Table K22	16.99%
64-14-15-203-023	22 GREENWOODE LN	11/30/23	\$104,000	\$98,280	\$22,105	\$16,385	1.00	\$22,105		Land Table K22	16.67%
64-14-15-203-027	30 GREENWOODE LN	10/01/24	\$99,000	\$92,623	\$22,762	\$16,385	1.00	\$22,762		Land Table K22	17.69%
64-14-15-203-028	32 GREENWOODE LN	11/02/23	\$97,900	\$90,543	\$23,742	\$16,385	1.00	\$23,742		Land Table K22	18.10%
64-14-15-204-006	95 BEECHWOODE LN	05/03/24	\$100,000	\$94,062	\$22,323	\$16,385	1.00	\$22,323		Land Table K22	17.42%
64-14-15-204-018	63 BEECHWOODE LN	09/05/24	\$99,000	\$92,035	\$23,350	\$16,385	1.00	\$23,350		Land Table K22	17.80%
64-14-15-205-005	48 BEECHWOODE LN	09/13/24	\$95,998	\$84,710	\$27,673	\$16,385	1.00	\$27,673		Land Table K22	19.34%
64-14-15-205-017	82 BEECHWOODE LN	12/23/24	\$104,000	\$97,633	\$22,752	\$16,385	1.00	\$22,752		Land Table K22	16.78%
64-14-15-205-025	100 BEECHWOODE LN	07/10/24	\$115,000	\$93,883	\$37,502	\$16,385	1.00	\$37,502		Land Table K22	17.45%

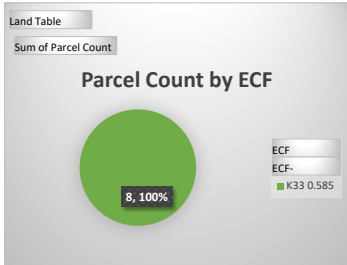
City of Pontiac

Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	K33	Sales Ratio	#DIV/0!
Min ECF	0.585	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.585	% Change	0.00%
Land Table LtoB	5.13%	Projected Land Table LtoB	5.13%
CVT LtoB	15.47%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,500	#DIV/0!	\$2,500
MINIMUM	\$2,500	#DIV/0!	\$2,500
MAXIMUM	\$2,500	#DIV/0!	\$2,500

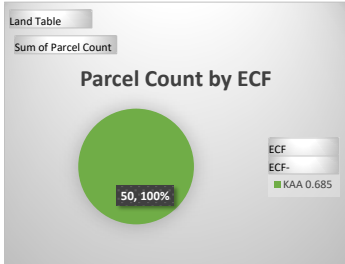
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Pontiac
Land Table KAA

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	21
ECF Nbhd	KAA	Sales Ratio	48.78%
Min ECF	0.685	(Land Resid.-Est. Land Value)/Est. LV	22.28%
Max ECF	0.685	% Change	0.00%
Land Table LtoB	11.73%	Projected Land Table LtoB	11.73%
CVT LtoB	15.47%	Sales Sample Size	42.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,200	\$38,152	\$31,200
MINIMUM	\$31,200	\$38,152	\$31,200
MAXIMUM	\$31,200	\$38,152	\$31,200

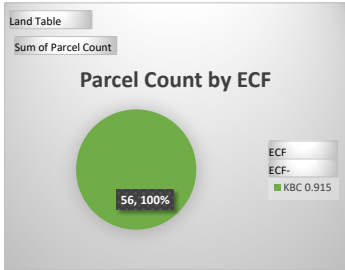
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-306-001	501 BRADY LN	11/22/23	\$293,490	\$290,649	\$34,041	\$31,200	0.34	\$100,121		LAND TABLE KAA	10.73%
64-14-22-306-002	507 BRADY LN	12/29/23	\$279,990	\$285,217	\$25,973	\$31,200	1.00	\$25,973		LAND TABLE KAA	10.94%
64-14-22-306-004	519 BRADY LN	10/12/23	\$269,990	\$266,370	\$34,820	\$31,200	0.13	\$267,846		LAND TABLE KAA	11.71%
64-14-22-306-005	525 BRADY LN	10/26/23	\$298,990	\$325,073	\$5,117	\$31,200	0.13	\$39,362		LAND TABLE KAA	9.60%
64-14-22-306-008	543 BRADY LN	11/22/23	\$269,990	\$266,772	\$34,418	\$31,200	0.13	\$264,754		LAND TABLE KAA	11.70%
64-14-22-306-010	555 BRADY LN	12/12/23	\$275,990	\$262,151	\$45,039	\$31,200	0.13	\$346,454		LAND TABLE KAA	11.90%
64-14-22-306-019	609 BRADY LN	01/11/24	\$269,990	\$269,170	\$32,020	\$31,200	0.13	\$246,308		LAND TABLE KAA	11.59%
64-14-22-306-020	615 BRADY LN	03/07/24	\$296,490	\$286,310	\$41,380	\$31,200	0.13	\$318,308		LAND TABLE KAA	10.90%
64-14-22-306-021	621 BRADY LN	07/23/24	\$274,990	\$280,080	\$26,110	\$31,200	0.13	\$200,846		LAND TABLE KAA	11.14%
64-14-22-306-022	627 BRADY LN	07/29/24	\$277,990	\$274,296	\$34,894	\$31,200	0.13	\$268,415		LAND TABLE KAA	11.37%
64-14-22-306-023	633 BRADY LN	11/07/24	\$297,880	\$291,072	\$38,008	\$31,200	0.13	\$292,369		LAND TABLE KAA	10.72%
64-14-22-306-024	639 BRADY LN	10/16/24	\$297,990	\$295,829	\$33,361	\$31,200	0.13	\$256,623		LAND TABLE KAA	10.55%
64-14-22-306-025	645 BRADY LN	08/20/24	\$277,888	\$267,463	\$41,625	\$31,200	0.13	\$320,192		LAND TABLE KAA	11.67%
64-14-22-306-028	644 BRADY LN	03/07/24	\$296,990	\$292,192	\$35,998	\$31,200	0.12	\$299,983		LAND TABLE KAA	10.68%
64-14-22-306-029	638 BRADY LN	02/23/24	\$285,000	\$287,700	\$28,500	\$31,200	0.12	\$237,500		LAND TABLE KAA	10.84%
64-14-22-306-030	632 BRADY LN	08/20/24	\$284,990	\$266,689	\$49,501	\$31,200	0.12	\$412,508		LAND TABLE KAA	11.70%
64-14-22-306-031	626 BRADY LN	09/05/24	\$294,000	\$296,475	\$28,725	\$31,200	0.12	\$239,375		LAND TABLE KAA	10.52%
64-14-22-306-032	620 BRADY LN	02/15/24	\$275,990	\$263,980	\$43,210	\$31,200	0.12	\$360,083		LAND TABLE KAA	11.82%
64-14-22-306-033	614 BRADY LN	10/23/24	\$279,990	\$267,430	\$43,760	\$31,200	0.12	\$364,667		LAND TABLE KAA	11.67%
64-14-22-306-048	524 BRADY LN	12/26/23	\$250,000	\$202,217	\$78,983	\$31,200	0.12	\$658,192		LAND TABLE KAA	15.43%
64-14-22-306-050	512 BRADY LN	10/21/24	\$310,000	\$275,490	\$65,710	\$31,200	0.16	\$410,688		LAND TABLE KAA	11.33%

City of Pontiac
Land Table KBC

BSA DATABASE		SALES DATA	
Parcel Count	56	# of Sales	2
ECF Nbhd	KBC	Sales Ratio	50.54%
Min ECF	0.915	(Land Resid.-Est. Land Value)/Est. LV	-8.93%
Max ECF	0.915	% Change	0.00%
Land Table LtoB	12.68%	Projected Land Table LtoB	12.68%
CVT LtoB	15.47%	Sales Sample Size	3.57%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,015	\$27,335	\$30,015
MINIMUM	\$30,015	\$27,335	\$30,015
MAXIMUM	\$30,015	\$27,335	\$30,015

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
64-14-22-432-013	593 JARED DR	10/23/23	\$250,000	\$252,680	\$27,335	\$30,015	1.00	\$27,335		Land Table KBC	11.88%
64-14-22-432-029	552 BOYD ST	09/19/24	\$27,000				1.00	\$27,000		Land Table KBC	100.00%

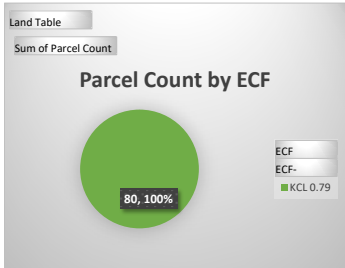
City of Pontiac

Land Table KCL

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	2
ECF Nbhd	KCL	Sales Ratio	51.41%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	-25.66%
Max ECF	0.790	% Change	0.00%
Land Table LtoB	11.59%	Projected Land Table LtoB	11.59%
CVT LtoB	15.47%	Sales Sample Size	2.50%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,475	\$22,657	\$30,475
MINIMUM	\$30,475	\$22,657	\$30,475
MAXIMUM	\$30,475	\$22,657	\$30,475

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
64-19-05-126-017	1171 OAKLAWN DR	01/06/23	\$224,000	\$230,032	\$24,443	\$30,475	0.21	\$115,844		Land Table KCL	13.25%
64-19-05-126-037	1251 OAKLAWN DR	09/08/23	\$329,000	\$338,605	\$20,870	\$30,475	0.16	\$133,782		Land Table KCL	9.00%

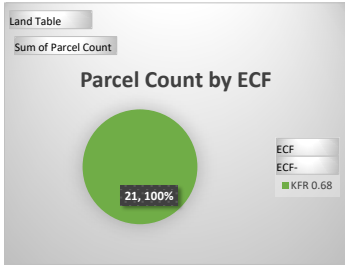
City of Pontiac

Land Table KFR

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	2
ECF Nbhd	KFR	Sales Ratio	47.95%
Min ECF	0.680	(Land Resid.-Est. Land Value)/Est. LV	56.85%
Max ECF	0.680	% Change	17.00%
Land Table LtoB	7.90%	Projected Land Table LtoB	9.25%
CVT LtoB	15.47%	Sales Sample Size	9.52%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$12,841	\$20,141	\$15,024
MINIMUM	\$12,841	\$20,141	\$15,024
MAXIMUM	\$12,841	\$20,141	\$15,024

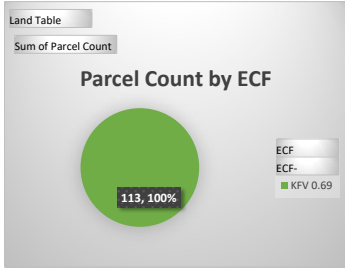
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-256-006	1165 CHESTNUT ST	09/17/24	\$180,000	\$179,530	\$13,311	\$12,841	1.00	\$13,311		Land Table KFR	7.15%
64-14-22-256-082	724 ASHLYN	11/22/23	\$175,000	\$160,870	\$26,971	\$12,841	1.00	\$26,971		Land Table KFR	7.98%

City of Pontiac

Land Table KfV

BSA DATABASE		SALES DATA	
Parcel Count	113	# of Sales	35
ECF Nbhd	KfV	Sales Ratio	47.98%
Min ECF	0.690	(Land Resid.-Est. Land Value)/Est. LV	80.81%
Max ECF	0.690	% Change	20.00%
Land Table LtoB	5.16%	Projected Land Table LtoB	6.19%
CVT LtoB	15.47%	Sales Sample Size	30.97%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$14,918	\$26,973	\$17,902
MINIMUM	\$12,835	\$23,207	\$15,402
MAXIMUM	\$18,336	\$33,154	\$22,003

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
64-14-10-426-019	1576 CLUB HOUSE CT	06/26/24	\$294,000	\$259,115	\$47,720	\$12,835	0.20	\$238,600		Land Table KfV	4.95%
64-14-10-426-049	1090 FAIRWAY DR	08/15/23	\$293,000	\$277,283	\$30,635	\$14,918	0.32	\$95,734		Land Table KfV	5.38%
64-14-10-426-245	1177 FIELDSTONE DR	10/20/23	\$320,490	\$268,580	\$64,745	\$12,835	0.20	\$323,725		Land Table KfV	4.78%
64-14-10-426-250	1143 FIELDSTONE CT	03/17/23	\$263,990	\$287,263	-\$10,438	\$12,835	0.16	-\$65,238		Land Table KfV	4.47%
64-14-10-426-251	1139 FIELDSTONE CT	10/01/24	\$325,000	\$248,870	\$88,965	\$12,835	0.15	\$593,100		Land Table KfV	5.16%
64-14-10-426-252	1137 FIELDSTONE CT	03/17/23	\$268,990	\$261,265	\$20,560	\$12,835	0.18	\$114,222		Land Table KfV	4.91%
64-14-10-426-253	1134 FIELDSTONE CT	04/12/23	\$266,990	\$251,121	\$33,288	\$17,419	0.42	\$79,257		Land Table KfV	6.94%
64-14-10-426-254	1140 FIELDSTONE CT	03/17/23	\$271,990	\$290,448	-\$3,789	\$14,669	0.30	-\$12,630		Land Table KfV	5.05%
64-14-10-426-255	1162 FIELDSTONE DR	06/01/23	\$296,990	\$291,281	\$20,378	\$14,669	0.29	\$70,269		Land Table KfV	5.04%
64-14-10-426-256	1166 FIELDSTONE DR	04/12/23	\$268,490	\$252,863	\$33,963	\$18,336	0.60	\$56,605		Land Table KfV	7.25%
64-14-10-426-257	1172 FIELDSTONE DR	06/08/23	\$304,990	\$269,047	\$50,861	\$14,918	0.34	\$149,591		Land Table KfV	5.54%
64-14-10-426-258	1174 FIELDSTONE DR	05/30/23	\$263,990	\$292,913	-\$15,171	\$13,752	0.25	-\$60,684		Land Table KfV	4.69%
64-14-10-426-261	1194 FIELDSTONE DR	02/02/24	\$307,000	\$291,522	\$28,313	\$12,835	0.18	\$157,294		Land Table KfV	4.40%
64-14-10-426-262	1198 FIELDSTONE DR	01/30/23	\$276,990	\$248,280	\$41,545	\$12,835	0.20	\$207,725		Land Table KfV	5.17%
64-14-10-426-263	1206 FIELDSTONE DR	03/17/23	\$251,490	\$264,216	\$1,026	\$13,752	0.21	\$4,886		Land Table KfV	5.20%
64-14-10-426-264	1210 FIELDSTONE DR	03/17/23	\$264,490	\$304,523	-\$25,115	\$14,918	0.31	-\$81,016		Land Table KfV	4.90%
64-14-10-426-265	1214 FIELDSTONE DR	02/24/23	\$255,000	\$251,160	\$18,758	\$14,918	0.32	\$58,619		Land Table KfV	5.94%
64-14-10-426-266	1238 FIELDSTONE DR	05/24/23	\$271,990	\$270,029	\$15,713	\$13,752	0.23	\$68,317		Land Table KfV	5.09%
64-14-10-426-267	1246 FIELDSTONE DR	04/20/23	\$291,490	\$294,168	\$11,991	\$14,669	0.29	\$41,348		Land Table KfV	4.99%
64-14-10-426-268	1252 FIELDSTONE DR	05/17/23	\$263,490	\$250,049	\$28,359	\$14,918	0.35	\$81,026		Land Table KfV	5.97%
64-14-10-426-269	1256 FIELDSTONE DR	05/17/23	\$281,490	\$263,048	\$32,194	\$13,752	0.23	\$139,974		Land Table KfV	5.23%
64-14-10-426-270	1255 FIELDSTONE DR	05/26/23	\$280,990	\$297,353	\$140	\$16,503	0.39	\$359		Land Table KfV	5.55%
64-14-10-426-271	1251 FIELDSTONE DR	05/26/23	\$271,490	\$248,769	\$37,390	\$14,669	0.28	\$133,536		Land Table KfV	5.90%
64-14-10-426-272	1247 FIELDSTONE DR	06/28/23	\$300,000	\$266,389	\$48,529	\$14,918	0.32	\$151,653		Land Table KfV	5.60%
64-14-10-426-273	1243 FIELDSTONE DR	06/20/23	\$291,490	\$295,937	\$10,471	\$14,918	0.31	\$33,777		Land Table KfV	5.04%
64-14-10-426-274	1231 FIELDSTONE DR	06/14/23	\$274,990	\$265,089	\$22,736	\$12,835	0.20	\$113,680		Land Table KfV	4.84%
64-14-10-426-275	1227 FIELDSTONE DR	06/16/23	\$282,000	\$275,426	\$19,409	\$12,835	0.20	\$97,045		Land Table KfV	4.66%
64-14-10-426-276	1223 FIELDSTONE DR	06/16/23	\$290,190	\$297,594	\$5,431	\$12,835	0.19	\$28,584		Land Table KfV	4.31%
64-14-10-426-277	1219 FIELDSTONE DR	06/20/23	\$268,990	\$259,858	\$21,967	\$12,835	0.18	\$122,039		Land Table KfV	4.94%
64-14-10-426-278	1215 FIELDSTONE DR	06/23/23	\$289,990	\$273,685	\$30,974	\$14,669	0.28	\$110,621		Land Table KfV	5.36%
64-14-10-426-279	1209 FIELDSTONE DR	07/24/23	\$299,990	\$296,825	\$17,834	\$14,669	0.28	\$63,693		Land Table KfV	4.94%
64-14-10-426-280	1201 FIELDSTONE DR	07/24/23	\$277,000	\$250,127	\$39,708	\$12,835	0.19	\$208,989		Land Table KfV	5.13%
64-14-10-426-281	1197 FIELDSTONE DR	08/24/23	\$299,990	\$266,609	\$46,216	\$12,835	0.19	\$243,242		Land Table KfV	4.81%
64-14-10-426-282	1189 FIELDSTONE DR	08/21/23	\$314,990	\$297,897	\$29,928	\$12,835	0.20	\$149,640		Land Table KfV	4.31%
64-14-10-426-283	1185 FIELDSTONE DR	10/31/23	\$295,000	\$260,096	\$51,407	\$16,503	0.38	\$135,282		Land Table KfV	6.34%

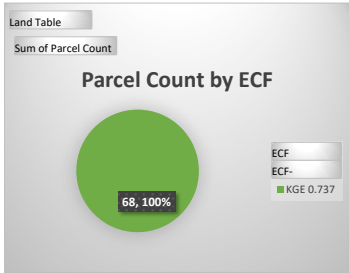
City of Pontiac

Land Table KGE

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	0
ECF Nbhd	KGE	Sales Ratio	#DIV/0!
Min ECF	0.737	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.737	% Change	0.00%
Land Table LtoB	5.79%	Projected Land Table LtoB	5.79%
CVT LtoB	15.47%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,286	#DIV/0!	\$20,286
MINIMUM	\$17,640	#DIV/0!	\$17,640
MAXIMUM	\$25,578	#DIV/0!	\$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
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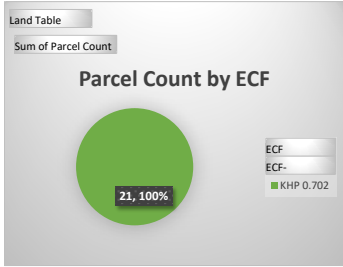
City of Pontiac

Land Table KHP

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	0
ECF Nbhd	KHP	Sales Ratio	#DIV/0!
Min ECF	0.702	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.702	% Change	0.00%
Land Table LtoB	7.67%	Projected Land Table LtoB	7.67%
CVT LtoB	15.47%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$7,704	#DIV/0!	\$7,704
MINIMUM	\$7,704	#DIV/0!	\$7,704
MAXIMUM	\$7,704	#DIV/0!	\$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
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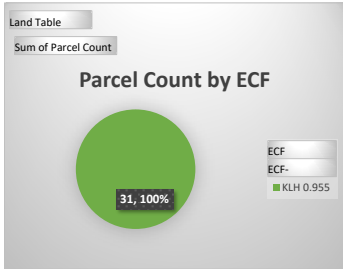
City of Pontiac

Land Table KLH

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	1
ECF Nbhd	KLH	Sales Ratio	35.14%
Min ECF	0.955	(Land Resid.-Est. Land Value)/Est. LV	329.54%
Max ECF	0.955	% Change	57.50%
Land Table LtoB	11.89%	Projected Land Table LtoB	18.73%
CVT LtoB	15.47%	Sales Sample Size	3.23%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$24,796	\$106,509	\$39,054
MINIMUM	\$24,796	\$106,509	\$37,194
MAXIMUM	\$24,796	\$106,509	\$40,913

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
64-14-31-480-016	883 BARREN OAKS DR	09/26/24	\$275,000	\$193,287	\$106,509	\$24,796	1.00	\$106,509		Land Table KLH	12.83%

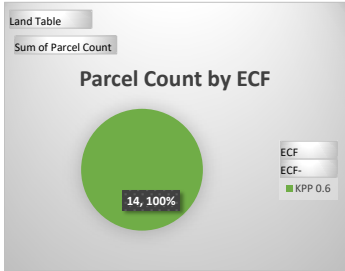
City of Pontiac

Land Table KPP

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	KPP	Sales Ratio	#DIV/0!
Min ECF	0.600	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.600	% Change	0.00%
Land Table LtoB	7.91%	Projected Land Table LtoB	7.91%
CVT LtoB	15.47%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$8,800	#DIV/0!	\$8,800
MINIMUM	\$8,800	#DIV/0!	\$8,800
MAXIMUM	\$8,800	#DIV/0!	\$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
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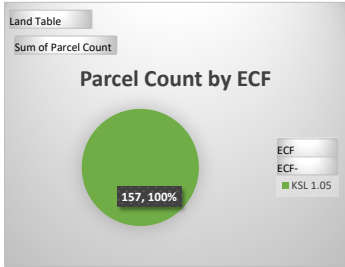
City of Pontiac

Land Table KSL

BSA DATABASE		SALES DATA	
Parcel Count	157	# of Sales	11
ECF Nbhd	KSL	Sales Ratio	47.85%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	34.50%
Max ECF	1.050	% Change	17.00%
Land Table LtoB	13.63%	Projected Land Table LtoB	15.94%
CVT LtoB	15.47%	Sales Sample Size	7.01%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,398	\$57,024	\$49,606
MINIMUM	\$35,332	\$47,521	\$41,338
MAXIMUM	\$60,063	\$80,783	\$70,274

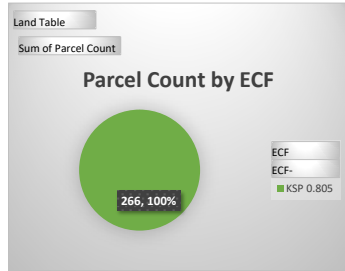
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-09-428-035	1599 STIRLING LAKES DR	09/27/24	\$345,000	\$311,957	\$75,441	\$42,398	0.45	\$166,536		Land Table KSL	13.59%
64-14-09-428-036	1595 STIRLING LAKES DR	10/06/23	\$315,000	\$268,386	\$89,012	\$42,398	0.21	\$421,858		Land Table KSL	15.80%
64-14-09-428-038	1587 STIRLING LAKES DR	10/23/24	\$299,250	\$285,468	\$49,114	\$35,332	0.19	\$264,054		Land Table KSL	12.38%
64-14-09-428-040	1579 STIRLING LAKES DR	05/18/23	\$260,000	\$284,487	\$10,845	\$35,332	0.19	\$58,306		Land Table KSL	12.42%
64-14-09-429-017	1584 STIRLING LAKES DR	05/29/24	\$274,000	\$275,755	\$33,577	\$35,332	0.18	\$186,539		Land Table KSL	12.81%
64-14-09-429-023	755 LACOSTA CT	09/12/23	\$294,900	\$283,578	\$46,654	\$35,332	0.20	\$234,442		Land Table KSL	12.46%
64-14-09-479-010	1537 PEBBLE BEACH DR	08/26/24	\$305,000	\$298,847	\$41,485	\$35,332	0.18	\$229,199		Land Table KSL	11.82%
64-14-09-479-018	1542 STIRLING LAKES DR	04/04/23	\$290,000	\$284,825	\$40,507	\$35,332	0.17	\$234,145		Land Table KSL	12.40%
64-14-09-479-020	1534 STIRLING LAKES DR	08/10/23	\$278,000	\$253,273	\$60,059	\$35,332	0.17	\$363,994		Land Table KSL	13.95%

City of Pontiac

Land Table KSP

BSA DATABASE		SALES DATA	
Parcel Count	266	# of Sales	54
ECF Nbhd	KSP	Sales Ratio	49.04%
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	26.03%
Max ECF	0.805	% Change	10.00%
Land Table LtoB	7.67%	Projected Land Table LtoB	8.43%
CVT LtoB	15.47%	Sales Sample Size	20.30%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,693	\$24,818	\$21,662
MINIMUM	\$19,693	\$24,818	\$21,662
MAXIMUM	\$19,693	\$24,818	\$21,662

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
64-14-29-106-004	314 ARUSHA DR	05/31/23	245,990	293,626	(27,943)	19,693	1.00	(27,943)		Land Table KSP	6.71%
64-14-29-106-017	300 LAKE SHORE DR	06/16/23	292,990	306,234	6,449	19,693	1.00	6,449		Land Table KSP	6.43%
64-14-29-106-018	310 LAKE SHORE DR	06/28/23	223,990	258,260	(14,577)	19,693	1.00	(14,577)		Land Table KSP	7.63%
64-14-29-106-019	320 LAKE SHORE DR	06/23/23	264,990	275,183	9,500	19,693	1.00	9,500		Land Table KSP	7.16%
64-14-29-106-020	330 LAKE SHORE DR	10/12/23	284,990	301,104	3,579	19,693	1.00	3,579		Land Table KSP	6.54%
64-14-29-106-021	340 LAKE SHORE DR	06/30/23	235,000	257,889	(3,196)	19,693	1.00	(3,196)		Land Table KSP	7.64%
64-14-29-106-022	350 LAKE SHORE DR	06/30/23	239,990	275,359	(15,676)	19,693	1.00	(15,676)		Land Table KSP	7.15%
64-14-29-106-023	360 LAKE SHORE DR	09/07/23	242,990	274,042	(11,359)	19,693	1.00	(11,359)		Land Table KSP	7.19%
64-14-29-106-025	380 LAKE SHORE DR	06/20/23	226,990	253,724	(7,041)	19,693	1.00	(7,041)		Land Table KSP	7.76%
64-14-29-106-026	390 LAKE SHORE DR	06/23/23	232,990	279,025	(26,342)	19,693	1.00	(26,342)		Land Table KSP	7.06%
64-14-30-252-018	433 KONGONI DR	10/26/23	289,990	272,801	36,882	19,693	1.00	36,882		Land Table KSP	7.22%
64-14-30-252-020	417 KONGONI DR	07/11/24	285,000	281,756	22,937	19,693	1.00	22,937		Land Table KSP	6.99%
64-14-30-252-024	391 LAKE SHORE DR	12/05/24	300,000	280,296	39,397	19,693	1.00	39,397		Land Table KSP	7.03%
64-14-30-252-026	396 LAKE LAURA DR	06/08/23	227,490	239,615	7,568	19,693	1.00	7,568		Land Table KSP	8.22%
64-14-30-252-027	404 LAKE LAURA DR	03/17/23	227,490	241,417	5,766	19,693	1.00	5,766		Land Table KSP	8.16%
64-14-30-252-028	408 LAKE LAURA DR	05/26/23	330,000	301,718	47,975	19,693	1.00	47,975		Land Table KSP	6.53%
64-14-30-252-032	478 ARUSHA DR	06/01/23	215,990	224,120	11,563	19,693	1.00	11,563		Land Table KSP	8.79%
64-14-30-252-036	303 ARUSHA DR	05/17/23	270,990	252,139	38,544	19,693	1.00	38,544		Land Table KSP	7.81%
64-14-30-252-041	408 KONGONI DR	02/05/23	249,490	273,044	(3,861)	19,693	1.00	(3,861)		Land Table KSP	7.21%
64-14-30-252-050	296 TOM AVE	05/03/23	233,990	236,573	17,110	19,693	1.00	17,110		Land Table KSP	8.32%
64-14-30-252-052	304 TOM AVE	05/03/23	246,990	260,120	6,563	19,693	1.00	6,563		Land Table KSP	7.57%
64-14-30-252-055	318 TOM AVE	12/19/23	270,990	276,273	14,410	19,693	1.00	14,410		Land Table KSP	7.13%
64-14-30-252-058	321 TOM AVE	04/21/23	280,000	253,241	46,452	19,693	1.00	46,452		Land Table KSP	7.78%
64-14-30-252-059	317 TOM AVE	06/20/23	231,990	226,015	25,668	19,693	1.00	25,668		Land Table KSP	8.71%
64-14-30-252-060	313 TOM AVE	04/20/23	257,990	245,631	32,052	19,693	1.00	32,052		Land Table KSP	8.02%
64-14-30-252-066	263 TOM AVE	06/23/23	268,990	239,683	49,000	19,693	1.00	49,000		Land Table KSP	8.22%
64-14-30-252-067	257 TOM AVE	04/27/23	254,990	252,522	22,161	19,693	1.00	22,161		Land Table KSP	7.80%
64-14-30-252-068	253 TOM AVE	04/13/23	257,990	277,399	284	19,693	1.00	284		Land Table KSP	7.10%
64-14-30-252-073	240 PAYNE AVE	08/24/23	229,990	235,391	14,292	19,693	1.00	14,292		Land Table KSP	8.37%
64-14-30-252-075	248 PAYNE AVE	06/16/23	237,990	256,501	1,182	19,693	1.00	1,182		Land Table KSP	7.68%
64-14-30-252-078	264 PAYNE AVE	05/03/23	249,990	280,032	(10,349)	19,693	1.00	(10,349)		Land Table KSP	7.03%
64-14-30-252-109	244 ALHAMBRA ST	07/17/23	257,990	234,093	43,590	19,693	1.00	43,590		Land Table KSP	8.41%
64-14-30-252-110	248 ALHAMBRA ST	01/11/24	287,990	250,618	57,065	19,693	1.00	57,065		Land Table KSP	7.86%
64-14-30-252-111	254 ALHAMBRA ST	08/24/23	287,990	273,646	34,037	19,693	1.00	34,037		Land Table KSP	7.20%
64-14-30-252-112	258 ALHAMBRA ST	08/18/23	257,990	233,571	44,112	19,693	1.00	44,112		Land Table KSP	8.43%
64-14-30-252-113	264 ALHAMBRA ST	10/20/23	289,990	250,189	59,494	19,693	1.00	59,494		Land Table KSP	7.87%
64-14-30-252-114	268 ALHAMBRA ST	09/07/23	303,000	274,227	48,466	19,693	1.00	48,466		Land Table KSP	7.18%
64-14-30-252-118	296 ALHAMBRA ST	10/05/23	268,490	240,997	47,186	19,693	1.00	47,186		Land Table KSP	8.17%
64-14-30-252-119	302 ALHAMBRA ST	06/08/23	230,990	262,092	(11,409)	19,693	1.00	(11,409)		Land Table KSP	7.51%
64-14-30-252-120	306 ALHAMBRA ST	06/20/23	257,990	279,405	(1,722)	19,693	1.00	(1,722)		Land Table KSP	7.05%
64-14-30-252-121	310 ALHAMBRA ST	10/12/23	269,990	239,675	50,008	19,693	1.00	50,008		Land Table KSP	8.22%
64-14-30-252-122	316 ALHAMBRA ST	04/12/24	340,000	322,214	37,479	19,693	1.00	37,479		Land Table KSP	6.11%

City of Pontiac

Land Table KSP

64-14-30-252-123	320 ALHAMBRA ST	06/08/23	269,990	256,846	32,837	19,693	1.00	32,837	Land Table KSP	7.67%
64-14-30-252-126	321 SAMBURU ST	09/14/23	287,690	259,016	48,367	19,693	1.00	48,367	Land Table KSP	7.60%
64-14-30-252-128	309 SAMBURU ST	09/14/23	268,990	236,394	52,289	19,693	1.00	52,289	Land Table KSP	8.33%
64-14-30-252-130	301 SAMBURU ST	09/13/23	285,000	254,027	50,666	19,693	1.00	50,666	Land Table KSP	7.75%
64-14-30-252-131	295 SAMBURU ST	09/21/23	292,490	273,925	38,258	19,693	1.00	38,258	Land Table KSP	7.19%
64-14-30-252-132	291 SAMBURU ST	03/14/24	289,990	264,916	44,767	19,693	1.00	44,767	Land Table KSP	7.43%
64-14-30-252-137	302 SHARI ST	10/12/23	288,990	284,512	24,171	19,693	1.00	24,171	Land Table KSP	6.92%
64-14-30-252-139	310 SHARI ST	12/14/23	299,990	272,494	47,189	19,693	1.00	47,189	Land Table KSP	7.23%
64-14-30-252-141	322 SHARI ST	09/07/23	262,990	236,283	46,400	19,693	1.00	46,400	Land Table KSP	8.33%
64-14-30-252-148	303 SHARI ST	06/09/23	268,000	221,374	66,319	19,693	1.00	66,319	Land Table KSP	8.90%
64-14-30-252-156	328 ARNOLD AVE	10/16/24	339,000	286,515	72,178	19,693	1.00	72,178	Land Table KSP	6.87%
64-14-30-252-170	308 DAVID ST	05/10/24	270,000	220,250	69,443	19,693	1.00	69,443	Land Table KSP	8.94%

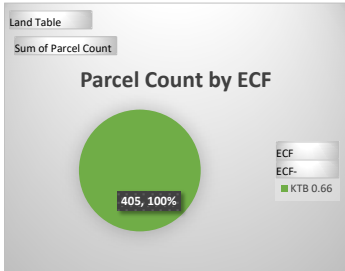
City of Pontiac

Land Table KTB

BSA DATABASE		SALES DATA	
Parcel Count	405	# of Sales	13
ECF Nbhd	KTB	Sales Ratio	47.76%
Min ECF	0.660	(Land Resid.-Est. Land Value)/Est. LV	59.47%
Max ECF	0.660	% Change	0.00%
Land Table LtoB	7.43%	Projected Land Table LtoB	7.43%
CVT LtoB	15.47%	Sales Sample Size	3.21%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,550	\$15,229	\$9,550
MINIMUM	\$9,550	\$15,229	\$9,550
MAXIMUM	\$9,550	\$15,229	\$9,550

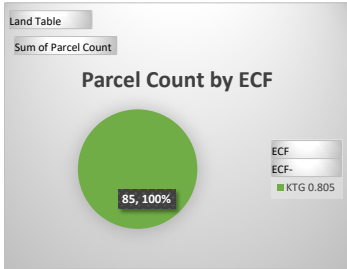
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-30-253-040	670 LYDIA LN	04/12/24	118,000	96,477	31,073	9,550	1.00	31,073		Land Table KTB	9.90%
64-14-30-253-047	656 LYDIA LN	07/16/24	137,500	121,147	25,903	9,550	1.00	25,903		Land Table KTB	7.88%
64-14-30-253-048	654 LYDIA LN	03/01/23	102,000	96,424	15,126	9,550	1.00	15,126		Land Table KTB	9.90%
64-14-30-253-064	622 LYDIA LN	12/04/24	120,000	122,342	7,208	9,550	1.00	7,208		Land Table KTB	7.81%
64-14-30-253-068	614 LYDIA LN	08/21/23	125,000	121,091	13,459	9,550	1.00	13,459		Land Table KTB	7.89%
64-14-30-253-071	609 LEWA DOWNS DR	02/28/24	115,000	96,434	28,116	9,550	1.00	28,116		Land Table KTB	9.90%
64-14-30-253-084	635 LEWA DOWNS DR	08/10/23	125,000	93,868	40,682	9,550	1.00	40,682		Land Table KTB	10.17%
64-14-30-253-090	647 LEWA DOWNS DR	09/03/24	115,000	121,147	3,403	9,550	1.00	3,403		Land Table KTB	7.88%
64-14-30-254-111	240 STONEGATE E	02/28/24	141,000	162,621	(12,071)	9,550	1.00	(12,071)		Land Table KTB	5.87%
64-14-30-254-128	255 ALHAMBRA ST	05/31/24	161,000	165,762	4,788	9,550	1.00	4,788		Land Table KTB	5.76%
64-14-30-255-107	252 LASSEIGNE ST	03/25/24	129,000	132,425	6,125	9,550	1.00	6,125		Land Table KTB	7.21%
64-14-30-255-109	256 LASSEIGNE ST	09/27/24	130,000	120,610	18,940	9,550	1.00	18,940		Land Table KTB	7.92%

City of Pontiac
Land Table KTG

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	11
ECF Nbhd	KTG	Sales Ratio	46.65%
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	49.88%
Max ECF	0.805	% Change	10.00%
Land Table LtoB	14.72%	Projected Land Table LtoB	16.19%
CVT LtoB	15.47%	Sales Sample Size	12.94%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,022	\$39,001	\$28,624
MINIMUM	\$23,656	\$35,456	\$26,022
MAXIMUM	\$28,387	\$42,547	\$31,226

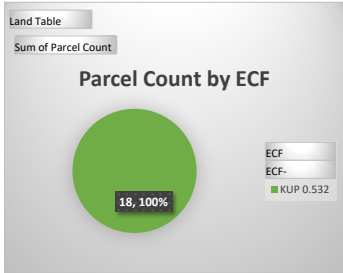
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-32-376-006	329 OAK RIDGE DR	01/24/24	\$182,000	\$182,518	\$27,869	\$28,387	1.00	\$27,869		Land Table KTG	15.55%
64-14-32-376-007	327 OAK RIDGE DR	03/07/24	\$209,800	\$193,319	\$44,868	\$28,387	1.00	\$44,868		Land Table KTG	14.68%
64-14-32-376-008	325 OAK RIDGE DR	03/20/24	\$214,000	\$210,050	\$32,337	\$28,387	1.00	\$32,337		Land Table KTG	13.51%
64-14-32-376-046	231 OAK RIDGE DR	11/06/24	\$180,000	\$169,614	\$38,773	\$28,387	1.00	\$38,773		Land Table KTG	16.74%
64-14-32-376-048	223 OAK RIDGE DR	07/12/24	\$221,000	\$204,142	\$45,245	\$28,387	1.00	\$45,245		Land Table KTG	13.91%
64-14-32-376-052	215 OAK RIDGE DR	08/24/23	\$180,000	\$182,690	\$25,697	\$28,387	1.00	\$25,697		Land Table KTG	15.54%
64-14-32-377-013	262 OAK RIDGE DR	09/25/24	\$200,000	\$183,496	\$40,160	\$23,656	1.00	\$40,160		Land Table KTG	12.89%
64-14-32-377-018	274 OAK RIDGE DR	06/23/23	\$180,000	\$194,603	\$9,053	\$23,656	1.00	\$9,053		Land Table KTG	12.16%
64-14-32-377-024	318 OAK RIDGE DR	11/22/24	\$225,000	\$178,534	\$70,122	\$23,656	1.00	\$70,122		Land Table KTG	13.25%
64-19-05-130-006	195 OAK RIDGE DR	08/02/24	\$216,000	\$174,316	\$70,071	\$28,387	1.00	\$70,071		Land Table KTG	16.28%

City of Pontiac
Land Table KUP

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	0
ECF Nbhd	KUP	Sales Ratio	#DIV/0!
Min ECF	0.532	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.532	% Change	0.00%
Land Table LtoB	5.97%	Projected Land Table LtoB	5.97%
CVT LtoB	15.47%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$6,381	#DIV/0!	\$6,381
MINIMUM	\$6,381	#DIV/0!	\$6,381
MAXIMUM	\$6,381	#DIV/0!	\$6,381

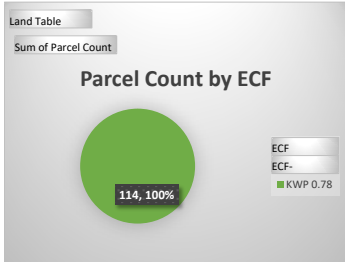
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Pontiac
Land Table KWP

BSA DATABASE		SALES DATA	
Parcel Count	114	# of Sales	8
ECF Nbhd	KWP	Sales Ratio	49.17%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	16.78%
Max ECF	0.780	% Change	0.00%
Land Table LtoB	10.60%	Projected Land Table LtoB	10.60%
CVT LtoB	15.47%	Sales Sample Size	7.02%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$16,500	\$19,269	\$16,500
MINIMUM	\$16,500	\$19,269	\$16,500
MAXIMUM	\$16,500	\$19,269	\$16,500

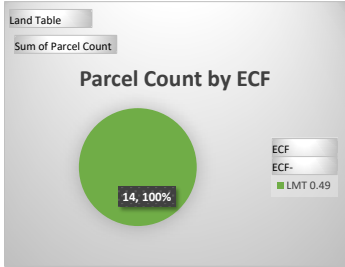
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-15-104-002	833 BRANDON AVE	06/12/24	\$172,000	\$174,618	\$13,882	\$16,500	1.00	\$13,882		Land Table KWP	9.45%
64-14-15-104-026	803 BRANDON AVE	07/03/23	\$179,250	\$166,930	\$28,820	\$16,500	1.00	\$28,820		Land Table KWP	9.88%
64-14-15-104-119	868 BRANDON AVE	10/18/24	\$156,000	\$145,160	\$27,340	\$16,500	1.00	\$27,340		Land Table KWP	11.37%
64-14-15-104-142	824 BRANDON AVE	02/22/23	\$161,000	\$166,930	\$10,570	\$16,500	1.00	\$10,570		Land Table KWP	9.88%
64-14-15-104-166	1368 CONSTANCE DR	04/19/24	\$174,900	\$166,930	\$24,470	\$16,500	1.00	\$24,470		Land Table KWP	9.88%
64-14-15-104-170	1376 CONSTANCE DR	01/06/23	\$145,000	\$158,784	\$2,716	\$16,500	1.00	\$2,716		Land Table KWP	10.39%
64-14-15-104-175	1386 CONSTANCE DR	07/18/23	\$175,000	\$166,930	\$24,570	\$16,500	1.00	\$24,570		Land Table KWP	9.88%
64-14-15-104-188	860 AMANDA LN	04/20/23	\$175,000	\$169,716	\$21,784	\$16,500	1.00	\$21,784		Land Table KWP	9.72%

City of Pontiac
Land Table LMT

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	5
ECF Nbhd	LMT	Sales Ratio	49.74%
Min ECF	0.490	(Land Resid.-Est. Land Value)/Est. LV	5.76%
Max ECF	0.490	% Change	10.00%
Land Table LtoB	7.78%	Projected Land Table LtoB	8.56%
CVT LtoB	15.47%	Sales Sample Size	35.71%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$3,750	\$3,966	\$4,125
MINIMUM	\$3,750	\$3,966	\$4,125
MAXIMUM	\$3,750	\$3,966	\$4,125

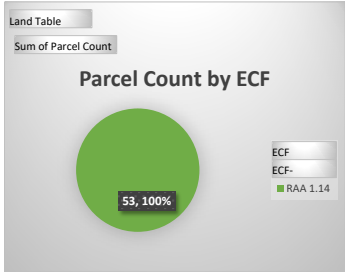
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-30-402-025	290 LIBERTY ST	09/30/24	\$40,000	\$42,190	\$3,046	\$5,236	0.10	\$32,063		Land Table LMT	12.41%
64-14-30-402-030	290 LIBERTY ST	10/02/23	\$32,000	\$40,608	(\$5,893)	\$2,715	0.05	(\$120,265)		Land Table LMT	6.69%
64-14-30-402-032	290 LIBERTY ST	05/05/23	\$53,000	\$41,571	\$16,241	\$4,812	0.09	\$184,557		Land Table LMT	11.58%
64-14-30-402-037	290 LIBERTY ST	12/05/24	\$50,000	\$42,417	\$10,318	\$2,735	0.05	\$210,571		Land Table LMT	6.45%
64-14-30-402-038	290 LIBERTY ST	11/20/24	\$40,000	\$47,099	(\$3,231)	\$3,868	0.07	(\$46,826)		Land Table LMT	8.21%

City of Pontiac
Land Table RAA

BSA DATABASE		SALES DATA	
Parcel Count	53	# of Sales	3
ECF Nbhd	RAA	Sales Ratio	34.42%
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	166.68%
Max ECF	1.140	% Change	39.19%
Land Table LtoB	17.71%	Projected Land Table LtoB	24.64%
CVT LtoB	15.47%	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	\$108,158	\$56,781
MINIMUM	\$10,936	\$29,164	\$15,310
MAXIMUM	\$123,343	\$328,928	\$172,680

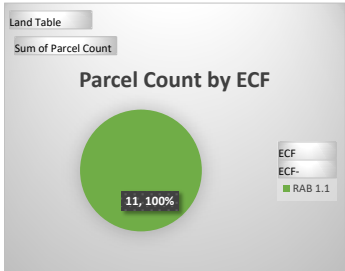
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-07-427-006	350 W NEWPORT AVE	10/21/24	\$195,000	\$134,236	\$97,220	\$36,456	0.92	\$105,904		Land Table RAA	27.16%

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	1.100	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.100	% Change	0.18%
Land Table LtoB	10.26%	Projected Land Table LtoB	10.27%
CVT LtoB	15.47%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,781	#DIV/0!	\$25,008
MINIMUM	\$3,781	#DIV/0!	\$3,781
MAXIMUM	\$72,188	#DIV/0!	\$79,407

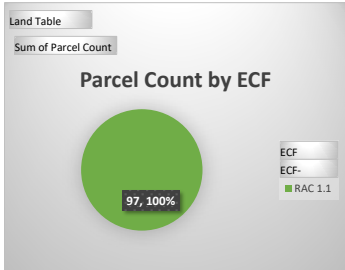
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Pontiac
Land Table RAC

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	7
ECF Nbhd	RAC	Sales Ratio	42.36%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	73.58%
Max ECF	1.100	% Change	25.00%
Land Table LtoB	22.89%	Projected Land Table LtoB	28.61%
CVT LtoB	15.47%	Sales Sample Size	7.22%

Color Key

Vacant Sales
Demo Sales or New Build after sale



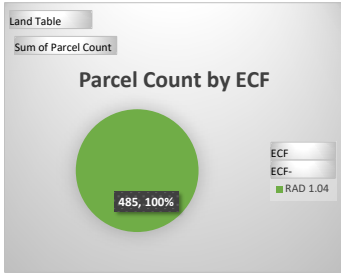
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$38,048	\$66,045	\$47,560
MINIMUM	\$10,283	\$17,849	\$12,854
MAXIMUM	\$64,269	\$111,560	\$80,336

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
64-14-07-430-010	331 W NEWPORT AVE	10/27/23	\$190,000	\$158,573	\$66,904	\$35,477	0.23	\$285,915		Land Table RAC	22.37%
64-14-07-430-017	1609 N TELEGRAPH RD	05/31/24	\$129,000	\$138,690	\$25,787	\$35,477	0.29	\$87,711		Land Table RAC	25.58%
64-14-07-476-017	1549 N TELEGRAPH RD	07/22/24	\$157,500	\$115,918	\$75,004	\$33,422	0.10	\$742,614		Land Table RAC	28.83%
64-14-07-476-023	379 W BROOKLYN AVE	09/20/24	\$228,000	\$166,448	\$97,029	\$35,477	0.26	\$377,545		Land Table RAC	21.31%
64-14-07-479-010	1559 RICHMOND AVE	08/23/24	\$130,000	\$127,371	\$36,051	\$33,422	0.13	\$277,315		Land Table RAC	26.24%

City of Pontiac
Land Table RAD

BSA DATABASE		SALES DATA	
Parcel Count	485	# of Sales	36
ECF Nbhd	RAD	Sales Ratio	44.00%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	60.28%
Max ECF	1.040	% Change	29.62%
Land Table LtoB	22.55%	Projected Land Table LtoB	29.23%
CVT LtoB	15.47%	Sales Sample Size	7.42%

Color Key
Vacant Sales
Demo Sales or New Build after sale



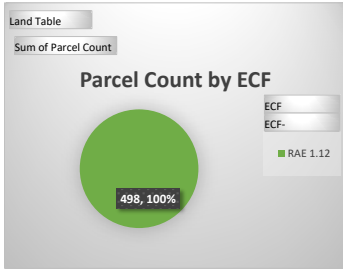
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,493	\$80,929	\$65,641
MINIMUM	\$7,668	\$12,290	\$9,968
MAXIMUM	\$120,618	\$193,324	\$156,803

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
64-14-08-351-010	212 W BROOKLYN AVE	10/16/23	\$105,000	\$133,925	\$18,947	\$47,872	0.12	\$75,788	64-14-08-351-011	Land Table RAD	35.75%
64-14-08-352-014	201 W BROOKLYN AVE	11/30/23	\$135,000	\$116,936	\$43,870	\$25,806	0.24	\$183,556		Land Table RAD	22.07%
64-14-08-352-040	205 W BROOKLYN AVE	08/15/24	\$50,000	\$67,995	\$5,941	\$23,936	0.12	\$49,924		Land Table RAD	35.20%
64-14-08-353-002	262 W WALTON BLVD	06/28/24	\$130,000	\$86,113	\$67,823	\$23,936	0.14	\$491,471		Land Table RAD	27.80%
64-14-08-354-002	205 W NEW YORK AVE	11/21/24	\$135,000	\$96,387	\$62,549	\$23,936	0.12	\$525,622		Land Table RAD	24.83%
64-14-08-354-008	1495 CARLISLE ST	12/12/24	\$142,500	\$167,909	\$2,267	\$27,676	0.30	\$7,457		Land Table RAD	16.48%
64-14-08-377-005	145 W BROOKLYN AVE	11/27/24	\$132,900	\$98,592	\$58,244	\$23,936	0.12	\$489,445		Land Table RAD	24.28%
64-14-08-377-013	97 W BROOKLYN AVE	11/07/24	\$122,000	\$88,711	\$57,225	\$23,936	0.12	\$480,882		Land Table RAD	26.98%
64-14-08-377-035	88 W CHICAGO AVE	09/23/24	\$138,500	\$143,306	\$21,000	\$25,806	0.26	\$81,712		Land Table RAD	18.01%
64-14-08-378-028	104 W NEW YORK AVE	03/10/23	\$125,000	\$107,848	\$42,958	\$25,806	0.24	\$179,741		Land Table RAD	23.93%
64-14-08-379-002	161 W NEW YORK AVE	06/17/24	\$120,500	\$112,428	\$32,008	\$23,936	0.14	\$233,635		Land Table RAD	21.29%
64-14-08-379-011	113 W NEW YORK AVE	05/01/24	\$125,000	\$134,086	\$14,850	\$23,936	0.12	\$124,790		Land Table RAD	17.85%
64-14-08-379-017	81 W NEW YORK AVE	11/18/24	\$150,000	\$101,414	\$72,522	\$23,936	0.15	\$486,725		Land Table RAD	23.60%
64-14-08-380-007	133 W COLGATE AVE	09/26/23	\$155,000	\$133,446	\$45,490	\$23,936	0.10	\$437,404		Land Table RAD	17.94%
64-14-08-380-025	134 W WALTON BLVD	09/23/24	\$162,000	\$122,818	\$66,858	\$27,676	0.32	\$208,280		Land Table RAD	22.53%
64-14-08-382-024	20 W CHICAGO AVE	02/02/23	\$80,000	\$101,923	\$2,013	\$23,936	0.12	\$16,916		Land Table RAD	23.48%
64-14-08-383-014	56 W NEW YORK AVE	06/09/23	\$88,000	\$84,221	\$27,715	\$23,936	0.12	\$232,899		Land Table RAD	28.42%
64-14-08-383-019	28 W NEW YORK AVE	12/13/23	\$120,000	\$99,038	\$44,898	\$23,936	0.12	\$377,294		Land Table RAD	24.17%
64-14-08-384-003	49 W NEW YORK AVE	01/25/23	\$158,000	\$123,844	\$58,092	\$23,936	0.18	\$324,536		Land Table RAD	19.33%
64-14-08-384-022	24 W COLGATE AVE	10/03/23	\$105,000	\$111,533	\$19,273	\$25,806	0.27	\$71,647		Land Table RAD	23.14%
64-14-08-404-003	20 E NEWPORT AVE	11/20/23	\$130,000	\$119,685	\$34,251	\$23,936	0.16	\$208,848		Land Table RAD	20.00%
64-14-08-404-007	38 E NEWPORT AVE	05/01/23	\$130,000	\$113,416	\$40,520	\$23,936	0.14	\$281,389		Land Table RAD	21.10%
64-14-08-405-002	98 E NEWPORT AVE	08/15/24	\$135,000	\$101,208	\$57,728	\$23,936	0.14	\$400,889		Land Table RAD	23.65%
64-14-08-451-004	29 E BROOKLYN AVE	08/21/23	\$96,000	\$82,528	\$37,408	\$23,936	0.15	\$249,387		Land Table RAD	29.00%
64-14-08-451-007	41 E BROOKLYN AVE	08/12/24	\$104,000	\$119,166	\$8,770	\$23,936	0.15	\$59,257		Land Table RAD	20.09%
64-14-08-452-010	52 E BROOKLYN AVE	06/05/24	\$140,000	\$137,079	\$30,597	\$27,676	0.36	\$85,466		Land Table RAD	20.19%
64-14-08-452-031	70 E BROOKLYN AVE	05/25/23	\$150,000	\$120,496	\$55,310	\$25,806	0.24	\$235,362		Land Table RAD	21.42%
64-14-08-453-027	20 E CHICAGO AVE	04/19/23	\$133,000	\$126,632	\$30,304	\$23,936	0.17	\$179,314		Land Table RAD	18.90%
64-14-08-454-036	40 E NEW YORK AVE	11/17/23	\$154,000	\$126,052	\$55,624	\$27,676	0.30	\$186,658		Land Table RAD	21.96%
64-14-08-455-035	44 E COLGATE AVE	10/01/24	\$160,000	\$120,998	\$62,938	\$23,936	0.10	\$605,173		Land Table RAD	19.78%
64-14-08-458-014	117 E NEW YORK AVE	03/29/23	\$160,000	\$95,316	\$88,620	\$23,936	0.12	\$744,706		Land Table RAD	25.11%

City of Pontiac
Land Table RAE

BSA DATABASE		SALES DATA	
Parcel Count	498	# of Sales	27
ECF Nbhd	RAE	Sales Ratio	47.90%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	21.28%
Max ECF	1.120	% Change	0.00%
Land Table LtoB	19.26%	Projected Land Table LtoB	19.26%
CVT LtoB	15.47%	Sales Sample Size	5.42%

Color Key
Vacant Sales
Demo Sales or New Build after sale



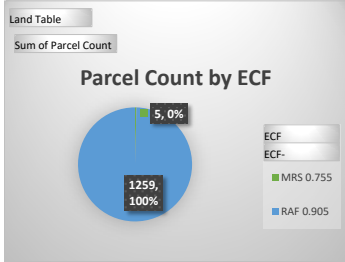
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$34,588	\$41,947	\$43,235
MINIMUM	\$0	\$0	\$12,664
MAXIMUM	\$139,748	\$169,481	\$225,000

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
64-14-09-326-015	425 BROOKS AVE	08/24/23	\$246,000	\$180,197	\$101,090	\$35,287	0.80	\$126,205		Land Table RAE	19.58%
64-14-09-326-028	COLLIER	08/27/24	\$29,000				0.68	\$42,836		Land Table RAE	100.00%
64-14-09-327-001	404 BROOKS AVE	06/23/23	\$230,000	\$197,612	\$73,894	\$41,506	1.16	\$63,702		Land Table RAE	21.00%
64-14-09-327-010	415 UPLAND AVE	11/25/24	\$113,000	\$138,362	\$9,925	\$35,287	0.91	\$10,943		Land Table RAE	25.50%
64-14-09-327-016	475 UPLAND AVE	03/28/24	\$405,000	\$481,572	(\$41,285)	\$35,287	0.91	(\$45,518)		Land Table RAE	7.33%
64-14-09-327-018	497 UPLAND AVE	03/29/24	\$303,000	\$309,995	\$28,292	\$35,287	0.91	\$31,193		Land Table RAE	11.38%
64-14-09-376-010	500 UPLAND AVE	12/13/23	\$175,000	\$184,485	\$24,404	\$33,889	0.68	\$35,678		Land Table RAE	18.37%
64-14-09-401-014	638 COLLIER RD	12/22/23	\$171,000	\$153,928	\$50,961	\$33,889	0.69	\$73,964		Land Table RAE	22.02%
64-14-09-401-030	665 BROOKS AVE	11/15/23	\$30,000				0.50	\$60,000		Land Table RAE	100.00%
64-14-09-401-039	580 COLLIER RD	09/19/23	\$155,000	\$134,696	\$55,591	\$35,287	0.84	\$65,944		Land Table RAE	26.20%
64-14-09-402-009	1592 JOSLYN AVE	02/10/23	\$138,000	\$132,610	\$37,532	\$32,142	0.50	\$75,064		Land Table RAE	24.24%
64-14-09-451-028	1540 JOSLYN AVE	03/05/24	\$147,000	\$162,100	\$45,692	\$60,792	0.41	\$55,858	64-14-09-451-029	Land Table RAE	37.50%
64-14-09-477-015	753 E WALTON BLVD	01/05/24	\$250,000	\$236,479	\$60,791	\$47,270	1.46	\$41,638		Land Table RAE	19.99%
64-14-10-326-008	1584 N STIRLING AVE	10/02/24	\$220,000	\$190,397	\$71,762	\$42,159	1.19	\$60,102		Land Table RAE	22.14%
64-14-10-327-004	1663 GIDDINGS RD	07/10/24	\$60,000				4.53	\$13,233		Land Table RAE	100.00%
64-14-10-327-009	1583 GIDDINGS RD	01/05/24	\$290,000	\$286,635	\$78,715	\$75,350	3.63	\$21,703		Land Table RAE	26.29%
64-14-10-376-007	941 E NORTHFIELD AVE	04/08/24	\$220,000	\$145,740	\$108,149	\$33,889	0.69	\$156,965		Land Table RAE	23.25%
64-14-10-377-006	936 E NORTHFIELD AVE	10/18/23	\$140,000	\$180,606	\$20,186	\$60,792	0.45	\$22,529	64-14-10-377-007	Land Table RAE	33.66%
64-14-15-126-027	930 E WALTON BLVD	06/12/24	\$260,000	\$261,613	\$27,996	\$29,609	2.14	\$13,082		Land Table RAE	11.32%
64-14-16-103-019	301 E PRINCETON AVE	04/05/24	\$145,000	\$126,239	\$44,614	\$25,853	0.15	\$303,497		Land Table RAE	20.48%
64-14-16-104-015	340 E PRINCETON AVE	07/14/23	\$138,000	\$112,374	\$51,479	\$25,853	0.15	\$350,197		Land Table RAE	23.01%
64-14-16-104-016	346 E PRINCETON	07/18/23	\$123,500	\$109,118	\$40,235	\$25,853	0.15	\$273,707		Land Table RAE	23.69%
64-14-16-104-019	286 E PRINCETON AVE	06/13/23	\$130,000	\$177,139	(\$16,743)	\$30,396	0.41	(\$43,152)		Land Table RAE	17.16%
64-14-16-105-012	385 E SHEFFIELD AVE	08/08/23	\$120,000	\$110,384	\$35,469	\$25,853	0.12	\$300,585		Land Table RAE	23.42%
64-14-16-106-015	395 E PRINCETON AVE	12/19/24	\$210,000	\$145,216	\$116,490	\$51,706	0.12	\$407,308	64-14-16-106-016	Land Table RAE	35.61%
64-14-16-107-007	386 E PRINCETON AVE	09/21/23	\$125,000	\$109,969	\$40,884	\$25,853	0.12	\$346,475		Land Table RAE	23.51%

City of Pontiac
Land Table RAF

BSA DATABASE		SALES DATA	
Parcel Count	1264	# of Sales	76
ECF Nbhd	MRS, RAF	Sales Ratio	41.91%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	141.03%
Max ECF	0.905	% Change	30.00%
Land Table LtoB	14.87%	Projected Land Table LtoB	19.34%
CVT LtoB	15.47%	Sales Sample Size	6.01%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$21,550	\$51,941	\$28,015
MINIMUM	\$3,501	\$8,438	\$4,551
MAXIMUM	\$107,750	\$259,705	\$140,075

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
64-14-15-352-011	957 KENILWORTH AVE	10/10/24	\$111,200	\$87,140	\$35,567	\$11,507	0.11	\$329,324		Land Table RAF	13.21%
64-14-15-352-019	944 MELROSE AVE	09/27/24	\$165,000	\$72,471	\$104,036	\$11,507	0.15	\$693,573		Land Table RAF	15.88%
64-14-15-376-013	957 CAMERON AVE	07/03/24	\$150,000	\$80,389	\$81,118	\$11,507	0.11	\$751,093		Land Table RAF	14.31%
64-14-21-433-002	576 GRANADA DR	11/10/23	\$75,000	\$72,093	\$14,414	\$11,507	0.16	\$88,429		Land Table RAF	15.96%
64-14-21-480-006	480 GRANADA DR	03/08/24	\$167,000	\$113,993	\$70,850	\$17,843	0.25	\$289,184		Land Table RAF	15.65%
64-14-22-102-006	840 PARKWOOD AVE	10/31/23	\$92,000	\$88,333	\$15,174	\$11,507	0.14	\$107,617		Land Table RAF	13.03%
64-14-22-106-028	847 KENILWORTH AVE	12/22/23	\$90,000	\$65,736	\$35,771	\$11,507	0.14	\$253,695		Land Table RAF	17.50%
64-14-22-107-007	794 PARKWOOD AVE	06/18/24	\$63,900	\$47,539	\$27,868	\$11,507	0.14	\$197,645		Land Table RAF	24.21%
64-14-22-107-017	821 SCOTTWOOD ST	10/27/23	\$136,000	\$82,843	\$64,664	\$11,507	0.14	\$458,610		Land Table RAF	13.89%
64-14-22-108-021	795 ROBINWOOD ST	05/24/24	\$116,000	\$97,360	\$30,147	\$11,507	0.14	\$213,809		Land Table RAF	11.82%
64-14-22-109-006	800 ROBINWOOD ST	10/25/24	\$92,000	\$88,428	\$15,079	\$11,507	0.14	\$106,943		Land Table RAF	13.01%
64-14-22-109-007	794 ROBINWOOD ST	06/18/24	\$155,000	\$102,357	\$64,150	\$11,507	0.14	\$454,965		Land Table RAF	11.24%
64-14-22-109-011	774 ROBINWOOD ST	03/17/23	\$137,000	\$91,780	\$56,727	\$11,507	0.14	\$402,319		Land Table RAF	12.54%
64-14-22-111-004	810 MELROSE AVE	12/21/23	\$150,000	\$184,167	(\$22,660)	\$11,507	0.14	(\$160,709)		Land Table RAF	6.25%
64-14-22-111-012	764 MELROSE AVE	07/19/24	\$113,000	\$71,366	\$53,141	\$11,507	0.14	\$376,887		Land Table RAF	16.12%
64-14-22-111-028	761 KENILWORTH AVE	01/12/23	\$90,000	\$78,148	\$23,359	\$11,507	0.14	\$165,667		Land Table RAF	14.72%
64-14-22-126-007	882 KENILWORTH AVE	11/03/23	\$67,501	\$90,485	(\$11,477)	\$11,507	0.14	(\$81,397)		Land Table RAF	12.72%
64-14-22-126-015	877 CAMERON AVE	12/04/23	\$135,000	\$79,625	\$73,218	\$17,843	0.28	\$259,638		Land Table RAF	22.41%
64-14-22-128-036	863 KETTERING AVE	06/09/23	\$145,000	\$89,762	\$73,081	\$17,843	0.25	\$297,077		Land Table RAF	19.88%
64-14-22-129-017	844 KETTERING AVE	04/16/24	\$55,000	\$69,304	(\$2,797)	\$11,507	0.14	(\$19,837)		Land Table RAF	16.60%
64-14-22-130-030	755 CAMERON AVE	02/23/24	\$185,000	\$171,020	\$25,487	\$11,507	0.14	\$180,759		Land Table RAF	6.73%
64-14-22-130-036	771 CAMERON AVE	06/11/24	\$110,000	\$92,143	\$29,364	\$11,507	0.14	\$208,255		Land Table RAF	12.49%
64-14-22-151-002	734 PARKWOOD AVE	02/08/24	\$123,123	\$112,739	\$21,891	\$11,507	0.14	\$155,255		Land Table RAF	10.21%
64-14-22-151-008	704 PARKWOOD AVE	12/18/24	\$86,500	\$64,804	\$33,203	\$11,507	0.14	\$235,482		Land Table RAF	17.76%
64-14-22-151-032	671 SCOTTWOOD ST	12/19/23	\$105,000	\$96,395	\$20,112	\$11,507	0.14	\$142,638		Land Table RAF	11.94%
64-14-22-152-014	670 SCOTTWOOD ST	09/10/24	\$65,000	\$57,617	\$18,890	\$11,507	0.14	\$133,972		Land Table RAF	19.97%
64-14-22-152-015	664 SCOTTWOOD ST	01/30/24	\$93,000	\$75,972	\$28,535	\$11,507	0.14	\$202,376		Land Table RAF	15.15%
64-14-22-153-011	690 ROBINWOOD ST	12/11/24	\$76,000	\$51,635	\$35,872	\$11,507	0.14	\$254,411		Land Table RAF	22.29%
64-14-22-153-025	705 S STIRLING AVE	08/06/24	\$140,000	\$194,237	(\$42,730)	\$11,507	0.14	(\$303,050)		Land Table RAF	5.92%
64-14-22-154-010	694 S STIRLING AVE	04/08/24	\$125,000	\$103,794	\$32,713	\$11,507	0.14	\$232,007		Land Table RAF	11.09%
64-14-22-155-015	664 MELROSE AVE	04/12/23	\$82,000	\$74,851	\$18,656	\$11,507	0.14	\$132,312		Land Table RAF	15.37%
64-14-22-155-027	691 KENILWORTH AVE	08/01/24	\$140,000	\$194,421	(\$42,914)	\$11,507	0.14	(\$304,355)		Land Table RAF	5.92%
64-14-22-177-019	731 EMERSON AVE	06/03/24	\$85,000	\$66,472	\$30,035	\$11,507	0.14	\$213,014		Land Table RAF	17.31%
64-14-22-178-006	714 EMERSON AVE	08/08/24	\$142,000	\$81,546	\$71,961	\$11,507	0.14	\$510,362		Land Table RAF	14.11%
64-14-22-304-045	610 S STIRLING AVE	01/26/23	\$152,000	\$155,547	\$7,960	\$11,507	0.16	\$48,537		Land Table RAF	7.40%
64-14-22-327-012	645 CAMERON AVE	03/06/23	\$160,000	\$165,552	\$17,462	\$23,014	0.14	\$64,674	64-14-22-327-013	Land Table RAF	13.90%
64-14-22-332-008	514 KENILWORTH AVE	03/16/23	\$100,500	\$112,351	(\$344)	\$11,507	0.12	(\$2,915)		Land Table RAF	10.24%
64-14-22-351-022	785 BIGHAM	08/15/23	\$55,000	\$66,516	(\$9)	\$11,507	0.10	(\$87)		Land Table RAF	17.30%
64-14-22-352-020	397 BROADWAY ST	03/18/24	\$118,000	\$83,142	\$46,365	\$11,507	0.10	\$450,146		Land Table RAF	13.84%
64-14-22-352-022	405 BROADWAY ST	01/17/24	\$76,000	\$77,949	\$15,894	\$17,843	0.21	\$76,783		Land Table RAF	22.89%
64-14-22-354-013	400 BROADWAY ST	04/30/24	\$185,000	\$120,226	\$87,788	\$23,014	0.10	\$426,155	64-14-22-354-014	Land Table RAF	19.14%
64-14-22-354-024	431 MAXWELL RD	10/07/24	\$115,000	\$89,786	\$36,721	\$11,507	0.16	\$233,892		Land Table RAF	12.82%

City of Pontiac

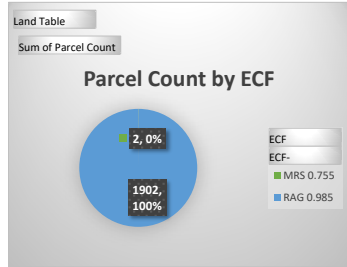
Land Table RAF

64-14-22-355-015	434 MAXWELL RD	10/04/24	\$150,000	\$100,351	\$61,156	\$11,507	0.15	\$405,007	Land Table RAF	11.47%
64-14-22-355-035	455 JORDON RD	08/21/23	\$109,900	\$94,439	\$33,304	\$17,843	0.29	\$114,447	Land Table RAF	18.89%
64-14-22-355-038	439 JORDON RD	12/06/24	\$85,000	\$93,972	\$2,535	\$11,507	0.16	\$15,844	Land Table RAF	12.25%
64-14-22-377-030	473 EMERSON AVE	11/19/24	\$139,400	\$84,846	\$72,397	\$17,843	0.24	\$302,916	Land Table RAF	21.03%
64-14-22-378-013	482 EMERSON AVE	06/05/24	\$140,000	\$94,285	\$57,222	\$11,507	0.12	\$480,857	Land Table RAF	12.20%
64-14-22-378-015	474 EMERSON AVE	04/26/24	\$83,650	\$72,497	\$22,660	\$11,507	0.12	\$190,420	Land Table RAF	15.87%
64-14-22-379-005	438 KENILWORTH AVE	12/23/24	\$50,000	\$53,111	\$8,396	\$11,507	0.12	\$70,555	Land Table RAF	21.67%
64-14-22-379-017	447 CAMERON AVE	09/22/23	\$85,000	\$81,419	\$21,424	\$17,843	0.24	\$90,397	Land Table RAF	21.92%
64-14-22-379-020	437 CAMERON AVE	01/30/23	\$57,500	\$55,034	\$13,973	\$11,507	0.12	\$118,415	Land Table RAF	20.91%
64-14-22-379-036	441 CAMERON AVE	09/09/24	\$136,000	\$78,819	\$75,024	\$17,843	0.24	\$316,557	Land Table RAF	22.64%
64-14-22-380-003	446 CAMERON AVE	11/15/24	\$95,700	\$90,969	\$16,238	\$11,507	0.12	\$136,454	Land Table RAF	12.65%
64-14-22-380-008	426 CAMERON AVE	04/29/24	\$207,000	\$174,234	\$50,609	\$17,843	0.24	\$211,753	Land Table RAF	10.24%
64-14-22-380-016	390 CAMERON AVE	03/06/23	\$107,000	\$82,631	\$35,876	\$11,507	0.15	\$240,779	Land Table RAF	13.93%
64-14-22-381-003	446 EMERSON AVE	06/07/23	\$85,000	\$81,218	\$15,289	\$11,507	0.12	\$128,479	Land Table RAF	14.17%

City of Pontiac
Land Table RAG

BSA DATABASE		SALES DATA	
Parcel Count	1904	# of Sales	124
ECF Nbhd	MRS, RAG	Sales Ratio	40.19%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	97.50%
Max ECF	0.985	% Change	0.00%
Land Table LtoB	16.33%	Projected Land Table LtoB	16.33%
CVT LtoB	15.47%	Sales Sample Size	6.51%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,235	\$34,039	\$17,235
MINIMUM	\$3,069	\$6,061	\$3,069
MAXIMUM	\$91,556	\$180,821	\$91,556

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
64-14-16-252-005	570 PEACOCK AVE	09/12/24	\$135,000	\$103,119	\$57,497	\$25,616	0.50	\$25,921		Land Table RAG	24.84%
64-14-16-252-017	650 PEACOCK AVE	04/19/23	\$200,000	\$208,660	\$16,956	\$25,616	0.43	\$39,250		Land Table RAG	12.28%
64-14-16-252-030	595 CLARA AVE	07/16/24	\$200,000	\$109,827	\$107,408	\$17,235	0.21	\$504,263		Land Table RAG	15.69%
64-14-16-252-038	647 CLARA AVE	09/08/23	\$122,500	\$107,527	\$32,208	\$17,235	0.24	\$135,899		Land Table RAG	16.03%
64-14-16-253-012	609 E COLUMBIA AVE	10/21/24	\$158,500	\$124,596	\$51,139	\$17,235	0.22	\$230,356		Land Table RAG	13.83%
64-14-16-253-019	650 CLARA AVE	03/27/23	\$113,000	\$121,191	\$9,044	\$17,235	0.22	\$40,739		Land Table RAG	14.22%
64-14-16-253-024	670 CLARA AVE	08/11/23	\$137,000	\$107,440	\$46,795	\$17,235	0.19	\$250,241		Land Table RAG	16.04%
64-14-16-277-008	721 CLARA AVE	10/25/24	\$170,000	\$112,088	\$88,107	\$30,195	0.99	\$88,728		Land Table RAG	26.94%
64-14-16-301-011	328 E COLUMBIA AVE	06/07/24	\$185,000	\$199,724	\$1,566	\$16,290	0.15	\$10,510		Land Table RAG	8.16%
64-14-16-302-005	296 4TH AVE	04/20/23	\$173,000	\$119,271	\$70,019	\$16,290	0.15	\$469,926		Land Table RAG	13.66%
64-14-16-302-011	324 4TH AVE	09/09/24	\$125,000	\$89,816	\$51,474	\$16,290	0.15	\$345,463		Land Table RAG	18.14%
64-14-16-302-016	354 4TH AVE	09/06/23	\$185,000	\$162,255	\$39,035	\$16,290	0.15	\$261,980		Land Table RAG	10.04%
64-14-16-302-020	307 3RD AVE	01/11/24	\$124,900	\$85,997	\$55,193	\$16,290	0.15	\$370,423		Land Table RAG	18.94%
64-14-16-302-023	325 3RD AVE	05/15/24	\$85,000	\$62,431	\$38,859	\$16,290	0.15	\$260,799		Land Table RAG	26.09%
64-14-16-303-008	308 3RD AVE	07/16/24	\$185,000	\$124,085	\$77,205	\$16,290	0.15	\$518,154		Land Table RAG	13.13%
64-14-16-303-031	355 2ND AVE	12/31/24	\$305,000	\$307,987	\$13,303	\$16,290	0.15	\$89,282		Land Table RAG	5.29%
64-14-16-305-018	391 4TH AVE	06/02/23	\$220,000	\$202,250	\$34,040	\$16,290	0.15	\$228,456		Land Table RAG	8.05%
64-14-16-305-021	405 4TH AVE	07/12/24	\$127,000	\$82,606	\$60,684	\$16,290	0.15	\$407,275		Land Table RAG	19.72%
64-14-16-305-024	421 4TH AVE	02/29/24	\$107,000	\$120,091	\$3,199	\$16,290	0.15	\$21,470		Land Table RAG	13.56%
64-14-16-305-026	431 4TH AVE	03/13/23	\$157,000	\$161,479	\$11,811	\$16,290	0.15	\$79,268		Land Table RAG	10.09%
64-14-16-306-002	374 4TH AVE	10/09/24	\$219,500	\$179,163	\$56,627	\$16,290	0.15	\$380,047		Land Table RAG	9.09%
64-14-16-306-004	384 4TH AVE	09/12/24	\$155,000	\$121,331	\$66,249	\$32,580	0.15	\$222,312	64-14-16-306-003	Land Table RAG	26.85%
64-14-16-307-021	385 2ND AVE	07/09/24	\$147,500	\$124,005	\$56,075	\$32,580	0.15	\$188,171	64-14-16-307-020	Land Table RAG	26.27%
64-14-16-308-020	385 1ST AVE	02/24/23	\$183,000	\$113,945	\$85,819	\$16,764	0.16	\$543,158		Land Table RAG	14.71%
64-14-16-308-021	391 1ST AVE	06/06/23	\$60,100	\$59,001	\$17,863	\$16,764	0.16	\$112,346		Land Table RAG	28.41%
64-14-16-308-030	435 1ST AVE	10/18/23	\$70,000	\$76,049	\$10,715	\$16,764	0.16	\$66,142		Land Table RAG	22.04%
64-14-16-328-001	450 3RD AVE	08/02/23	\$75,000	\$86,555	\$4,735	\$16,290	0.15	\$31,779		Land Table RAG	18.82%
64-14-16-401-006	576 E COLUMBIA AVE	06/09/23	\$125,000	\$89,138	\$52,152	\$16,290	0.15	\$350,013		Land Table RAG	18.28%
64-14-16-401-016	561 4TH AVE	10/25/24	\$60,000	\$81,483	(\$5,193)	\$16,290	0.15	(\$34,852)		Land Table RAG	19.99%
64-14-16-401-030	1156 JOSLYN AVE	07/28/23	\$120,000	\$139,854	(\$2,619)	\$17,235	0.19	(\$13,641)		Land Table RAG	12.32%
64-14-16-402-011	596 4TH AVE	09/16/24	\$200,000	\$101,598	\$114,692	\$16,290	0.15	\$769,745		Land Table RAG	16.03%
64-14-16-403-019	571 2ND AVE	06/26/24	\$165,000	\$117,112	\$64,178	\$16,290	0.15	\$430,725		Land Table RAG	13.91%
64-14-16-404-010	582 2ND AVE	08/26/24	\$175,000	\$123,603	\$68,161	\$16,764	0.17	\$400,947		Land Table RAG	13.56%
64-14-16-404-023	565 1ST AVE	01/25/24	\$85,000	\$95,867	\$5,897	\$16,764	0.18	\$33,129		Land Table RAG	17.49%
64-14-16-405-002	636 E COLUMBIA AVE	10/02/23	\$127,000	\$104,306	\$38,984	\$16,290	0.15	\$261,638		Land Table RAG	15.62%
64-14-16-405-014	700 E COLUMBIA AVE	02/26/24	\$120,000	\$128,622	\$8,613	\$17,235	0.30	\$28,903		Land Table RAG	13.40%
64-14-16-405-020	651 4TH AVE	03/28/23	\$80,000	\$93,266	\$3,024	\$16,290	0.15	\$20,295		Land Table RAG	17.47%
64-14-16-406-032	705 3RD AVE	07/26/24	\$132,500	\$98,973	\$49,817	\$16,290	0.15	\$334,342		Land Table RAG	16.46%
64-14-16-407-008	666 3RD AVE	01/13/23	\$170,000	\$112,761	\$73,529	\$16,290	0.15	\$493,483		Land Table RAG	14.45%
64-14-16-407-009	670 3RD AVE	02/21/24	\$200,000	\$118,463	\$97,827	\$16,290	0.15	\$656,557		Land Table RAG	13.75%
64-14-16-408-013	690 2ND AVE	09/21/23	\$110,000	\$97,320	\$29,444	\$16,764	0.18	\$166,350		Land Table RAG	17.23%
64-14-16-408-029	695 1ST AVE	11/17/24	\$127,000	\$84,173	\$59,591	\$16,764	0.18	\$336,672		Land Table RAG	19.92%

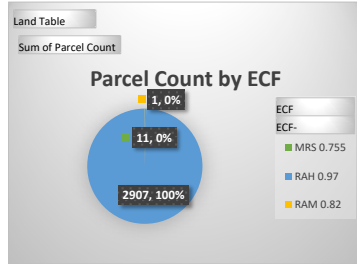
City of Pontiac
Land Table RAG

64-14-16-427-004	736 4TH AVE	10/31/23	\$135,000	\$85,324	\$66,911	\$17,235	0.21	\$320,148	Land Table RAG	20.20%	
64-14-16-427-011	772 4TH AVE	04/10/23	\$130,000	\$90,640	\$55,650	\$16,290	0.15	\$373,490	Land Table RAG	17.97%	
64-14-16-428-021	771 2ND AVE	09/10/24	\$95,250	\$85,155	\$26,385	\$16,290	0.15	\$177,081	Land Table RAG	19.13%	
64-14-16-453-009	562 E TENNYSON AVE	02/01/23	\$117,900	\$90,942	\$43,248	\$16,290	0.12	\$354,492	Land Table RAG	17.91%	
64-14-16-453-014	582 E TENNYSON AVE	03/07/24	\$165,000	\$117,195	\$64,095	\$16,290	0.12	\$525,369	Land Table RAG	13.90%	
64-14-16-453-032	587 E MANSFIELD AVE	09/29/23	\$130,000	\$96,773	\$50,462	\$17,235	0.24	\$210,258	Land Table RAG	17.81%	
64-14-16-454-026	587 E MADISON AVE	10/10/23	\$102,500	\$81,647	\$35,963	\$15,110	0.11	\$318,257	Land Table RAG	18.51%	
64-14-16-456-011	666 E BEVERLY AVE	05/18/23	\$160,000	\$98,382	\$77,908	\$16,290	0.12	\$638,590	Land Table RAG	16.56%	
64-14-16-456-020	702 E BEVERLY AVE	03/20/23	\$87,000	\$58,204	\$45,086	\$16,290	0.12	\$369,557	Land Table RAG	27.99%	
64-14-16-456-030	671 E TENNYSON AVE	04/10/23	\$125,000	\$87,774	\$62,516	\$16,290	0.12	\$512,426	Land Table RAG	20.68%	
64-14-16-457-004	638 E TENNYSON AVE	03/24/23	\$102,000	\$90,969	\$27,321	\$16,290	0.12	\$223,943	Land Table RAG	17.91%	
64-14-16-457-036	691 E MANSFIELD AVE	01/01/24	\$60,000	\$52,498	\$23,792	\$16,290	0.12	\$195,016	Land Table RAG	31.03%	
64-14-16-458-008	654 E MANSFIELD AVE	01/09/24	\$111,000	\$79,364	\$46,746	\$15,110	0.11	\$413,681	Land Table RAG	19.04%	
64-14-16-458-013	674 E MANSFIELD AVE	02/01/24	\$89,000	\$84,296	\$19,814	\$15,110	0.11	\$175,345	Land Table RAG	17.92%	
64-14-16-458-030	667 E MADISON AVE	04/18/23	\$131,500	\$85,178	\$61,432	\$15,110	0.11	\$543,646	Land Table RAG	17.74%	
64-14-16-476-014	770 1ST AVE	10/18/23	\$156,000	\$109,061	\$63,229	\$16,290	0.15	\$430,129	Land Table RAG	14.94%	
64-14-16-476-033	781 E BEVERLY AVE	09/10/24	\$87,250	\$105,829	(\$1,344)	\$17,235	0.30	(\$4,556)	Land Table RAG	16.29%	
64-14-16-477-014	770 E BEVERLY AVE	07/14/23	\$120,000	\$71,899	\$64,391	\$16,290	0.12	\$527,795	Land Table RAG	22.66%	
64-14-16-477-027	749 E TENNYSON AVE	12/29/23	\$144,000	\$84,633	\$75,657	\$16,290	0.12	\$620,139	Land Table RAG	19.25%	
64-14-16-478-006	736 E TENNYSON AVE	07/13/24	\$66,000	\$59,514	\$22,776	\$16,290	0.14	\$166,248	Land Table RAG	27.37%	
64-14-16-478-026	743 E MANSFIELD AVE	08/07/24	\$103,000	\$84,774	\$34,516	\$16,290	0.12	\$282,918	Land Table RAG	19.22%	
64-14-16-479-037	938 ARLENE AVE	06/09/23	\$190,000	\$116,524	(\$40,234)	\$16,290	0.12	(\$338,101)	Land Table RAG	13.98%	
64-14-21-201-011	590 E MADISON AVE	10/11/24	\$85,000	\$89,311	\$9,855	\$14,166	0.10	\$95,680	Land Table RAG	15.86%	
64-14-21-202-010	668 E MADISON AVE	02/27/23	\$80,000	\$72,069	\$22,097	\$14,166	0.10	\$214,534	Land Table RAG	19.66%	
64-14-21-203-003	558 LEBARON AVE	07/15/24	\$150,000	\$166,524	\$15,821	\$32,345	0.20	\$49,909	64-14-21-203-002	Land Table RAG	19.42%
64-14-21-203-015	610 LEBARON AVE	07/07/23	\$119,999	\$112,530	\$24,704	\$17,235	0.21	\$116,528	Land Table RAG	15.32%	
64-14-21-203-020	575 WESBROOK ST	04/23/24	\$85,000	\$88,927	\$10,239	\$14,166	0.10	\$99,408	Land Table RAG	15.93%	
64-14-21-203-024	591 WESBROOK ST	06/18/24	\$170,000	\$88,678	\$95,488	\$14,166	0.10	\$927,068	Land Table RAG	15.97%	
64-14-21-203-029	607 WESBROOK ST	06/11/24	\$12,500			\$17,235	0.20	\$62,500	Land Table RAG	100.00%	
64-14-21-204-006	648 LEBARON AVE	11/06/24	\$168,000	\$86,915	\$98,320	\$17,235	0.10	\$638,442	64-14-21-204-005	Land Table RAG	19.83%
64-14-21-204-008	654 LEBARON AVE	08/16/24	\$90,000	\$72,720	\$31,446	\$14,166	0.10	\$305,301	Land Table RAG	19.48%	
64-14-21-204-020	667 WESBROOK ST	07/26/23	\$151,000	\$95,788	\$69,378	\$14,166	0.10	\$673,573	Land Table RAG	14.79%	
64-14-21-205-019	575 LENOX AVE	06/15/23	\$117,000	\$104,941	\$26,225	\$14,166	0.10	\$254,612	Land Table RAG	13.50%	
64-14-21-206-002	626 WESBROOK ST	12/28/23	\$165,000	\$85,100	\$94,066	\$14,166	0.11	\$870,981	Land Table RAG	16.65%	
64-14-21-206-012	615 LENOX AVE	08/29/23	\$165,000	\$93,969	\$85,197	\$14,166	0.10	\$851,970	Land Table RAG	15.08%	
64-14-21-209-004	562 MARKLE AVE	06/15/23	\$110,000	\$100,627	\$26,608	\$17,235	0.21	\$127,923	Land Table RAG	17.13%	
64-14-21-251-017	597 E KENNETT RD	04/22/24	\$119,000	\$99,754	\$35,536	\$16,290	0.13	\$271,267	Land Table RAG	16.33%	
64-14-21-255-006	636 E KENNETT RD	11/12/24	\$99,000	\$105,254	\$10,036	\$16,290	0.13	\$78,406	Land Table RAG	15.48%	
64-14-21-257-018	561 E MONTCALM ST	07/30/24	\$148,000	\$104,752	\$60,012	\$16,764	0.17	\$355,101	Land Table RAG	16.00%	
64-14-21-257-026	871 SPENCE ST	02/08/24	\$158,000	\$83,408	\$89,702	\$15,110	0.11	\$786,860	Land Table RAG	18.12%	
64-14-21-258-011	881 N PERRY ST	05/06/24	\$79,000	\$91,958	\$3,332	\$16,290	0.12	\$27,537	Land Table RAG	17.71%	
64-14-21-259-001	668 JOSLYN AVE	03/29/24	\$85,000	\$95,169	\$7,066	\$17,235	0.20	\$35,508	Land Table RAG	18.11%	
64-14-21-303-035	143 WOLFE ST	10/17/24	\$135,000	\$110,453	\$41,311	\$16,764	0.17	\$240,180	Land Table RAG	15.18%	
64-14-21-303-036	139 WOLFE ST	08/06/24	\$85,000	\$87,390	\$14,374	\$16,764	0.17	\$83,570	Land Table RAG	19.18%	
64-14-21-305-012	75 HAMMOND ST	03/27/23	\$159,999	\$116,195	\$64,047	\$20,243	0.13	\$492,669	Land Table RAG	17.42%	
64-14-21-328-008	216 NELSON ST	03/29/24	\$116,000	\$87,663	\$45,101	\$16,764	0.18	\$257,720	Land Table RAG	19.12%	
64-14-21-328-020	67 OLIVER ST	08/22/24	\$156,000	\$80,658	\$91,632	\$16,290	0.13	\$694,182	Land Table RAG	20.20%	
64-14-21-328-023	55 OLIVER ST	09/12/24	\$50,000	\$34,555	\$31,735	\$16,290	0.13	\$240,417	Land Table RAG	47.14%	
64-14-21-329-003	314 NELSON ST	07/23/24	\$156,000	\$127,856	\$44,908	\$16,764	0.16	\$275,509	Land Table RAG	13.11%	
64-14-21-329-026	145 OLIVER ST	10/31/24	\$97,500	\$80,254	\$33,536	\$16,290	0.13	\$252,150	Land Table RAG	20.30%	
64-14-21-331-021	709 N PERRY ST	04/18/24	\$123,000	\$106,492	\$33,272	\$16,764	0.17	\$198,048	Land Table RAG	15.74%	
64-14-21-333-010	512 HARPER ST	11/22/23	\$106,000	\$81,716	\$40,574	\$16,290	0.14	\$287,759	Land Table RAG	19.93%	
64-14-21-376-018	28 N GLENWOOD AVE	07/10/24	\$100,000	\$99,970	\$16,794	\$16,764	0.17	\$98,788	Land Table RAG	16.77%	
64-14-21-377-024	521 HARPER ST	01/23/24	\$94,900	\$91,841	\$11,206	\$8,147	0.09	\$130,302	Land Table RAG	8.87%	
64-14-21-378-002	498 OMAR ST	03/22/24	\$70,000	\$92,302	(\$6,012)	\$16,290	0.13	(\$45,203)	Land Table RAG	17.65%	
64-14-21-379-004	484 HARPER ST	07/27/23	\$85,000	\$79,988	\$21,302	\$16,290	0.12	\$173,187	Land Table RAG	20.37%	
64-14-21-379-010	460 HARPER ST	11/01/24	\$95,000	\$86,917	\$24,847	\$16,764	0.17	\$147,024	Land Table RAG	19.29%	
64-14-21-381-003	54 GAGE ST	07/14/23	\$65,000	\$79,305	\$1,985	\$16,290	0.12	\$16,138	Land Table RAG	20.54%	
64-14-21-401-015	817 N PERRY ST	05/02/24	\$125,000	\$113,445	\$28,319	\$16,764	0.16	\$173,736	Land Table RAG	14.78%	
64-14-21-401-018	243 OLIVER ST	05/16/24	\$140,000	\$114,254	\$42,036	\$16,290	0.14	\$291,917	Land Table RAG	14.26%	

City of Pontiac
Land Table RAH

BSA DATABASE		SALES DATA	
Parcel Count	2919	# of Sales	213
ECF Nbhd	MRS, RAH, RAM	Sales Ratio	39.63%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	204.04%
Max ECF	0.970	% Change	0.00%
Land Table LtoB	13.10%	Projected Land Table LtoB	13.10%
CVT LtoB	15.47%	Sales Sample Size	7.30%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$27,367	\$83,207	\$27,367
MINIMUM	\$2,608	\$7,929	\$2,608
MAXIMUM	\$182,448	\$554,719	\$182,448

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
64-14-17-102-015	209 W SHEFFIELD AVE	06/05/24	\$115,000	\$74,670	\$50,755	\$10,425	0.12	\$441,348		Land Table RAH	13.96%
64-14-17-102-018	197 W SHEFFIELD AVE	08/26/24	\$115,000	\$57,752	\$67,673	\$10,425	0.12	\$588,461		Land Table RAH	18.05%
64-14-17-102-029	236 W PRINCETON AVE	04/24/23	\$110,000	\$97,991	\$22,434	\$10,425	0.11	\$200,304		Land Table RAH	10.64%
64-14-17-103-010	229 W PRINCETON AVE	06/10/24	\$85,000	\$65,974	\$29,451	\$10,425	0.11	\$267,736		Land Table RAH	15.80%
64-14-17-103-012	221 W PRINCETON AVE	08/31/23	\$75,000	\$81,453	\$3,972	\$10,425	0.11	\$36,109		Land Table RAH	12.80%
64-14-17-103-025	252 W HOPKINS AVE	10/10/24	\$155,000	\$95,166	\$71,917	\$12,083	0.15	\$479,447		Land Table RAH	12.70%
64-14-17-103-033	200 W HOPKINS AVE	05/10/23	\$96,000	\$103,266	\$6,380	\$13,646	0.22	\$29,000		Land Table RAH	13.21%
64-14-17-103-038	176 W HOPKINS AVE	08/15/24	\$80,000	\$68,574	\$22,801	\$11,375	0.12	\$183,879		Land Table RAH	16.59%
64-14-17-128-026	88 W PRINCETON AVE	06/16/23	\$185,000	\$116,976	\$78,449	\$10,425	0.12	\$664,822		Land Table RAH	8.91%
64-14-17-129-004	145 W PRINCETON AVE	03/15/23	\$100,000	\$89,119	\$21,306	\$10,425	0.11	\$191,946		Land Table RAH	11.70%
64-14-17-129-011	W PRINCETON	05/23/24	\$7,000				0.11	\$61,947		Land Table RAH	100.00%
64-14-17-129-025	132 W HOPKINS AVE	11/03/23	\$80,000	\$66,712	\$23,713	\$10,425	0.11	\$211,723		Land Table RAH	15.63%
64-14-17-129-027	124 W HOPKINS AVE	05/24/24	\$56,000	\$69,799	(\$3,374)	\$10,425	0.11	(\$30,125)		Land Table RAH	14.94%
64-14-17-129-028	120 W HOPKINS AVE	04/15/24	\$122,000	\$79,956	\$52,469	\$10,425	0.11	\$468,473		Land Table RAH	13.04%
64-14-17-131-008	54 W PRINCETON AVE	03/15/24	\$127,500	\$91,032	\$50,114	\$13,646	0.24	\$207,942		Land Table RAH	14.99%
64-14-17-151-001	1320 STANLEY AVE	08/16/24	\$136,000	\$81,795	\$65,580	\$11,375	0.14	\$478,686		Land Table RAH	13.91%
64-14-17-151-007	241 W HOPKINS AVE	07/23/24	\$108,000	\$66,510	\$51,915	\$10,425	0.11	\$471,955		Land Table RAH	15.67%
64-14-17-151-033	176 W YALE AVE	02/29/24	\$100,000	\$100,578	\$10,797	\$11,375	0.12	\$87,073		Land Table RAH	11.31%
64-14-17-152-002	1284 STANLEY AVE	07/17/23	\$127,400	\$102,718	\$36,765	\$12,083	0.17	\$222,818		Land Table RAH	11.76%
64-14-17-152-004	1272 STANLEY AVE	04/24/24	\$125,000	\$98,150	\$38,225	\$11,375	0.13	\$294,038		Land Table RAH	11.59%
64-14-17-152-025	244 W YPSILANTI AVE	01/14/23	\$50,000	\$65,765	(\$4,390)	\$11,375	0.12	(\$35,403)		Land Table RAH	17.30%
64-14-17-152-028	232 W YPSILANTI AVE	02/24/23	\$88,000	\$56,096	\$43,279	\$11,375	0.12	\$357,678		Land Table RAH	20.28%
64-14-17-152-038	188 W YPSILANTI AVE	09/14/23	\$90,300	\$80,863	\$19,862	\$10,425	0.11	\$180,564		Land Table RAH	12.89%
64-14-17-153-010	229 W YPSILANTI AVE	07/29/24	\$65,000	\$66,744	\$8,681	\$10,425	0.11	\$78,918		Land Table RAH	15.62%
64-14-17-153-015	205 W YPSILANTI AVE	04/07/23	\$67,000	\$67,171	\$11,204	\$11,375	0.12	\$92,595		Land Table RAH	16.93%
64-14-17-153-023	252 W ANN ARBOR AVE	07/26/23	\$115,000	\$83,496	\$42,879	\$11,375	0.14	\$297,771		Land Table RAH	13.62%
64-14-17-153-032	216 W ANN ARBOR AVE	01/27/23	\$62,000	\$63,093	\$10,282	\$11,375	0.12	\$84,975		Land Table RAH	18.03%
64-14-17-154-011	217 W ANN ARBOR AVE	02/08/23	\$85,000	\$63,319	\$32,106	\$10,425	0.12	\$269,798		Land Table RAH	16.46%
64-14-17-154-024	248 W COLUMBIA AVE	10/17/23	\$150,000	\$168,405	(\$4,759)	\$13,646	0.20	(\$23,559)		Land Table RAH	8.10%
64-14-17-154-029	222 W COLUMBIA AVE	08/05/24	\$150,000	\$99,410	\$58,410	\$7,820	0.10	\$578,317		Land Table RAH	7.87%
64-14-17-176-003	145 W HOPKINS AVE	06/23/23	\$148,000	\$88,717	\$69,708	\$10,425	0.11	\$628,000		Land Table RAH	11.75%
64-14-17-176-011	109 W HOPKINS AVE	09/06/23	\$115,000	\$65,802	\$60,573	\$11,375	0.12	\$488,492		Land Table RAH	17.29%
64-14-17-176-013	101 W HOPKINS AVE	08/07/23	\$130,000	\$78,933	\$61,492	\$10,425	0.11	\$544,177		Land Table RAH	13.21%
64-14-17-176-016	89 W HOPKINS AVE	12/03/24	\$119,900	\$57,213	\$73,112	\$10,425	0.11	\$647,009		Land Table RAH	18.22%
64-14-17-176-033	136 W YALE AVE	09/14/23	\$205,000	\$159,921	\$57,162	\$12,083	0.17	\$342,287		Land Table RAH	7.56%
64-14-17-176-035	125 W HOPKINS AVE	04/07/23	\$125,000	\$103,693	\$34,953	\$13,646	0.29	\$120,528		Land Table RAH	13.16%
64-14-17-177-006	43 W HOPKINS AVE	06/28/24	\$103,000	\$73,654	\$39,771	\$10,425	0.12	\$342,853		Land Table RAH	14.15%
64-14-17-203-014	41 E SHEFFIELD AVE	06/21/24	\$136,000	\$68,448	\$77,977	\$10,425	0.12	\$660,822		Land Table RAH	15.23%
64-14-17-203-021	73 E SHEFFIELD AVE	09/08/23	\$110,000	\$72,371	\$48,054	\$10,425	0.12	\$407,237		Land Table RAH	14.40%
64-14-17-205-025	49 E PRINCETON AVE	08/16/24	\$155,000	\$84,189	\$81,236	\$10,425	0.11	\$738,509		Land Table RAH	12.38%
64-14-17-205-036	46 E SHEFFIELD AVE	02/22/24	\$110,000	\$81,126	\$40,957	\$12,083	0.17	\$248,224		Land Table RAH	14.89%
64-14-17-205-040	30 E SHEFFIELD AVE	03/22/24	\$81,000	\$85,968	\$8,678	\$13,646	0.22	\$39,445		Land Table RAH	15.87%

City of Pontiac

Land Table RAH

64-14-17-207-007	34 E PRINCETON AVE	11/27/24	\$120,000	\$70,727	\$59,698	\$10,425	0.12	\$505,915	Land Table RAH	14.74%	
64-14-17-207-018	82 E PRINCETON AVE	03/26/24	\$4,800				0.12	\$40,678	Land Table RAH	100.00%	
64-14-17-207-020	21 E HOPKINS AVE	10/17/23	\$100,000	\$67,781	\$45,865	\$13,646	0.22	\$211,359	Land Table RAH	20.13%	
64-14-17-207-037	18 E PRINCETON AVE	12/01/23	\$13,000				0.19	\$69,519	Land Table RAH	100.00%	
64-14-17-251-029	37 E YALE AVE	11/01/24	\$105,000	\$51,412	\$64,013	\$10,425	0.12	\$542,483	Land Table RAH	20.28%	
64-14-17-251-031	77 E YALE AVE	02/22/23	\$105,000	\$119,033	(\$387)	\$13,646	0.19	(\$2,026)	Land Table RAH	11.46%	
64-14-17-253-042	62 E YALE AVE	09/13/24	\$143,000	\$89,881	\$66,765	\$13,646	0.24	\$284,106	Land Table RAH	15.18%	
64-14-17-254-006	105 E YPSILANTI AVE	11/15/24	\$70,000	\$54,120	\$26,305	\$10,425	0.12	\$222,924	Land Table RAH	19.26%	
64-14-17-254-008	113 E YPSILANTI AVE	04/21/23	\$110,000	\$108,301	\$12,124	\$10,425	0.12	\$102,746	Land Table RAH	9.63%	
64-14-17-255-017	66 E YPSILANTI AVE	02/21/23	\$65,000	\$67,336	\$8,089	\$10,425	0.12	\$68,551	Land Table RAH	15.48%	
64-14-17-255-018	70 E YPSILANTI AVE	04/18/24	\$150,000	\$109,454	\$50,971	\$10,425	0.12	\$431,958	Land Table RAH	9.52%	
64-14-17-255-041	45 E ANN ARBOR AVE	04/23/24	\$85,000	\$73,088	\$25,558	\$13,646	0.24	\$108,757	Land Table RAH	18.67%	
64-14-17-256-007	118 E YPSILANTI AVE	10/25/24	\$202,000	\$157,348	\$56,027	\$11,375	0.15	\$383,747	Land Table RAH	7.23%	
64-14-17-256-008	122 E YPSILANTI AVE	03/23/23	\$135,000	\$138,707	\$7,668	\$11,375	0.15	\$51,463	Land Table RAH	8.20%	
64-14-17-301-016	199 W COLUMBIA AVE	09/15/23	\$87,000	\$70,473	\$26,952	\$10,425	0.12	\$230,359	Land Table RAH	14.79%	
64-14-17-301-026	252 W LONGFELLOW AVE	02/03/23	\$98,000	\$82,959	\$25,466	\$10,425	0.11	\$227,375	Land Table RAH	12.57%	
64-14-17-301-027	248 W LONGFELLOW AVE	08/03/23	\$114,000	\$77,794	\$46,631	\$10,425	0.11	\$416,348	Land Table RAH	13.40%	
64-14-17-301-039	200 W LONGFELLOW AVE	02/28/23	\$133,000	\$92,445	\$50,980	\$10,425	0.11	\$455,179	Land Table RAH	11.28%	
64-14-17-302-026	252 W STRATHMORE AVE	09/13/23	\$89,900	\$66,738	\$33,587	\$10,425	0.11	\$299,884	Land Table RAH	15.62%	
64-14-17-302-029	240 W STRATHMORE AVE	06/02/23	\$94,000	\$78,494	\$25,931	\$10,425	0.11	\$231,527	Land Table RAH	13.28%	
64-14-17-303-010	227 W STRATHMORE AVE	04/08/24	\$140,000	\$85,418	\$65,007	\$10,425	0.11	\$580,420	Land Table RAH	12.20%	
64-14-17-303-012	219 W STRATHMORE AVE	10/30/23	\$120,000	\$72,795	\$57,630	\$10,425	0.11	\$514,554	Land Table RAH	14.32%	
64-14-17-303-014	211 W STRATHMORE AVE	10/02/23	\$108,000	\$88,496	\$29,929	\$10,425	0.11	\$267,223	Land Table RAH	11.78%	
64-14-17-303-022	179 W STRATHMORE AVE	11/20/24	\$110,000	\$76,320	\$44,105	\$10,425	0.12	\$370,630	Land Table RAH	13.66%	
64-14-17-303-027	248 W FAIRMOUNT AVE	04/28/23	\$110,000	\$79,971	\$40,454	\$10,425	0.11	\$361,196	Land Table RAH	13.04%	
64-14-17-304-001	263 W FAIRMOUNT AVE	11/29/23	\$175,000	\$108,744	\$78,339	\$12,083	0.16	\$495,816	Land Table RAH	11.11%	
64-14-17-304-002	259 W FAIRMOUNT AVE	10/31/24	\$135,000	\$85,406	\$60,019	\$10,425	0.11	\$535,884	Land Table RAH	12.21%	
64-14-17-304-010	227 W FAIRMOUNT AVE	08/24/23	\$115,000	\$94,514	\$30,911	\$10,425	0.11	\$275,991	Land Table RAH	11.03%	
64-14-17-304-014	211 W FAIRMOUNT AVE	07/03/24	\$150,000	\$84,913	\$75,512	\$10,425	0.11	\$674,214	Land Table RAH	12.28%	
64-14-17-304-021	183 W FAIRMOUNT AVE	10/29/24	\$175,000	\$110,396	\$75,029	\$10,425	0.11	\$669,902	Land Table RAH	9.44%	
64-14-17-304-031	232 W RUTGERS AVE	01/12/23	\$110,000	\$79,410	\$41,015	\$10,425	0.11	\$366,205	Land Table RAH	13.13%	
64-14-17-304-039	200 W RUTGERS AVE	11/03/23	\$84,000	\$81,331	\$13,094	\$10,425	0.11	\$116,911	Land Table RAH	12.82%	
64-14-17-304-044	180 W RUTGERS AVE	10/16/23	\$110,000	\$82,671	\$38,704	\$11,375	0.13	\$288,836	Land Table RAH	13.76%	
64-14-17-326-020	166 W LONGFELLOW AVE	02/09/24	\$135,000	\$76,369	\$69,056	\$10,425	0.12	\$580,303	Land Table RAH	13.65%	
64-14-17-327-006	143 W LONGFELLOW AVE	11/02/23	\$109,900	\$67,515	\$53,760	\$11,375	0.13	\$426,667	Land Table RAH	16.85%	
64-14-17-327-028	134 W STRATHMORE AVE	06/07/23	\$82,000	\$71,590	\$21,785	\$11,375	0.13	\$172,897	Land Table RAH	15.89%	
64-14-17-328-019	134 W FAIRMOUNT AVE	12/14/23	\$90,000	\$73,520	\$27,855	\$11,375	0.13	\$211,023	Land Table RAH	15.47%	
64-14-17-328-021	122 W FAIRMOUNT AVE	09/27/24	\$150,000	\$93,818	\$66,607	\$10,425	0.12	\$569,291	Land Table RAH	11.11%	
64-14-17-328-027	96 W FAIRMOUNT AVE	02/13/24	\$65,000	\$75,560	(\$135)	\$10,425	0.12	(\$1,154)	Land Table RAH	13.80%	
64-14-17-329-031	134 W RUTGERS AVE	12/21/23	\$75,000	\$67,693	\$18,682	\$11,375	0.14	\$135,377	Land Table RAH	16.80%	
64-14-17-329-033	122 W RUTGERS AVE	08/16/24	\$130,000	\$83,060	\$57,365	\$10,425	0.12	\$490,299	Land Table RAH	12.55%	
64-14-17-332-008	33 W STRATHMORE AVE	11/01/24	\$147,000	\$86,457	\$70,968	\$10,425	0.12	\$606,564	Land Table RAH	12.06%	
64-14-17-332-010	25 W STRATHMORE AVE	05/15/23	\$55,000	\$66,344	(\$919)	\$10,425	0.12	(\$7,855)	Land Table RAH	15.71%	
64-14-17-351-007	239 W RUTGERS AVE	04/25/24	\$86,000	\$87,408	\$10,675	\$12,083	0.15	\$69,318	Land Table RAH	13.82%	
64-14-17-351-008	235 W RUTGERS AVE	06/29/23	\$117,500	\$81,073	\$48,510	\$12,083	0.15	\$315,000	Land Table RAH	14.90%	
64-14-17-351-028	244 W CORNELL AVE	09/13/23	\$118,000	\$85,534	\$44,549	\$12,083	0.15	\$289,279	Land Table RAH	14.13%	
64-14-17-351-044	180 W CORNELL AVE	08/23/23	\$110,000	\$101,824	\$21,822	\$13,646	0.17	\$125,414	Land Table RAH	13.40%	
64-14-17-352-029	240 W BEVERLY AVE	10/18/24	\$85,000	\$105,152	(\$9,727)	\$10,425	0.12	(\$83,853)	Land Table RAH	9.91%	
64-14-17-352-033	224 W BEVERLY AVE	06/13/23	\$155,000	\$113,956	\$51,469	\$10,425	0.12	\$443,698	Land Table RAH	9.15%	
64-14-17-353-004	1005 FAIRVIEW AVE	11/26/24	\$80,000	\$91,236	\$847	\$12,083	0.15	\$5,572	Land Table RAH	13.24%	
64-14-17-353-009	256 W KENNETT RD	01/11/24	\$50,500	\$86,180	(\$27,860)	\$7,820	0.10	(\$275,842)	Land Table RAH	9.07%	
64-14-17-355-006	982 DEWEY ST	12/29/23	\$100,000	\$91,944	\$18,481	\$10,425	0.12	\$160,704	Land Table RAH	11.34%	
64-14-17-355-007	978 DEWEY ST	02/10/23	\$122,000	\$97,744	\$34,681	\$10,425	0.12	\$301,574	Land Table RAH	10.67%	
64-14-17-356-013	922 STANLEY AVE	08/28/24	\$171,000	\$113,591	\$68,784	\$11,375	0.14	\$509,511	Land Table RAH	10.01%	
64-14-17-357-007	946 FAIRVIEW AVE	04/18/24	\$129,500	\$75,337	\$65,538	\$11,375	0.14	\$474,913	Land Table RAH	15.10%	
64-14-17-376-013	113 W RUTGERS AVE	02/29/24	\$100,000	\$93,383	\$17,042	\$10,425	0.12	\$148,191	Land Table RAH	11.16%	
64-14-17-376-024	158 W CORNELL AVE	09/22/23	\$122,000	\$80,591	\$53,492	\$12,083	0.16	\$340,713	Land Table RAH	14.99%	
64-14-17-376-033	122 W CORNELL AVE	09/06/24	\$143,000	\$79,911	\$76,735	\$13,646	0.24	\$321,067	Land Table RAH	17.08%	
64-14-17-377-012	121 W CORNELL AVE	06/21/24	\$84,000	\$69,946	\$25,429	\$11,375	0.14	\$176,590	Land Table RAH	16.26%	
64-14-17-377-016	99 W CORNELL AVE	10/30/24	\$73,000	\$76,452	\$6,973	\$10,425	0.12	\$59,598	Land Table RAH	13.64%	
64-14-17-377-024	158 W BEVERLY AVE	03/23/23	\$119,000	\$85,873	\$43,552	\$10,425	0.12	\$375,448	Land Table RAH	12.14%	
64-14-17-377-038	86 W BEVERLY AVE	06/07/23	\$52,000	\$65,769	(\$123)	\$13,646	0.23	(\$528)	Land Table RAH	20.75%	
64-14-17-378-004	153 W BEVERLY AVE	11/09/23	\$152,000	\$98,438	\$63,987	\$10,425	0.12	\$551,612	Land Table RAH	10.59%	
64-14-17-378-005	149 W BEVERLY AVE	06/05/23	\$124,000	\$82,775	\$51,650	\$10,425	0.12	\$445,259	Land Table RAH	12.59%	
64-14-17-378-013	115 W BEVERLY AVE	11/01/23	\$135,000	\$112,138	\$43,712	\$20,850	0.12	\$186,803	64-14-17-378-014	Land Table RAH	18.59%
64-14-17-378-026	146 W TENNYSON AVE	03/20/24	\$99,900	\$94,111	\$16,214	\$10,425	0.12	\$139,776	Land Table RAH	11.08%	
64-14-17-378-043	91 W BEVERLY AVE	02/08/23	\$155,000	\$116,347	\$52,299	\$13,646	0.23	\$224,459	Land Table RAH	11.73%	
64-14-17-379-043	88 W MANSFIELD AVE	09/05/23	\$121,000	\$114,583	\$20,063	\$13,646	0.25	\$80,899	Land Table RAH	11.91%	
64-14-17-381-001	69 W RUTGERS AVE	09/20/24	\$75,000	\$94,533	(\$4,522)	\$15,011	0.24	(\$19,243)	Land Table RAH	15.88%	
64-14-17-382-028	60 W BEVERLY AVE	10/30/23	\$67,000	\$62,984	\$17,662	\$13,646	0.23	\$75,803	Land Table RAH	21.67%	
64-14-17-401-014	70 E COLUMBIA AVE	11/06/24	\$122,500	\$116,607	\$19,539	\$13,646	0.23	\$86,456	Land Table RAH	11.70%	

City of Pontiac
Land Table RAH

64-14-17-402-019	78 E LONGFELLOW AVE	11/17/23	\$100,000	\$91,669	\$18,756	\$10,425	0.12	\$160,308		Land Table RAH	11.37%
64-14-17-403-026	33 E FAIRMOUNT AVE	02/02/23	\$112,000	\$112,863	\$9,562	\$10,425	0.12	\$81,726		Land Table RAH	9.24%
64-14-17-404-017	74 E FAIRMOUNT AVE	10/27/23	\$162,000	\$74,541	\$97,884	\$10,425	0.12	\$836,615		Land Table RAH	13.99%
64-14-17-408-010	113 E RUTGERS AVE	03/08/24	\$110,000	\$62,692	\$57,733	\$10,425	0.12	\$493,444		Land Table RAH	16.63%
64-14-17-451-008	38 E RUTGERS AVE	11/01/23	\$65,000	\$84,266	(\$8,841)	\$10,425	0.12	(\$75,564)		Land Table RAH	12.37%
64-14-17-451-018	17 E CORNELL AVE	04/28/23	\$140,000	\$175,950	(\$25,525)	\$10,425	0.12	(\$218,162)		Land Table RAH	5.92%
64-14-17-451-019	21 E CORNELL AVE	05/12/23	\$150,000	\$175,950	(\$15,525)	\$10,425	0.12	(\$132,692)		Land Table RAH	5.92%
64-14-17-451-020	25 E CORNELL AVE	05/22/23	\$150,000	\$175,950	(\$15,525)	\$10,425	0.12	(\$132,692)		Land Table RAH	5.92%
64-14-17-451-024	45 E CORNELL AVE	02/05/24	\$162,000	\$119,202	\$53,223	\$10,425	0.12	\$454,897		Land Table RAH	8.75%
64-14-17-451-038	86 E RUTGERS AVE	02/05/24	\$156,000	\$102,420	\$67,226	\$13,646	0.23	\$288,524		Land Table RAH	13.32%
64-14-17-452-011	46 E CORNELL AVE	04/12/24	\$166,500	\$94,539	\$82,386	\$10,425	0.12	\$704,154		Land Table RAH	11.03%
64-14-17-452-016	66 E CORNELL AVE	07/18/23	\$80,000	\$105,281	(\$11,635)	\$13,646	0.18	(\$66,486)		Land Table RAH	12.96%
64-14-17-452-023	25 E BEVERLY AVE	08/20/24	\$185,000	\$116,685	\$83,953	\$15,638	0.12	\$358,774	64-14-17-452-024	Land Table RAH	13.40%
64-14-17-452-027	45 E BEVERLY AVE	12/20/24	\$140,000	\$74,532	\$75,893	\$10,425	0.12	\$648,658		Land Table RAH	13.99%
64-14-17-452-028	49 E BEVERLY AVE	05/17/24	\$120,000	\$72,869	\$57,556	\$10,425	0.12	\$491,932		Land Table RAH	14.31%
64-14-17-452-039	65 E BEVERLY AVE	05/17/24	\$140,000	\$116,468	\$37,178	\$13,646	0.23	\$159,562		Land Table RAH	11.72%
64-14-17-455-003	102 E CORNELL AVE	07/07/23	\$141,000	\$86,045	\$65,380	\$10,425	0.12	\$558,803		Land Table RAH	12.12%
64-14-17-455-015	113 E BEVERLY AVE	01/24/23	\$205,000	\$162,005	\$56,641	\$13,646	0.23	\$243,094		Land Table RAH	8.42%
64-14-18-228-001	339 W PRINCETON AVE	08/04/23	\$160,000	\$83,548	\$88,535	\$12,083	0.16	\$553,344		Land Table RAH	14.46%
64-14-18-277-003	327 W HOPKINS AVE	12/28/23	\$161,250	\$90,502	\$82,831	\$12,083	0.15	\$552,207		Land Table RAH	13.35%
64-14-18-277-007	305 W HOPKINS AVE	12/15/23	\$154,000	\$82,042	\$84,041	\$12,083	0.15	\$549,288		Land Table RAH	14.73%
64-14-18-277-013	340 W YALE AVE	05/06/24	\$153,900	\$123,405	\$42,578	\$12,083	0.16	\$259,622		Land Table RAH	9.79%
64-14-18-278-003	380 W YPSILANTI AVE	05/25/23	\$110,000	\$93,553	\$30,093	\$13,646	0.23	\$133,747		Land Table RAH	14.59%
64-14-18-281-010	1251 CHERRYLAWN DR	04/18/23	\$98,000	\$89,595	\$22,051	\$13,646	0.22	\$102,088		Land Table RAH	15.23%
64-14-18-281-011	1243 CHERRYLAWN DR	09/10/24	\$73,750	\$90,058	(\$2,662)	\$13,646	0.22	(\$12,324)		Land Table RAH	15.15%
64-14-18-281-017	356 W COLUMBIA AVE	08/25/23	\$150,000	\$92,568	\$71,078	\$13,646	0.22	\$321,620		Land Table RAH	14.73%
64-14-18-283-017	282 W COLUMBIA AVE	06/30/23	\$167,000	\$135,064	\$45,582	\$13,646	0.26	\$176,674		Land Table RAH	10.10%
64-14-18-427-024	1117 CHERRYLAWN DR	02/23/24	\$125,000	\$67,794	\$70,852	\$13,646	0.22	\$328,019		Land Table RAH	20.13%
64-14-18-428-012	1144 CHERRYLAWN DR	10/16/23	\$90,500	\$88,640	\$15,506	\$13,646	0.22	\$71,787		Land Table RAH	15.39%
64-14-18-428-016	1120 CHERRYLAWN DR	03/28/23	\$87,000	\$98,477	\$2,169	\$13,646	0.22	\$10,042		Land Table RAH	13.86%
64-14-18-429-003	W COLUMBIA	11/27/24	\$15,000				0.22	\$68,807	64-14-18-429-002	Land Table RAH	100.00%
64-14-18-429-005	273 W COLUMBIA AVE	05/03/24	\$134,900	\$104,596	\$43,950	\$13,646	0.23	\$195,333		Land Table RAH	13.05%
64-14-18-429-014	1132 MEADOWLAWN DR	06/25/24	\$128,000	\$103,557	\$38,978	\$14,535	0.43	\$90,436		Land Table RAH	14.04%
64-14-18-477-011	1046 CLOVERLAWN DR	06/21/24	\$70,000	\$57,057	\$26,589	\$13,646	0.22	\$123,097		Land Table RAH	23.92%
64-14-18-477-027	1047 CHERRYLAWN DR	08/26/24	\$243,000	\$251,086	\$5,560	\$13,646	0.22	\$25,741		Land Table RAH	5.43%
64-14-18-477-031	1023 CHERRYLAWN DR	05/23/24	\$70,500	\$65,666	\$18,480	\$13,646	0.22	\$85,556		Land Table RAH	20.78%
64-14-18-480-004	383 W KENNETT RD	08/12/24	\$140,000	\$76,222	\$78,753	\$14,975	0.53	\$149,721		Land Table RAH	19.65%
64-14-19-205-010	848 SARASOTA AVE	05/08/24	\$87,000	\$71,882	\$25,543	\$10,425	0.11	\$230,117		Land Table RAH	14.50%
64-14-19-206-031	829 ORLANDO AVE	06/14/23	\$87,000	\$102,512	(\$4,137)	\$11,375	0.14	(\$28,930)		Land Table RAH	11.10%
64-14-19-206-034	817 ORLANDO AVE	08/17/23	\$71,130	\$77,445	\$4,110	\$10,425	0.12	\$35,739		Land Table RAH	13.46%
64-14-19-206-040	789 ORLANDO AVE	09/13/24	\$117,600	\$88,636	\$39,389	\$10,425	0.12	\$342,513		Land Table RAH	11.76%
64-14-19-227-005	720 VAUGHT ST	05/17/23	\$52,000	\$49,685	\$10,135	\$7,820	0.08	\$135,133		Land Table RAH	15.74%
64-14-19-227-016	725 CORTWRIGHT ST	01/05/24	\$75,000	\$63,893	\$18,927	\$7,820	0.08	\$236,588		Land Table RAH	12.24%
64-14-19-277-002	752 CORTWRIGHT ST	08/03/23	\$115,000	\$77,477	\$47,948	\$10,425	0.11	\$435,891		Land Table RAH	13.46%
64-14-19-279-019	709 KINNEY RD	07/12/24	\$87,500	\$80,946	\$16,979	\$10,425	0.12	\$147,643		Land Table RAH	12.88%
64-14-19-280-034	685 KINNEY RD	12/30/24	\$140,000	\$111,666	\$40,417	\$12,083	0.16	\$255,804		Land Table RAH	10.82%
64-14-19-281-017	772 MAE CT	08/15/23	\$72,000	\$60,666	\$21,759	\$10,425	0.12	\$182,849		Land Table RAH	17.18%
64-14-19-284-019	722 CORWIN AVE	12/20/24	\$130,000	\$69,714	\$70,711	\$10,425	0.11	\$631,348		Land Table RAH	14.95%
64-14-19-285-001	765 STANLEY AVE	03/19/24	\$140,000	\$84,773	\$66,602	\$11,375	0.15	\$456,178		Land Table RAH	13.42%
64-14-19-286-005	706 LIVINGSTON AVE	09/25/23	\$146,000	\$93,637	\$63,738	\$11,375	0.13	\$494,093		Land Table RAH	12.15%
64-14-19-286-007	698 LIVINGSTON AVE	03/18/24	\$6,000				0.13	\$46,512		Land Table RAH	100.00%
64-14-19-286-011	697 LOUNSBURY AVE	09/10/24	\$72,750	\$105,459	(\$20,626)	\$12,083	0.16	(\$128,112)		Land Table RAH	11.46%
64-14-19-428-008	706 CORWIN AVE	08/22/24	\$132,000	\$66,938	\$75,487	\$10,425	0.12	\$639,720		Land Table RAH	15.57%
64-14-19-428-010	698 CORWIN AVE	08/05/24	\$80,000	\$69,860	\$20,565	\$10,425	0.12	\$174,280		Land Table RAH	14.92%
64-14-20-101-080	887 WOODLAND AVE	02/13/24	\$95,000	\$75,713	\$32,933	\$13,646	0.26	\$127,154		Land Table RAH	18.02%
64-14-20-102-032	160 DRESDEN AVE	03/27/23	\$85,000	\$71,318	\$25,057	\$11,375	0.13	\$197,299		Land Table RAH	15.95%
64-14-20-104-016	PARKDALE	11/21/24	\$7,000				0.16	\$45,161		Land Table RAH	100.00%
64-14-20-106-018	178 S MERRIMAC ST	04/02/24	\$90,500	\$82,860	\$18,065	\$10,425	0.12	\$153,093		Land Table RAH	12.58%
64-14-20-107-001	850 TERRY AVE	09/29/23	\$101,500	\$90,708	\$22,167	\$11,375	0.13	\$169,214		Land Table RAH	12.54%
64-14-20-107-009	129 PARKDALE AVE	10/21/24	\$66,000	\$63,668	\$11,811	\$9,479	0.10	\$114,670		Land Table RAH	14.89%
64-14-20-107-017	S MERRIMAC	09/13/24	\$6,000				0.20	\$30,000		Land Table RAH	100.00%
64-14-20-107-022	148 N MERRIMAC ST	09/19/23	\$40,250	\$45,619	\$2,451	\$7,820	0.08	\$32,680		Land Table RAH	17.14%
64-14-20-107-034	94 N MERRIMAC ST	02/01/24	\$57,000	\$74,812	(\$4,166)	\$13,646	0.17	(\$24,363)		Land Table RAH	18.24%
64-14-20-107-037	95 PARKDALE AVE	05/03/23	\$157,000	\$159,744	\$10,902	\$13,646	0.21	\$51,183		Land Table RAH	8.54%
64-14-20-126-017	142 DRESDEN AVE	06/15/23	\$90,000	\$85,507	\$25,343	\$20,850	0.12	\$107,386	64-14-20-126-003	Land Table RAH	24.38%
64-14-20-126-019	134 DRESDEN AVE	07/11/24	\$90,000	\$73,730	\$26,695	\$10,425	0.12	\$226,229		Land Table RAH	14.14%
64-14-20-126-033	130 DRESDEN AVE	12/27/23	\$195,000	\$198,644	\$10,002	\$13,646	0.24	\$42,562		Land Table RAH	6.87%
64-14-20-128-004	868 TERRY AVE	09/25/23	\$50,000	\$73,067	(\$12,642)	\$10,425	0.11	(\$114,927)		Land Table RAH	14.27%
64-14-20-128-005	864 TERRY AVE	10/20/23	\$85,000	\$73,560	\$21,865	\$10,425	0.11	\$198,773		Land Table RAH	14.17%
64-14-20-128-009	133 DRESDEN AVE	03/26/24	\$150,000	\$85,745	\$74,680	\$10,425	0.12	\$632,881		Land Table RAH	12.16%
64-14-20-128-015	97 DRESDEN AVE	11/29/23	\$87,500	\$71,355	\$26,570	\$10,425	0.12	\$225,169		Land Table RAH	14.61%

City of Pontiac

Land Table RAH

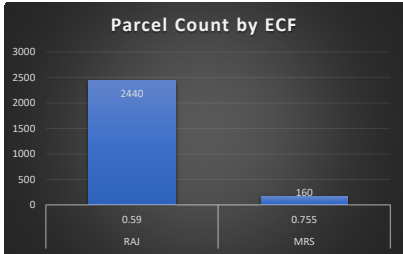
64-14-20-131-041	63 PARKDALE AVE	08/02/24	\$97,000	\$110,797	\$14,258	\$28,055	0.15	\$38,021	-14-20-131-006, 64-14-20-131-C	Land Table RAH	25.32%
64-14-20-132-008	101 N MERRIMAC ST	05/17/23	\$75,000	\$64,367	\$18,453	\$7,820	0.08	\$219,679		Land Table RAH	12.15%
64-14-20-135-007	45 S MERRIMAC ST	09/17/24	\$187,500	\$167,637	\$30,288	\$10,425	0.17	\$181,365		Land Table RAH	6.22%
64-14-20-151-002	749 STANLEY AVE	11/17/23	\$100,000	\$82,736	\$28,639	\$11,375	0.15	\$193,507		Land Table RAH	13.75%
64-14-20-152-024	712 STANLEY AVE	06/13/23	\$77,200	\$109,596	(\$18,750)	\$13,646	0.22	(\$84,842)		Land Table RAH	12.45%
64-14-20-152-028	736 STANLEY AVE	01/25/23	\$166,000	\$149,811	\$29,835	\$13,646	0.28	\$106,935		Land Table RAH	9.11%
64-14-20-155-016	709 STANLEY AVE	09/29/23	\$154,000	\$89,445	\$78,201	\$13,646	0.19	\$405,187		Land Table RAH	15.26%

City of Pontiac

Land Table RAJ

BSA DATABASE		SALES DATA	
Parcel Count	2600	# of Sales	134
ECF Nbbhd	MRS, RAJ	Sales Ratio	36.25%
Min ECF	0.590	(Land Resid.-Est. Land Value)/Est. LV	256.19%
Max ECF	0.755	% Change	25.50%
Land Table LtoB	15.17%	Projected Land Table LtoB	19.04%
CVT LtoB	15.47%	Sales Sample Size	5.15%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,251	\$93,503	\$32,814
MINIMUM	\$7,846	\$27,947	\$9,808
MAXIMUM	\$222,940	\$794,090	\$278,675

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
64-14-20-179-016	14 CITY LINE RD	07/14/23	\$30,000	\$42,187	(\$2,683)	\$9,504	0.12	(\$21,637)		Land Table RAJ	22.53%
64-14-20-306-009	238 HIGH ST	09/08/23	\$70,000	\$43,408	\$36,096	\$9,504	0.12	\$303,328		Land Table RAJ	21.89%
64-14-20-307-013	98 BLAINE AVE	07/28/23	\$126,750	\$54,202	\$82,052	\$9,504	0.12	\$683,767		Land Table RAJ	17.53%
64-14-20-307-036	159 EUCLID AVE	11/17/23	\$5,500				0.13	\$43,307		Land Table RAJ	100.00%
64-14-20-307-051	81 EUCLID AVE	10/04/24	\$118,000	\$58,942	\$69,114	\$10,056	0.17	\$408,959		Land Table RAJ	17.06%
64-14-20-307-066	36 BLAINE AVE	06/07/24	\$139,900	\$60,161	\$89,795	\$10,056	0.17	\$531,331		Land Table RAJ	16.72%
64-14-20-307-067	70 BLAINE AVE	06/13/23	\$33,000	\$41,543	\$1,513	\$10,056	0.18	\$8,268		Land Table RAJ	24.21%
64-14-20-307-068	91 EUCLID	03/23/23	\$85,000	\$67,831	\$31,551	\$14,382	0.25	\$124,217		Land Table RAJ	21.20%
64-14-20-309-021	92 EUCLID AVE	05/25/23	\$45,550	\$45,834	\$7,562	\$7,846	0.09	\$88,965		Land Table RAJ	17.12%
64-14-20-309-032	179 SUMMIT ST	07/14/23	\$55,000	\$51,457	\$13,047	\$9,504	0.12	\$105,218		Land Table RAJ	18.47%
64-14-20-309-037	161 SUMMIT ST	02/24/23	\$61,000	\$77,835	(\$7,331)	\$9,504	0.13	(\$57,724)		Land Table RAJ	12.21%
64-14-20-310-011	136 HUDSON	05/31/23	\$36,000	\$51,954	(\$6,910)	\$9,044	0.10	(\$68,416)		Land Table RAJ	17.41%
64-14-20-311-002	SUMMIT	01/20/23	\$40,000				0.12	\$336,134		Land Table RAJ	100.00%
64-14-20-327-015	10 LEGRANDE AVE	06/25/24	\$249,000	\$148,120	\$115,262	\$14,382	0.20	\$576,310		Land Table RAJ	9.71%
64-14-20-327-016	2 LEGRANDE AVE	08/08/23	\$175,000	\$110,199	\$80,183	\$15,382	0.30	\$264,630		Land Table RAJ	13.96%
64-14-20-328-010	114 HUDSON AVE	05/03/24	\$140,000	\$72,339	\$76,705	\$9,044	0.11	\$723,632		Land Table RAJ	12.50%
64-14-20-329-025	62 HUDSON AVE	09/21/23	\$100,000	\$61,161	\$47,883	\$9,044	0.11	\$456,029		Land Table RAJ	14.79%
64-14-20-329-039	349 BALDWIN AVE	04/24/23	\$52,900	\$59,129	\$3,275	\$9,504	0.12	\$27,066		Land Table RAJ	16.07%
64-14-20-329-044	329 BALDWIN AVE	12/14/23	\$64,500	\$60,877	\$12,667	\$9,044	0.11	\$119,500		Land Table RAJ	14.86%
64-14-20-331-006	67 HUDSON AVE	06/06/23	\$38,000	\$43,984	\$3,520	\$9,504	0.14	\$24,965		Land Table RAJ	21.61%
64-14-20-332-020	57 PUTNAM AVE	03/12/24	\$85,000	\$67,108	\$26,936	\$9,044	0.11	\$254,113		Land Table RAJ	13.48%
64-14-20-334-023	18 TACOMA CT	08/30/24	\$10,000				0.07	\$142,857		Land Table RAJ	100.00%
64-14-20-335-008	35 TACOMA CT	05/30/23	\$3,500				0.07	\$50,000		Land Table RAJ	100.00%
64-14-20-335-012	19 TACOMA CT	08/22/23	\$106,000	\$53,226	\$60,620	\$7,846	0.07	\$866,000		Land Table RAJ	14.74%
64-14-20-335-030	227 BALDWIN AVE	10/14/24	\$87,000	\$73,188	\$23,316	\$9,504	0.14	\$161,917		Land Table RAJ	12.99%
64-14-20-353-011	508 CESAR E CHAVEZ AVE	04/10/24	\$80,000	\$68,152	\$20,892	\$9,044	0.10	\$206,851		Land Table RAJ	13.27%
64-14-20-354-002	175 JEFFERSON ST	11/22/24	\$32,000	\$34,882	\$4,964	\$7,846	0.08	\$62,835		Land Table RAJ	22.49%
64-14-20-354-018	43 SUMMIT ST	12/24/24	\$142,000	\$63,556	\$86,784	\$8,340	0.10	\$913,516		Land Table RAJ	13.12%
64-14-20-355-004	64 SUMMIT ST	06/27/23	\$109,000	\$60,986	\$57,518	\$9,504	0.13	\$452,898		Land Table RAJ	15.58%
64-14-20-355-035	5 PINGREE AVE	06/24/24	\$75,330	\$76,040	\$8,794	\$9,504	0.15	\$59,823		Land Table RAJ	12.50%
64-14-20-376-020	25 PUTNAM AVE	10/10/23	\$125,000	\$57,836	\$76,208	\$9,044	0.11	\$674,407		Land Table RAJ	15.64%
64-14-20-378-007	102 CADILLAC ST	08/02/24	\$158,000	\$93,891	\$76,291	\$12,182	0.11	\$470,932	64-14-20-378-006	Land Table RAJ	12.97%
64-14-20-378-012	82 CADILLAC ST	02/05/24	\$115,000	\$67,922	\$56,122	\$9,044	0.11	\$529,453		Land Table RAJ	13.32%
64-14-20-378-020	91 ADELAIDE ST	11/22/24	\$37,000	\$46,774	(\$270)	\$9,504	0.13	(\$2,160)		Land Table RAJ	20.32%
64-14-20-380-017	35 ADELAIDE ST	10/13/23	\$117,900	\$51,759	\$75,645	\$9,504	0.13	\$564,515		Land Table RAJ	18.36%
64-14-20-380-020	19 ADELAIDE ST	07/07/23	\$65,000	\$44,976	\$29,528	\$9,504	0.14	\$218,726		Land Table RAJ	21.13%
64-14-20-383-007	41 HARRIETT ST	06/07/23	\$127,200	\$54,251	\$83,005	\$10,056	0.18	\$471,619		Land Table RAJ	18.54%
64-14-20-383-011	16 ROSE CT	04/06/23	\$10,000				0.11	\$87,719		Land Table RAJ	100.00%
64-14-20-383-030	16 BENNETT ST	09/10/24	\$5,132				0.06	\$81,460		Land Table RAJ	100.00%
64-14-20-384-004	39 BENNETT ST	02/22/24	\$26,000	\$34,761	(\$915)	\$7,846	0.06	(\$15,508)		Land Table RAJ	22.57%
64-14-20-476-016	44 WHITFIELD ST	10/18/24	\$109,900	\$54,319	\$65,085	\$9,504	0.13	\$500,654		Land Table RAJ	17.50%
64-14-20-476-021	64 WHITFIELD ST	02/15/24	\$137,000	\$60,832	\$85,672	\$9,504	0.13	\$659,015		Land Table RAJ	15.62%
64-14-20-478-028	49 LEWIS ST	02/23/24	\$72,000	\$51,108	\$30,396	\$9,504	0.13	\$233,815		Land Table RAJ	18.60%
64-14-20-479-012	124 KEMP ST	03/12/24	\$95,000	\$55,135	\$48,909	\$9,044	0.11	\$440,622		Land Table RAJ	16.40%

City of Pontiac

Land Table RAJ

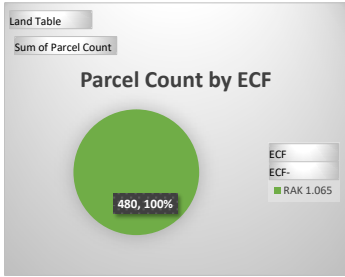
64-14-20-479-017	109 LEWIS ST	07/01/24	\$103,000	\$48,003	\$63,337	\$8,340	0.08	\$781,938	Land Table RAJ	17.37%
64-14-20-479-019	117 LEWIS ST	03/14/23	\$107,000	\$52,302	\$63,038	\$8,340	0.09	\$670,617	Land Table RAJ	15.95%
64-14-20-480-011	20 LEWIS ST	09/19/24	\$126,500	\$82,509	\$54,047	\$10,056	0.17	\$314,227	Land Table RAJ	12.19%
64-14-21-351-005	71 NELSON ST	12/16/24	\$74,900	\$40,398	\$44,006	\$9,504	0.14	\$325,970	Land Table RAJ	23.53%
64-14-21-352-026	62 NELSON ST	06/21/24	\$76,000	\$72,201	\$13,303	\$9,504	0.13	\$102,331	Land Table RAJ	13.16%
64-14-21-353-023	197 BEACH ST	12/20/24	\$140,000	\$82,319	\$72,063	\$14,382	0.30	\$241,822	Land Table RAJ	17.47%
64-14-21-354-012	196 BEACH ST	04/18/24	\$94,500	\$65,613	\$38,943	\$10,056	0.18	\$216,350	Land Table RAJ	15.33%
64-14-28-103-001	170 CHAMBERLAIN ST	09/10/24	\$3,461				0.07	\$48,746	Land Table RAJ	100.00%
64-14-28-103-004	182 CHAMBERLAIN ST	09/05/23	\$47,000	\$50,201	\$5,843	\$9,044	0.10	\$58,430	Land Table RAJ	18.02%
64-14-28-103-010	34 GINGELL CT	08/15/23	\$135,000	\$89,778	\$54,266	\$9,044	0.12	\$467,810	Land Table RAJ	10.07%
64-14-28-104-004	365 N PERRY ST	04/11/24	\$135,000	\$104,317	\$40,739	\$10,056	0.17	\$241,059	Land Table RAJ	9.64%
64-14-28-105-003	227 CHAMBERLAIN ST	05/12/23	\$15,000				0.13	\$114,504	Land Table RAJ	100.00%
64-14-28-107-009	383 N PADDOCK ST	05/22/24	\$46,000	\$49,076	\$6,428	\$9,504	0.13	\$49,829	Land Table RAJ	19.37%
64-14-28-107-013	367 N PADDOCK ST	08/12/24	\$57,000	\$51,042	\$15,462	\$9,504	0.15	\$106,634	Land Table RAJ	18.62%
64-14-28-108-004	388 N PERRY ST	10/25/24	\$115,000	\$61,296	\$71,054	\$17,350	0.16	\$377,947	64-14-28-108-003 Land Table RAJ	28.31%
64-14-28-108-042	53 OAKHILL ST	11/07/24	\$63,500	\$42,803	\$30,753	\$10,056	0.18	\$172,770	Land Table RAJ	23.49%
64-14-28-108-045	384 N PERRY ST	09/28/23	\$200,000	\$198,271	\$11,233	\$9,504	0.14	\$80,236	Land Table RAJ	4.79%
64-14-28-110-002	74 ELLWOOD ST	05/31/24	\$80,000	\$47,742	\$41,762	\$9,504	0.14	\$300,446	Land Table RAJ	19.91%
64-14-28-126-010	346 N PADDOCK ST	09/17/24	\$113,000	\$67,795	\$55,261	\$10,056	0.18	\$310,455	Land Table RAJ	14.83%
64-14-28-127-013	76 MONTEREY ST	03/23/23	\$33,500	\$39,266	\$3,738	\$9,504	0.13	\$28,105	Land Table RAJ	24.20%
64-14-28-128-011	68 OMAR ST	02/16/24	\$120,000	\$76,020	\$53,484	\$9,504	0.16	\$342,846	Land Table RAJ	12.50%
64-14-28-128-038	27 MONTEREY ST	06/06/23	\$125,000	\$55,681	\$78,823	\$9,504	0.13	\$630,584	Land Table RAJ	17.07%
64-14-28-153-001	16 OAKHILL ST	09/14/23	\$78,000	\$63,902	\$23,602	\$9,504	0.13	\$177,459	Land Table RAJ	14.87%
64-14-28-153-032	100 MORELAND AVE	09/27/24	\$70,000	\$48,396	\$29,944	\$8,340	0.10	\$308,701	Land Table RAJ	17.23%
64-14-28-176-026	37 OMAR ST	04/12/24	\$65,250	\$40,825	\$33,929	\$9,504	0.13	\$253,201	Land Table RAJ	23.28%
64-14-29-103-009	24 SHORT ST	06/21/24	\$160,000	\$74,378	\$95,678	\$10,056	0.16	\$590,605	Land Table RAJ	13.52%
64-14-29-129-005	85 BALDWIN	03/01/24	\$9,800				0.26	\$38,281	Land Table RAJ	100.00%
64-14-29-131-006	272 CESAR E CHAVEZ AVE	08/04/23	\$100,000	\$119,024	(\$4,642)	\$14,382	0.21	(\$21,793)	Land Table RAJ	12.08%
64-14-29-131-017	157 W HOWARD ST	02/28/24	\$40,000	\$65,007	(\$15,963)	\$9,044	0.11	(\$140,026)	Land Table RAJ	13.91%
64-14-29-151-009	226 N JOHNSON AVE	02/16/24	\$110,000	\$49,890	\$69,614	\$9,504	0.14	\$504,449	Land Table RAJ	19.05%
64-14-29-176-003	358 N JOHNSON AVE	09/25/24	\$136,000	\$77,274	\$68,230	\$9,504	0.14	\$494,420	Land Table RAJ	12.30%
64-14-29-176-012	269 N CASS AVE	03/12/24	\$68,000	\$76,071	(\$225)	\$7,846	0.06	(\$3,571)	Land Table RAJ	10.31%
64-14-29-177-007	292 N CASS AVE	12/04/24	\$73,500	\$70,850	\$17,032	\$14,382	0.30	\$57,736	Land Table RAJ	20.30%
64-14-29-177-025	52 FLORENCE AVE	11/01/24	\$145,000	\$84,933	\$69,111	\$9,044	0.12	\$590,692	Land Table RAJ	10.65%
64-14-29-178-014	187 NORTON ST	07/10/23	\$150,000	\$88,401	\$75,981	\$14,382	0.20	\$376,144	Land Table RAJ	16.27%
64-14-29-181-009	198 N CASS AVE	04/24/24	\$94,000	\$72,528	\$30,516	\$9,044	0.10	\$305,160	Land Table RAJ	12.47%
64-14-29-182-029	219 CESAR E CHAVEZ AVE	02/16/23	\$125,000	\$108,106	\$25,938	\$9,044	0.10	\$251,825	Land Table RAJ	8.37%
64-14-29-183-006	37 ALLISON ST	04/24/23	\$50,000	\$100,091	(\$40,587)	\$9,504	0.13	(\$319,583)	Land Table RAJ	9.50%
64-14-29-202-005	71 TREGENT ST	01/16/23	\$4,000				0.11	\$36,364	Land Table RAJ	100.00%
64-14-29-202-009	57 TREGENT ST	01/03/23	\$90,500	\$43,824	\$56,180	\$9,504	0.12	\$453,065	Land Table RAJ	21.69%
64-14-29-226-002	412 N SAGINAW ST	03/17/23	\$6,000				0.17	\$35,294	Land Table RAJ	100.00%
64-14-29-227-013	117 EDISON ST	11/07/23	\$55,000	\$48,983	\$21,399	\$15,382	0.32	\$66,664	Land Table RAJ	31.40%
64-14-29-230-018	17 COOPER ST	03/06/23	\$50,500	\$52,508	\$12,374	\$14,382	0.30	\$41,946	Land Table RAJ	27.39%
64-14-29-231-006	58 GLADSTONE PL	07/16/24	\$118,000	\$98,497	\$28,532	\$9,029	0.13	\$221,178	Land Table RAJ	9.17%
64-14-29-231-021	55 EDISON ST	04/28/23	\$49,500	\$44,171	\$15,385	\$10,056	0.19	\$80,974	Land Table RAJ	22.77%
64-14-29-232-019	MATTHEWS	09/15/23	\$4,750				0.11	\$44,811	Land Table RAJ	100.00%
64-14-29-232-034	76 MATTHEWS ST	09/15/23	\$4,750				0.18	\$26,836	Land Table RAJ	100.00%
64-14-29-233-003	80 EDISON ST	09/05/23	\$5,000				0.09	\$56,818	Land Table RAJ	100.00%
64-14-29-233-017	132 E HOWARD ST	03/19/24	\$90,000	\$99,394	\$110	\$9,504	0.15	\$724	Land Table RAJ	9.56%
64-14-29-234-010	14 EDISON ST	09/15/23	\$10,000				0.13	\$32,258	64-14-29-234-034 Land Table RAJ	100.00%
64-14-29-257-015	261 N SAGINAW ST	02/28/23	\$88,000	\$123,037	(\$19,655)	\$15,382	0.43	(\$45,498)	Land Table RAJ	12.50%
64-14-29-276-027	35 CLAIRMONT PL	10/12/23	\$120,000	\$97,008	\$37,374	\$14,382	0.21	\$178,823	Land Table RAJ	14.83%
64-14-29-276-029	23 LEXINGTON PL	08/30/24	\$60,000	\$49,504	\$20,552	\$10,056	0.17	\$124,558	Land Table RAJ	20.31%
64-14-29-277-009	11 LEXINGTON PL	03/15/24	\$149,900	\$69,505	\$88,241	\$7,846	0.08	\$1,161,066	Land Table RAJ	11.29%
64-14-29-302-001	205 FLORENCE AVE	10/06/23	\$80,000	\$106,537	(\$16,481)	\$10,056	0.17	(\$95,266)	Land Table RAJ	9.44%
64-14-29-326-007	92 AUGUSTA AVE	01/18/24	\$150,000	\$87,904	\$76,478	\$14,382	0.20	\$380,488	Land Table RAJ	16.36%
64-14-29-328-009	129 NORTON ST	10/09/24	\$57,250	\$84,778	(\$13,146)	\$14,382	0.20	(\$65,403)	Land Table RAJ	16.96%
64-14-29-328-013	107 NORTON ST	08/24/23	\$165,000	\$112,731	\$66,651	\$14,382	0.20	\$331,597	Land Table RAJ	12.76%
64-14-29-404-008	51 FENELEY CT	09/30/24	\$35,000	\$36,327	\$7,013	\$8,340	0.08	\$2	Land Table RAJ	22.96%
64-14-29-404-025	PINE	07/13/23	\$20,000				0.12	\$173,913	Land Table RAJ	100.00%
64-14-29-452-006	130 W LAWRENCE ST	07/21/23	\$322,000	\$209,437	\$122,619	\$10,056	0.19	\$655,717	Land Table RAJ	4.80%
64-14-32-131-003	61 LULL ST	09/24/24	\$67,000	\$50,731	\$24,609	\$8,340	0.09	\$286,151	Land Table RAJ	16.44%
64-14-32-156-032	60 CRAWFORD ST	12/01/23	\$65,000	\$99,067	(\$19,685)	\$14,382	0.22	(\$91,558)	Land Table RAJ	14.52%
64-14-32-176-015	98 LULL ST	07/21/23	\$65,000	\$68,383	\$11,999	\$15,382	0.32	\$37,497	Land Table RAJ	22.49%
64-14-32-185-016	ORTON	10/30/24	\$5,000				0.14	\$36,232	Land Table RAJ	100.00%

City of Pontiac
Land Table RAK

BSA DATABASE		SALES DATA	
Parcel Count	480	# of Sales	20
ECF Nbhd	RAK	Sales Ratio	43.62%
Min ECF	1.065	(Land Resid.-Est. Land Value)/Est. LV	83.76%
Max ECF	1.065	% Change	40.00%
Land Table LtoB	18.29%	Projected Land Table LtoB	25.60%
CVT LtoB	15.47%	Sales Sample Size	4.17%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,838	\$49,318	\$37,573
MINIMUM	\$8,328	\$15,304	\$11,659
MAXIMUM	\$61,128	\$112,329	\$85,579

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
64-14-21-403-032	712 LINDA VISTA DR	03/16/23	\$162,500	\$127,382	\$59,272	\$24,154	0.22	\$273,143		Land Table RAK	18.96%
64-14-21-406-011	586 LINDA VISTA DR	01/05/23	\$174,900	\$192,839	\$10,441	\$28,380	0.28	\$37,830		Land Table RAK	14.72%
64-14-21-452-011	224 VERNON DR	05/15/23	\$80,000	\$95,334	\$8,729	\$24,063	0.17	\$52,584		Land Table RAK	25.24%
64-14-21-453-022	191 CARR ST	10/19/23	\$174,900	\$118,023	\$78,164	\$21,287	0.15	\$535,370		Land Table RAK	18.04%
64-14-21-458-025	111 VERNON DR	04/30/24	\$154,000	\$113,101	\$63,420	\$22,521	0.16	\$409,161		Land Table RAK	19.91%
64-14-21-459-016	123 VICTORY DR	12/22/23	\$185,000	\$143,715	\$66,890	\$25,605	0.18	\$367,527		Land Table RAK	17.82%
64-14-21-461-018	128 CARR ST	06/14/24	\$195,000	\$170,075	\$47,446	\$22,521	0.15	\$314,212		Land Table RAK	13.24%
64-14-21-476-017	500 LINDA VISTA DR	09/22/23	\$105,000	\$93,899	\$32,388	\$21,287	0.15	\$217,369		Land Table RAK	22.67%
64-14-21-477-026	363 LINDA VISTA DR	03/21/23	\$148,200	\$131,088	\$39,633	\$22,521	0.15	\$264,220		Land Table RAK	17.18%
64-14-21-478-026	437 LINDA VISTA DR	02/21/24	\$160,000	\$190,285	(\$8,998)	\$21,287	0.14	(\$62,923)		Land Table RAK	11.19%
64-14-21-478-032	395 LINDA VISTA DR	09/28/23	\$165,000	\$130,502	\$51,465	\$16,967	0.14	\$372,935		Land Table RAK	13.00%
64-14-21-479-016	392 LINDA VISTA DR	09/26/23	\$150,000	\$104,742	\$64,416	\$19,158	0.15	\$432,322		Land Table RAK	18.29%
64-14-28-201-020	24 MONTEREY ST	06/28/24	\$86,000	\$91,243	\$11,724	\$16,967	0.13	\$88,150		Land Table RAK	18.60%
64-14-28-204-007	26 CRESCENT DR	11/08/24	\$78,500	\$60,557	\$34,910	\$16,967	0.12	\$288,512		Land Table RAK	28.02%
64-14-28-204-009	18 CRESCENT DR	08/30/24	\$85,000	\$72,634	\$29,333	\$16,967	0.12	\$242,421		Land Table RAK	23.36%
64-14-28-230-007	UNIVERSITY	06/20/23	\$54,000				0.50	\$107,356		Land Table RAK	100.00%

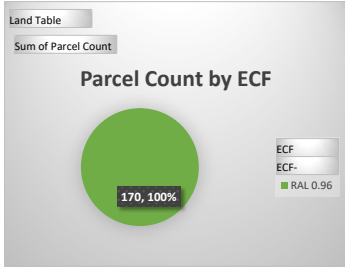
City of Pontiac

Land Table RAL

BSA DATABASE		SALES DATA	
Parcel Count	170	# of Sales	9
ECF Nbhd	RAL	Sales Ratio	46.77%
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	71.07%
Max ECF	0.960	% Change	30.00%
Land Table LtoB	12.95%	Projected Land Table LtoB	16.83%
CVT LtoB	15.47%	Sales Sample Size	5.29%

Color Key

Vacant Sales
Demo Sales or New Build after sale



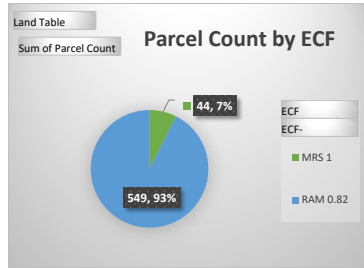
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,847	\$51,059	\$38,801
MINIMUM	\$15,589	\$26,669	\$20,266
MAXIMUM	\$77,665	\$132,864	\$100,965

Parcel Number	Street Address	Sale Date	Sale Price			Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-226-004	881 BAY ST	10/30/24	\$261,500	\$282,900	(\$614)	\$20,786	0.92	(\$665)	Land Table RAL	7.35%
64-14-22-227-003	900 BAY ST	06/21/24	\$250,000	\$194,464	\$77,564	\$22,028	0.33	\$233,627	Land Table RAL	11.33%
64-14-22-252-014	797 PALMER DR	10/24/24	\$190,000	\$166,693	\$39,800	\$16,493	0.25	\$156,693	Land Table RAL	9.89%
64-14-22-276-010	679 BAY ST	06/28/24	\$132,300	\$116,355	\$43,329	\$27,384	1.00	\$43,329	Land Table RAL	23.53%
64-14-22-277-021	1329 LOCKE ST	07/26/24	\$325,000	\$298,419	\$45,334	\$18,753	0.46	\$98,552	Land Table RAL	6.28%
64-14-22-426-002	1255 AMOS ST	08/08/24	\$230,000	\$240,253	\$10,533	\$20,786	0.92	\$11,399	Land Table RAL	8.65%

City of Pontiac
Land Table RAM

BSA DATABASE		SALES DATA	
Parcel Count	593	# of Sales	43
ECF Nbhd	MRS, RAM	Sales Ratio	41.39%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	192.34%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	11.02%	Projected Land Table LtoB	11.02%
CVT LtoB	15.47%	Sales Sample Size	7.25%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,990	\$61,360	\$20,990
MINIMUM	\$7,766	\$22,703	\$7,766
MAXIMUM	\$101,011	\$295,293	\$101,011

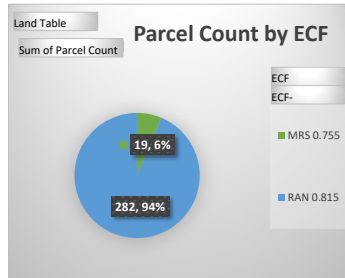
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-29-304-016	110 N JOHNSON AVE	12/16/24	\$120,000	\$94,764	\$35,137	\$9,901	0.12	\$305,539		Land Table RAM	10.45%
64-14-29-306-005	201 STATE ST	06/14/24	\$95,000	\$101,328	\$12,668	\$18,996	0.21	\$10,513	64-14-29-306-006	Land Table RAM	18.75%
64-14-29-307-013	13 LIBERTY ST	05/12/23	\$120,000	\$124,161	\$6,712	\$10,873	0.14	\$47,268		Land Table RAM	8.76%
64-14-29-308-002	62 N JOHNSON AVE	09/28/23	\$75,000	\$92,758	(\$8,313)	\$9,445	0.11	(\$78,425)		Land Table RAM	10.18%
64-14-29-308-011	204 WASHINGTON ST	11/04/24	\$54,000	\$62,497	(\$941)	\$7,556	0.10	(\$9,505)		Land Table RAM	12.09%
64-14-30-401-020	34 SPOKANE DR	08/01/23	\$111,000	\$96,826	\$23,619	\$9,445	0.10	\$231,559		Land Table RAM	9.75%
64-14-30-401-021	30 SPOKANE DR	08/02/23	\$111,000	\$116,064	\$4,381	\$9,445	0.10	\$42,951		Land Table RAM	8.14%
64-14-30-402-001	83 SPOKANE DR	12/01/23	\$147,500	\$129,727	\$37,575	\$19,802	0.12	\$163,370	64-14-30-402-002	Land Table RAM	15.26%
64-14-30-402-016	15 SPOKANE DR	12/01/23	\$99,500	\$80,812	\$29,561	\$10,873	0.13	\$232,764		Land Table RAM	13.45%
64-14-30-402-018	326 LIBERTY ST	05/06/24	\$147,000	\$123,317	\$43,485	\$19,802	0.12	\$189,065	64-14-30-402-017	Land Table RAM	16.06%
64-14-30-403-001	327 LIBERTY ST	06/09/23	\$130,000	\$161,013	(\$19,469)	\$11,544	0.16	(\$120,179)		Land Table RAM	7.17%
64-14-30-403-004	311 LIBERTY ST	03/28/24	\$228,000	\$145,339	\$95,674	\$13,013	0.46	\$206,639		Land Table RAM	8.95%
64-14-30-403-006	301 LIBERTY ST	08/12/24	\$60,000	\$65,722	\$5,822	\$11,544	0.16	\$36,616		Land Table RAM	17.56%
64-14-30-403-019	70 NEWBERRY ST	07/07/23	\$255,000	\$161,217	\$103,228	\$9,445	0.09	\$1,098,170		Land Table RAM	5.86%
64-14-30-404-025	135 DWIGHT AVE	11/08/24	\$165,000	\$83,017	\$92,856	\$10,873	0.14	\$682,765		Land Table RAM	13.10%
64-14-30-404-034	212 LIBERTY ST	08/22/24	\$108,000	\$99,010	\$18,435	\$9,445	0.10	\$194,053		Land Table RAM	9.54%
64-14-30-426-006	107 ELIZABETH LAKE RD	08/16/23	\$70,000	\$99,361	(\$18,488)	\$10,873	0.14	(\$133,971)		Land Table RAM	10.94%
64-14-30-426-011	152 DWIGHT AVE	02/16/24	\$151,000	\$98,983	\$63,561	\$11,544	0.15	\$438,352		Land Table RAM	11.66%
64-14-30-426-034	176 LIBERTY ST	03/07/23	\$152,000	\$87,934	\$73,511	\$9,445	0.09	\$807,813		Land Table RAM	10.74%
64-14-30-426-035	123 MARK AVE	05/09/23	\$96,000	\$90,570	\$17,814	\$12,384	0.25	\$71,256		Land Table RAM	13.67%
64-14-30-427-002	156 MARK AVE	08/25/23	\$92,500	\$120,806	(\$17,433)	\$10,873	0.14	(\$126,326)		Land Table RAM	9.00%
64-14-30-427-012	151 THORPE ST	12/15/23	\$149,900	\$114,206	\$46,567	\$10,873	0.14	\$337,442		Land Table RAM	9.52%
64-14-30-452-008	38 WALDO ST	03/31/23	\$40,000	\$49,946	\$1,598	\$11,544	0.17	\$9,291		Land Table RAM	23.11%
64-14-30-476-011	56 DWIGHT AVE	10/18/24	\$150,000	\$89,533	\$71,340	\$10,873	0.14	\$509,571		Land Table RAM	12.14%
64-14-30-476-018	26 DWIGHT AVE	09/12/24	\$180,000	\$126,672	\$64,201	\$10,873	0.14	\$458,579		Land Table RAM	8.58%
64-14-30-476-021	103 MARK AVE	03/06/23	\$87,000	\$78,898	\$18,975	\$10,873	0.14	\$135,536		Land Table RAM	13.78%
64-14-30-476-025	87 MARK AVE	01/06/23	\$115,000	\$96,712	\$29,161	\$10,873	0.14	\$208,293		Land Table RAM	11.24%
64-14-30-476-031	65 MARK AVE	11/15/23	\$115,000	\$98,443	\$27,430	\$10,873	0.14	\$195,929		Land Table RAM	11.04%
64-14-30-476-041	25 MARK AVE	02/27/23	\$65,000	\$77,386	(\$1,513)	\$10,873	0.13	(\$11,729)		Land Table RAM	14.05%
64-14-30-477-012	60 MARK AVE	01/10/24	\$140,000	\$121,640	\$29,233	\$10,873	0.14	\$208,807		Land Table RAM	8.94%
64-14-30-477-025	95 THORPE ST	12/01/23	\$100,000	\$78,626	\$32,247	\$10,873	0.13	\$249,977		Land Table RAM	13.83%
64-14-30-477-026	91 THORPE ST	01/26/24	\$145,000	\$99,520	\$56,353	\$10,873	0.13	\$436,845		Land Table RAM	10.93%
64-14-30-477-027	87 THORPE ST	06/21/23	\$136,400	\$96,707	\$50,566	\$10,873	0.14	\$361,186		Land Table RAM	11.24%
64-14-30-477-043	23 THORPE ST	02/03/23	\$123,000	\$97,791	\$36,082	\$10,873	0.13	\$279,705		Land Table RAM	11.12%
64-14-30-477-048	536 W HURON	04/05/24	\$218,000	\$184,305	\$45,239	\$11,544	0.17	\$266,112		Land Table RAM	6.26%
64-14-30-478-020	20 THORPE ST	03/11/24	\$245,000	\$159,610	\$96,263	\$10,873	0.14	\$692,540		Land Table RAM	6.81%
64-14-30-479-010	60 LINCOLN ST	11/08/24	\$9,500				0.17	\$55,233		Land Table RAM	100.00%

City of Pontiac
Land Table RAN

BSA DATABASE		SALES DATA	
Parcel Count	301	# of Sales	18
ECF Nbhd	MRS, RAN	Sales Ratio	41.78%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	156.80%
Max ECF	0.815	% Change	25.00%
Land Table LtoB	14.09%	Projected Land Table LtoB	17.62%
CVT LtoB	15.47%	Sales Sample Size	5.98%

Color Key

Vacant Sales
Demo Sales or New Build after sale



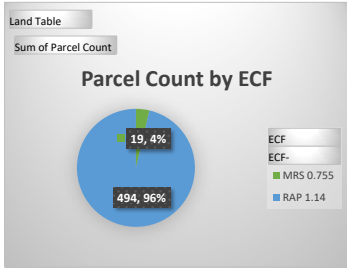
	OLD RATE	\$61,175	USED RATE
MEDIAN	\$23,822	\$61,175	\$29,778
MINIMUM	\$13,806	\$35,454	\$17,258
MAXIMUM	\$0	\$0	\$0

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
64-14-29-355-014	120 HENRY CLAY AVE	06/30/23	\$120,000	\$89,190	\$47,010	\$16,200	0.11	\$435,278		Land Table RAN	18.16%
64-14-29-357-007	88 PALMER ST	06/07/24	\$150,000	\$99,474	\$65,106	\$14,580	0.08	\$868,080		Land Table RAN	14.66%
64-14-29-358-008	27 PALMER ST	03/22/24	\$377,500	\$281,035	\$121,621	\$25,156	0.09	\$1,321,967		Land Table RAN	8.95%
64-14-29-377-008	82 FRANKLIN BLVD	01/19/23	\$284,900	\$212,852	\$93,012	\$20,964	0.37	\$252,065		Land Table RAN	9.85%
64-14-29-377-011	25 MARY DAY AVE	01/05/24	\$140,000	\$114,433	\$41,767	\$16,200	0.11	\$379,700		Land Table RAN	14.16%
64-14-29-378-002	21 HENRY CLAY AVE	08/09/24	\$225,000	\$219,623	\$21,577	\$16,200	0.11	\$194,387		Land Table RAN	7.38%
64-14-29-380-001	65 FRANKLIN BLVD	03/06/23	\$180,000	\$202,081	(\$1,117)	\$20,964	0.33	(\$3,385)		Land Table RAN	10.37%
64-14-29-381-007	227 W PIKE ST	05/08/23	\$177,000	\$161,700	\$33,120	\$17,820	0.15	\$219,338		Land Table RAN	11.02%
64-14-32-101-008	39 PORTAGE AVE	02/28/24	\$92,790	\$71,622	\$34,974	\$13,806	0.07	\$522,000		Land Table RAN	19.28%
64-14-32-101-016	120 STOUT ST	10/17/24	\$89,900	\$73,559	\$34,161	\$17,820	0.14	\$237,229		Land Table RAN	24.23%
64-14-32-108-003	169 GREEN ST	09/03/24	\$80,000	\$79,137	\$18,683	\$17,820	0.15	\$125,389		Land Table RAN	22.52%
64-14-32-126-001	99 PALMER ST	11/18/24	\$120,000	\$97,251	\$38,949	\$16,200	0.10	\$378,146		Land Table RAN	16.66%

City of Pontiac
Land Table RAP

BSA DATABASE		SALES DATA	
Parcel Count	513	# of Sales	31
ECF Nbhd	MRS, RAP	Sales Ratio	49.32%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	6.69%
Max ECF	1.140	% Change	7.00%
Land Table LtoB	20.56%	Projected Land Table LtoB	22.00%
CVT LtoB	15.47%	Sales Sample Size	6.04%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$33,359	\$35,590	\$35,694
MINIMUM	\$9,900	\$10,562	\$10,593
MAXIMUM	\$41,428	\$44,199	\$44,328

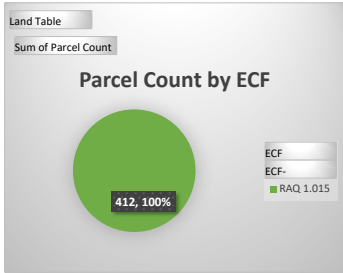
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-30-376-015	832 W HURON ST	11/04/24	\$157,500	\$131,937	\$53,003	\$27,440	0.09	\$595,539		Land Table RAP	20.80%
64-14-30-302-001	419 ELIZABETH LAKE RD	10/20/23	\$155,000	\$134,134	\$50,460	\$29,594	0.11	\$471,589		Land Table RAP	22.06%
64-14-30-330-007	186 OGEMAW RD	10/20/23	\$185,000	\$164,159	\$54,200	\$33,359	0.12	\$447,934		Land Table RAP	20.32%
64-14-30-301-031	109 OSCEOLA DR	09/08/23	\$130,000	\$115,879	\$43,715	\$29,594	0.11	\$397,409		Land Table RAP	25.54%
64-14-30-301-017	96 N TELEGRAPH RD	07/26/24	\$130,000	\$117,826	\$34,370	\$22,196	0.11	\$327,333		Land Table RAP	18.84%
64-14-30-330-025	84 N GENESEE AVE	03/06/24	\$197,000	\$178,855	\$57,398	\$39,253	0.17	\$337,635		Land Table RAP	21.95%
64-14-30-379-011	107 NEWBERRY ST	03/22/24	\$165,000	\$149,822	\$50,691	\$35,513	0.15	\$344,837		Land Table RAP	23.70%
64-14-30-352-033	11 MOHAWK RD	07/23/24	\$162,000	\$147,209	\$44,385	\$29,594	0.10	\$430,922		Land Table RAP	20.10%
64-14-30-328-022	227 OGEMAW RD	06/28/23	\$180,000	\$164,263	\$57,165	\$41,428	0.25	\$228,660		Land Table RAP	25.22%
64-14-30-327-008	158 N GENESEE AVE	06/30/23	\$150,000	\$137,452	\$42,142	\$29,594	0.11	\$376,268		Land Table RAP	21.53%
64-14-30-330-041	133 MOHAWK RD	03/15/24	\$170,000	\$156,790	\$42,804	\$29,594	0.11	\$392,697		Land Table RAP	18.87%
64-14-31-103-045	863 GLENDALE AVE	08/30/23	\$200,500	\$186,024	\$55,904	\$41,428	0.59	\$95,562		Land Table RAP	22.27%
64-14-30-328-026	203 OGEMAW RD	05/18/23	\$196,000	\$182,142	\$45,604	\$31,746	0.12	\$393,138		Land Table RAP	17.43%
64-14-30-381-004	54 DAKOTA ST	02/21/24	\$207,500	\$193,711	\$43,383	\$29,594	0.11	\$394,391		Land Table RAP	15.28%
64-14-30-351-037	17 OSCEOLA DR	07/25/24	\$185,000	\$175,246	\$49,007	\$39,253	0.22	\$222,759		Land Table RAP	22.40%
64-14-30-328-021	2 NEOME DR	02/01/24	\$223,000	\$214,982	\$43,531	\$35,513	0.14	\$304,413		Land Table RAP	16.52%
64-14-30-354-030	52 ORIOLE RD	07/19/24	\$178,000	\$177,336	\$41,127	\$40,463	0.14	\$216,458	64-14-30-354-015	Land Table RAP	22.82%
64-14-30-329-004	283 ELIZABETH LAKE RD	11/29/23	\$155,000	\$154,685	\$32,061	\$31,746	0.12	\$269,420		Land Table RAP	20.52%
64-14-30-301-015	106 N TELEGRAPH RD	01/17/23	\$134,900	\$136,387	\$29,584	\$31,071	0.21	\$140,876		Land Table RAP	22.78%
64-14-30-326-002	387 ELIZABETH LAKE RD	02/22/23	\$124,900	\$128,549	\$25,945	\$29,594	0.11	\$244,764		Land Table RAP	23.02%
64-14-30-301-036	89 OSCEOLA DR	01/04/24	\$171,000	\$178,110	\$22,484	\$29,594	0.11	\$204,400		Land Table RAP	16.62%
64-14-30-302-014	120 OSCEOLA DR	08/09/24	\$150,000	\$162,597	\$16,997	\$29,594	0.11	\$154,518		Land Table RAP	18.20%
64-14-30-378-002	74 MOHAWK RD	12/11/24	\$124,500	\$139,442	\$18,417	\$33,359	0.12	\$153,475		Land Table RAP	23.92%
64-14-30-301-018	92 N TELEGRAPH RD	03/07/24	\$133,500	\$150,832	\$19,661	\$36,993	0.11	\$93,624	64-14-30-301-019	Land Table RAP	24.53%
64-14-30-380-027	766 W HURON ST	04/30/24	\$148,000	\$172,038	\$5,556	\$29,594	0.11	\$50,509		Land Table RAP	17.20%
64-14-30-351-024	47 OSCEOLA DR	06/29/23	\$215,000	\$255,488	(\$10,894)	\$29,594	0.11	(\$99,036)		Land Table RAP	11.58%
64-14-30-330-014	160 OGEMAW RD	03/01/24	\$115,000	\$147,364	\$995	\$33,359	0.12	\$8,089		Land Table RAP	22.64%
64-14-30-382-003	59 ORIOLE RD	03/17/23	\$80,000	\$108,825	\$6,688	\$35,513	0.15	\$44,886		Land Table RAP	32.63%

City of Pontiac
Land Table RAQ

BSA DATABASE		SALES DATA	
Parcel Count	412	# of Sales	32
ECF Nbhd	RAQ	Sales Ratio	40.62%
Min ECF	1.015	(Land Resid.-Est. Land Value)/Est. LV	91.81%
Max ECF	1.015	% Change	20.00%
Land Table LtoB	27.03%	Projected Land Table LtoB	32.44%
CVT LtoB	15.47%	Sales Sample Size	7.77%

Color Key

Vacant Sales
Demo Sales or New Build after sale



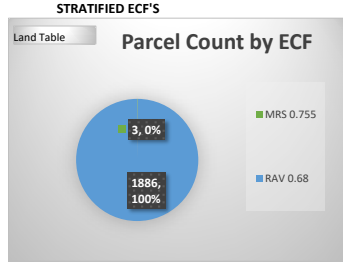
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,216	\$75,222	\$47,059
MINIMUM	\$17,728	\$34,005	\$21,274
MAXIMUM	\$82,079	\$157,439	\$98,495

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
64-14-31-152-012	349 VOORHEIS ST	09/18/23	\$135,800	\$129,767	\$43,638	\$37,605	0.18	\$239,769		Land Table RAQ	28.98%
64-14-31-152-038	403 VOORHEIS ST	06/05/23	\$250,000	\$234,725	\$52,880	\$37,605	0.17	\$309,240		Land Table RAQ	16.02%
64-14-31-152-041	146 RUTH AVE	10/01/24	\$168,000	\$112,877	\$90,579	\$35,456	0.17	\$535,970		Land Table RAQ	31.41%
64-14-31-154-006	43 HAZEL AVE	09/19/24	\$187,200	\$151,387	\$71,269	\$35,456	0.16	\$437,233		Land Table RAQ	23.42%
64-14-31-154-010	23 HAZEL AVE	12/17/24	\$145,000	\$113,406	\$67,050	\$35,456	0.17	\$401,497		Land Table RAQ	31.26%
64-14-31-302-004	18 EDNA AVE	09/13/24	\$110,000	\$100,808	\$42,499	\$33,307	0.14	\$297,196		Land Table RAQ	33.04%
64-14-31-380-030	1096 DOVER RD	12/29/23	\$170,000	\$141,330	\$61,977	\$33,307	0.13	\$473,107		Land Table RAQ	23.57%
64-14-31-380-034	1093 BERKLEY AVE	06/14/23	\$192,500	\$158,109	\$73,607	\$39,216	0.30	\$245,357		Land Table RAQ	24.80%
64-14-31-451-005	1064 ARGYLE AVE	02/26/24	\$148,000	\$133,332	\$47,975	\$33,307	0.15	\$324,155		Land Table RAQ	24.98%
64-14-31-451-018	1018 ARGYLE AVE	07/19/24	\$157,000	\$127,071	\$61,624	\$31,695	0.13	\$492,992		Land Table RAQ	24.94%
64-14-31-453-012	1038 CANTERBURY DR	12/21/23	\$165,000	\$117,462	\$80,845	\$33,307	0.13	\$612,462		Land Table RAQ	28.36%
64-14-31-455-020	994 BERWICK BLVD	09/27/24	\$164,000	\$136,275	\$59,420	\$31,695	0.12	\$507,863		Land Table RAQ	23.26%
64-14-31-455-023	982 BERWICK BLVD	09/16/24	\$170,000	\$140,733	\$60,962	\$31,695	0.12	\$512,286		Land Table RAQ	22.52%
64-14-31-455-028	956 BERWICK BLVD	08/25/23	\$165,000	\$149,825	\$52,780	\$37,605	0.21	\$248,962		Land Table RAQ	25.10%
64-14-31-456-004	1081 BERKLEY AVE	05/22/24	\$165,000	\$143,550	\$60,666	\$39,216	0.28	\$219,011		Land Table RAQ	27.32%
64-14-31-456-012	1066 DOVER RD	09/12/23	\$200,000	\$124,342	\$111,114	\$35,456	0.16	\$690,149		Land Table RAQ	28.51%
64-14-31-457-015	995 BERWICK BLVD	08/07/24	\$169,000	\$126,590	\$74,105	\$31,695	0.12	\$622,731		Land Table RAQ	25.04%
64-14-31-457-020	975 BERWICK BLVD	02/24/23	\$195,000	\$141,282	\$85,413	\$31,695	0.12	\$705,893		Land Table RAQ	22.43%

City of Pontiac
Land Table RAV

BSA DATABASE		SALES DATA	
Parcel Count	1889	# of Sales	100
ECF Nbhd	MRS, RAV	Sales Ratio	33.37%
Min ECF	0.680	(Land Resid.-Est. Land Value)/Est. LV	419.46%
Max ECF	0.755	% Change	41.07%
Land Table LtoB	12.21%	Projected Land Table LtoB	17.23%
CVT LtoB	15.47%	Sales Sample Size	5.29%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$16,013	\$83,179	\$24,019
MINIMUM	\$4,390	\$22,804	\$6,585
MAXIMUM	\$97,768	\$507,869	\$122,210

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
64-14-32-427-004	319 BAGLEY ST	09/10/24	\$22,500	\$30,154	(\$471)	\$7,183	0.11	(\$4,205)		Land Table RAV	23.82%
64-14-32-427-028	252 RAPID ST	03/31/23	\$10,000				0.26	\$38,911		Land Table RAV	100.00%
64-14-32-428-013	188 RAPID ST	07/26/23	\$75,000	\$68,757	\$13,426	\$7,183	0.13	\$104,078		Land Table RAV	10.45%
64-14-32-430-025	190 ROCKWELL AVE	06/14/23	\$130,000	\$113,188	\$24,394	\$7,582	0.15	\$168,234		Land Table RAV	6.70%
64-14-32-431-009	301 ROCKWELL AVE	11/14/24	\$47,000	\$48,923	\$5,260	\$7,183	0.13	\$40,775		Land Table RAV	14.68%
64-14-32-431-027	312 FISHER AVE	10/18/24	\$106,000	\$46,595	\$66,588	\$7,183	0.13	\$516,186		Land Table RAV	15.42%
64-14-32-432-036	175 ROCKWELL AVE	11/12/24	\$170,000	\$111,292	\$66,490	\$7,782	0.17	\$402,970		Land Table RAV	6.99%
64-14-32-476-020	253 W WILSON AVE	12/18/24	\$218,000	\$120,765	\$104,418	\$7,183	0.11	\$949,255		Land Table RAV	5.95%
64-14-32-476-033	268 HARRISON AVE	10/16/24	\$80,000	\$59,880	\$30,346	\$10,226	0.22	\$137,936		Land Table RAV	17.08%
64-14-32-478-007	301 HARRISON AVE	10/03/23	\$45,000	\$49,961	\$2,222	\$7,183	0.11	\$20,200		Land Table RAV	14.38%
64-14-32-478-033	272 HUGHES AVE	04/12/24	\$58,500	\$46,675	\$19,008	\$7,183	0.11	\$172,800		Land Table RAV	15.39%
64-14-32-478-034	270 HUGHES AVE	10/30/24	\$88,126	\$56,924	\$38,385	\$7,183	0.11	\$348,955		Land Table RAV	12.62%
64-14-32-479-011	197 HARRISON AVE	09/10/24	\$53,250	\$46,329	\$14,104	\$7,183	0.12	\$116,562		Land Table RAV	15.50%
64-14-32-480-008	301 HUGHES AVE	08/20/24	\$60,000	\$55,660	\$11,523	\$7,183	0.11	\$104,755		Land Table RAV	12.91%
64-14-32-480-011	281 HUGHES AVE	04/16/24	\$64,900	\$45,681	\$26,402	\$7,183	0.11	\$240,018		Land Table RAV	15.72%
64-14-32-480-016	261 HUGHES AVE	09/12/24	\$127,000	\$66,597	\$67,586	\$7,183	0.11	\$614,418		Land Table RAV	10.79%
64-14-32-480-026	298 CRYSTAL LAKE DR	04/08/24	\$70,000	\$53,775	\$23,408	\$7,183	0.11	\$212,800		Land Table RAV	13.36%
64-14-32-480-033	264 CRYSTAL LAKE DR	08/21/23	\$50,000	\$41,242	\$15,941	\$7,183	0.11	\$144,918		Land Table RAV	17.42%
64-14-32-480-034	260 CRYSTAL LAKE DR	09/20/24	\$125,000	\$50,490	\$81,693	\$7,183	0.11	\$742,664		Land Table RAV	14.23%
64-14-32-481-021	224 CRYSTAL LAKE DR	08/31/23	\$60,000	\$50,315	\$16,868	\$7,183	0.11	\$153,345		Land Table RAV	14.28%
64-14-32-481-023	216 CRYSTAL LAKE DR	05/25/23	\$110,000	\$55,549	\$61,634	\$7,183	0.11	\$560,309		Land Table RAV	12.93%
64-14-32-482-018	370 SOUTH BLVD W	12/15/23	\$175,000	\$81,660	\$101,522	\$7,582	0.14	\$752,015		Land Table RAV	9.35%
64-14-32-483-024	272 SOUTH BLVD W	10/23/24	\$65,000	\$55,606	\$16,976	\$7,582	0.14	\$119,549		Land Table RAV	13.64%
64-14-32-483-035	197 CRYSTAL LAKE DR	03/22/24	\$100,500	\$88,457	\$24,264	\$12,221	0.25	\$97,839		Land Table RAV	13.82%
64-19-04-102-010	407 HARVEY AVE	04/06/23	\$110,000	\$120,899	(\$3,117)	\$7,782	0.17	(\$18,122)		Land Table RAV	6.44%
64-19-04-102-021	396 HIGHLAND AVE	02/07/24	\$90,000	\$49,813	\$47,969	\$7,782	0.17	\$278,890		Land Table RAV	15.62%
64-19-04-102-029	384 NEBRASKA AVE	05/04/24	\$65,000	\$39,189	\$33,593	\$7,782	0.17	\$195,308		Land Table RAV	19.86%
64-19-04-104-003	383 BLOOMFIELD AVE	06/16/23	\$72,500	\$74,360	\$5,323	\$7,183	0.10	\$51,183		Land Table RAV	9.66%
64-19-04-105-001	453 FRANKLIN RD	01/26/23	\$4,500				0.17	\$26,163		Land Table RAV	100.00%
64-19-04-105-009	466 HARVEY AVE	07/09/24	\$60,000	\$66,824	\$958	\$7,782	0.17	\$5,570		Land Table RAV	11.65%
64-19-04-107-017	474 BLOOMFIELD AVE	04/19/24	\$102,500	\$95,356	\$22,708	\$15,564	0.17	\$66,012	64-19-04-107-016	Land Table RAV	16.32%
64-19-04-126-014	18 EARLMOOR BLVD	11/09/23	\$117,500	\$71,091	\$56,635	\$10,226	0.18	\$311,181		Land Table RAV	14.38%
64-19-04-128-008	264 NEBRASKA AVE	11/03/23	\$119,900	\$58,711	\$68,971	\$7,782	0.16	\$444,974		Land Table RAV	13.25%
64-19-04-128-009	260 NEBRASKA AVE	09/10/24	\$40,000	\$50,203	(\$3,020)	\$7,183	0.11	(\$27,455)		Land Table RAV	14.31%
64-19-04-128-019	74 EARLMOOR BLVD	08/14/24	\$75,000	\$76,518	\$6,264	\$7,782	0.17	\$36,000		Land Table RAV	10.17%
64-19-04-129-001	41 EARLMOOR BLVD	04/18/24	\$60,000	\$70,008	(\$2,825)	\$7,183	0.09	(\$32,102)		Land Table RAV	10.26%
64-19-04-129-006	210 NEBRASKA AVE	12/15/23	\$141,000	\$84,006	\$67,220	\$10,226	0.22	\$309,770		Land Table RAV	12.17%
64-19-04-131-005	277 NEBRASKA AVE	03/21/24	\$126,000	\$62,273	\$70,910	\$7,183	0.12	\$616,609		Land Table RAV	11.53%
64-19-04-131-015	280 BONDALE AVE	07/03/24	\$152,500	\$68,081	\$91,602	\$7,183	0.12	\$796,539		Land Table RAV	10.55%
64-19-04-131-018	268 BONDALE AVE	12/23/24	\$137,000	\$59,805	\$84,378	\$7,183	0.12	\$733,722		Land Table RAV	12.01%
64-19-04-132-026	193 NEBRASKA AVE	08/21/23	\$155,000	\$76,978	\$85,804	\$7,782	0.17	\$498,860		Land Table RAV	10.11%
64-19-04-133-013	284 CEDARDALE AVE	06/08/23	\$120,000	\$86,581	\$40,602	\$7,183	0.12	\$353,061		Land Table RAV	8.30%

City of Pontiac

Land Table RAV

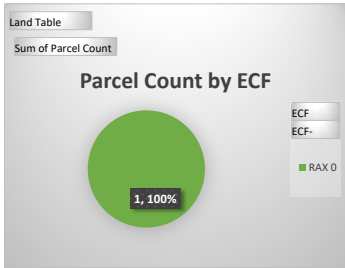
64-19-04-133-027	116 EARLMOOR BLVD	08/16/23	\$60,000	\$76,463	(\$4,242)	\$12,221	0.24	(\$17,385)	Land Table RAV	15.98%	
64-19-04-136-003	155 EARLMOOR BLVD	03/15/24	\$120,000	\$56,046	\$71,137	\$7,183	0.12	\$618,583	Land Table RAV	12.82%	
64-19-04-136-016	208 DELLWOOD AVE	04/22/24	\$151,000	\$84,666	\$78,555	\$12,221	0.23	\$341,543	Land Table RAV	14.43%	
64-19-04-152-005	545 HARVEY AVE	02/17/23	\$38,000	\$53,551	(\$7,769)	\$7,782	0.17	(\$45,169)	Land Table RAV	14.53%	
64-19-04-152-022	566 HIGHLAND AVE	03/29/23	\$110,000	\$77,088	\$40,694	\$7,782	0.17	\$236,593	Land Table RAV	10.09%	
64-19-04-152-023	570 HIGHLAND AVE	05/23/24	\$136,500	\$96,049	\$48,233	\$7,782	0.17	\$280,424	Land Table RAV	8.10%	
64-19-04-153-010	530 BLOOMFIELD AVE	12/20/24	\$72,000	\$65,023	\$14,759	\$7,782	0.17	\$85,808	Land Table RAV	11.97%	
64-19-04-154-008	565 BLOOMFIELD AVE	09/08/23	\$100,000	\$71,752	\$36,030	\$7,782	0.17	\$209,477	Land Table RAV	10.85%	
64-19-04-157-007	403 DITMAR AVE	05/07/24	\$80,000	\$83,165	\$4,617	\$7,782	0.15	\$30,176	Land Table RAV	9.36%	
64-19-04-158-006	377 DITMAR AVE	08/20/24	\$114,000	\$50,583	\$70,600	\$7,183	0.13	\$551,563	Land Table RAV	14.20%	
64-19-04-159-001	HIGHLAND	11/21/23	\$6,000				0.14	\$43,478	Land Table RAV	100.00%	
64-19-04-176-005	281 DELLWOOD AVE	03/10/23	\$123,000	\$57,394	\$72,789	\$7,183	0.11	\$649,902	Land Table RAV	12.52%	
64-19-04-176-026	172 EARLMOOR BLVD	11/18/24	\$115,000	\$47,420	\$74,763	\$7,183	0.13	\$579,558	Land Table RAV	15.15%	
64-19-04-178-004	281 LUTHER AVE	09/10/24	\$50,250	\$54,767	\$2,666	\$7,183	0.11	\$24,236	Land Table RAV	13.12%	
64-19-04-179-021	266 EARLMOOR BLVD	10/10/23	\$160,000	\$93,093	\$74,489	\$7,582	0.15	\$513,717	Land Table RAV	8.14%	
64-19-05-202-025	576 MONTANA AVE	02/28/24	\$103,000	\$44,994	\$65,189	\$7,183	0.10	\$679,052	Land Table RAV	15.96%	
64-19-05-203-001	611 MONTANA AVE	08/09/24	\$85,000	\$63,613	\$28,570	\$7,183	0.09	\$307,204	Land Table RAV	11.29%	
64-19-05-203-003	601 MONTANA AVE	09/24/24	\$45,000	\$43,551	\$8,632	\$7,183	0.10	\$89,917	Land Table RAV	16.49%	
64-19-05-203-005	595 MONTANA AVE	11/21/23	\$52,500	\$38,833	\$20,850	\$7,183	0.10	\$217,188	Land Table RAV	18.50%	
64-19-05-203-007	587 MONTANA AVE	05/20/24	\$75,000	\$43,739	\$38,444	\$7,183	0.10	\$400,458	Land Table RAV	16.42%	
64-19-05-203-028	582 NEVADA AVE	03/17/23	\$127,200	\$53,811	\$80,572	\$7,183	0.10	\$839,292	Land Table RAV	13.35%	
64-19-05-203-036	546 NEVADA AVE	05/17/23	\$148,000	\$63,977	\$91,206	\$7,183	0.10	\$950,063	Land Table RAV	11.23%	
64-19-05-204-012	561 NEVADA AVE	12/23/24	\$86,000	\$48,783	\$44,400	\$7,183	0.10	\$462,500	Land Table RAV	14.72%	
64-19-05-204-017	543 NEVADA AVE	01/11/23	\$90,000	\$60,808	\$36,375	\$7,183	0.10	\$378,906	Land Table RAV	11.81%	
64-19-05-205-001	607 NEBRASKA AVE	05/29/24	\$10,000				0.09	\$107,527	Land Table RAV	100.00%	
64-19-05-207-032	582 CALIFORNIA AVE	06/23/23	\$10,000				0.12	\$82,645	Land Table RAV	100.00%	
64-19-05-227-009	475 MONTANA AVE	11/22/24	\$65,000	\$52,246	\$19,937	\$7,183	0.11	\$184,602	Land Table RAV	13.75%	
64-19-05-227-015	510 NEVADA AVE	06/10/24	\$6,750				0.10	\$70,313	Land Table RAV	100.00%	
64-19-05-227-021	486 NEVADA AVE	05/18/23	\$30,000	\$39,170	(\$1,987)	\$7,183	0.10	(\$20,698)	Land Table RAV	18.34%	
64-19-05-228-010	479 NEVADA AVE	09/10/24	\$4,952				0.22	\$22,820	Land Table RAV	100.00%	
64-19-05-229-003	511 NEBRASKA AVE	11/20/23	\$140,000	\$68,778	\$78,405	\$7,183	0.1	\$816,719	Land Table RAV	10.44%	
64-19-05-229-029	456 FRANKLIN RD	11/03/23	\$175,000	\$120,773	\$66,448	\$12,221	0.23	\$287,654	Land Table RAV	10.12%	
64-19-05-230-014	492 COLORADO AVE	11/27/24	\$150,000	\$64,935	\$92,248	\$7,183	0.12	\$762,380	Land Table RAV	11.06%	
64-19-05-230-015	486 COLORADO AVE	11/21/24	\$140,000	\$71,685	\$75,498	\$7,183	0.12	\$623,950	Land Table RAV	10.02%	
64-19-05-231-020	500 CALIFORNIA AVE	02/09/24	\$57,000	\$47,118	\$17,065	\$7,183	0.12	\$141,033	Land Table RAV	15.24%	
64-19-05-252-008	569 CALIFORNIA AVE	06/19/24	\$115,900	\$56,498	\$66,984	\$7,582	0.14	\$485,391	Land Table RAV	13.42%	
64-19-05-253-038	652 LUTHER AVE	11/27/24	\$175,000	\$93,536	\$96,229	\$14,765	0.14	\$361,763	64-19-05-253-039	Land Table RAV	15.79%
64-19-05-254-001	583 ARTHUR AVE	05/23/23	\$7,000				0.1	\$67,961	Land Table RAV	100.00%	
64-19-05-260-009	593 PEARSALL AVE	12/18/24	\$221,000	\$115,574	\$117,647	\$12,221	0.27	\$438,981	Land Table RAV	10.57%	
64-19-05-278-006	493 LUTHER AVE	06/06/24	\$65,500	\$58,830	\$13,853	\$7,183	0.1	\$134,495	Land Table RAV	12.21%	
64-19-05-279-012	465 DITMAR AVE	06/07/24	\$81,000	\$79,370	\$11,856	\$10,226	0.21	\$57,553	Land Table RAV	12.88%	
64-19-05-280-003	505 ALTON AVE	11/28/23	\$90,000	\$64,551	\$32,632	\$7,183	0.1	\$316,816	Land Table RAV	11.13%	
64-19-05-280-028	652 FRANKLIN RD	01/04/24	\$220,000	\$171,671	\$56,111	\$7,782	0.15	\$369,151	Land Table RAV	4.53%	
64-19-05-281-005	477 PEARSALL AVE	04/10/23	\$110,000	\$120,544	(\$318)	\$10,226	0.2	(\$1,582)	Land Table RAV	8.48%	
64-19-05-404-004	555 FILDEW AVE	01/25/23	\$95,000	\$78,651	\$28,570	\$12,221	0.26	\$108,220	Land Table RAV	15.54%	
64-19-05-426-011	458 FILDEW AVE	09/20/24	\$180,000	\$82,055	\$108,171	\$10,226	0.2	\$538,164	Land Table RAV	12.46%	

City of Pontiac
Land Table RAX

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	RAX	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	15.47%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,537,448	#DIV/0!	\$1,537,448
MINIMUM	\$1,537,448	#DIV/0!	\$1,537,448
MAXIMUM	\$1,537,448	#DIV/0!	\$1,537,448

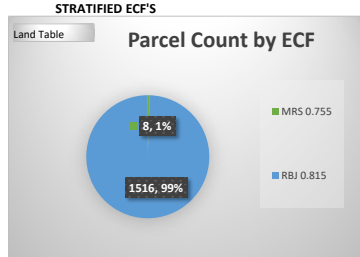
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Pontiac

Land Table RBJ

BSA DATABASE		SALES DATA	
Parcel Count	1524	# of Sales	0
ECF Nbhd	MRS, RBJ	Sales Ratio	39.99%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	237.38%
Max ECF	0.815	% Change	40.00%
Land Table LtoB	11.01%	Projected Land Table LtoB	15.41%
CVT LtoB	15.47%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demro Sales or New Build after sale



	OLD RATE	\$62,893	USED RATE
MEDIAN	\$18,642	\$62,893	\$26,099
MINIMUM	\$6,034	\$20,358	\$8,448
MAXIMUM	\$0	\$0	\$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
64-14-27-156-012	140 WESTWAY ST	05/07/24	\$217,000	\$103,766	\$123,189	\$9,955	0.17	\$728,929		Land Table RBJ	9.59%
64-14-27-156-030	123 N ASTOR ST	08/22/24	\$147,000	\$67,247	\$89,708	\$9,955	0.17	\$521,558		Land Table RBJ	14.80%
64-14-27-177-018	131 HILLDALE DR	06/12/23	\$250,000	\$219,113	\$41,867	\$10,980	0.21	\$200,321		Land Table RBJ	5.01%
64-14-27-302-002	110 WESTWAY ST	10/04/24	\$225,000	\$169,996	\$64,355	\$9,351	0.13	\$483,872		Land Table RBJ	5.50%
64-14-27-302-006	105 N ASTOR ST	09/26/23	\$85,000	\$79,590	\$15,365	\$9,955	0.18	\$85,838		Land Table RBJ	12.51%
64-14-27-305-015	693 NORTHWAY DR	01/19/23	\$76,000	\$61,743	\$24,212	\$9,955	0.20	\$122,283		Land Table RBJ	16.12%
64-14-27-307-035	71 N MIDLAND DR	03/03/23	\$133,000	\$74,443	\$75,931	\$17,374	0.91	\$83,532		Land Table RBJ	23.34%
64-14-27-307-053	771 E PIKE ST	08/09/23	\$126,000	\$82,154	\$54,826	\$10,980	0.24	\$227,494		Land Table RBJ	13.37%
64-14-27-307-063	52 N ASTOR ST	12/06/24	\$91,200	\$79,780	\$22,714	\$11,294	0.32	\$72,108		Land Table RBJ	14.16%
64-14-27-352-006	660 LOOKOUT ST	04/13/23	\$77,000	\$74,535	\$12,420	\$9,955	0.17	\$72,209		Land Table RBJ	13.36%
64-14-27-352-025	680 LOOKOUT ST	10/27/23	\$17,500				0.18	\$47,297	64-14-27-352-026	Land Table RBJ	100.00%
64-14-27-353-015	669 HOMESTEAD DR	12/11/24	\$159,000	\$105,599	\$62,752	\$9,351	0.16	\$402,256		Land Table RBJ	8.86%
64-14-28-258-009	46 FIDDIS AVE	06/14/24	\$122,000	\$92,512	\$40,782	\$11,294	0.31	\$131,981		Land Table RBJ	12.21%
64-14-28-259-002	62 FIDDIS AVE	03/10/23	\$148,000	\$96,206	\$60,543	\$8,749	0.11	\$550,391		Land Table RBJ	9.09%
64-14-28-378-008	21 MARIVA ST	10/06/23	\$43,000	\$58,398	\$2,415	\$17,813	0.13	\$8,023	64-14-28-378-007	Land Table RBJ	30.50%
64-14-28-379-007	29 S JESSIE ST	04/06/23	\$62,000	\$85,778	(\$14,427)	\$9,351	0.12	(\$119,231)		Land Table RBJ	10.90%
64-14-28-380-011	175 AUBURN AVE	11/06/24	\$160,000	\$131,798	\$34,718	\$6,516	0.09	\$408,447		Land Table RBJ	4.94%
64-14-28-382-032	110 S JESSIE ST	10/24/23	\$85,000	\$78,641	\$12,393	\$6,034	0.05	\$247,860		Land Table RBJ	7.67%
64-14-28-383-007	75 S JESSIE ST	11/02/23	\$99,000	\$74,398	\$33,953	\$9,351	0.13	\$267,346		Land Table RBJ	12.57%
64-14-28-383-010	89 S JESSIE ST	10/18/23	\$94,900	\$68,298	\$35,351	\$8,749	0.10	\$343,214		Land Table RBJ	12.81%
64-14-28-383-013	99 S JESSIE ST	01/19/23	\$123,000	\$122,415	\$9,936	\$9,351	0.16	\$63,692		Land Table RBJ	7.64%
64-14-28-403-007	115 N TASMANIA ST	07/15/24	\$126,000	\$68,660	\$66,089	\$8,749	0.11	\$606,321		Land Table RBJ	12.74%
64-14-28-406-007	77 N ROSELAWN ST	09/01/23	\$104,500	\$83,153	\$30,096	\$8,749	0.11	\$276,110		Land Table RBJ	10.52%
64-14-28-406-011	61 N ROSELAWN ST	08/13/24	\$67,000	\$74,053	\$1,696	\$8,749	0.11	\$15,560		Land Table RBJ	11.81%
64-14-28-407-001	96 N ROSELAWN ST	01/04/24	\$90,000	\$73,421	\$25,328	\$8,749	0.11	\$234,519		Land Table RBJ	11.92%
64-14-28-408-002	86 N SHIRLEY AVE	01/10/23	\$60,000	\$68,479	\$270	\$8,749	0.11	\$2,477		Land Table RBJ	12.78%
64-14-28-409-008	56 N TASMANIA ST	07/19/24	\$90,000	\$76,145	\$23,206	\$9,351	0.12	\$193,383		Land Table RBJ	12.28%
64-14-28-410-016	81 N ARDMORE ST	04/19/24	\$93,000	\$70,455	\$31,294	\$8,749	0.12	\$272,122		Land Table RBJ	12.42%
64-14-28-412-005	22 N ROSELAWN ST	04/22/24	\$100,000	\$100,200	\$8,549	\$8,749	0.11	\$78,431		Land Table RBJ	8.73%
64-14-28-413-004	34 N SHIRLEY AVE	10/19/23	\$45,000	\$57,143	\$5,355	\$17,498	0.11	\$24,564	64-14-28-413-005	Land Table RBJ	30.62%
64-14-28-413-010	6 N SHIRLEY AVE	01/13/23	\$137,000	\$75,546	\$70,203	\$8,749	0.11	\$644,064		Land Table RBJ	11.58%
64-14-28-415-005	30 N SANFORD ST	03/13/23	\$70,000	\$72,431	\$6,920	\$9,351	0.13	\$54,921		Land Table RBJ	12.91%
64-14-28-415-014	35 N ARDMORE ST	06/30/23	\$121,300	\$83,858	\$46,191	\$8,749	0.12	\$398,198		Land Table RBJ	10.43%
64-14-28-415-016	21 N ARDMORE ST	05/01/23	\$124,800	\$94,895	\$38,654	\$8,749	0.12	\$333,224		Land Table RBJ	9.22%
64-14-28-427-003	253 MICHIGAN AVE	02/13/23	\$132,000	\$77,067	\$64,888	\$9,955	0.16	\$403,031		Land Table RBJ	12.92%
64-14-28-429-005	317 MICHIGAN AVE	06/07/23	\$55,000	\$50,742	\$13,609	\$9,351	0.15	\$90,126		Land Table RBJ	18.43%
64-14-28-431-001	96 N ARDMORE ST	06/05/23	\$82,500	\$78,512	\$12,737	\$8,749	0.11	\$111,728		Land Table RBJ	11.14%
64-14-28-431-011	91 N FRANCIS AVE	04/19/24	\$143,000	\$83,693	\$70,287	\$10,980	0.23	\$312,387		Land Table RBJ	13.12%
64-14-28-431-015	73 N FRANCIS AVE	10/06/23	\$63,400	\$74,140	(\$1,991)	\$8,749	0.11	(\$17,777)		Land Table RBJ	11.80%
64-14-28-431-018	61 N FRANCIS AVE	10/21/24	\$178,000	\$112,895	\$73,854	\$8,749	0.11	\$659,411		Land Table RBJ	7.75%
64-14-28-434-014	81 N MARSHALL ST	06/26/24	\$154,000	\$115,438	\$47,311	\$8,749	0.11	\$422,420		Land Table RBJ	7.58%
64-14-28-435-002	88 N MARSHALL ST	03/27/23	\$180,000	\$156,094	\$32,655	\$8,749	0.11	\$291,563		Land Table RBJ	5.60%
64-14-28-435-005	76 N MARSHALL ST	06/26/23	\$71,380	\$84,559	(\$4,430)	\$8,749	0.11	(\$39,554)		Land Table RBJ	10.35%

City of Pontiac

Land Table RBJ

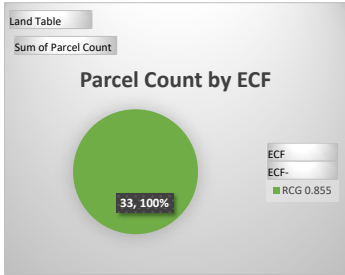
64-14-28-436-021	511 E PIKE ST	03/15/24	\$100,000	\$70,781	\$38,570	\$9,351	0.13	\$308,560		Land Table RBJ	13.21%
64-14-28-437-016	15 N EDITH ST	06/24/24	\$165,000	\$134,340	\$39,409	\$8,749	0.12	\$342,687		Land Table RBJ	6.51%
64-14-28-439-013	29 N MARSHALL ST	12/15/23	\$63,000	\$84,301	(\$12,552)	\$8,749	0.12	(\$109,148)		Land Table RBJ	10.38%
64-14-28-440-014	3 MARTIN LUTHER KING JR BL	11/07/24	\$97,200	\$75,004	\$30,945	\$8,749	0.11	\$271,447		Land Table RBJ	11.66%
64-14-28-440-017	601 E PIKE ST	05/29/24	\$170,000	\$129,918	\$49,433	\$9,351	0.13	\$395,464		Land Table RBJ	7.20%
64-14-28-452-015	18 S SHIRLEY AVE	03/12/24	\$175,000	\$111,095	\$72,654	\$8,749	0.12	\$631,774		Land Table RBJ	7.88%
64-14-28-457-008	79 S ROSELAWN ST	03/24/23	\$95,000	\$94,333	\$9,416	\$8,749	0.11	\$86,385		Land Table RBJ	9.27%
64-14-28-457-024	86 S SHIRLEY AVE	06/09/23	\$75,000	\$92,799	(\$9,050)	\$8,749	0.11	(\$83,028)		Land Table RBJ	9.43%
64-14-28-457-025	90 S SHIRLEY AVE	10/14/24	\$89,000	\$115,686	(\$17,937)	\$8,749	0.11	(\$164,560)		Land Table RBJ	7.56%
64-14-28-460-022	72 S ARDMORE ST	10/04/24	\$50,200	\$64,160	(\$4,609)	\$9,351	0.13	(\$36,872)		Land Table RBJ	14.57%
64-14-28-481-001	51 S FRANCIS AVE	05/28/24	\$350,000	\$201,095	\$166,403	\$17,498	0.12	\$723,491	64-14-28-481-002	Land Table RBJ	8.70%
64-14-28-482-006	75 S EDITH ST	03/24/23	\$47,000	\$57,685	(\$1,936)	\$8,749	0.12	(\$16,835)		Land Table RBJ	15.17%
64-14-28-482-019	74 S ANDERSON AVE	05/02/23	\$80,000	\$103,282	(\$14,533)	\$8,749	0.12	(\$126,374)		Land Table RBJ	8.47%

City of Pontiac
Land Table RCG

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	2
ECF Nbhd	RCG	Sales Ratio	43.14%
Min ECF	0.855	(Land Resid.-Est. Land Value)/Est. LV	113.64%
Max ECF	0.855	% Change	20.00%
Land Table LtoB	13.96%	Projected Land Table LtoB	16.76%
CVT LtoB	15.47%	Sales Sample Size	6.06%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,116	\$53,657	\$30,139
MINIMUM	\$22,797	\$48,703	\$27,356
MAXIMUM	\$28,596	\$61,092	\$34,315

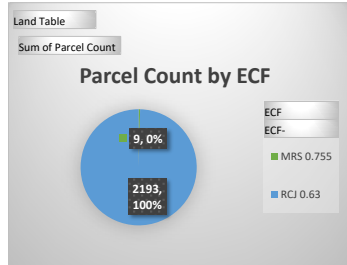
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-18-251-023	490 MOONLIGHT DR	07/16/24	\$230,000	\$194,105	\$61,011	\$25,116	0.38	\$162,696		Land Table RCG	12.94%
64-14-18-251-032	526 MOONLIGHT DR	11/20/24	\$215,000	\$189,858	\$53,738	\$28,596	0.66	\$80,931		Land Table RCG	15.06%

City of Pontiac

Land Table RCJ

BSA DATABASE		SALES DATA	
Parcel Count	2202	# of Sales	111
ECF Nbhd	MRS, RCJ	Sales Ratio	33.12%
Min ECF	0.630	(Land Resid.-Est. Land Value)/Est. LV	336.74%
Max ECF	0.755	% Change	16.07%
Land Table LtoB	13.26%	Projected Land Table LtoB	15.39%
CVT LtoB	15.47%	Sales Sample Size	5.04%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	\$91,859	USED RATE
MEDIAN	\$21,033	\$91,859	\$23,242
MINIMUM	\$7,971	\$34,812	\$9,964
MAXIMUM	\$0	\$0	\$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
64-14-33-104-017	81 WHITTEMORE ST	09/11/23	\$72,000	\$92,314	(\$11,068)	\$9,246	0.10	(\$110,680)		Land Table RCJ	10.02%
64-14-33-105-020	155 WHITTEMORE ST	07/14/23	\$140,000	\$79,448	\$70,435	\$9,883	0.15	\$479,150		Land Table RCJ	12.44%
64-14-33-106-012	110 WHITTEMORE ST	03/31/23	\$225,000	\$131,978	\$105,150	\$12,128	0.23	\$453,233		Land Table RCJ	9.19%
64-14-33-107-019	228 ORILEY CT	01/29/24	\$208,500	\$88,323	\$130,060	\$9,883	0.14	\$922,411		Land Table RCJ	11.19%
64-14-33-107-034	104 PERKINS ST	08/14/24	\$178,000	\$79,978	\$107,905	\$9,883	0.15	\$724,195		Land Table RCJ	12.36%
64-14-33-127-009	276 AUBURN AVE	08/05/24	\$315,000	\$226,352	\$99,170	\$10,522	0.20	\$12		Land Table RCJ	4.65%
64-14-33-132-017	200 WHITTEMORE ST	11/26/24	\$135,000	\$57,779	\$89,695	\$12,474	0.41	\$220,924		Land Table RCJ	21.59%
64-14-33-135-006	135 PERKINS ST	02/23/24	\$160,000	\$112,510	\$76,835	\$29,345	0.21	\$196,008	64-14-33-135-C	Land Table RCJ	26.08%
64-14-33-137-017	260 COTTAGE ST	11/30/23	\$150,000	\$66,331	\$93,552	\$9,883	0.14	\$658,817		Land Table RCJ	14.90%
64-14-33-137-024	67 WALL ST	07/26/24	\$65,000	\$56,232	\$28,534	\$19,766	0.14	\$100,472	64-14-33-137-023	Land Table RCJ	35.15%
64-14-33-137-041	271 S PADDOCK ST	07/27/23	\$151,000	\$82,199	\$80,929	\$12,128	0.20	\$400,639		Land Table RCJ	14.75%
64-14-33-153-002	112 COTTAGE ST	05/09/23	\$122,000	\$77,008	\$55,514	\$10,522	0.17	\$328,485		Land Table RCJ	13.66%
64-14-33-153-011	57 PARK PL	01/31/24	\$71,000	\$85,271	(\$5,025)	\$9,246	0.12	(\$43,696)		Land Table RCJ	10.84%
64-14-33-154-005	20 PARK PL	01/13/23	\$111,000	\$89,109	\$34,019	\$12,128	0.23	\$145,380		Land Table RCJ	13.61%
64-14-33-154-021	83 OSMUN ST	01/17/23	\$170,000	\$121,265	\$59,257	\$10,522	0.17	\$344,517		Land Table RCJ	8.68%
64-14-33-155-011	51 ORILEY ST	11/25/24	\$130,000	\$80,772	\$59,111	\$9,883	0.13	\$469,135		Land Table RCJ	12.24%
64-14-33-155-018	162 PERKINS ST	07/03/23	\$139,000	\$73,844	\$75,039	\$9,883	0.13	\$600,312		Land Table RCJ	13.38%
64-14-33-176-010	115 OSMUN ST	04/07/23	\$115,000	\$137,165	(\$10,037)	\$12,128	0.22	(\$46,468)		Land Table RCJ	8.84%
64-14-33-177-008	66 WALL ST	04/10/24	\$110,000	\$65,595	\$54,288	\$9,883	0.12	\$444,984		Land Table RCJ	15.07%
64-14-33-177-027	203 OSMUN ST	11/06/23	\$129,900	\$68,978	\$70,805	\$9,883	0.13	\$566,440		Land Table RCJ	14.33%
64-14-33-182-009	183 ELM ST	11/21/24	\$94,306	\$76,319	\$27,233	\$9,246	0.11	\$247,573		Land Table RCJ	12.11%
64-14-33-204-015	385 WHITTEMORE ST	04/19/24	\$65,500	\$49,276	\$26,107	\$9,883	0.13	\$199,290		Land Table RCJ	20.06%
64-14-33-205-012	423 WHITTEMORE ST	11/22/23	\$139,900	\$69,913	\$79,870	\$9,883	0.12	\$660,083		Land Table RCJ	14.14%
64-14-33-206-020	195 WILLARD ST	09/13/23	\$75,500	\$60,597	\$24,149	\$9,246	0.11	\$219,536		Land Table RCJ	15.26%
64-14-33-206-032	350 WHITTEMORE ST	02/01/23	\$54,000	\$55,012	\$8,871	\$9,883	0.15	\$59,939		Land Table RCJ	17.97%
64-14-33-209-009	394 WHITTEMORE ST	04/04/24	\$35,000	\$45,594	(\$2,623)	\$7,971	0.08	(\$34,973)		Land Table RCJ	17.48%
64-14-33-209-047	256 S SANFORD ST	02/27/23	\$110,000	\$55,035	\$64,848	\$9,883	0.15	\$429,457		Land Table RCJ	17.96%
64-14-33-226-010	167 S FRANCIS AVE	02/01/24	\$8,000				0.22	\$36,364		Land Table RCJ	100.00%
64-14-33-227-017	152 S MARSHALL ST	10/27/23	\$136,000	\$85,206	\$60,677	\$9,883	0.14	\$439,688		Land Table RCJ	11.60%
64-14-33-228-018	536 JUDSON CT	08/15/23	\$135,000	\$77,932	\$69,196	\$12,128	0.26	\$266,138		Land Table RCJ	15.56%
64-14-33-230-039	236 S EDITH ST	11/09/23	\$55,000	\$43,518	\$20,728	\$9,246	0.11	\$188,436		Land Table RCJ	21.25%
64-14-33-231-014	241 S EDITH ST	02/06/23	\$64,200	\$56,326	\$17,120	\$9,246	0.11	\$155,636		Land Table RCJ	16.42%
64-14-33-231-017	251 S EDITH ST	03/06/23	\$142,000	\$105,869	\$45,377	\$9,246	0.11	\$412,518		Land Table RCJ	8.73%
64-14-33-231-024	279 S EDITH ST	04/22/24	\$164,000	\$115,896	\$57,350	\$9,246	0.11	\$521,364		Land Table RCJ	7.98%
64-14-33-232-009	207 S ANDERSON AVE	04/28/23	\$109,000	\$56,535	\$61,711	\$9,246	0.11	\$550,991		Land Table RCJ	16.35%
64-14-33-232-010	211 S ANDERSON AVE	11/29/24	\$73,500	\$49,254	\$33,492	\$9,246	0.11	\$299,036		Land Table RCJ	18.77%
64-14-33-232-028	287 S ANDERSON AVE	04/12/24	\$135,000	\$65,679	\$87,813	\$18,492	0.11	\$392,022	64-14-33-232-027	Land Table RCJ	28.16%
64-14-33-232-029	291 S ANDERSON AVE	03/18/24	\$100,000	\$50,401	\$58,845	\$9,246	0.11	\$525,402		Land Table RCJ	18.34%
64-14-33-232-060	296 S MARSHALL ST	01/06/23	\$56,000	\$56,839	\$9,044	\$9,883	0.12	\$74,131		Land Table RCJ	17.39%
64-14-33-232-067	322 S MARSHALL ST	10/07/24	\$136,000	\$77,451	\$68,432	\$9,883	0.15	\$471,945		Land Table RCJ	12.76%
64-14-33-232-072	243 S ANDERSON AVE	03/02/23	\$95,000	\$65,716	\$41,412	\$12,128	0.23	\$184,053		Land Table RCJ	18.46%

City of Pontiac

Land Table RCJ

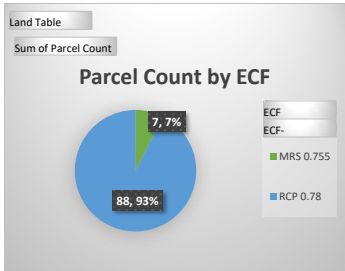
64-14-33-233-004	203 S MARSHALL ST	06/05/23	\$118,500	\$79,886	\$57,106	\$18,492	0.11	\$259,573	64-14-33-233-005	Land Table RCJ	23.15%
64-14-33-233-021	275 S MARSHALL ST	10/06/23	\$150,000	\$79,032	\$80,214	\$9,246	0.11	\$729,218		Land Table RCJ	11.70%
64-14-33-233-022	279 S MARSHALL ST	10/18/24	\$110,000	\$54,346	\$64,900	\$9,246	0.11	\$590,000		Land Table RCJ	17.01%
64-14-33-276-003	348 GOING ST	06/13/24	\$70,000	\$46,222	\$33,024	\$9,246	0.11	\$300,218		Land Table RCJ	20.00%
64-14-33-277-017	385 GOING ST	07/05/23	\$45,000	\$55,880	(\$1,634)	\$9,246	0.11	(\$14,855)		Land Table RCJ	16.55%
64-14-33-279-001	333 S ANDERSON AVE	08/31/23	\$7,500				0.32	\$23,292		Land Table RCJ	100.00%
64-14-33-279-021	358 S MARSHALL ST	12/27/24	\$105,140	\$62,201	\$52,822	\$9,883	0.12	\$432,967		Land Table RCJ	15.89%
64-14-33-280-006	353 S MARSHALL ST	01/31/23	\$75,000	\$70,711	\$13,535	\$9,246	0.11	\$123,045		Land Table RCJ	13.08%
64-14-33-280-009	365 S MARSHALL ST	01/11/24	\$130,000	\$69,879	\$69,367	\$9,246	0.11	\$630,609		Land Table RCJ	13.23%
64-14-33-283-001	460 ELM ST	12/10/24	\$73,000	\$60,907	\$21,339	\$9,246	0.11	\$187,184		Land Table RCJ	15.18%
64-14-33-284-002	MARTIN LUTHER KING JR	11/29/24	\$135,000	\$59,017	\$85,229	\$9,246	0.11	\$754,239		Land Table RCJ	15.67%
64-14-33-304-012	86 ELM ST	03/04/24	\$50,000	\$52,550	\$6,696	\$9,246	0.12	\$56,269		Land Table RCJ	17.59%
64-14-33-326-006	110 RAEBURN ST	04/07/23	\$106,000	\$140,965	(\$24,443)	\$10,522	0.17	(\$142,110)		Land Table RCJ	7.46%
64-14-33-326-008	RAEBURN	06/05/23	\$4,000				0.17	\$23,256		Land Table RCJ	100.00%
64-14-33-326-023	123 PROSPECT ST	09/10/24	\$8,037				0.17	\$46,727		Land Table RCJ	100.00%
64-14-33-332-003	473 S PADDOCK ST	04/12/24	\$32,000	\$46,114	(\$3,592)	\$10,522	0.17	(\$20,884)		Land Table RCJ	22.82%
64-14-33-333-010	469 S JESSIE ST	02/14/24	\$96,500	\$64,040	\$42,343	\$9,883	0.14	\$313,652		Land Table RCJ	15.43%
64-14-33-334-006	220 E WILSON AVE	10/23/23	\$85,000	\$52,767	\$42,116	\$9,883	0.15	\$286,503		Land Table RCJ	18.73%
64-14-33-334-023	209 FERRY AVE	10/02/23	\$139,000	\$78,091	\$71,431	\$10,522	0.17	\$432,915		Land Table RCJ	13.47%
64-14-33-376-043	605 S PADDOCK ST	12/06/23	\$84,500	\$91,192	\$5,436	\$12,128	0.24	\$22,370		Land Table RCJ	13.30%
64-14-33-401-005	271 RAEBURN ST	07/09/24	\$45,000	\$56,201	(\$1,318)	\$9,883	0.14	(\$9,620)		Land Table RCJ	17.59%
64-14-33-403-034	307 PROSPECT ST	04/18/23	\$120,000	\$75,903	\$53,980	\$9,883	0.14	\$391,159		Land Table RCJ	13.02%
64-14-33-405-017	PROSPECT	10/14/24	\$5,500				0.14	\$39,855		Land Table RCJ	100.00%
64-14-33-406-003	344 PROSPECT ST	02/05/24	\$102,000	\$46,695	\$65,188	\$9,883	0.14	\$472,377		Land Table RCJ	21.17%
64-14-33-406-006	PROSPECT	01/07/23	\$5,000				0.14	\$36,232		Land Table RCJ	100.00%
64-14-33-406-007	PROSPECT	01/07/23	\$5,000				0.14	\$36,232		Land Table RCJ	100.00%
64-14-33-406-011	378 PROSPECT ST	04/08/24	\$115,000	\$64,616	\$59,630	\$9,246	0.12	\$509,658		Land Table RCJ	14.31%
64-14-33-430-003	432 RAEBURN ST	06/10/24	\$127,094	\$100,579	\$35,761	\$9,246	0.10	\$347,194		Land Table RCJ	9.19%
64-14-33-432-011	442 S MARSHALL ST	04/12/23	\$50,000	\$42,179	\$17,067	\$9,246	0.10	\$168,980		Land Table RCJ	21.92%
64-14-33-433-016	MARTIN LUTHER KING JR	04/12/23	\$47,500	\$46,222	\$10,524	\$9,246	0.10	\$104,198		Land Table RCJ	20.00%
64-14-33-435-001	457 S EDITH AVE	07/31/23	\$98,050	\$49,690	\$57,606	\$9,246	0.11	\$543,453		Land Table RCJ	18.61%
64-14-33-436-020	437 MIDWAY AVE	07/30/24	\$108,000	\$55,751	\$62,132	\$9,883	0.12	\$513,488		Land Table RCJ	17.73%
64-14-33-436-024	449 MIDWAY AVE	07/22/24	\$110,000	\$56,254	\$63,629	\$9,883	0.12	\$525,860		Land Table RCJ	17.57%
64-14-33-452-040	356 MIDWAY AVE	04/14/23	\$60,000	\$73,304	(\$830)	\$12,474	0.34	(\$2,413)		Land Table RCJ	17.02%
64-14-33-453-031	311 CENTRAL AVE	05/24/24	\$40,000	\$49,644	\$239	\$9,883	0.14	\$1,732		Land Table RCJ	19.91%
64-14-33-454-041	362 FERRY AVE	06/05/24	\$70,500	\$96,883	(\$15,861)	\$10,522	0.18	(\$88,117)		Land Table RCJ	10.86%
64-14-33-476-002	539 GOING ST	11/03/23	\$72,000	\$49,433	\$31,813	\$9,246	0.1	\$314,980		Land Table RCJ	18.70%
64-14-33-476-031	512 MIDWAY AVE	02/27/24	\$74,000	\$47,221	\$36,025	\$9,246	0.11	\$333,565		Land Table RCJ	19.58%
64-14-33-476-046	MARTIN LUTHER KING JR	05/19/23	\$215,000	\$113,210	\$123,164	\$21,374	0.23	\$354,939	64-14-33-476-045	Land Table RCJ	18.88%
64-14-33-477-014	480 FERRY AVE	11/13/24	\$182,000	\$96,035	\$98,439	\$12,474	0.49	\$202,549		Land Table RCJ	12.99%
64-14-33-477-043	449 CENTRAL AVE	10/13/23	\$100,000	\$61,814	\$50,314	\$12,128	0.24	\$208,772		Land Table RCJ	19.62%
64-14-33-478-021	MARTIN LUTHER KING JR	10/18/24	\$76,000	\$52,752	\$33,770	\$10,522	0.17	\$203,434		Land Table RCJ	19.95%
64-14-33-479-012	460 IRWIN AVE	05/14/24	\$95,000	\$57,478	\$47,405	\$9,883	0.13	\$373,268		Land Table RCJ	17.19%
64-14-33-479-020	494 IRWIN AVE	04/12/23	\$111,000	\$63,582	\$57,301	\$9,883	0.15	\$387,169		Land Table RCJ	15.54%
64-14-34-105-001	MARTIN LUTHER KING JR	04/21/23	\$116,000	\$79,445	\$47,077	\$10,522	0.17	\$278,562		Land Table RCJ	13.24%
64-14-34-105-021	238 SEWARD ST	05/14/24	\$125,000	\$61,860	\$82,606	\$19,466	0.17	\$244,396	64-14-34-105-022	Land Table RCJ	31.47%
64-14-34-105-023	248 SEWARD ST	07/12/24	\$102,500	\$61,432	\$51,590	\$10,522	0.17	\$305,266		Land Table RCJ	17.13%
64-14-34-106-004	209 SEWARD ST	12/13/23	\$79,900	\$42,187	\$48,235	\$10,522	0.17	\$285,414		Land Table RCJ	24.94%
64-14-34-151-004	MARTIN LUTHER KING JR	01/11/24	\$129,900	\$65,611	\$74,172	\$9,883	0.14	\$537,478		Land Table RCJ	15.06%
64-14-34-151-017	282 SEWARD ST	10/09/23	\$73,000	\$47,550	\$35,972	\$10,522	0.17	\$212,852		Land Table RCJ	22.13%
64-14-34-151-019	292 SEWARD ST	03/07/23	\$99,000	\$51,441	\$58,081	\$10,522	0.17	\$343,675		Land Table RCJ	20.45%
64-14-34-151-024	318 SEWARD ST	03/24/23	\$65,000	\$52,493	\$23,029	\$10,522	0.17	\$136,266		Land Table RCJ	20.04%
64-14-34-152-006	293 SEWARD ST	05/03/23	\$130,000	\$76,109	\$64,413	\$10,522	0.17	\$381,142		Land Table RCJ	13.82%
64-14-34-153-013	268 CLIFFORD ST	07/30/24	\$160,000	\$83,496	\$87,026	\$10,522	0.17	\$514,947		Land Table RCJ	12.60%
64-14-34-156-008	369 SEWARD ST	11/19/24	\$48,600	\$43,765	\$15,357	\$10,522	0.17	\$90,870		Land Table RCJ	24.04%

City of Pontiac
Land Table RCP

BSA DATABASE		SALES DATA	
Parcel Count	95	# of Sales	9
ECF Nbhd	MRS, RCP	Sales Ratio	42.99%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	157.16%
Max ECF	0.780	% Change	0.00%
Land Table LtoB	17.43%	Projected Land Table LtoB	17.43%
CVT LtoB	15.47%	Sales Sample Size	9.47%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	\$73,756	USED RATE
MEDIAN	\$28,681	\$73,756	\$28,681
MINIMUM	\$6,546	\$16,834	\$6,546
MAXIMUM	\$0	\$0	\$0

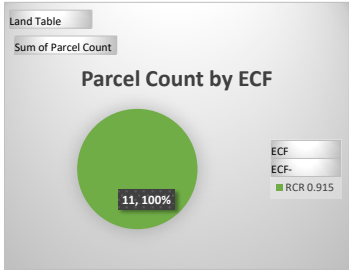
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-20-305-009	14 GERDON AVE	03/15/24	\$100,000	\$78,202	\$34,900	\$13,102	0.11	\$317,273		Land Table RCP	16.75%
64-14-20-454-004	130 BALDWIN AVE	09/06/24	\$180,000	\$74,730	\$128,580	\$23,310	0.05	\$595,278	64-14-21-331-029	Land Table RCP	31.19%
64-14-29-354-004	395 W HURON ST	02/08/23	\$97,500	\$106,705	\$6,373	\$15,578	0.16	\$39,831		Land Table RCP	14.60%
64-14-30-459-004	625 W HURON ST	04/03/23	\$150,000	\$114,874	\$60,620	\$25,494	0.21	\$7		Land Table RCP	22.19%
64-14-30-480-002	563 W HURON ST	10/02/24	\$165,000	\$118,003	\$72,491	\$25,494	0.25	\$292,302		Land Table RCP	21.60%
64-14-33-254-011	21 ALLEN ST	06/16/23	\$130,000	\$143,663	\$1,915	\$15,578	0.17	\$11,606		Land Table RCP	10.84%

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	0.915	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.915	% Change	0.00%
Land Table LtoB	14.48%	Projected Land Table LtoB	14.48%
CVT LtoB	15.47%	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

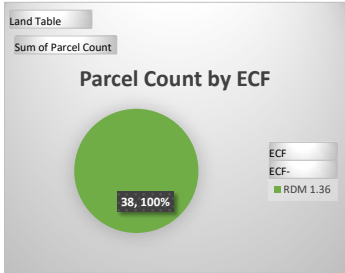
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Pontiac
Land Table RDM

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	3
ECF Nbhd	RDM	Sales Ratio	45.79%
Min ECF	1.360	(Land Resid.-Est. Land Value)/Est. LV	30.67%
Max ECF	1.360	% Change	30.00%
Land Table LtoB	26.05%	Projected Land Table LtoB	33.86%
CVT LtoB	15.47%	Sales Sample Size	7.89%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



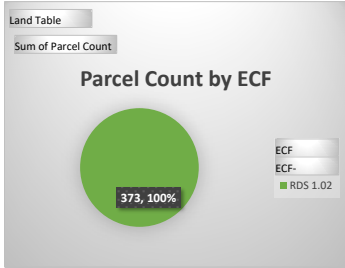
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,807	\$80,761	\$80,349
MINIMUM	\$33,646	\$43,964	\$43,740
MAXIMUM	\$90,700	\$118,514	\$117,910

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
64-14-31-180-012	45 RUTH AVE	08/07/24	\$236,460	\$205,336	\$121,541	\$90,417	0.12	\$112,123	64-14-31-179-020	Land Table RDM	44.03%
64-14-31-180-021	26 SUSAN ST	06/03/24	\$225,000	\$231,236	\$51,548	\$57,784	0.16	\$326,253		Land Table RDM	24.99%
64-14-31-328-004	56 SYLVAN	04/02/24	\$300,000	\$260,824	\$99,886	\$60,710	0.18	\$542,859		Land Table RDM	23.28%

City of Pontiac
Land Table RDS

BSA DATABASE		SALES DATA	
Parcel Count	373	# of Sales	28
ECF Nbhd	RDS	Sales Ratio	41.68%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	108.62%
Max ECF	1.020	% Change	25.00%
Land Table LtoB	18.82%	Projected Land Table LtoB	23.53%
CVT LtoB	15.47%	Sales Sample Size	7.51%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,812	\$49,676	\$29,765
MINIMUM	\$21,644	\$45,154	\$27,055
MAXIMUM	\$25,889	\$54,011	\$32,361

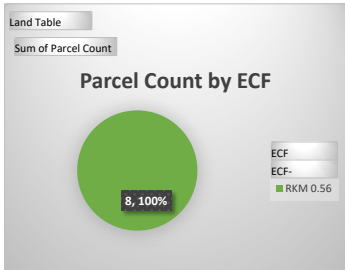
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-22-430-001	1221 DUFRAIN AVE	10/18/24	\$215,000	\$185,505	\$52,927	\$23,432	0.15	\$360,048		Land Table RDS	12.63%
64-14-22-430-008	1257 DUFRAIN AVE	03/14/23	\$137,000	\$136,088	\$25,103	\$24,191	0.15	\$163,006		Land Table RDS	17.78%
64-14-22-452-007	467 THORS ST	05/19/23	\$165,000	\$139,936	\$49,255	\$24,191	0.17	\$294,940		Land Table RDS	17.29%
64-14-22-452-027	1122 MAURER AVE	09/28/23	\$175,000	\$112,901	\$85,531	\$23,432	0.14	\$598,119		Land Table RDS	20.75%
64-14-22-452-034	397 LYNCH AVE	06/14/24	\$197,500	\$144,515	\$76,417	\$23,432	0.14	\$538,148		Land Table RDS	16.21%
64-14-22-453-001	494 THORS ST	04/28/23	\$127,000	\$144,640	\$7,400	\$25,040	0.18	\$41,808		Land Table RDS	17.31%
64-14-22-453-004	476 THORS ST	11/26/24	\$97,500	\$108,941	\$10,203	\$21,644	0.13	\$80,976		Land Table RDS	19.87%
64-14-22-456-009	1162 ECKMAN AVE	06/04/24	\$185,000	\$139,811	\$67,682	\$22,493	0.14	\$490,449		Land Table RDS	16.09%
64-14-22-456-025	1183 NEAFIE AVE	04/19/24	\$185,000	\$137,466	\$70,027	\$22,493	0.14	\$507,442		Land Table RDS	16.36%
64-14-22-457-005	412 LYNCH AVE	06/06/24	\$222,000	\$165,125	\$78,519	\$21,644	0.13	\$623,167		Land Table RDS	13.11%
64-14-22-457-006	406 LYNCH AVE	09/08/23	\$185,000	\$157,361	\$53,528	\$25,889	0.21	\$261,112		Land Table RDS	16.45%
64-14-22-457-030	1199 MAURER AVE	01/06/23	\$139,000	\$101,002	\$60,491	\$22,493	0.14	\$438,341		Land Table RDS	22.27%
64-14-22-457-034	419 BAY ST	04/06/23	\$150,600	\$131,822	\$43,818	\$25,040	0.19	\$227,036		Land Table RDS	19.00%
64-14-22-458-001	1166 MAURER AVE	07/12/24	\$165,000	\$102,899	\$86,292	\$24,191	0.15	\$571,470		Land Table RDS	23.51%
64-14-22-476-017	436 BAY ST	03/01/24	\$201,500	\$170,970	\$54,721	\$24,191	0.16	\$339,882		Land Table RDS	14.15%
64-14-22-477-007	484 MOORE ST	11/04/24	\$97,500	\$111,867	\$9,824	\$24,191	0.16	\$61,019		Land Table RDS	21.62%
64-14-22-477-015	446 MOORE ST	06/18/24	\$165,000	\$122,277	\$66,914	\$24,191	0.16	\$415,615		Land Table RDS	19.78%
64-14-22-477-021	416 MOORE ST	04/28/23	\$137,000	\$110,627	\$50,564	\$24,191	0.16	\$326,219		Land Table RDS	21.87%
64-14-22-477-033	457 KUHN ST	12/12/23	\$110,000	\$99,518	\$34,673	\$24,191	0.16	\$215,360		Land Table RDS	24.31%
64-14-22-478-003	506 KUHN ST	01/17/23	\$120,000	\$125,481	\$18,710	\$24,191	0.16	\$114,085		Land Table RDS	19.28%
64-14-22-478-008	482 KUHN ST	11/11/24	\$180,500	\$107,061	\$97,630	\$24,191	0.17	\$588,133		Land Table RDS	22.60%
64-14-22-479-006	1240 MAURER AVE	12/21/24	\$150,000	\$119,303	\$54,129	\$23,432	0.14	\$378,524		Land Table RDS	19.64%
64-14-22-479-034	399 BOYD ST	10/28/24	\$100,000	\$102,345	\$21,087	\$23,432	0.14	\$147,462		Land Table RDS	22.90%
64-14-22-480-005	420 BOYD ST	08/21/23	\$112,000	\$122,489	\$13,702	\$24,191	0.16	\$86,176		Land Table RDS	19.75%

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	0.560	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.560	% Change	50.00%
Land Table LtoB	5.82%	Projected Land Table LtoB	8.74%
CVT LtoB	15.47%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



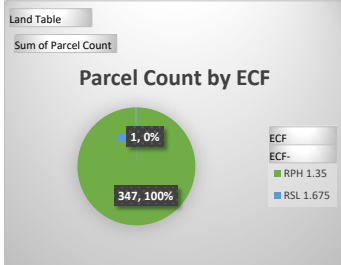
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$7,682	#DIV/0!	\$11,523
MINIMUM	\$6,800	#DIV/0!	\$10,200
MAXIMUM	\$10,074	#DIV/0!	\$15,111

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	45.85%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	36.74%
Max ECF	1.675	% Change	37.00%
Land Table LtoB	24.72%	Projected Land Table LtoB	33.87%
CVT LtoB	15.47%	Sales Sample Size	10.34%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$46,616	\$63,743	\$63,864
MINIMUM	\$43,285	\$59,188	\$59,300
MAXIMUM	\$53,942	\$73,761	\$73,901

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
64-13-36-207-019	1111 VOORHEIS ST	09/13/23	\$189,000	\$184,094	\$48,191	\$43,285	0.12	\$401,592		Land Table RPH	23.51%
64-13-36-208-009	214 LINDEN RD	01/17/24	\$159,000	\$169,657	\$32,628	\$43,285	0.14	\$228,168		Land Table RPH	25.51%
64-13-36-251-005	211 LINDEN RD	11/14/24	\$170,000	\$165,218	\$48,067	\$43,285	0.14	\$336,133		Land Table RPH	26.20%
64-13-36-252-019	255 S JOSEPHINE AVE	12/16/24	\$220,000	\$223,181	\$40,104	\$43,285	0.14	\$280,448		Land Table RPH	19.39%
64-13-36-252-028	200 STARR AVE	02/20/24	\$140,000	\$153,252	\$30,033	\$43,285	0.14	\$210,021		Land Table RPH	28.24%
64-13-36-252-036	240 STARR AVE	04/19/23	\$211,000	\$186,033	\$68,252	\$43,285	0.14	\$477,287		Land Table RPH	23.27%
64-13-36-252-037	244 STARR AVE	09/22/23	\$197,000	\$141,795	\$98,490	\$43,285	0.14	\$688,741		Land Table RPH	30.53%
64-13-36-253-023	200 DRAPER AVE	03/31/23	\$160,000	\$149,861	\$53,424	\$43,285	0.14	\$373,594		Land Table RPH	28.88%
64-13-36-253-034	254 DRAPER AVE	03/29/24	\$204,000	\$150,536	\$96,749	\$43,285	0.14	\$676,566		Land Table RPH	28.75%
64-13-36-253-038	221 STARR AVE	10/04/24	\$186,999	\$165,009	\$65,275	\$43,285	0.14	\$456,469		Land Table RPH	26.23%
64-13-36-254-010	280 DRAPER AVE	09/16/24	\$205,000	\$194,708	\$53,577	\$43,285	0.14	\$374,664		Land Table RPH	22.23%
64-13-36-254-017	316 DRAPER AVE	09/14/23	\$219,000	\$232,106	\$32,178	\$45,284	0.19	\$173,000		Land Table RPH	19.51%
64-13-36-276-003	1001 VOORHEIS ST	10/20/23	\$150,000	\$151,516	\$35,276	\$36,792	0.15	\$243,283		Land Table RPH	24.28%
64-13-36-276-008	205 DRAPER AVE	07/31/23	\$239,999	\$195,037	\$88,247	\$43,285	0.14	\$617,112		Land Table RPH	22.19%
64-13-36-276-010	215 DRAPER AVE	05/09/24	\$160,000	\$160,522	\$42,763	\$43,285	0.14	\$299,042		Land Table RPH	26.97%
64-13-36-276-023	210 S TILDEN AVE	07/07/23	\$205,000	\$176,507	\$71,778	\$43,285	0.14	\$501,944		Land Table RPH	24.52%
64-13-36-277-001	981 VOORHEIS ST	12/07/23	\$150,000	\$132,691	\$54,101	\$36,792	0.15	\$373,110		Land Table RPH	27.73%
64-13-36-277-032	260 PIONEER DR	08/21/24	\$200,000	\$148,046	\$95,239	\$43,285	0.14	\$666,007		Land Table RPH	29.24%
64-13-36-278-003	941 VOORHEIS ST	11/10/23	\$163,000	\$153,869	\$45,923	\$36,792	0.15	\$316,710		Land Table RPH	23.91%
64-13-36-278-006	201 PIONEER DR	08/02/23	\$185,000	\$211,221	(\$250)	\$25,971	0.12	(\$2,101)		Land Table RPH	12.30%
64-13-36-278-014	241 PIONEER DR	10/18/24	\$199,000	\$165,058	\$77,227	\$43,285	0.14	\$540,049		Land Table RPH	26.22%
64-13-36-278-030	260 DICK AVE	11/03/23	\$193,500	\$147,170	\$89,615	\$43,285	0.14	\$626,678		Land Table RPH	29.41%
64-13-36-278-033	230 DICK AVE	06/09/23	\$190,000	\$172,755	\$65,859	\$48,614	0.29	\$229,474		Land Table RPH	28.14%
64-13-36-279-008	215 DICK AVE	07/02/24	\$169,000	\$118,455	\$93,830	\$43,285	0.14	\$656,154		Land Table RPH	36.54%
64-13-36-279-028	921 VOORHEIS ST	03/29/23	\$170,000	\$203,381	\$20,561	\$53,942	0.37	\$56,178		Land Table RPH	26.52%
64-13-36-280-003	281 DRAPER AVE	03/14/24	\$198,400	\$164,516	\$77,169	\$43,285	0.14	\$539,643		Land Table RPH	26.31%
64-13-36-280-007	301 DRAPER AVE	05/10/23	\$170,000	\$175,642	\$37,643	\$43,285	0.14	\$263,238		Land Table RPH	24.64%
64-13-36-280-015	280 S TILDEN AVE	07/26/24	\$187,000	\$197,448	\$32,837	\$43,285	0.14	\$229,629		Land Table RPH	21.92%
64-13-36-281-008	305 S TILDEN AVE	08/17/23	\$184,000	\$181,586	\$45,699	\$43,285	0.14	\$319,573		Land Table RPH	23.84%
64-13-36-281-013	331 S TILDEN AVE	05/20/23	\$220,000	\$204,894	\$58,391	\$43,285	0.14	\$408,329		Land Table RPH	21.13%
64-13-36-281-022	300 PIONEER DR	12/27/23	\$209,000	\$189,506	\$62,779	\$43,285	0.14	\$439,014		Land Table RPH	22.84%
64-13-36-282-002	275 PIONEER DR	11/29/24	\$259,000	\$194,851	\$107,434	\$43,285	0.14	\$751,287		Land Table RPH	22.21%
64-13-36-282-018	280 DICK AVE	02/16/24	\$176,000	\$160,873	\$58,412	\$43,285	0.14	\$408,476		Land Table RPH	26.91%

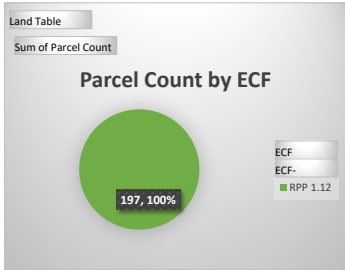
City of Pontiac

Land Table RPP

BSA DATABASE		SALES DATA	
Parcel Count	197	# of Sales	12
ECF Nbhd	RPP	Sales Ratio	49.09%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	14.62%
Max ECF	1.120	% Change	15.00%
Land Table LtoB	12.80%	Projected Land Table LtoB	14.72%
CVT LtoB	15.47%	Sales Sample Size	6.09%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,033	\$36,715	\$36,838
MINIMUM	\$30,160	\$34,568	\$34,684
MAXIMUM	\$34,470	\$39,508	\$39,641

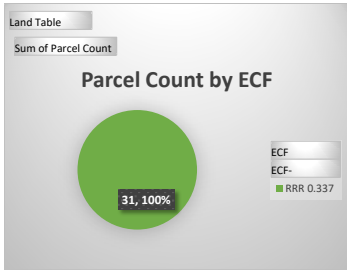
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-07-301-023	1671 VALDOSTA CIR	06/30/23	270,000	258,418	41,742	30,160	0.16	\$269,303		Land Table RPP	11.67%
64-14-07-302-002	1632 VALDOSTA CIR	09/27/23	260,000	272,477	17,683	30,160	0.15	\$120,293		Land Table RPP	11.07%
64-14-07-302-008	1670 VALDOSTA CIR	12/19/23	277,000	265,585	44,198	32,783	0.22	\$197,313		Land Table RPP	12.34%
64-14-07-327-002	1687 VALDOSTA CIR	07/26/24	270,000	282,706	26,634	39,340	0.23	\$118,373		Land Table RPP	13.92%
64-14-07-327-016	1619 PRAIRIE DR	06/18/24	280,000	272,063	44,129	36,192	0.16	\$274,093		Land Table RPP	13.30%
64-14-07-329-007	1614 PRAIRIE DR	01/26/23	258,000	239,399	50,634	32,033	0.20	\$254,442		Land Table RPP	13.38%
64-14-07-329-011	1622 PRAIRIE DR	09/25/24	278,000	315,701	(6,604)	31,097	0.19	-\$34,758		Land Table RPP	9.85%
64-14-07-330-013	1630 MARSHBANK DR	10/07/24	300,000	252,271	77,889	30,160	0.17	\$466,401		Land Table RPP	11.96%
64-14-07-330-017	1622 MARSHBANK DR	08/29/23	287,000	271,177	52,015	36,192	0.16	\$333,429		Land Table RPP	13.35%
64-14-07-330-022	1612 MARSHBANK DR	02/05/24	224,000	245,140	15,052	36,192	0.18	\$86,011		Land Table RPP	14.76%
64-14-07-351-028	1571 MARSHBANK CT	06/17/24	295,000	269,582	63,858	38,440	0.20	\$325,806		Land Table RPP	14.26%

City of Pontiac
Land Table RRR

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	1
ECF Nbhd	RRR	Sales Ratio	#DIV/0!
Min ECF	0.337	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.337	% Change	15.00%
Land Table LtoB	5.88%	Projected Land Table LtoB	6.76%
CVT LtoB	15.47%	Sales Sample Size	3.23%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,500	#DIV/0!	\$1,725
MINIMUM	\$1,500	#DIV/0!	\$1,725
MAXIMUM	\$1,500	#DIV/0!	\$1,725

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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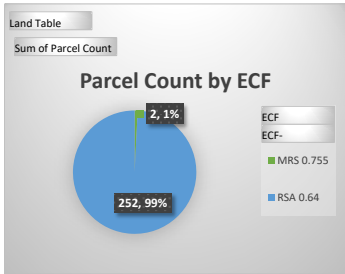
City of Pontiac

Land Table RSA

BSA DATABASE		SALES DATA	
Parcel Count	254	# of Sales	11
ECF Nbhd	MRS, RSA	Sales Ratio	35.92%
Min ECF	0.640	(Land Resid.-Est. Land Value)/Est. LV	587.12%
Max ECF	0.755	% Change	25.00%
Land Table LtoB	9.41%	Projected Land Table LtoB	11.77%
CVT LtoB	15.47%	Sales Sample Size	4.33%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$5,481	\$37,661	\$6,851
MINIMUM	\$548	\$3,765	\$685
MAXIMUM	\$6,237	\$42,856	\$7,796

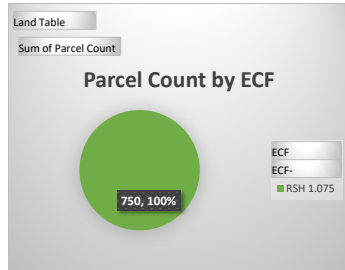
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-14-20-405-002	274 BALDWIN AVE	09/10/24	\$5,600				0.14	\$40,288		Land Table RSA	100.00%
64-14-20-405-003	BALDWIN	09/10/24	\$5,300				0.14	\$38,129		Land Table RSA	100.00%
64-14-20-405-030	85 W RUNDELL ST	12/08/23	\$65,000	\$43,622	\$26,859	\$5,481	0.09	\$312,314		Land Table RSA	12.56%
64-14-20-406-004	BALDWIN	08/21/24	\$6,500				0.16	\$39,877		Land Table RSA	100.00%
64-14-20-406-027	90 VIRGINIA ST	02/19/24	\$120,000	\$80,045	\$45,436	\$5,481	0.16	\$278,748		Land Table RSA	6.85%
64-14-20-453-013	65 POPLAR AVE	10/12/23	\$125,000	\$67,301	\$63,180	\$5,481	0.08	\$761,205		Land Table RSA	8.14%
64-14-20-453-031	98 FOREST ST	02/28/23	\$102,000	\$105,830	\$1,651	\$5,481	0.17	\$9,769		Land Table RSA	5.18%
64-14-20-454-011	63 FOSTER ST	09/08/23	\$159,200	\$113,501	\$51,180	\$5,481	0.12	\$433,729		Land Table RSA	4.83%

City of Pontiac

Land Table RSH

BSA DATABASE		SALES DATA	
Parcel Count	750	# of Sales	53
ECF Nbhd	RSH	Sales Ratio	45.21%
Min ECF	1.075	(Land Resid.-Est. Land Value)/Est. LV	58.40%
Max ECF	1.075	% Change	30.00%
Land Table LtoB	18.07%	Projected Land Table LtoB	23.49%
CVT LtoB	15.47%	Sales Sample Size	7.07%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,825	\$63,085	\$51,773
MINIMUM	\$30,056	\$47,610	\$39,073
MAXIMUM	\$49,592	\$78,556	\$64,470

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
64-14-30-455-006	26 CHIPPEWA RD	07/11/23	\$205,200	\$162,317	\$79,702	\$36,819	0.19	\$430,822		Land Table RSH	22.68%
64-14-30-455-007	30 CHIPPEWA RD	06/07/24	\$250,000	\$186,618	\$100,201	\$36,819	0.19	\$541,627		Land Table RSH	19.73%
64-14-30-457-008	37 CHIPPEWA RD	10/13/23	\$165,000	\$128,760	\$69,680	\$33,440	0.17	\$414,762		Land Table RSH	25.97%
64-14-30-461-010	70 CHEROKEE RD	05/14/24	\$359,900	\$398,029	\$1,696	\$39,825	0.23	\$7,279		Land Table RSH	10.01%
64-14-30-482-005	87 OTTAWA DR	07/05/23	\$360,000	\$389,773	\$10,052	\$39,825	0.27	\$37,932		Land Table RSH	10.22%
64-14-30-483-003	25 OTTAWA DR	04/21/23	\$260,000	\$294,750	\$2,069	\$36,819	0.20	\$10,397		Land Table RSH	12.49%
64-14-30-484-009	41 ONEIDA ST	11/21/24	\$204,000	\$186,101	\$51,339	\$33,440	0.16	\$329,096		Land Table RSH	17.97%
64-14-31-103-031	864 MENOMINEE RD	03/21/24	\$200,000	\$217,436	\$22,389	\$39,825	0.29	\$76,153		Land Table RSH	18.32%
64-14-31-107-004	113 WENONAH DR	04/05/24	\$223,300	\$149,640	\$107,100	\$33,440	0.15	\$723,649		Land Table RSH	22.35%
64-14-31-107-007	93 WENONAH DR	08/16/24	\$225,000	\$150,611	\$107,829	\$33,440	0.15	\$700,188		Land Table RSH	22.20%
64-14-31-107-010	79 WENONAH DR	08/20/24	\$233,500	\$158,206	\$108,734	\$33,440	0.15	\$706,065		Land Table RSH	21.14%
64-14-31-128-009	735 MENOMINEE RD	02/03/23	\$213,000	\$187,000	\$62,819	\$36,819	0.18	\$354,910		Land Table RSH	19.69%
64-14-31-128-016	40 NIAGARA AVE	11/27/24	\$182,200	\$195,243	\$20,397	\$33,440	0.15	\$135,079		Land Table RSH	17.13%
64-14-31-129-022	10 WENONAH DR	07/05/23	\$201,000	\$157,717	\$76,723	\$33,440	0.17	\$464,988		Land Table RSH	21.20%
64-14-31-129-023	2 WENONAH DR	07/07/23	\$228,000	\$236,640	\$28,179	\$36,819	0.18	\$155,685		Land Table RSH	15.56%
64-14-31-130-006	155 NAVAUO AVE	09/22/23	\$180,000	\$158,760	\$54,680	\$33,440	0.14	\$382,378		Land Table RSH	21.06%
64-14-31-151-015	81 ILLINOIS AVE	12/11/23	\$247,000	\$185,611	\$91,445	\$30,056	0.11	\$802,149		Land Table RSH	16.19%
64-14-31-151-023	378 VOORHEIS ST	11/27/24	\$138,000	\$101,135	\$70,305	\$33,440	0.14	\$520,778		Land Table RSH	33.06%
64-14-31-151-025	368 VOORHEIS ST	08/23/24	\$187,000	\$168,906	\$51,534	\$33,440	0.14	\$357,875		Land Table RSH	19.80%
64-14-31-151-026	362 VOORHEIS ST	04/17/23	\$140,000	\$135,788	\$37,652	\$33,440	0.14	\$261,472		Land Table RSH	24.63%
64-14-31-177-018	264 VOORHEIS ST	06/26/24	\$185,000	\$191,192	\$60,688	\$66,880	0.15	\$192,051	64-14-31-177-017	Land Table RSH	34.98%
64-14-31-177-021	258 VOORHEIS ST	06/03/24	\$170,000	\$138,806	\$64,634	\$33,440	0.18	\$367,239		Land Table RSH	24.09%
64-14-31-201-007	100 CHIPPEWA RD	08/11/23	\$178,890	\$174,560	\$37,770	\$33,440	0.14	\$273,696		Land Table RSH	19.16%
64-14-31-201-009	110 CHIPPEWA RD	03/10/23	\$200,000	\$170,740	\$62,700	\$33,440	0.13	\$489,844		Land Table RSH	19.59%
64-14-31-202-002	73 CHIPPEWA RD	10/26/23	\$143,000	\$147,751	\$32,068	\$36,819	0.19	\$172,409		Land Table RSH	24.92%
64-14-31-203-002	369 W IROQUOIS RD	07/25/24	\$242,000	\$186,341	\$92,478	\$36,819	0.22	\$430,130		Land Table RSH	19.76%
64-14-31-205-010	170 CHIPPEWA RD	08/17/24	\$225,000	\$174,270	\$80,786	\$30,056	0.12	\$702,487		Land Table RSH	17.25%
64-14-31-205-014	190 CHIPPEWA RD	08/18/23	\$180,000	\$206,369	\$7,071	\$33,440	0.12	\$57,488		Land Table RSH	16.20%
64-14-31-206-002	131 CHIPPEWA RD	12/12/24	\$189,000	\$171,622	\$50,818	\$33,440	0.13	\$397,016		Land Table RSH	19.48%
64-14-31-206-005	147 CHIPPEWA RD	10/04/24	\$221,450	\$161,840	\$93,050	\$33,440	0.13	\$704,924		Land Table RSH	20.66%
64-14-31-206-023	446 W IROQUOIS RD	06/21/24	\$240,000	\$222,656	\$50,784	\$33,440	0.14	\$370,686		Land Table RSH	15.02%
64-14-31-206-024	452 W IROQUOIS RD	09/27/24	\$250,000	\$211,673	\$71,767	\$33,440	0.14	\$527,699		Land Table RSH	15.80%
64-14-31-206-033	502 W IROQUOIS RD	07/17/23	\$252,000	\$254,409	\$31,031	\$33,440	0.15	\$214,007		Land Table RSH	13.14%
64-14-31-207-008	463 W IROQUOIS RD	04/14/23	\$270,000	\$205,462	\$97,978	\$33,440	0.15	\$662,014		Land Table RSH	16.28%
64-14-31-207-012	483 W IROQUOIS RD	10/30/23	\$180,000	\$168,499	\$44,941	\$33,440	0.15	\$291,825		Land Table RSH	19.85%
64-14-31-207-013	489 W IROQUOIS RD	04/12/24	\$179,500	\$161,995	\$50,945	\$33,440	0.15	\$346,565		Land Table RSH	20.64%
64-14-31-207-022	160 CHEROKEE RD	07/10/23	\$235,000	\$249,460	\$18,980	\$33,440	0.18	\$106,034		Land Table RSH	13.40%
64-14-31-207-025	180 CHEROKEE RD	07/26/24	\$255,000	\$220,588	\$71,231	\$36,819	0.18	\$387,125		Land Table RSH	16.69%
64-14-31-207-026	184 CHEROKEE RD	08/18/23	\$216,300	\$199,597	\$53,522	\$36,819	0.19	\$289,308		Land Table RSH	18.45%
64-14-31-207-030	208 CHEROKEE RD	07/31/23	\$225,000	\$232,866	\$28,953	\$36,819	0.18	\$158,213		Land Table RSH	15.81%
64-14-31-208-006	167 CHEROKEE RD	11/17/23	\$250,000	\$202,096	\$81,344	\$33,440	0.17	\$472,930		Land Table RSH	16.55%
64-14-31-227-005	82 ONEIDA ST	06/14/24	\$170,000	\$138,184	\$65,256	\$33,440	0.14	\$466,114		Land Table RSH	24.20%

City of Pontiac

Land Table RSH

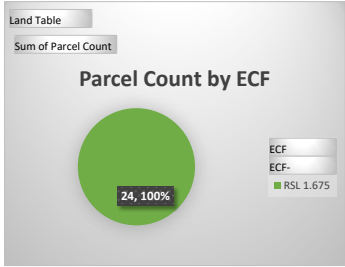
64-14-31-227-006	88 ONEIDA ST	05/08/23	\$185,559	\$197,916	\$21,083	\$33,440	0.14	\$147,434	Land Table RSH	16.90%
64-14-31-230-002	166 E IROQUOIS RD	04/28/23	\$225,000	\$223,891	\$34,549	\$33,440	0.16	\$222,897	Land Table RSH	14.94%
64-14-31-234-013	48 E IROQUOIS RD	07/14/23	\$194,000	\$176,601	\$50,839	\$33,440	0.13	\$382,248	Land Table RSH	18.94%

City of Pontiac

Land Table RSL

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	3
ECF Nbhd	RSL	Sales Ratio	43.54%
Min ECF	1.675	(Land Resid.-Est. Land Value)/Est. LV	39.31%
Max ECF	1.675	% Change	10.00%
Land Table LtoB	38.86%	Projected Land Table LtoB	42.75%
CVT LtoB	15.47%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$5,000	\$6,965	\$5,500
MINIMUM	\$5,000	\$6,965	\$5,500
MAXIMUM	\$5,000	\$6,965	\$5,500

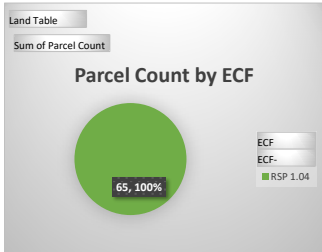
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
64-13-36-256-019	1029 JAMES K BLVD	07/11/23	\$1,400,000	\$1,219,178	\$640,857	\$460,035	0.40	\$1,602,143		Land Table RSL	37.73%

City of Pontiac
Land Table RSP

BSA DATABASE		SALES DATA	
Parcel Count	65	# of Sales	2
ECF Nbhd	RSP	Sales Ratio	48.91%
Min ECF	1.040	(Land Resid. Est. Land Value)/Est. LV	16.17%
Max ECF	1.040	% Change	5.00%
Land Table LtoB	12.22%	Projected Land Table LtoB	12.84%
CVT LtoB	15.47%	Sales Sample Size	3.08%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,168	\$29,237	\$26,426
MINIMUM	\$24,413	\$28,360	\$25,634
MAXIMUM	\$28,095	\$32,637	\$29,500

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
64-14-32-134-022	20 CHAPMAN ST	01/19/24	\$192,500	\$201,613	\$15,762	\$24,875	0.19	\$84,289		Land Table RSP	12.34%
64-14-32-207-012	141 HIBBARD CT S	01/31/24	\$190,000	\$172,560	\$44,071	\$26,631	0.37	\$118,790		Land Table RSP	15.43%