

**CITY OF PONTIAC
ECF FOR 2026: APP**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
12	\$5,502,000	\$1,613,823	\$3,888,177	\$4,944,465	\$2,495,120	45.35%	0.786

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-28-481-001	51 S FRANCIS AVE	MRS	Townhouse/Duplex	401	RBJ	06/06/25	\$350,000	\$8,749	\$341,251	\$415,188	\$109,390	0.822	31.25%	
64	64-14-28-481-022	98 S EDITH	APT	Apartments over 10 units	201	Land Table COM	03/31/25	\$350,000	\$22,091	\$327,909	\$303,830	\$129,340	1.079	36.95%	
64	64-14-29-307-018	73 HENDERSON ST	MRS	Townhouse/Duplex	401	RAM	12/17/25	\$209,000	\$14,703	\$194,297	\$312,152	\$101,020	0.622	48.33%	
64	64-14-29-381-019	18 LORRAINE CT	APT	Apartments 10 units and under	201	Land Table COM	02/02/24	\$160,000	\$9,605	\$150,395	\$276,171	\$71,350	0.545	44.59%	
64	64-14-29-412-005	43 W HURON ST	APT	Apartments 10 units and under	201	Land Table COM	12/13/24	\$360,000	\$20,028	\$339,972	\$447,567	\$184,180	0.760	51.16%	
64	64-14-29-452-003	152 W LAWRENCE	MRS	Townhouse/Duplex	401	RAJ	10/23/25	\$200,000	\$14,382	\$185,618	\$364,109	\$69,040	0.510	34.52%	
64	64-14-30-403-019	70 NEWBERRY ST	MRS	Townhouse/Duplex	401	RAM	07/11/25	\$225,000	\$9,445	\$215,555	\$410,250	\$80,610	0.525	35.83%	
64	64-14-32-476-020	253 W WILSON AVE	MRS	Townhouse/Duplex	401	RAV	12/18/24	\$218,000	\$7,942	\$210,058	\$276,696	\$60,380	0.759	27.70%	
64	64-14-33-127-009	276 AUBURN AVE	MRS	Townhouse/Duplex	401	RCJ	04/30/25	\$340,000	\$14,257	\$325,743	\$623,960	\$113,180	0.522	33.29%	
08	08-19-36-456-018	355 E 14 MILE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	07/12/23	\$1,725,000	\$1,264,673	\$460,327	\$469,014	\$937,960	0.981	54.37%	
22	22-23-35-128-021	22013 SPRINGBROOK	APT	Apartments 10 units and under	201	APARTMENT LAND TABLE	03/07/25	\$365,000	\$128,248	\$236,752	\$200,496	\$202,520	1.181	55.48	
72	72-25-06-378-026	3410 FAIRMONT	APT	Apartments 10 units and under	201	C13 Greenfield to Crooks	09/20/24	\$1,000,000	\$99,700	\$900,300	\$845,032	\$436,150	1.065	43.62	

**CITY OF PONTIAC
ECF FOR 2026: APS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$3,272,000	\$338,217	\$2,933,783	\$3,446,158	\$1,431,550	43.75%	0.851

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-28-481-001	51 S FRANCIS AVE	MRS	Townhouse/Duplex	401	RBJ	06/06/25	\$350,000	\$8,749	\$341,251	\$415,188	\$109,390	0.822	31.25%	
64	64-14-29-307-018	73 HENDERSON ST	MRS	Townhouse/Duplex	401	RAM	12/17/25	\$209,000	\$14,703	\$194,297	\$312,152	\$101,020	0.622	48.33%	
64	64-14-29-381-019	18 LORRAINE CT	APT	Apartments 10 units and under	201	Land Table COM	02/02/24	\$160,000	\$9,605	\$150,395	\$276,171	\$71,350	0.545	44.59%	
64	64-14-29-412-005	43 W HURON ST	APT	Apartments 10 units and under	201	Land Table COM	12/13/24	\$360,000	\$20,028	\$339,972	\$447,567	\$184,180	0.760	51.16%	
64	64-14-29-452-003	152 W LAWRENCE	MRS	Townhouse/Duplex	401	RAJ	10/23/25	\$200,000	\$14,382	\$185,618	\$364,109	\$69,040	0.510	34.52%	
64	64-14-32-476-020	253 W WILSON AVE	MRS	Townhouse/Duplex	401	RAV	12/18/24	\$218,000	\$7,942	\$210,058	\$276,696	\$60,380	0.759	27.70%	
64	64-14-33-210-065	389 OSMUN ST	APT	Apartments 10 units and under	201	Land Table COM	10/31/24	\$140,000	\$11,360	\$128,640	\$108,034	\$51,000	1.191	36.43%	
22	22-23-35-128-021	22013 SPRINGBROOK	APT	Apartments 10 units and under	201	APARTMENT LAND TABLE	03/07/25	\$365,000	\$128,248	\$236,752	\$200,496	\$202,520	1.181	55.48	
72	72-25-06-378-026	3410 FAIRMONT	APT	Apartments 10 units and under	201	C13 Greenfield to Crooks	09/20/24	\$1,000,000	\$99,700	\$900,300	\$845,032	\$436,150	1.065	43.62	
W	W -13-25-458-019	1058 PREMONT AVE	APT	Apartments 10 units and under	201	Land Table APP	12/26/24	\$270,000	\$23,500	\$246,500	\$200,713	\$146,520	1.228	54.27%	

**CITY OF PONTIAC
ECF FOR 2026: APT**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$10,475,000	\$627,815	\$9,847,185	\$8,911,399	\$3,387,730	32.34%	1.105

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-18-402-006	420 W KENNETT	APT	Apartments over 10 units	201	Land Table COM	10/26/23	\$5,950,000	\$161,418	\$5,788,582	\$5,135,818	\$1,301,630	1.127	21.88%	64-14-18-402-005, 64-14-18-402-007
64	64-14-28-481-022	98 S EDITH	APT	Apartments over 10 units	201	Land Table COM	03/31/25	\$350,000	\$22,091	\$327,909	\$303,830	\$129,340	1.079	36.95%	
64	64-14-29-381-019	18 LORRAINE CT	APT	Apartments 10 units and under	201	Land Table COM	02/02/24	\$160,000	\$9,605	\$150,395	\$276,171	\$71,350	0.545	44.59%	
64	64-14-29-412-005	43 W HURON ST	APT	Apartments 10 units and under	201	Land Table COM	12/13/24	\$360,000	\$20,028	\$339,972	\$447,567	\$184,180	0.760	51.16%	
64	64-14-33-210-065	389 OSMUN ST	APT	Apartments 10 units and under	201	Land Table COM	10/31/24	\$140,000	\$11,360	\$128,640	\$108,034	\$51,000	1.191	36.43%	
64	64-14-28-481-001	51 S FRANCIS AVE	MRS	Townhouse/Duplex	401	RBJ	06/06/25	\$350,000	\$8,749	\$341,251	\$415,188	\$109,390	0.822	31.25%	
22	22-23-36-480-030	20745 ST FRANCIS	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	06/14/24	\$1,275,000	\$172,009	\$1,102,991	\$912,680	\$728,260	1.209	57.12	
72	72-25-06-378-026	3410 FAIRMONT	APT	Apartments 10 units and under	201	C13 Greenfield to Crooks	09/20/24	\$1,000,000	\$99,700	\$900,300	\$845,032	\$436,150	1.065	43.62	
W	W -13-05-279-043	4081 AIRPORT RD	APT	Apartments 10 units and under	201	Land Table APP	03/14/25	\$620,000	\$99,355	\$520,645	\$266,366	\$229,910	1.955	37.08%	
W	W -13-25-458-019	1058 PREMONT AVE	APT	Apartments 10 units and under	201	Land Table APP	12/26/24	\$270,000	\$23,500	\$246,500	\$200,713	\$146,520	1.228	54.27%	

**CITY OF PONTIAC
ECF FOR 2026: BAR**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
12	\$8,950,000	\$3,659,400	\$5,290,600	\$5,872,374	\$5,149,320	57.53%	0.901

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-13-36-279-020	222 S TELEGRAPH RD	CRL	Restaurant	201	Land Table COM	12/20/24	\$55,000	\$7,973	\$47,027	\$61,965	\$26,130	0.759	47.51%	
64	64-14-15-426-012	1650 N PERRY ST	MIS	Bar	201	Land Table COM	02/06/24	\$505,000	\$185,413	\$319,587	\$477,601	\$306,460	0.669	60.69%	
64	64-14-21-178-008	655 JOSLYN AVE	MIS	Fast Food Restaurant	201	Land Table COM	09/25/23	\$250,000	\$72,747	\$177,253	\$195,488	\$104,720	0.907	41.89%	
64	64-14-21-403-064	804 N PERRY ST	MIS	Restaurant	201	Land Table COM	08/30/23	\$400,000	\$118,178	\$281,822	\$283,801	\$175,320	0.993	43.83%	
02	02-14-04-101-014	700 BROWN RD	MIS	Restaurant	201	Com. Auburn Mile	08/27/24	\$2,090,000	\$815,737	\$1,274,263	\$1,264,106	\$1,039,000	1.008	49.71%	02-14-04-601-003
22	22-23-26-101-052	30859 TEN MILE	MIS	Restaurant	201	RETAIL LAND TABLE	10/19/23	\$900,000	\$473,811	\$426,189	\$472,570	\$544,470	0.902	60.50	22-23-26-101-053
24	24-25-26-351-002	2140 HILTON RD	MIS	Bar	201	LAND TABLE COM	12/12/24	\$410,000	\$160,822	\$249,178	\$254,445	\$240,940	0.979	58.77%	
24	24-25-34-126-016	141 W 9 MILE RD	MIS	Bar	201	LAND TABLE COM	10/24/23	\$650,000	\$204,180	\$445,820	\$419,462	\$366,560	1.063	56.39%	
36	36-18-02-479-065	3251 ORCHARD LAKE RD	CMS	Restaurant	201	Land Table COM	10/30/24	\$650,000	\$289,179	\$360,821	\$368,370	\$341,310	0.980	52.51%	
84	84-18-01-236-020	2140 ORCHARD LAKE RD	CRL	Fast Food Restaurant	201	Orchard Lake Rd East	04/10/24	\$805,000	\$229,178	\$575,822	\$676,323	\$660,390	0.851	82.04%	
K	K-21-03-151-015	30712 LYON CENTER DR E	CMS	Restaurant	201	K Commercial Land	04/05/23	\$1,350,000	\$960,185	\$389,815	\$463,198	\$777,920	0.842	57.62%	
PO	PO-04-27-202-044	21 S WASHINGTON ST	CRL	Restaurant	201	Land Table DTR	12/22/23	\$885,000	\$141,997	\$743,003	\$935,044	\$566,100	0.795	63.97%	

**CITY OF PONTIAC
ECF FOR 2026: BFP**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
13	\$8,791,670	\$2,511,905	\$6,279,765	\$5,756,434	\$4,185,560	47.61%	1.091

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-19-04-228-017	44200 WOODWARD AVE	COF	Office	201	Land Table COM	12/15/23	\$1,000,000	\$82,439	\$917,561	\$874,702	\$324,960	1.049	32.50%	
16	16-20-33-453-046	560 W 14 MILE RD	CRL	Neighborhood Shopping	201	Land Table COM	10/4/2023	\$1,525,000	\$610,092	\$914,908	\$815,712	\$795,690	1.122	52.18%	
16	16-25-03-153-060	701 S MAIN ST	COF	Office	201	Land Table COM	7/26/2023	\$595,000	\$214,928	\$380,072	\$359,431	\$302,420	1.057	50.83%	
16	16-25-04-127-022	809 W 14 MILE RD	CRL	Neighborhood Shopping	201	Land Table COM	10/4/2023	\$1,575,000	\$665,361	\$909,639	\$785,040	\$814,490	1.159	51.71%	
16	16-25-04-129-024	655 W 14 MILE RD	COF	Office	201	Land Table COM	5/18/2023	\$551,670	\$154,674	\$396,996	\$380,273	\$287,930	1.044	52.19%	16-25-04-129-025
22	22-23-02-304-003	30038 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	06/25/24	\$330,000	\$90,891	\$239,109	\$219,120	\$139,720	1.091	42.34	
24	24-25-26-154-002	2840 HILTON RD	COF	Office	201	LAND TABLE COM	12/29/23	\$312,000	\$100,943	\$211,057	\$191,152	\$160,150	1.104	51.33%	
24	24-25-27-252-003	701 WOODWARD HTS	COF	Office	201	LAND TABLE COM	10/24/24	\$675,000	\$152,262	\$522,738	\$458,677	\$339,600	1.140	50.31%	
40	40-24-24-151-007	26400 SOUTHFIELD RD	COF	Office	201	Land Table COM	01/16/24	\$500,000	\$93,506	\$406,494	\$390,390	\$216,000	1.041	43.20%	
E	E-17-01-205-006	8255 CASCADE ST	COF	Office	201	Land Table COM	11/22/2024	\$535,000	\$92,981	\$442,019	\$414,259	\$248,640	1.067	46.47%	
O	O-09-20-351-019	2980 S BALDWIN RD	COF	Office	201	COMM Land Table	3/8/2024	\$330,000	\$60,090	\$269,910	\$250,061	\$162,950	1.079	49.38%	
P	P-04-26-353-026	932 S LAPEER RD	COF	Office	201	Land Table COM	03/27/24	\$475,000	\$135,794	\$339,206	\$323,529	\$258,020	1.048	54.32%	
W	W-13-25-478-030	34 S TELEGRAPH RD	COF	Office	201	Land Table COF	02/29/24	\$388,000	\$57,944	\$330,056	\$294,090	\$134,990	1.122	34.79%	

**CITY OF PONTIAC
ECF FOR 2026: BMS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
16	\$4,573,000	\$885,431	\$3,687,569	\$4,708,665	\$2,321,960	50.78%	0.783

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-13-36-279-020	222 S TELEGRAPH RD	CRL	Restaurant	201	Land Table COM	12/20/24	\$55,000	\$7,973	\$47,027	\$61,965	\$26,130	0.759	47.51%	
64	64-14-15-426-012	1650 N PERRY ST	MIS	Bar	201	Land Table COM	02/06/24	\$505,000	\$185,413	\$319,587	\$477,601	\$306,460	0.669	60.69%	
64	64-14-16-453-004	570 BOYD ST	MIS	Retail	201	Land Table COM	12/06/24	\$60,000	\$14,320	\$45,680	\$59,030	\$27,800	0.774	46.33%	
64	64-14-17-330-028	1175 BALDWIN AVE	MIS	Retail	201	Land Table COM	04/16/24	\$100,000	\$22,463	\$77,537	\$110,186	\$46,500	0.704	46.50%	
64	64-14-18-479-041	1063 STANLEY AVE	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	06/28/24	\$255,000	\$49,774	\$205,226	\$256,535	\$121,560	0.800	47.67%	
64	64-14-19-206-043	918 CESAR E CHAVEZ AVE	AUT	Garage Service Repair	201	Land Table COM	12/19/24	\$300,000	\$46,266	\$253,734	\$268,818	\$158,970	0.944	52.99%	
64	64-14-21-178-008	655 JOSLYN AVE	MIS	Fast Food Restaurant	201	Land Table COM	09/25/23	\$250,000	\$72,747	\$177,253	\$195,488	\$104,720	0.907	41.89%	
64	64-14-29-131-032	220 CESAR E CHAVEZ AVE	CRL	Market	201	Land Table COM	05/24/24	\$120,000	\$16,777	\$103,223	\$115,106	\$55,540	0.897	46.28%	
64	64-14-29-257-021	146 CESAR E CHAVEZ AVE	COF	Office	201	Land Table COM	08/24/23	\$300,000	\$16,653	\$283,347	\$416,048	\$212,060	0.681	70.69%	64-14-29-257-001
64	64-14-29-410-016	125 N SAGINAW ST	CRL	Downtown Row	201	Land Table COM	04/08/24	\$250,000	\$33,591	\$216,409	\$326,866	\$130,870	0.662	52.35%	64-14-29-410-007
64	64-14-29-426-009	108 N SAGINAW	CRL	Retail	201	Land Table COM	02/11/25	\$450,000	\$81,953	\$368,047	\$575,479	\$325,440	0.640	72.32%	64-14-29-426-016
64	64-14-31-180-001	239 VOORHEIS ST	CRL	Retail	201	Land Table COM	11/09/23	\$125,000	\$16,112	\$108,888	\$170,924	\$67,760	0.637	54.21%	
64	64-14-33-161-023	45810 WOODWARD AVE	CRL	Retail	201	Land Table COM	02/05/25	\$600,000	\$77,954	\$522,046	\$556,395	\$237,050	0.938	39.51%	64-14-33-161-004, 64-14-33-161-005, 64-14-33-161-006
64	64-14-33-202-011	408 AUBURN AVE	IND	Industrial Manufacturing	201	Land Table IND 1	10/29/24	\$750,000	\$118,400	\$631,600	\$772,716	\$313,280	0.817	41.77%	
64	64-14-33-255-009	392 S SANFORD ST	IND	Industrial Manufacturing	301	Land Table IND 1	07/12/23	\$365,000	\$96,071	\$268,929	\$274,782	\$138,300	0.979	37.89%	
64	64-14-34-103-001	684 AUBURN AVE	AUT	Car Wash	201	Land Table COM	12/10/24	\$88,000	\$28,964	\$59,036	\$70,726	\$49,520	0.835	56.27%	

**CITY OF PONTIAC
ECF FOR 2026: CAS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$4,983,000	\$1,226,674	\$3,756,326	\$3,676,288	\$2,523,940	50.65%	1.022

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-15-352-020	1300 N PERRY ST	AUT	Garage Service Repair	201	Land Table COM	11/27/24	\$750,000	\$135,677	\$614,323	\$471,641	\$300,960	1.303	40.13%	
64	64-14-17-381-026	1065 BALDWIN AVE	AUT	Garage Service Repair	201	Land Table COM	05/03/24	\$110,000	\$33,985	\$76,015	\$66,211	\$38,250	1.148	34.77%	
64	64-14-19-206-043	918 CESAR E CHAVEZ AVE	AUT	Garage Service Repair	201	Land Table COM	12/19/24	\$300,000	\$46,266	\$253,734	\$268,818	\$158,970	0.944	52.99%	
64	64-14-19-253-019	820 CESAR E CHAVEZ AVE	AUT	Garage Service Repair	201	Land Table COM	07/20/23	\$265,000	\$73,918	\$191,082	\$145,312	\$108,930	1.315	41.11%	64-14-19-253-012
64	64-14-20-301-002	250 W MONTCALM ST	AUT	Garage Service Repair	201	Land Table COM	12/18/23	\$100,000	\$31,883	\$68,117	\$107,439	\$69,030	0.634	69.03%	
64	64-14-29-455-002	50444 WOODWARD AVE	AUT	Garage Service Repair	201	Land Table COM	08/02/23	\$500,000	\$43,055	\$456,945	\$417,787	\$231,940	1.094	46.39%	
64	64-14-34-103-001	684 AUBURN AVE	AUT	Car Wash	201	Land Table COM	12/10/24	\$88,000	\$28,964	\$59,036	\$70,726	\$49,520	0.835	56.27%	
16	16-20-34-404-019	650 N ROCHESTER RD	AUT	Auto Dealerships	201	Land Table COM	06/23/23	\$750,000	\$253,832	\$496,168	\$486,379	\$387,280	1.020	51.64%	16-20-34-404-047
20	20-23-28-477-005	22145 FARMINGTON RD	AUT	Gas Stations and Gas Mini Marts	201	Land Table COM	08/02/23	\$1,200,000	\$303,651	\$896,349	\$1,033,020	\$740,170	0.868	61.68%	
28	28-25-36-360-025	637 E EIGHT MILE	AUT	Garage Storage/Condo	201	COMMERCIAL SOUTH	08/19/24	\$320,000	\$79,919	\$240,081	\$204,026	\$150,250	1.177	46.95%	28-25-36-360-022, 28-25-36-360-023
W	W -13-26-201-065	3456 HIGHLAND RD	AUT	Car Wash	201	LAND TABLE CWAH	06/15/23	\$600,000	\$195,524	\$404,476	\$404,928	\$288,640	0.999	48.11%	

**CITY OF PONTIAC
ECF FOR 2026: CFH**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$1,889,000	\$392,478	\$1,496,522	\$2,455,036	\$1,047,530	55.45%	0.610

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-18-479-041	1063 STANLEY AVE	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	06/28/24	\$255,000	\$49,774	\$205,226	\$256,535	\$121,560	0.800	47.67%	
64	64-14-20-301-002	250 W MONTCALM ST	AUT	Garage Service Repair	201	Land Table COM	12/18/23	\$100,000	\$31,883	\$68,117	\$107,439	\$69,030	0.634	69.03%	
64	64-14-20-481-011	121 CHAMBERLAIN ST	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	10/06/23	\$270,000	\$32,473	\$237,527	\$426,749	\$176,780	0.557	65.47%	
64	64-14-29-381-019	18 LORRAINE CT	APT	Apartments 10 units and under	201	Land Table COM	02/02/24	\$160,000	\$9,605	\$150,395	\$276,171	\$71,350	0.545	44.59%	
64	64-14-29-410-016	125 N SAGINAW ST	CRL	Downtown Row	201	Land Table COM	04/08/24	\$250,000	\$33,591	\$216,409	\$326,866	\$130,870	0.662	52.35%	64-14-29-410-007
64	64-14-30-380-024	732 W HURON ST	CRL	Retail	201	Land Table COM	01/16/24	\$189,000	\$21,480	\$167,520	\$316,679	\$108,340	0.529	57.32%	64-14-30-380-023
64	64-14-31-180-001	239 VOORHEIS ST	CRL	Retail	201	Land Table COM	11/09/23	\$125,000	\$16,112	\$108,888	\$170,924	\$67,760	0.637	54.21%	
64	64-19-05-257-001	600 MOTOR ST	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	09/19/24	\$275,000	\$92,431	\$182,569	\$317,934	\$140,480	0.574	51.08%	
W	W -13-24-327-023	2525 PONTIAC LAKE RD	COF	Office	201	Land Table COF	03/21/24	\$110,000	\$31,140	\$78,860	\$121,463	\$59,620	0.649	54.20%	W -13-24-327-022
W	W -13-26-153-022	3860 ELIZABETH LAKE RD	CRL	Retail	201	Land Table CRL	11/07/23	\$155,000	\$73,989	\$81,011	\$134,276	\$101,740	0.603	65.64%	W -13-26-153-021

**CITY OF PONTIAC
ECF FOR 2026: CHR**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$2,679,000	\$520,147	\$2,158,853	\$3,476,602	\$1,612,170	60.18%	0.621

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-13-36-279-020	222 S TELEGRAPH RD	CRL	Restaurant	201	Land Table COM	12/20/24	\$55,000	\$7,973	\$47,027	\$61,965	\$26,130	0.759	47.51%	
64	64-14-15-426-012	1650 N PERRY ST	MIS	Bar	201	Land Table COM	02/06/24	\$505,000	\$185,413	\$319,587	\$477,601	\$306,460	0.669	60.69%	
64	64-14-17-330-028	1175 BALDWIN AVE	MIS	Retail	201	Land Table COM	04/16/24	\$100,000	\$22,463	\$77,537	\$110,186	\$46,500	0.704	46.50%	
64	64-14-20-481-011	121 CHAMBERLAIN ST	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	10/06/23	\$270,000	\$32,473	\$237,527	\$426,749	\$176,780	0.557	65.47%	
64	64-14-29-257-021	146 CESAR E CHAVEZ AVE	COF	Office	201	Land Table COM	08/24/23	\$300,000	\$16,653	\$283,347	\$416,048	\$212,060	0.681	70.69%	64-14-29-257-001
64	64-14-29-381-019	18 LORRAINE CT	APT	Apartments 10 units and under	201	Land Table COM	02/02/24	\$160,000	\$9,605	\$150,395	\$276,171	\$71,350	0.545	44.59%	
64	64-14-29-410-016	125 N SAGINAW ST	CRL	Downtown Row	201	Land Table COM	04/08/24	\$250,000	\$33,591	\$216,409	\$326,866	\$130,870	0.662	52.35%	64-14-29-410-007
64	64-14-29-426-009	108 N SAGINAW	CRL	Retail	201	Land Table COM	02/11/25	\$450,000	\$81,953	\$368,047	\$575,479	\$325,440	0.640	72.32%	64-14-29-426-016
64	64-14-30-380-024	732 W HURON ST	CRL	Retail	201	Land Table COM	01/16/24	\$189,000	\$21,480	\$167,520	\$316,679	\$108,340	0.529	57.32%	64-14-30-380-023
64	64-14-31-180-001	239 VOORHEIS ST	CRL	Retail	201	Land Table COM	11/09/23	\$125,000	\$16,112	\$108,888	\$170,924	\$67,760	0.637	54.21%	
64	64-19-05-257-001	600 MOTOR ST	MIS	Fraternal/Clubhouse/Banquet	201	Land Table COM	09/19/24	\$275,000	\$92,431	\$182,569	\$317,934	\$140,480	0.574	51.08%	

**CITY OF PONTIAC
ECF FOR 2026: CMM**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$6,605,000	\$1,782,149	\$4,822,851	\$3,752,844	\$3,022,350	45.76%	1.285

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-15-352-020	1300 N PERRY ST	AUT	Garage Service Repair	201	Land Table COM	11/27/24	\$750,000	\$135,677	\$614,323	\$471,641	\$300,960	1.303	40.13%	
64	64-14-17-381-026	1065 BALDWIN AVE	AUT	Garage Service Repair	201	Land Table COM	05/03/24	\$110,000	\$33,985	\$76,015	\$66,211	\$38,250	1.148	34.77%	
64	64-14-19-253-019	820 CESAR E CHAVEZ AVE	AUT	Garage Service Repair	201	Land Table COM	07/20/23	\$265,000	\$73,918	\$191,082	\$145,312	\$108,930	1.315	41.11%	64-14-19-253-012
64	64-14-29-455-002	50444 WOODWARD AVE	AUT	Garage Service Repair	201	Land Table COM	08/02/23	\$500,000	\$43,055	\$456,945	\$417,787	\$231,940	1.094	46.39%	
20	20-23-28-477-005	22145 FARMINGTON RD	AUT	Gas Stations and Gas Mini Marts	201	Land Table COM	8/2/2023	\$1,200,000	\$303,651	\$896,349	\$1,033,020	\$740,170	0.868	61.68%	
28	28-25-36-360-025	637 E EIGHT MILE	AUT	Garage Storage/Condo	201	COMMERCIAL SOUTH	08/19/24	\$320,000	\$79,919	\$240,081	\$204,026	\$150,250	1.177	46.95%	28-25-36-360-022, 28-25-36-360-023
40	40-24-23-229-029	26727 SOUTHFIELD RD	CAS	Gas Stations and Gas Mini Marts	201	Land Table COM	09/29/23	\$890,000	\$89,047	\$800,953	\$518,156	\$343,810	1.546	38.63%	
44	44-25-02-377-005	31015 STEPHENSON HWY	AUT	Gas Stations and Gas Mini Marts	201	Land Table 200	08/13/24	\$695,000	\$353,445	\$341,555	\$213,778	\$320,060	1.598	46.05%	
72	72-25-16-204-006	1708 CROOKS	AUT	Gas Stations and Gas Mini Marts	201	CMN - Commercial Main North	01/31/24	\$875,000	\$354,081	\$520,919	\$307,334	\$333,540	1.695	38.12	
76	76-24-25-102-017	24722 SOUTHFIELD	CAS	Gas Stations and Gas Mini Marts	201	200 - MASTER LAND	03/19/25	\$500,000	\$161,411	\$338,589	\$182,752	\$225,170	1.853	45.03%	
76	76-24-33-301-036	23640 W 8 MILE	CAS	Gas Stations and Gas Mini Marts	201	200 - MASTER LAND	03/19/25	\$500,000	\$153,960	\$346,040	\$192,827	\$229,270	1.795	45.85%	

**CITY OF PONTIAC
ECF FOR 2026: COD**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
12	\$10,450,083	\$1,935,806	\$8,514,277	\$12,593,788	\$4,461,470	42.69%	0.676

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-29-257-021	146 CESAR E CHAVEZ AVE	COF	Office	201	Land Table COM	08/24/23	\$300,000	\$16,653	\$283,347	\$416,048	\$212,060	0.681	70.69%	64-14-29-257-001
16	16-25-04-232-042	430 S MAIN ST	COF	Office	201	Land Table COM	05/23/24	\$190,000	\$74,370	\$115,630	\$179,042	\$136,260	0.646	71.72%	
22	22-23-26-153-031	23330 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	12/31/24	\$550,000	\$150,084	\$399,916	\$591,549	\$280,080	0.676	50.92	
28	28-25-35-230-024	22643 S CHRYSLER	COF	Veterinary Clinic	201	COMMERCIAL SOUTH	03/01/24	\$170,000	\$39,834	\$130,166	\$207,843	\$125,060	0.626	73.56%	28-25-35-230-025
28	28-25-36-153-002	21934 JOHN R RD	COF	Commercial Mixed Use	201	COMMERCIAL SOUTH	12/18/23	\$90,000	\$13,566	\$76,434	\$125,080	\$58,960	0.611	65.51%	
44	44-25-13-104-008	520 E 12 MILE RD	COF	Medical or Dental Office	201	Land Table 200	08/15/23	\$705,000	\$230,314	\$474,686	\$705,869	\$337,540	0.672	47.88%	
44	44-25-23-282-015	26153 JOHN R RD	COF	Medical or Dental Office	201	Land Table 200	04/02/24	\$165,000	\$75,204	\$89,796	\$157,794	\$98,930	0.569	59.96%	
76	76-24-07-351-114	29110 INKSTER	COF	Medical or Dental Office	201	200 - MASTER LAND	03/14/24	\$7,455,083	\$1,113,694	\$6,341,389	\$9,076,120	\$2,698,640	0.699	36.20%	
W	W -13-17-376-031	6600 HIGHLAND RD	COF	Office	207	Land Table COF HIGHLAND	08/03/23	\$120,000	\$48,927	\$71,073	\$165,437	\$83,030	0.430	69.19%	
W	W -13-24-327-023	2525 PONTIAC LAKE RD	COF	Office	201	Land Table COF	03/21/24	\$110,000	\$31,140	\$78,860	\$121,463	\$59,620	0.649	54.20%	W -13-24-327-022
W	W -13-25-451-036	1090 W HURON ST	COF	Medical or Dental Office	201	Land Table COF	05/01/24	\$350,000	\$91,112	\$258,888	\$505,290	\$224,550	0.512	64.16%	
W	W -13-25-452-033	1095 W HURON ST	COF	Medical or Dental Office	201	Land Table COF	03/31/25	\$245,000	\$50,908	\$194,092	\$342,254	\$146,740	0.567	59.89%	

**CITY OF PONTIAC
ECF FOR 2026: COF**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
12	\$10,450,083	\$1,935,806	\$8,514,277	\$12,593,788	\$4,461,470	42.69%	0.676

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-29-257-021	146 CESAR E CHAVEZ AVE	COF	Office	201	Land Table COM	08/24/23	\$300,000	\$16,653	\$283,347	\$416,048	\$212,060	0.681	70.69%	64-14-29-257-001
16	16-25-04-232-042	430 S MAIN ST	COF	Office	201	Land Table COM	05/23/24	\$190,000	\$74,370	\$115,630	\$179,042	\$136,260	0.646	71.72%	
22	22-23-26-153-031	23330 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	12/31/24	\$550,000	\$150,084	\$399,916	\$591,549	\$280,080	0.676	50.92	
28	28-25-35-230-024	22643 S CHRYSLER	COF	Veterinary Clinic	201	COMMERCIAL SOUTH	03/01/24	\$170,000	\$39,834	\$130,166	\$207,843	\$125,060	0.626	73.56%	28-25-35-230-025
28	28-25-36-153-002	21934 JOHN R RD	COF	Commercial Mixed Use	201	COMMERCIAL SOUTH	12/18/23	\$90,000	\$13,566	\$76,434	\$125,080	\$58,960	0.611	65.51%	
44	44-25-13-104-008	520 E 12 MILE RD	COF	Medical or Dental Office	201	Land Table 200	08/15/23	\$705,000	\$230,314	\$474,686	\$705,869	\$337,540	0.672	47.88%	
44	44-25-23-282-015	26153 JOHN R RD	COF	Medical or Dental Office	201	Land Table 200	04/02/24	\$165,000	\$75,204	\$89,796	\$157,794	\$98,930	0.569	59.96%	
76	76-24-07-351-114	29110 INKSTER	COF	Medical or Dental Office	201	200 - MASTER LAND	03/14/24	\$7,455,083	\$1,113,694	\$6,341,389	\$9,076,120	\$2,698,640	0.699	36.20%	
W	W-13-17-376-031	6600 HIGHLAND RD	COF	Office	207	Land Table COF HIGHLAND	08/03/23	\$120,000	\$48,927	\$71,073	\$165,437	\$83,030	0.430	69.19%	
W	W-13-24-327-023	2525 PONTIAC LAKE RD	COF	Office	201	Land Table COF	03/21/24	\$110,000	\$31,140	\$78,860	\$121,463	\$59,620	0.649	54.20%	W-13-24-327-022
W	W-13-25-451-036	1090 W HURON ST	COF	Medical or Dental Office	201	Land Table COF	05/01/24	\$350,000	\$91,112	\$258,888	\$505,290	\$224,550	0.512	64.16%	
W	W-13-25-452-033	1095 W HURON ST	COF	Medical or Dental Office	201	Land Table COF	03/31/25	\$245,000	\$50,908	\$194,092	\$342,254	\$146,740	0.567	59.89%	

**CITY OF PONTIAC
ECF FOR 2026: CRL**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$3,636,000	\$844,396	\$2,791,604	\$3,865,905	\$2,062,060	56.71%	0.722

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-08-454-035	1502 BALDWIN AVE	CRL	Retail	201	Land Table COM	04/09/24	\$282,000	\$48,597	\$233,403	\$226,267	\$105,160	1.032	37.29%	64-14-08-454-038, 64-14-08-454-001
64	64-14-29-131-032	220 CESAR E CHAVEZ AVE	CRL	Market	201	Land Table COM	05/24/24	\$120,000	\$16,777	\$103,223	\$115,106	\$55,540	0.897	46.28%	
64	64-14-29-410-016	125 N SAGINAW ST	CRL	Downtown Row	201	Land Table COM	04/08/24	\$250,000	\$33,591	\$216,409	\$326,866	\$130,870	0.662	52.35%	64-14-29-410-007
64	64-14-29-426-009	108 N SAGINAW	CRL	Retail	201	Land Table COM	02/11/25	\$450,000	\$81,953	\$368,047	\$575,479	\$325,440	0.640	72.32%	64-14-29-426-016
64	64-14-30-380-024	732 W HURON ST	CRL	Retail	201	Land Table COM	01/16/24	\$189,000	\$21,480	\$167,520	\$316,679	\$108,340	0.529	57.32%	64-14-30-380-023
64	64-14-31-180-001	239 VOORHEIS ST	CRL	Retail	201	Land Table COM	11/09/23	\$125,000	\$16,112	\$108,888	\$170,924	\$67,760	0.637	54.21%	
64	64-14-33-161-023	45810 WOODWARD AVE	CRL	Retail	201	Land Table COM	02/05/25	\$600,000	\$77,954	\$522,046	\$556,395	\$237,050	0.938	39.51%	64-14-33-161-004, 64-14-33-161-005, 64-14-33-161-006
72	72-25-10-127-001	3024 ROCHESTER	CRL	Retail	201	CRR - Comm-Roch Rd	05/10/23	\$450,000	\$326,289	\$123,711	\$194,442	\$250,640	0.636	55.70	
W	W -13-25-404-037	2271 ELIZABETH LAKE RD	CRL	Retail	201	Land Table SPM	05/18/23	\$525,000	\$80,022	\$444,978	\$754,674	\$410,180	0.590	78.13%	
W	W -13-26-153-022	3860 ELIZABETH LAKE RD	CRL	Retail	201	Land Table CRL	11/07/23	\$155,000	\$73,989	\$81,011	\$134,276	\$101,740	0.603	65.64%	W -13-26-153-021
W	W -13-25-401-002	2395 ELIZABETH LAKE RD	CRL	Neighborhood Shopping	201	Land Table SPM	05/02/24	\$490,000	\$67,632	\$422,368	\$494,797	\$269,340	0.854	54.97%	

**CITY OF PONTIAC
ECF FOR 2026: CRM**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
12	\$3,983,500	\$666,559	\$3,316,941	\$3,901,107	\$1,954,730	49.07%	0.850

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-08-454-035	1502 BALDWIN AVE	CRL	Retail	201	Land Table COM	04/09/24	\$282,000	\$48,597	\$233,403	\$226,267	\$105,160	1.032	37.29%	64-14-08-454-038, 64-14-08-454-001
64	64-14-20-156-014	238 W MONTCALM ST	CRL	Retail	201	Land Table COM	01/10/25	\$200,000	\$22,239	\$177,761	\$156,439	\$66,990	1.136	33.50%	64-14-20-301-003
64	64-14-29-131-032	220 CESAR E CHAVEZ AVE	CRL	Market	201	Land Table COM	05/24/24	\$120,000	\$16,777	\$103,223	\$115,106	\$55,540	0.897	46.28%	
64	64-14-29-410-016	125 N SAGINAW ST	CRL	Downtown Row	201	Land Table COM	04/08/24	\$250,000	\$33,591	\$216,409	\$326,866	\$130,870	0.662	52.35%	64-14-29-410-007
64	64-14-29-426-009	108 N SAGINAW	CRL	Retail	201	Land Table COM	02/11/25	\$450,000	\$81,953	\$368,047	\$575,479	\$325,440	0.640	72.32%	64-14-29-426-016
64	64-14-30-380-024	732 W HURON ST	CRL	Retail	201	Land Table COM	01/16/24	\$189,000	\$21,480	\$167,520	\$316,679	\$108,340	0.529	57.32%	64-14-30-380-023
64	64-14-31-180-001	239 VOORHEIS ST	CRL	Retail	201	Land Table COM	11/09/23	\$125,000	\$16,112	\$108,888	\$170,924	\$67,760	0.637	54.21%	
64	64-14-33-161-023	45810 WOODWARD AVE	CRL	Retail	201	Land Table COM	02/05/25	\$600,000	\$77,954	\$522,046	\$556,395	\$237,050	0.938	39.51%	64-14-33-161-004, 64-14-33-161-005, 64-14-33-161-006
W	W-13-10-401-001	4391 DIXIE HWY	CRL	Retail	201	Land Table COF	10/23/23	\$177,500	\$63,541	\$113,959	\$139,295	\$81,140	0.818	45.71%	
W	W-13-25-401-002	2395 ELIZABETH LAKE RD	CRL	Neighborhood Shopping	201	Land Table SPM	05/02/24	\$490,000	\$67,632	\$422,368	\$494,797	\$269,340	0.854	54.97%	
W	W-13-31-476-103	7150 COOLEY LAKE RD	CRL	Neighborhood Shopping	201	Land Table NSC	01/31/25	\$900,000	\$183,728	\$716,272	\$669,760	\$410,660	1.069	45.63%	
W	W-13-13-129-021	2580 DIXIE HWY	CRL	Retail Warehouse	201	Land Table CRL	09/14/23	\$200,000	\$32,955	\$167,045	\$153,100	\$96,440	1.091	48.22%	W-13-13-129-022, W-13-13-129-023

**CITY OF PONTIAC
ECF FOR 2026: CRS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$6,622,500	\$2,545,119	\$4,077,381	\$4,784,971	\$4,086,910	61.71%	0.852

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-13-36-279-020	222 S TELEGRAPH RD	CRL	Restaurant	201	Land Table COM	12/20/24	\$55,000	\$7,973	\$47,027	\$61,965	\$26,130	0.759	47.51%	
64	64-14-21-178-008	655 JOSLYN AVE	MIS	Fast Food Restaurant	201	Land Table COM	09/25/23	\$250,000	\$72,747	\$177,253	\$195,488	\$104,720	0.907	41.89%	
64	64-14-21-403-064	804 N PERRY ST	MIS	Restaurant	201	Land Table COM	08/30/23	\$400,000	\$118,178	\$281,822	\$283,801	\$175,320	0.993	43.83%	
68	68-15-15-232-029	301 S MAIN ST	MIS	Restaurant	201	Land Table COM	01/21/25	\$1,160,000	\$277,212	\$882,788	\$674,246	\$591,380	1.309	50.98%	
PO	PO-04-27-202-044	21 S WASHINGTON ST	CRL	Restaurant	201	Land Table DTR	12/22/23	\$885,000	\$141,997	\$743,003	\$935,044	\$566,100	0.795	63.97%	
K	K-21-03-151-015	30712 LYON CENTER DR E	CMS	Restaurant	201	K Commercial Land	04/05/23	\$1,350,000	\$960,185	\$389,815	\$463,198	\$777,920	0.842	57.62%	
22	22-23-26-101-052	30859 TEN MILE	MIS	Restaurant	201	RETAIL LAND TABLE	10/19/23	\$900,000	\$473,811	\$426,189	\$472,570	\$544,470	0.902	60.50	22-23-26-101-053
84	84-18-01-236-020	2140 ORCHARD LAKE RD	CRL	Fast Food Restaurant	201	Orchard Lake Rd East	04/10/24	\$805,000	\$229,178	\$575,822	\$676,323	\$660,390	0.851	82.04%	
W	W-13-25-476-017	9 N TELEGRAPH RD	MIS	Restaurant	201	Land Table CRL	11/25/24	\$452,500	\$149,736	\$302,764	\$552,932	\$347,270	0.548	76.74%	
W	W-13-04-177-010	5723 DIXIE HWY	MIS	Restaurant	201	Land Table CRS	08/26/24	\$365,000	\$114,102	\$250,898	\$469,405	\$293,210	0.535	80.33%	

**CITY OF PONTIAC
ECF FOR 2026: CSH**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
13	\$108,639,814	\$3,634,777	\$105,005,037	\$81,897,355	\$42,742,980	39.34%	1.282

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-18-402-006	420 W KENNETT	APT	Apartments over 10 units	201	Land Table COM	10/26/23	\$5,950,000	\$161,418	\$5,788,582	\$5,135,818	\$1,301,630	1.127	21.88%	64-14-18-402-005, 64-14-18-402-007
64	64-14-28-251-010	25 MAYNARD CT	APT	Apartments over 10 units	201	Land Table COM	12/03/24	\$1,100,000	\$74,279	\$1,025,721	\$556,294	\$337,820	1.844	30.71%	
64	64-14-28-277-013	120 N EDITH ST	APT	Apartments over 10 units	201	Land Table COM	05/01/23	\$11,858,000	\$158,918	\$11,699,082	\$6,815,211	\$3,763,600	1.717	31.74%	
64	64-14-28-481-022	98 S EDITH	APT	Apartments over 10 units	201	Land Table COM	03/31/25	\$350,000	\$22,091	\$327,909	\$303,830	\$129,340	1.079	36.95%	
64	64-14-29-412-005	43 W HURON ST	APT	Apartments 10 units and under	201	Land Table COM	12/13/24	\$360,000	\$20,028	\$339,972	\$447,567	\$184,180	0.760	51.16%	
64	64-14-31-154-014	301 S TELEGRAPH	APT	Apartments over 10 units	201	Land Table COM	10/26/23	\$7,950,000	\$209,364	\$7,740,636	\$3,823,579	\$2,015,590	2.024	25.35%	
64	64-14-33-210-065	389 OSMUN ST	APT	Apartments 10 units and under	201	Land Table COM	10/31/24	\$140,000	\$11,360	\$128,640	\$108,034	\$51,000	1.191	36.43%	
22	22-23-02-126-129	30637 FOURTEEN MILE	APT	Senior Housing/Nursing Home	201	APARTMENT LAND TABLE	09/12/24	\$13,470,000	\$509,058	\$12,960,942	\$10,117,394	\$5,779,830	1.281	42.91%	
N	N -10-31-200-013	3215 SILVERBELL RD	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$7,000,000	\$265,238	\$6,734,762	\$6,585,270	\$3,481,300	1.023	49.73%	
N	N -10-31-400-016	5750 ADAMS RD	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$30,500,000	\$1,080,439	\$29,419,561	\$23,031,347	\$12,209,040	1.277	40.03%	
N	N -10-31-400-017	3145 LILY TRL	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$24,700,000	\$523,554	\$24,176,446	\$22,754,070	\$11,837,250	1.063	47.92%	
O	O -09-14-300-024	1814 S LAPEER RD	CMS	Senior Housing/Nursing Home	201	COMM Land Table	12/19/24	\$1,475,000	\$219,150	\$1,255,850	\$561,792	\$463,450	2.235	31.42%	
PO	PO-04-22-477-006	73 BEEHIVE DR	CMS	Senior Housing/Nursing Home	201	Land Table COM	09/26/23	\$3,786,814	\$379,880	\$3,406,934	\$1,657,150	\$1,188,950	2.056	31.40%	PO-04-22-477-005

**CITY OF PONTIAC
ECF FOR 2026: GMC**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMINT	TOTAL SALES RATIO	ECF
10	\$4,405,000	\$1,725,809	\$2,679,191	\$5,077,342	\$2,983,420	67.73%	0.528

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMINT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-32-277-004	20 FRANKLIN RD	INL	Warehouse	201	Land Table IND 1	11/21/24	\$650,000	\$96,351	\$553,649	\$1,097,281	\$408,630	0.505	62.87%	
64	64-14-33-202-011	408 AUBURN AVE	IND	Industrial Manufacturing	201	Land Table IND 1	10/29/24	\$750,000	\$118,400	\$631,600	\$772,716	\$313,280	0.817	41.77%	
64	64-14-33-255-009	392 S SANFORD ST	IND	Industrial Manufacturing	301	Land Table IND 1	07/12/23	\$365,000	\$96,071	\$268,929	\$274,782	\$138,300	0.979	37.89%	
04	04-25-18-376-032	3708 11 MILE RD	INL	Retail Warehouse	201	Land Table IND	12/20/24	\$500,000	\$198,660	\$301,340	\$636,808	\$437,140	0.473	87.43%	04-25-18-376-033
44	44-25-01-127-007	850 E MANDOLINE AVE	IND	Industrial Manufacturing	301	IND Land Table 300	01/01/24	\$770,000	\$442,593	\$327,407	\$786,652	\$687,000	0.416	89.22%	44-25-01-179-018
44	44-25-24-129-001	1002 E 11 MILE RD	IND	Industrial Manufacturing	201	IND Land Table 300	05/30/24	\$55,000	\$13,988	\$41,012	\$62,967	\$44,270	0.651	80.49%	
76	76-24-33-476-051	20901 LAHSER	IND	Industrial Engineering	201	200 - MASTER LAND	05/24/24	\$575,000	\$287,318	\$287,682	\$851,436	\$488,220	0.338	84.91%	
80	80-21-20-326-003	299 N MILL ST	IND	Warehouse	301	Land Table IND	01/01/25	\$390,000	\$324,800	\$65,200	\$272,885	\$269,830	0.239	69.19%	80-21-20-327-015
IH	IH-01-34-381-003	436 COGSHALL ST	IND	Warehouse	201	INDUSTRIAL	03/26/25	\$200,000	\$74,257	\$125,743	\$189,068	\$96,080	0.665	48.04%	
W	W -13-04-253-023	5394 DIXIE HWY	IND	Industrial Manufacturing	201	Land Table CRL	08/30/23	\$150,000	\$73,371	\$76,629	\$132,746	\$100,670	0.577	67.11%	

**CITY OF PONTIAC
ECF FOR 2026: IND**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$6,840,361	\$1,976,739	\$4,863,622	\$7,354,511	\$2,960,110	43.27%	0.661

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-32-277-004	20 FRANKLIN RD	INL	Warehouse	201	Land Table IND 1	11/21/24	\$650,000	\$96,351	\$553,649	\$1,097,281	\$408,630	0.505	62.87%	
64	64-14-33-202-011	408 AUBURN AVE	IND	Industrial Manufacturing	201	Land Table IND 1	10/29/24	\$750,000	\$118,400	\$631,600	\$772,716	\$313,280	0.817	41.77%	
64	64-14-33-255-009	392 S SANFORD ST	IND	Industrial Manufacturing	301	Land Table IND 1	07/12/23	\$365,000	\$96,071	\$268,929	\$274,782	\$138,300	0.979	37.89%	
02	02-14-14-351-018	1565 N OPDYKE RD	MIS	Hotel or Motel	201	Com_North Opdyke	12/06/23	\$2,924,000	\$872,384	\$2,051,616	\$3,474,298	\$1,034,130	0.591	35.37%	
44	44-25-24-129-001	1002 E 11 MILE RD	IND	Industrial Manufacturing	201	IND Land Table 300	05/30/24	\$55,000	\$13,988	\$41,012	\$62,967	\$44,270	0.651	80.49%	
72	72-25-05-179-006	2704 NORMANDY	IND	Industrial Manufacturing	201	CIN - C & I North	12/20/23	\$483,000	\$195,240	\$287,760	\$402,481	\$262,230	0.715	54.29	
IH	IH-01-34-381-003	436 COGSHALL ST	IND	Warehouse	201	INDUSTRIAL	03/26/25	\$200,000	\$74,257	\$125,743	\$189,068	\$96,080	0.665	48.04%	
U	U -07-03-326-012	10585 ENTERPRISE DR	INL	Industrial Manufacturing	301	Land Table IND	06/13/23	\$1,100,000	\$339,332	\$760,668	\$864,690	\$466,460	0.880	42.41%	
W	W -13-04-253-023	5394 DIXIE HWY	IND	Industrial Manufacturing	201	Land Table CRL	08/30/23	\$150,000	\$73,371	\$76,629	\$132,746	\$100,670	0.577	67.11%	
W	W -13-22-151-024	1050 CRESCENT LAKE RD	IND	Warehouse	201	Land Table WHS	11/02/23	\$163,361	\$97,345	\$66,016	\$83,482	\$96,060	0.791	58.80%	

**CITY OF PONTIAC
ECF FOR 2026: INL**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$4,686,361	\$1,546,948	\$3,139,413	\$4,666,865	\$2,612,980	55.76%	0.673

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-32-277-004	20 FRANKLIN RD	INL	Warehouse	201	Land Table IND 1	11/21/24	\$650,000	\$96,351	\$553,649	\$1,097,281	\$408,630	0.505	62.87%	
64	64-14-33-202-011	408 AUBURN AVE	IND	Industrial Manufacturing	201	Land Table IND 1	10/29/24	\$750,000	\$118,400	\$631,600	\$772,716	\$313,280	0.817	41.77%	
64	64-14-33-255-009	392 S SANFORD ST	IND	Industrial Manufacturing	301	Land Table IND 1	07/12/23	\$365,000	\$96,071	\$268,929	\$274,782	\$138,300	0.979	37.89%	
44	44-25-01-127-007	850 E MANDOLINE AVE	IND	Industrial Manufacturing	301	IND Land Table 300	01/01/24	\$770,000	\$442,593	\$327,407	\$786,652	\$687,000	0.416	89.22%	44-25-01-179-018
44	44-25-24-129-001	1002 E 11 MILE RD	IND	Industrial Manufacturing	201	IND Land Table 300	05/30/24	\$55,000	\$13,988	\$41,012	\$62,967	\$44,270	0.651	80.49%	
72	72-25-05-179-006	2704 NORMANDY	IND	Industrial Manufacturing	201	CIN - C & I North	12/20/23	\$483,000	\$195,240	\$287,760	\$402,481	\$262,230	0.715	54.29	
IH	IH-01-34-381-003	436 COGSHALL ST	IND	Warehouse	201	INDUSTRIAL	03/26/25	\$200,000	\$74,257	\$125,743	\$189,068	\$96,080	0.665	48.04%	
U	U-07-03-326-012	10585 ENTERPRISE DR	INL	Industrial Manufacturing	301	Land Table IND	06/13/23	\$1,100,000	\$339,332	\$760,668	\$864,690	\$466,460	0.880	42.41%	
W	W-13-04-253-023	5394 DIXIE HWY	IND	Industrial Manufacturing	201	Land Table CRL	08/30/23	\$150,000	\$73,371	\$76,629	\$132,746	\$100,670	0.577	67.11%	
W	W-13-22-151-024	1050 CRESCENT LAKE RD	IND	Warehouse	201	Land Table WHS	11/02/23	\$163,361	\$97,345	\$66,016	\$83,482	\$96,060	0.791	58.80%	

**CITY OF PONTIAC
ECF FOR 2026: M-1**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
14	\$8,066,905	\$2,936,380	\$5,130,525	\$3,670,703	\$3,318,770	41.14%	1.398

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-33-305-011	11 STRAIGHTAWAY DR	M1G	Garage Storage/Condo	201	Land Table M1G	06/07/23	\$800,000	\$249,480	\$550,520	\$305,248	\$273,770	1.804	34.22%	
64	64-14-33-305-018	18 STRAIGHTAWAY DR	M1G	Garage Storage/Condo	201	Land Table M1G	10/25/24	\$649,900	\$249,480	\$400,420	\$305,248	\$273,770	1.312	42.12%	
64	64-14-33-305-022	22 STRAIGHTAWAY DR	M1G	Garage Storage/Condo	201	Land Table M1G	05/04/23	\$749,000	\$249,480	\$499,520	\$305,248	\$273,770	1.636	36.55%	
64	64-14-33-305-096	104 SPEED WAY	M1G	Garage Storage/Condo	201	Land Table M1G	05/28/24	\$500,000	\$263,825	\$236,175	\$306,118	\$280,010	0.772	56.00%	
64	64-14-33-305-106	115 PIT LN	M1G	Garage Storage/Condo	201	Land Table M1G	06/18/24	\$210,000	\$105,821	\$104,179	\$87,478	\$122,720	1.191	58.44%	
64	64-14-33-305-120	131 PIT LN	M1G	Garage Storage/Condo	201	Land Table M1G	07/03/24	\$560,000	\$204,574	\$355,426	\$248,587	\$223,040	1.430	39.83%	
64	64-14-33-305-146	156 SPEED WAY	M1G	Garage Storage/Condo	201	Land Table M1G	03/07/24	\$1,000,000	\$216,216	\$783,784	\$265,746	\$311,540	2.949	31.15%	
64	64-14-33-305-152	162 SPEED WAY	M1G	Garage Storage/Condo	201	Land Table M1G	03/04/24	\$520,000	\$270,270	\$249,730	\$347,519	\$267,070	0.719	51.36%	
64	64-14-33-305-163	173 SPEED WAY	M1G	Garage Storage/Condo	201	Land Table M1G	12/21/23	\$783,005	\$270,270	\$512,735	\$314,411	\$289,460	1.631	36.97%	
64	64-14-33-305-171	181 PIT LN	M1G	Garage Storage/Condo	201	Land Table M1G	09/19/24	\$405,000	\$124,740	\$280,260	\$184,925	\$150,640	1.516	37.20%	
64	64-14-33-305-222	236 APEX DR	M1G	Garage Storage/Condo	201	Land Table M1G	11/16/23	\$375,000	\$155,301	\$219,699	\$218,122	\$185,430	1.007	49.45%	
64	64-14-33-305-238	252 APEX DR	M1G	Garage Storage/Condo	201	Land Table M1G	09/23/24	\$350,000	\$150,728	\$199,272	\$213,075	\$180,700	0.935	51.63%	
64	64-14-33-305-242	260 APEX DR	M1G	Garage Storage/Condo	201	Land Table M1G	12/21/23	\$750,000	\$275,883	\$474,117	\$344,758	\$306,770	1.375	40.90%	
64	64-14-33-305-256	274 APEX DR	M1G	Garage Storage/Condo	201	Land Table M1G	12/03/24	\$415,000	\$150,312	\$264,688	\$224,220	\$180,080	1.180	43.39%	

**CITY OF PONTIAC
ECF FOR 2026: MRU**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$2,890,000	\$1,127,964	\$1,762,036	\$2,617,879	\$1,739,420	60.19%	0.673

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-14-29-381-019	18 LORRAINE CT	APT	Apartments 10 units and under	201	Land Table COM	02/02/24	\$160,000	\$9,605	\$150,395	\$276,171	\$71,350	0.545	44.59%	
64	64-14-29-410-016	125 N SAGINAW ST	CRL	Downtown Row	201	Land Table COM	04/08/24	\$250,000	\$33,591	\$216,409	\$326,866	\$130,870	0.662	52.35%	64-14-29-410-007
64	64-14-29-412-005	43 W HURON ST	APT	Apartments 10 units and under	201	Land Table COM	12/13/24	\$360,000	\$20,028	\$339,972	\$447,567	\$184,180	0.760	51.16%	
64	64-14-29-426-009	108 N SAGINAW	CRL	Retail	201	Land Table COM	02/11/25	\$450,000	\$81,953	\$368,047	\$575,479	\$325,440	0.640	72.32%	64-14-29-426-016
64	64-14-33-210-065	389 OSMUN ST	APT	Apartments 10 units and under	201	Land Table COM	10/31/24	\$140,000	\$11,360	\$128,640	\$108,034	\$51,000	1.191	36.43%	
22	22-23-18-200-001	38285 TWELVE MILE	COF	Residential Conversion	201	OFFICE LAND RATES	05/06/24	\$400,000	\$242,869	\$157,131	\$256,986	\$288,550	0.611	72.14	
28	28-25-36-153-002	21934 JOHN R RD	COF	Commercial Mixed Use	201	COMMERCIAL SOUTH	12/18/23	\$90,000	\$13,566	\$76,434	\$125,080	\$58,960	0.611	65.51%	
K	K -21-04-251-001	57951 GRAND RIVER AVE	APT	Apartments 10 units and under	201	K Commercial Land	03/01/24	\$660,000	\$604,613	\$55,387	\$174,835	\$398,730	0.317	60.41%	K -21-04-151-005
OL	OL-09-02-441-010	103 N BROADWAY ST	CRL	Commercial Mixed Use	201	COMM Land Table	09/20/24	\$155,000	\$39,420	\$115,580	\$161,624	\$107,070	0.715	69.08%	
PO	PO-04-27-226-005	18 S WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	02/12/24	\$225,000	\$70,959	\$154,041	\$165,237	\$123,270	0.932	54.79%	

**CITY OF PONTIAC
ECF FOR 2026: NSC**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$4,044,000	\$910,762	\$3,133,238	\$4,590,576	\$2,356,790	58.28%	0.683

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
64	64-13-36-279-020	222 S TELEGRAPH RD	CRL	Restaurant	201	Land Table COM	12/20/24	\$55,000	\$7,973	\$47,027	\$61,965	\$26,130	0.759	47.51%	
64	64-14-29-131-032	220 CESAR E CHAVEZ AVE	CRL	Market	201	Land Table COM	05/24/24	\$120,000	\$16,777	\$103,223	\$115,106	\$55,540	0.897	46.28%	
64	64-14-29-410-016	125 N SAGINAW ST	CRL	Downtown Row	201	Land Table COM	04/08/24	\$250,000	\$33,591	\$216,409	\$326,866	\$130,870	0.662	52.35%	64-14-29-410-007
64	64-14-29-426-009	108 N SAGINAW	CRL	Retail	201	Land Table COM	02/11/25	\$450,000	\$81,953	\$368,047	\$575,479	\$325,440	0.640	72.32%	64-14-29-426-016
64	64-14-30-380-024	732 W HURON ST	CRL	Retail	201	Land Table COM	01/16/24	\$189,000	\$21,480	\$167,520	\$316,679	\$108,340	0.529	57.32%	64-14-30-380-023
64	64-14-31-180-001	239 VOORHEIS ST	CRL	Retail	201	Land Table COM	11/09/23	\$125,000	\$16,112	\$108,888	\$170,924	\$67,760	0.637	54.21%	
64	64-14-33-161-023	45810 WOODWARD AVE	CRL	Retail	201	Land Table COM	02/05/25	\$600,000	\$77,954	\$522,046	\$556,395	\$237,050	0.938	39.51%	64-14-33-161-004, 64-14-33-161-005, 64-14-33-161-006
I	I-01-28-301-011	3045 GRANGE HALL RD	NSC	Neighborhood Shopping	201	COM COMMERCIAL LAND	01/22/25	\$1,450,000	\$488,696	\$961,304	\$1,435,537	\$818,400	0.670	56.44%	I-01-28-301-010
W	W-13-10-253-038	4472 DIXIE HWY	CRL	Retail	201	Land Table CRL	02/12/24	\$125,000	\$12,215	\$112,785	\$142,675	\$75,340	0.791	60.27%	
W	W-13-25-404-037	2271 ELIZABETH LAKE RD	CRL	Retail	201	Land Table SPM	05/18/23	\$525,000	\$80,022	\$444,978	\$754,674	\$410,180	0.590	78.13%	
W	W-13-26-153-022	3860 ELIZABETH LAKE RD	CRL	Retail	201	Land Table CRL	11/07/23	\$155,000	\$73,989	\$81,011	\$134,276	\$101,740	0.603	65.64%	W-13-26-153-021