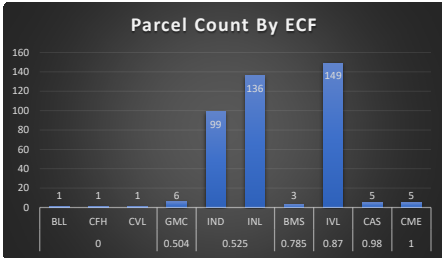


CITY OF PONTIAC

LAND FOR 2022: IND1

BSA DATABASE		SALES DATA	
Parcel Count	406	# of Sales	17
ECF Nbhd	IND, INL, IVL, GMC, BMS, CAS, BLL, CME, CVL, CFH	Sales Ratio	45.67%
Min ECF	0.504	(Land Resid.-Est. Land Value)/Est. LV	54.76%
Max ECF	1.000	Projected % Change	18.18%
Land Table LtoB	15.35%	Current Land Table LtoB	17.35%
CVT LtoB	14.39%	Projected Land Table LtoB	19.50%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$0.70	\$1.08	\$0.83
MEDIAN	\$0.67	\$1.03	\$0.79
MINIMUM	\$0.11	\$0.17	\$0.13
MAXIMUM	\$1.58	\$2.45	\$1.87



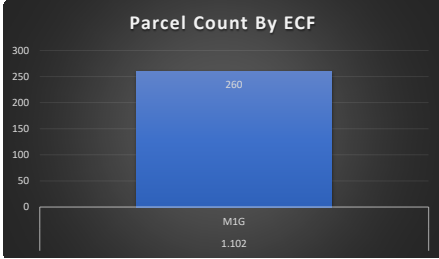
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
02-14-03-451-004	3600 GIDDINGS RD	12/31/2020	\$26,500,000	\$14,633,720	\$29,267,432	\$2,417,550	\$5,184,982	46.09	\$52,453	\$1.20	IC_5		Ind_North 75	
02-14-04-200-035	4440 N ATLANTIC BLVD	10/30/2018	\$12,900,000	\$5,230,770	\$10,461,530	\$3,604,017	\$1,165,547	8.09	\$445,380	\$10.22	IC_5		Ind_North 75	
02-14-11-329-001	2990 LAPEER RD	11/27/2019	\$1,490,000	\$694,750	\$1,389,503	\$728,483	\$627,986	7.91	\$92,096	\$2.11	IC_3		Ind_North Opdyke	
64-14-09-301-019	1631 E HIGHWOOD BLVD	4/24/2020	\$700,000	\$296,160	\$592,326	\$218,069	\$110,395	1.60	\$135,953	\$3.12	IND		Land Table IND 1 2013	18.64%
64-14-09-301-022	1711 E HIGHWOOD BLVD	7/31/2020	\$1,350,000	\$192,080	\$384,163	\$1,078,847	\$113,010	1.64	\$657,032	\$15.08	IND		Land Table IND 1 2013	29.42%
64-14-09-301-038	1651 E HIGHWOOD BLVD	8/28/2020	\$1,650,000	\$371,640	\$743,280	\$1,069,834	\$163,114	2.37	\$451,407	\$10.36	IND		Land Table IND 1 2013	21.95%
64-14-17-101-010	212 W SHEFFIELD AVE	11/15/2019	\$220,000	\$56,030	\$112,052	\$149,243	\$41,295	0.60	\$248,738	\$5.71	CAS		Land Table IND 1 2013	36.85%
64-14-17-130-005	W SHEFFIELD	3/26/2019	\$65,000					0.48	\$135,417	\$3.11	IVL	64-14-17-130-006	Land Table IND 1 2013	100.00%
64-14-19-128-010	659 PERSHING AVE	1/10/2020	\$220,000	\$86,650	\$173,302	\$113,564	\$66,866	1.97	\$57,705	\$1.32	INL		Land Table IND 1 2013	38.58%
64-14-20-305-007	570 CESAR E CHAVEZ AVE	9/9/2019	\$175,000	\$33,940	\$67,872	\$121,398	\$14,270	0.42	\$289,043	\$6.64	BMS		Land Table IND 1 2013	21.02%
64-14-20-457-004		11/27/2018	\$10,000					1.42	\$7,042	\$0.16	IVL		Land Table IND 1 2013	100.00%
64-14-21-403-051	792 N PERRY ST	3/20/2020	\$600,000	\$132,990	\$265,977	\$365,248	\$31,225	0.92	\$198,720	\$4.56	INL		Land Table IND 1 2013	11.74%
64-14-31-377-011	550 S TELEGRAPH RD	2/28/2020	\$560,000	\$101,580	\$203,157	\$406,053	\$49,210	0.72	\$567,906	\$13.04	INL		Land Table IND 1 2013	24.22%
64-14-32-233-007	WOODWARD	4/18/2019	\$80,000	\$34,950	\$69,895	\$60,031	\$45,430	0.63	\$95,287	\$2.19	IND	64-14-32-233-006	Land Table IND 1 2013	68.69%
64-14-32-402-007	340 ROCKWELL AVE	9/25/2019	\$850,000	\$110,300	\$220,600	\$654,316	\$24,916	1.43	\$457,564	\$10.50	INL		Land Table IND 1 2013	11.29%
64-14-34-451-031	1800 CENTERPOINT PKWY	6/26/2019	\$80,000					0.90	\$88,889	\$2.04	IVL		Land Table IND 1 2013	100.00%
64-14-04-202-024	800 MARTIN LUTHER KING JR BLV	1/9/2019	\$1,759,000	\$425,060	\$850,128	\$1,044,388	\$135,516	1.97	\$530,415	\$12.18	INL		Land Table IND 1 2013	15.94%

CITY OF PONTIAC

LAND FOR 2022: M1G

BSA DATABASE		SALES DATA	
Parcel Count	260	# of Sales	13
ECF Nbhd	M1G	Sales Ratio	33.35%
Min ECF	1.102	(Land Resid.-Est. Land Value)/Est. LV	164.42%
Max ECF	1.102	Projected % Change	65.00%
Land Table LtoB	31.36%	Current Land Table LtoB	30.36%
CVT LtoB	14.39%	Projected Land Table LtoB	36.42%

RATE	OLD RATE	CALC'D RATE	USED RATE	ACREAGE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$16.23	\$42.93	\$26.79	AVERAGE	\$143,785	\$380,198	\$237,250
MEDIAN	\$0.38	\$1.00	\$0.63	MEDIAN	\$96,469	\$255,085	\$159,177
MINIMUM	\$0.14	\$0.37	\$0.23	MINIMUM	\$33,075	\$87,458	\$54,575
MAXIMUM	\$80.00	\$211.54	\$132.00	MAXIMUM	\$413,438	\$1,093,221	\$682,188



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
64-14-33-305-024	24 STRAIGHTAWAY DR	4/10/2019	\$400,000	\$153,830	\$307,650	\$188,350	\$96,000	0.03	\$6,726,786	\$154.43	M1G		Land Table M1G	31.20%
64-14-33-305-039	39 STRAIGHTAWAY DR	2/7/2020	\$525,000	\$153,830	\$307,650	\$313,350	\$96,000	0.03	\$11,191,071	\$256.91	M1G		Land Table M1G	31.20%
64-14-33-305-055	55 PIT LN	7/31/2020	\$295,000	\$81,640	\$163,279	\$179,721	\$48,000	0.01	\$12,837,214	\$294.70	M1G		Land Table M1G	29.40%
64-14-33-305-096	104 SPEED WAY	8/7/2020	\$378,000	\$156,890	\$313,783	\$165,737	\$101,520	0.03	\$5,715,069	\$131.20	M1G		Land Table M1G	32.35%
64-14-33-305-112	123 PIT LN	5/10/2019	\$350,000	\$102,170	\$204,332	\$207,668	\$62,000	0.02	\$11,537,111	\$264.86	M1G		Land Table M1G	30.34%
64-14-33-305-121	132 PIT LN	10/11/2019	\$270,000	\$97,900	\$195,809	\$133,151	\$58,960	0.02	\$7,832,412	\$179.81	M1G		Land Table M1G	30.11%
64-14-33-305-134	144 PIT LN	12/5/2018	\$540,000	\$175,520	\$351,036	\$292,964	\$104,000	0.03	\$9,765,467	\$224.18	M1G		Land Table M1G	29.63%
64-14-33-305-138	148 PIT LN	11/6/2018	\$560,000	\$175,520	\$351,036	\$312,964	\$104,000	0.03	\$10,432,133	\$239.49	M1G		Land Table M1G	29.63%
64-14-33-305-139	149 PIT LN	11/2/2018	\$550,000	\$175,520	\$351,036	\$302,964	\$104,000	0.03	\$10,098,800	\$231.84	M1G		Land Table M1G	29.63%
64-14-33-305-141	151 SPEED WAY	11/2/2018	\$475,000	\$175,520	\$351,036	\$227,964	\$104,000	0.03	\$7,598,800	\$174.44	M1G		Land Table M1G	29.63%
64-14-33-305-143	153 SPEED WAY	11/30/2018	\$475,000	\$160,940	\$321,870	\$257,130	\$104,000	0.03	\$8,571,000	\$196.76	M1G		Land Table M1G	32.31%
64-14-33-305-146	156 SPEED WAY	12/3/2018	\$560,000	\$175,520	\$351,036	\$312,964	\$104,000	0.03	\$10,432,133	\$239.49	M1G		Land Table M1G	29.63%
64-14-33-305-147	157 SPEED WAY	11/13/2018	\$500,000	\$175,520	\$351,036	\$252,964	\$104,000	0.03	\$8,432,133	\$193.58	M1G		Land Table M1G	29.63%