

CVT: CITY OF PONTIAC

YEAR: 2025

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$2.96	\$3.98	\$3.32
MED	\$2.08	\$2.79	\$2.33
MIN	\$0.26	\$0.35	\$0.29
MAX	\$10.75	\$14.43	\$12.04

COM (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
3.47%	12.0%	14.37%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-14-07-483-013	321 W WALTON BLVD	3/21/2024	\$650,000	\$116,200	\$73,662	0.813	\$479,259	325.31%	\$589,494	\$13.53	0	0	0	0	0
64	64-14-08-454-038	1494 BALDWIN AVE	4/9/2024	\$282,000	\$99,180	\$37,510	0.230	\$60,040	80.03%	\$261,043	\$5.99	64-14-08-454-035	64-14-08-454-001	0	0	0
64	64-14-09-301-021	1591 E HIGHWOOD BLVD	6/20/2023	\$1,725,000	\$319,910	\$191,160	2.239	\$1,234,668	322.94%	\$551,437	\$12.66	0	0	0	0	0
64	64-14-09-352-003	263 E WALTON BLVD	4/6/2022	\$2,287,500	\$1,237,470	\$300,310	3.788	-\$118,901	-19.80%	-\$31,389	-\$0.72	0	0	0	0	0
64	64-14-09-452-055	547 E WALTON BLVD	10/27/2022	\$400,000	\$109,600	\$104,313	0.770	\$300,208	143.90%	\$389,881	\$8.95	0	0	0	0	0
64	64-14-15-426-012	1650 N PERRY ST	2/6/2024	\$505,000	\$289,460	\$154,753	1.708	\$116,258	37.56%	\$68,067	\$1.56	0	0	0	0	0
64	64-14-16-201-029	618 E WALTON BLVD	6/22/2022	\$810,000	\$416,540	\$436,594	7.651	\$397,904	45.57%	\$52,007	\$1.19	0	0	0	0	0
64	64-14-17-131-015	1375 BALDWIN AVE	12/7/2023	\$425,000	\$135,790	\$134,004	1.479	\$290,035	108.22%	\$196,102	\$4.50	64-14-17-131-016	0	0	0	0
64	64-14-19-128-005	1097 CESAR E CHAVEZ AVE	12/28/2022	\$330,000	\$104,960	\$92,319	1.432	\$197,620	107.03%	\$138,003	\$3.17	0	0	0	0	0
64	64-14-21-406-001	635 MARTIN LUTHER KING JR BLV	12/15/2022	\$1,121,133	\$393,380	\$155,206	1.713	\$462,366	148.95%	\$269,916	\$6.20	0	0	0	0	0
64	64-14-27-126-015	926 FEATHERSTONE ST	9/22/2022	\$5,400,000	\$1,174,570	\$539,074	6.314	\$3,510,299	325.59%	\$555,955	\$12.76	64-14-27-126-014	0	0	0	0
64	64-14-29-252-032	48980 WOODWARD	6/28/2024	\$2,100,000	\$1,351,640	\$195,704	4.854	-\$326,662	-83.46%	-\$67,297	-\$1.54	64-14-29-252-033	0	0	0	0
64	64-14-30-101-004	600 N TELEGRAPH	6/6/2024	\$4,100,000	\$831,560	\$582,121	4.297	\$2,134,111	183.30%	\$496,651	\$11.40	0	0	0	0	0
64	64-14-30-354-046	3 S TELEGRAPH RD	12/20/2022	\$7,150,000	\$2,233,800	\$792,102	5.847	\$3,203,232	202.20%	\$547,842	\$12.58	64-14-31-101-001	0	0	0	0
64	64-14-31-378-005	885 ORCHARD LAKE RD	7/28/2022	\$240,000	\$51,050	\$45,112	0.333	\$178,870	198.25%	\$537,147	\$12.33	0	0	0	0	0
64	64-14-32-126-026	132 FRANKLIN BLVD	5/31/2024	\$800,000	\$253,030	\$88,449	1.550	\$383,386	216.73%	\$247,346	\$5.68	64-14-32-126-025	0	0	0	0
64	64-14-32-211-016	61 JACKSON ST	2/8/2023	\$200,000	\$73,940	\$70,374	1.039	\$110,777	78.71%	\$106,619	\$2.45	64-14-32-211-013	64-14-32-211-014	64-14-32-211-034	64-14-32-211-035	64-14-32-211-036
64	64-14-32-232-007	8 BRUSH ST	9/13/2024	\$515,000	\$109,490	\$66,403	1.030	\$362,447	272.91%	\$351,890	\$8.08	0	0	0	0	0
64	64-14-33-255-009	392 S SANFORD ST	7/12/2023	\$365,000	\$122,910	\$80,112	1.896	\$175,394	109.47%	\$92,507	\$2.12	0	0	0	0	0
64	64-14-33-303-036	45601 WOODWARD AVE	6/8/2023	\$285,000	\$64,050	\$24,845	0.291	\$166,280	334.63%	\$571,409	\$13.12	0	0	0	0	0
64	64-14-33-304-033	45700 WOODWARD AVE	9/13/2024	\$685,000	\$177,320	\$90,073	1.055	\$420,765	233.57%	\$398,829	\$9.16	0	0	0	0	0
64	64-14-33-305-005	5 STRAIGHTAWAY DR	9/28/2022	\$750,000	\$230,700	\$166,320	0.028	\$382,970	115.13%	\$13,677,500	\$313.99	0	0	0	0	0
64	64-14-33-305-011	11 STRAIGHTAWAY DR	6/7/2023	\$800,000	\$230,700	\$166,320	0.028	\$432,970	130.16%	\$15,463,214	\$354.99	0	0	0	0	0
64	64-14-33-305-016	16 STRAIGHTAWAY DR	10/19/2022	\$400,000	\$230,700	\$166,320	0.028	\$32,970	9.91%	\$1,177,500	\$27.03	0	0	0	0	0
64	64-14-33-305-022	22 STRAIGHTAWAY DR	5/4/2023	\$749,000	\$230,700	\$166,320	0.028	\$381,970	114.83%	\$13,641,786	\$313.17	0	0	0	0	0
64	64-14-33-305-024	24 STRAIGHTAWAY DR	9/22/2022	\$840,000	\$230,700	\$166,320	0.028	\$472,970	142.19%	\$16,891,786	\$387.78	0	0	0	0	0
64	64-14-33-305-029	29 STRAIGHTAWAY DR	11/14/2022	\$725,000	\$230,700	\$166,320	0.028	\$357,970	107.61%	\$12,784,643	\$293.50	0	0	0	0	0
64	64-14-33-305-047	47 SPEED WAY	4/13/2022	\$799,000	\$230,700	\$166,320	0.028	\$431,970	129.86%	\$15,427,500	\$354.17	0	0	0	0	0
64	64-14-33-305-048	48 PIT LN	4/20/2023	\$440,000	\$121,940	\$83,160	0.014	\$240,088	144.35%	\$17,149,143	\$393.69	0	0	0	0	0
64	64-14-33-305-049	49 PIT LN	7/20/2022	\$200,000	\$121,940	\$83,160	0.014	\$88	0.05%	\$6,286	\$0.14	0	0	0	0	0
64	64-14-33-305-058	58 PIT LN	9/25/2023	\$285,000	\$121,940	\$83,160	0.014	\$85,088	51.16%	\$6,077,714	\$139.53	0	0	0	0	0
64	64-14-33-305-078	78 PIT LN	8/5/2022	\$322,000	\$121,940	\$83,160	0.014	\$122,088	73.41%	\$8,720,571	\$200.20	0	0	0	0	0
64	64-14-33-305-080	80 PIT LN	3/28/2023	\$365,000	\$121,940	\$83,160	0.014	\$165,088	99.26%	\$11,792,000	\$270.71	0	0	0	0	0
64	64-14-33-305-084	88 PIT LN	11/23/2022	\$322,500	\$118,900	\$81,081	0.013	\$127,576	78.67%	\$9,813,538	\$225.29	0	0	0	0	0
64	64-14-33-305-095	103 SPEED WAY	8/12/2024	\$975,000	\$242,280	\$181,150	0.030	\$678,725	187.34%	\$22,624,167	\$519.38	0	0	0	0	0
64	64-14-33-305-096	104 SPEED WAY	5/28/2024	\$500,000	\$235,910	\$175,883	0.029	\$211,024	59.99%	\$7,276,690	\$167.05	0	0	0	0	0
64	64-14-33-305-106	115 PIT LN	6/18/2024	\$210,000	\$103,450	\$70,547	0.012	\$76,857	54.47%	\$6,404,750	\$147.03	0	0	0	0	0
64	64-14-33-305-118	129 PIT LN	7/2/2024	\$455,000	\$103,450	\$70,547	0.012	\$321,857	228.12%	\$26,821,417	\$615.74	0	0	0	0	0
64	64-14-33-305-120	131 PIT LN	7/3/2024	\$560,000	\$187,940	\$136,382	0.023	\$326,130	119.56%	\$14,179,565	\$325.52	0	0	0	0	0
64	64-14-33-305-141	151 SPEED WAY	11/28/2022	\$1,000,000	\$499,510	\$360,360	0.060	\$205,148	28.46%	\$3,419,133	\$78.49	64-14-33-305-140	0	0	0	0
64	64-14-33-305-146	156 SPEED WAY	3/7/2024	\$1,000,000	\$262,510	\$180,180	0.030	\$570,820	158.40%	\$19,027,333	\$436.81	0	0	0	0	0
64	64-14-33-305-152	162 SPEED WAY	3/4/2024	\$520,000	\$225,030	\$166,320	0.028	\$167,153	50.25%	\$5,969,750	\$137.05	0	0	0	0	0
64	64-14-33-305-163	173 SPEED WAY	12/21/2023	\$783,005	\$243,800	\$180,180	0.030	\$400,399	111.11%	\$13,346,633	\$306.40	0	0	0	0	0
64	64-14-33-305-177	187 PIT LN	12/7/2022	\$240,000	\$149,610	\$103,950	0.017	-\$3,024	-1.45%	-\$177,882	-\$4.08	0	0	0	0	0
64	64-14-33-305-189	199 CHICANE LN	7/29/2022	\$235,000	\$152,170	\$100,485	0.017	-\$19,019	-9.46%	-\$1,118,765	-\$25.68	0	0	0	0	0
64	64-14-33-305-193	203 CHICANE LN	5/24/2023	\$475,000	\$129,410	\$83,714	0.014	\$256,800	153.38%	\$18,342,857	\$421.09	0	0	0	0	0

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YEAR: 2025

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64	64-14-33-305-199	209 CHICANE LN	9/7/2022	\$235,000	\$129,410	\$83,714	0.014	\$16,800	10.03%	\$1,200,000	\$27.55	0	0	0	0	0
64	64-14-33-305-207	221 CHICANE LN	4/29/2022	\$185,000	\$119,760	\$77,477	0.013	-\$16,925	-10.92%	-\$1,301,923	-\$29.89	0	0	0	0	0
64	64-14-33-305-218	232 CHICANE LN	12/18/2023	\$606,000	\$152,170	\$100,485	0.017	\$351,981	175.14%	\$20,704,765	\$475.32	0	0	0	0	0
64	64-14-33-305-222	236 APEX DR # 2091	11/16/2023	\$375,000	\$156,150	\$103,534	0.017	\$114,852	55.47%	\$6,756,000	\$155.10	0	0	0	0	0
64	64-14-33-305-238	252 APEX DR	9/23/2024	\$350,000	\$152,170	\$100,485	0.017	\$150,586	74.93%	\$8,858,000	\$203.35	0	0	0	0	0
64	64-14-33-305-242	260 APEX DR	8/19/2024	\$750,000	\$258,230	\$183,922	0.030	\$335,623	91.24%	\$11,187,433	\$256.83	0	0	0	0	0
64	64-14-33-305-247	265 APEX DR	4/24/2024	\$330,000	\$129,340	\$83,576	0.014	\$111,800	66.89%	\$7,985,714	\$183.33	0	0	0	0	0
64	64-14-33-305-249	267 APEX DR	4/29/2022	\$240,000	\$112,580	\$83,576	0.014	\$63,555	38.02%	\$4,539,643	\$104.22	0	0	0	0	0
64	64-14-33-305-251	269 APEX DR	3/28/2023	\$370,000	\$129,340	\$83,576	0.014	\$151,800	90.82%	\$10,842,857	\$248.92	0	0	0	0	0
02	02-14-02-401-005	3700 LAPEER RD	1/20/2023	\$1,500,000	\$458,990	\$515,718	2.420	\$1,045,921	101.40%	\$432,199	\$9.92	0	0	0	0	0
02	02-14-11-126-007	3285 LAPEER RD W	6/30/2022	\$1,262,500	\$682,720	\$440,123	5.860	\$679,063	77.14%	\$115,881	\$2.66	0	0	0	0	0
02	02-14-11-304-007	2705 LAPEER RD	6/10/2024	\$677,500	\$306,870	\$278,644	1.210	\$345,038	61.91%	\$285,155	\$6.55	0	0	0	0	0
02	02-14-11-352-019	2635 LAPEER RD	5/13/2024	\$610,000	\$284,020	\$194,036	0.730	\$370,505	95.47%	\$507,541	\$11.65	0	0	0	0	0
02	02-14-11-353-012	2638 LAPEER RD	6/5/2023	\$255,000	\$184,590	\$117,988	0.418	\$86,234	36.54%	\$206,302	\$4.74	0	0	0	0	0
02	02-14-13-301-012	3250 UNIVERSITY DR	6/1/2023	\$7,898,160	\$4,481,460	\$2,350,476	9.450	\$1,333,797	28.37%	\$141,143	\$3.24	0	0	0	0	0
02	02-14-23-126-011	1420 N OPDYKE RD	12/27/2023	\$849,165	\$371,570	\$273,208	1.200	\$541,788	99.15%	\$451,490	\$10.36	0	0	0	0	0
02	02-14-23-176-012	2550 INNOVATION DR	7/21/2023	\$4,950,000	\$1,767,180	\$988,609	5.890	\$1,781,917	90.12%	\$302,533	\$6.95	0	0	0	0	0
02	02-14-35-352-041	2191 SOUTH BLVD	6/30/2022	\$2,350,000	\$999,000	\$369,386	2.310	\$145,096	19.64%	\$62,812	\$1.44	0	0	0	0	0
24	24-25-26-106-002	3250 HILTON RD	7/17/2024	\$250,000	\$98,910	\$53,141	0.083	\$91,045	85.66%	\$1,096,928	\$25.18	0	0	0	0	0
24	24-25-26-154-002	2840 HILTON RD	12/29/2023	\$312,000	\$154,720	\$88,488	0.185	\$64,780	36.60%	\$350,162	\$8.04	0	0	0	0	0
24	24-25-26-382-034	1411 E 9 MILE RD	2/9/2024	\$385,000	\$197,740	\$113,036	0.101	\$91,361	40.41%	\$904,564	\$20.77	0	0	0	0	0
24	24-25-26-385-029	1737 E 9 MILE RD	2/22/2024	\$525,000	\$192,660	\$158,043	0.152	\$289,496	91.59%	\$1,904,579	\$43.72	0	0	0	0	0
24	24-25-27-181-006	23600 WOODWARD AVE	2/27/2023	\$800,000	\$233,620	\$294,583	0.246	\$617,604	104.83%	\$2,510,585	\$57.64	0	0	0	0	0
24	24-25-27-280-026	3055 HILTON RD	7/28/2023	\$540,000	\$260,730	\$160,325	0.288	\$145,669	45.43%	\$505,795	\$11.61	0	0	0	0	0
24	24-25-27-303-050	23337 WOODWARD AVE	9/16/2024	\$395,000	\$183,260	\$143,590	0.090	\$177,037	61.65%	\$1,967,078	\$45.16	24-25-27-303-049	0	0	0	0
24	24-25-27-327-005	23426 WOODWARD AVE	4/25/2022	\$205,000	\$92,750	\$86,483	0.057	\$100,041	57.84%	\$1,755,105	\$40.29	0	0	0	0	0
24	24-25-27-327-006	23422 WOODWARD AVE	12/18/2023	\$135,000	\$96,480	\$112,257	0.074	\$49,534	22.06%	\$669,378	\$15.37	0	0	0	0	0
24	24-25-27-379-003	23140 WOODWARD AVE	5/9/2023	\$840,000	\$347,170	\$247,386	0.172	\$366,823	74.14%	\$2,132,692	\$48.96	0	0	0	0	0
24	24-25-27-381-025	177 VESTER ST	8/25/2023	\$700,000	\$305,130	\$108,553	0.151	\$193,579	89.16%	\$1,281,980	\$29.43	0	0	0	0	0
24	24-25-27-382-003	22840 WOODWARD AVE	8/14/2024	\$1,900,000	\$1,027,460	\$284,029	0.178	-\$50,547	-8.90%	-\$283,972	-\$6.52	0	0	0	0	0
24	24-25-27-437-001	1300 WOODWARD HTS	6/1/2023	\$975,000	\$226,630	\$162,546	0.507	\$629,249	193.56%	\$1,241,122	\$28.49	24-25-27-437-003	0	0	0	0
24	24-25-27-454-001	200 VESTER ST	8/20/2024	\$530,000	\$195,480	\$75,093	0.188	-\$87,261	-58.10%	-\$464,154	-\$10.66	0	0	0	0	0
24	24-25-27-459-042	201 E 9 MILE RD	4/25/2024	\$1,450,000	\$469,610	\$153,422	0.128	\$674,281	219.75%	\$5,267,820	\$120.93	0	0	0	0	0
24	24-25-33-126-014	1491 W 9 MILE RD APT 1	12/27/2022	\$1,050,000	\$431,570	\$138,210	0.346	-\$574,692	-207.91%	-\$1,660,960	-\$38.13	0	0	0	0	0
24	24-25-34-101-010	611 W 9 MILE RD	6/7/2024	\$860,000	\$331,720	\$296,540	0.265	\$493,279	83.17%	\$1,861,430	\$42.73	0	0	0	0	0
24	24-25-34-126-002	259 W 9 MILE RD	4/28/2022	\$1,500,000	\$545,970	\$137,697	0.115	\$508,781	184.75%	\$4,424,183	\$101.57	0	0	0	0	0
24	24-25-34-126-016	141 W 9 MILE RD	10/24/2023	\$650,000	\$423,620	\$185,612	0.155	-\$33,010	-8.89%	-\$212,968	-\$4.89	0	0	0	0	0
24	24-25-34-127-013	22726 WOODWARD AVE	5/2/2022	\$350,000	\$177,120	\$117,234	0.070	\$111,276	47.46%	\$1,589,657	\$36.49	0	0	0	0	0
24	24-25-34-129-005	22600 WOODWARD AVE	9/5/2024	\$1,820,000	\$515,160	\$350,231	0.339	\$1,155,058	164.90%	\$3,407,251	\$78.22	24-25-34-202-068	0	0	0	0
24	24-25-34-178-021	362 W MARSHALL ST	5/10/2023	\$650,000	\$183,380	\$57,120	0.143	-\$121,889	-106.70%	-\$852,371	-\$19.57	0	0	0	0	0
24	24-25-34-178-022	334 W MARSHALL ST	5/11/2022	\$425,000	\$198,550	\$171,763	0.430	-\$200,590	-58.39%	-\$466,488	-\$10.71	0	0	0	0	0
24	24-25-34-251-011	22041 WOODWARD AVE	9/6/2023	\$980,000	\$337,930	\$276,077	0.289	\$556,560	100.80%	\$1,925,813	\$44.21	0	0	0	0	0
24	24-25-34-279-001	21950 WOODWARD AVE	1/18/2024	\$232,500	\$169,120	\$241,137	0.275	\$125,034	25.93%	\$454,669	\$10.44	0	0	0	0	0
24	24-25-34-279-047	927 HILTON RD	6/29/2022	\$1,050,000	\$375,130	\$237,688	0.410	\$518,108	108.99%	\$1,263,678	\$29.01	24-25-34-426-037	0	0	0	0
24	24-25-34-427-001	21800 WOODWARD AVE	12/12/2022	\$8,105,000	\$3,049,630	\$1,682,853	3.365	\$3,147,389	93.51%	\$935,331	\$21.47	24-25-34-427-003	24-25-34-427-071	24-25-34-427-035	24-25-34-427-066	24-25-34-427-067
28	28-25-25-380-041	1065 E 9 MILE RD	11/1/2023	\$650,000	\$275,760	\$119,929	0.632	\$172,592	71.96%	\$273,089	\$6.27	28-25-25-380-033	0	0	0	0
28	28-25-25-452-040	1221 E 9 MILE RD	8/18/2023	\$500,000	\$227,680	\$89,061	0.515	\$136,839	76.82%	\$265,707	\$6.10	0	0	0	0	0
28	28-25-26-479-085	23001 JOHN R RD	5/1/2024	\$8,580,000	\$4,051,520	\$1,100,463	9.048	\$1,013,937	46.07%	\$112,062	\$2.57	28-25-26-479-084	0	0	0	0
28	28-25-36-305-052	21412 JOHN R RD	6/28/2022	\$169,500	\$59,340	\$36,569	0.230	\$83,920	114.74%	\$364,870	\$8.38	0	0	0	0	0
28	28-25-36-360-025	637 E EIGHT MILE	8/19/2024	\$320,000	\$136,830	\$67,573	0.425	\$114,131	84.45%	\$268,544	\$6.16	28-25-36-360-022	28-25-36-360-023	0	0	0
44	44-25-01-301-002	31660 JOHN R RD	9/7/2022	\$750,000	\$385,770	\$368,720	1.010	\$368,425	49.96%	\$364,777	\$8.37	0	0	0	0	0
44	44-25-02-377-005	31015 STEPHENSON HWY	8/13/2024	\$695,000	\$310,640	\$322,027	0.461	\$423,742	65.79%	\$919,180	\$21.10	0	0	0	0	0
44	44-25-12-102-045	30460 JOHN R RD	2/3/2023	\$1,870,000	\$696,630	\$442,464	1.212	\$982,143	110.99%	\$810,349	\$18.60	0	0	0	0	0
44	44-25-12-376-018	649 E 12 MILE RD	7/5/2022	\$173,000	\$85,160	\$73,744	0.202	\$73,724	49.99%	\$364,970	\$8.38	44-25-12-376-019	0	0	0	0
44	44-25-13-104-008	520 E 12 MILE RD	8/15/2023	\$705,000	\$341,490	\$207,405	0.568	\$127,566	30.75%	\$224,588	\$5.16	0	0	0	0	0
44	44-25-13-226-004	1454 E 12 MILE RD # 1460	4/1/2022	\$486,000	\$207,300	\$123,890	0.339	\$201,266	81.23%	\$593,705	\$13.63	0	0	0	0	0
44	44-25-13-351-005	27360 JOHN R RD	4/10/2024	\$500,000	\$258,940	\$110,616	0.303	\$100,524	45.44%	\$331,762	\$7.62	0	0	0	0	0
44	44-25-13-360-042	621 E 11 MILE RD	11/17/2023	\$375,000	\$95,080	\$139,946	0.383	\$327,570	117.03%	\$855,274	\$19.63	0	0	0	0	0
44	44-25-14-457-030	530 W 11 MILE RD	8/25/2022	\$400,000	\$90,450	\$89,666	0.246	\$309,077	172.35%	\$1,256,411	\$28.84	0	0	0	0	0
44	44-25-23-229-001	41 W 11 MILE RD	5/17/2022	\$475,000	\$196,940	\$150,463	0.412	\$247,614	82.28%	\$601,005	\$13.80	0	0	0	0	0
44	44-25-24-101-004	26750 JOHN R RD	11/9/2023	\$750,000	\$212,860	\$192,740	0.528	\$538,058	139.58%	\$1,019,049	\$23.39	44-25-24-101-005	0	0	0	0
44	44-25-24-106-008	26312 JOHN R RD	8/3/2022	\$200,000	\$103,710	\$104,750	0.287	\$106,570	50.87%	\$371,324	\$8.52	0	0	0	0	0
44	44-25-24-251-006	26201 DEQUINDRE RD	10/5/2023	\$310,000	\$148,690	\$97,208	0.266	\$122,521	63.02%	\$460,605	\$10.57	0	0	0	0	0

CVT: CITY OF PONTIAC
YEAR: 2025
LAND TYPE: COMMERCIAL

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
44	44-25-24-326-039	1052 E LINCOLN AVE	5/31/2023	\$530,000	\$264,720	\$132,027	0.362	\$164,723	62.38%	\$455,036	\$10.45	0	0	0	0	0

CVT: CITY OF PONTIAC

YEAR: 2025

LAND TYPE: INDUSTRIAL

IND RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$1.37	\$2.18	\$1.51
MED	\$1.25	\$1.99	\$1.38
MIN	\$0.14	\$0.22	\$0.15
MAX	\$3.10	\$4.93	\$3.41

IND (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
8.43%	10.0%	17.58%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-14-19-128-005	1097 CESAR E CHAVEZ AVE	12/28/2022	\$330,000	\$104,960	\$92,319	1.432	\$197,620	94.14%	\$138,003	\$3.17	0	0	0	0	0
64	64-14-32-211-016	61 JACKSON ST	2/8/2023	\$200,000	\$73,940	\$70,374	1.039	\$110,777	74.91%	\$106,619	\$2.45	64-14-32-211-013	64-14-32-211-014	64-14-32-211-034	64-14-32-211-035	64-14-32-211-036
64	64-14-33-255-009	392 S SANFORD ST	7/12/2023	\$365,000	\$122,910	\$80,112	1.896	\$175,394	71.35%	\$92,507	\$2.12	0	0	0	0	0
02	02-14-03-100-043	1681 HARMON RD	11/10/2022	\$9,450,000	\$5,719,530	\$1,354,396	9.690	-\$2,300,270	-20.11%	-\$237,386	-\$5.45	0	0	0	0	0
02	02-14-03-201-020	4260 GIDDINGS RD	2/5/2024	\$3,100,000	\$926,080	\$461,469	2.747	\$1,767,337	95.42%	\$643,370	\$14.77	0	0	0	0	0
02	02-14-03-351-008	1426 PACIFIC DR	3/3/2023	\$14,535,000	\$4,581,380	\$1,684,225	10.570	\$7,218,380	78.78%	\$682,912	\$15.68	0	0	0	0	0
02	02-14-11-201-006	3333 BALD MOUNTAIN RD	6/23/2023	\$8,670,000	\$3,529,950	\$1,559,210	14.801	\$3,467,406	49.11%	\$234,267	\$5.38	0	0	0	0	0
02	02-14-14-101-008	2238 E WALTON BLVD	1/10/2023	\$880,000	\$310,680	\$93,354	0.430	\$362,262	58.30%	\$842,470	\$19.34	0	0	0	0	0
02	02-14-14-126-029	2333 COMMERCIAL DR	4/4/2022	\$2,010,000	\$817,250	\$277,774	1.510	\$678,957	41.54%	\$449,640	\$10.32	0	0	0	0	0
02	02-14-23-151-019	1163 CENTRE RD	2/24/2023	\$955,000	\$329,410	\$129,797	0.620	\$445,590	67.63%	\$718,694	\$16.50	0	0	0	0	0
02	02-14-23-151-039	1227 CENTRE RD	3/9/2024	\$4,542,000	\$2,592,010	\$530,451	3.140	-\$868,205	-16.75%	-\$276,498	-\$6.35	0	0	0	0	0
02	02-14-26-126-031	2110 EXECUTIVE HILLS CT	1/11/2023	\$14,600,000	\$6,486,750	\$1,747,542	9.740	\$1,515,742	11.68%	\$155,620	\$3.57	0	0	0	0	0
02	02-14-35-228-012	2960 AUBURN CT	12/29/2022	\$727,811	\$493,120	\$179,793	2.060	-\$46,436	-4.71%	-\$22,542	-\$0.52	0	0	0	0	0
24	24-25-26-153-060	2900 HILTON RD	12/29/2023	\$377,000	\$188,020	\$135,348	0.257	\$90,250	24.00%	\$351,167	\$8.06	0	0	0	0	0
24	24-25-27-257-024	0	9/7/2022	\$325,000	\$85,570	\$148,868	0.396	\$303,277	177.21%	\$765,851	\$17.58	0	0	0	0	0
24	24-25-27-405-004	2330 GAINSBORO ST	11/20/2023	\$4,000,000	\$1,164,060	\$540,942	2.229	\$1,919,723	82.46%	\$861,249	\$19.77	24-25-27-404-027	24-25-27-405-003	24-25-27-403-025	0	0
24	24-25-27-429-006	2421 WOLCOTT ST	6/17/2022	\$575,000	\$174,050	\$127,020	0.422	\$313,117	89.95%	\$741,983	\$17.03	0	0	0	0	0
24	24-25-27-434-014	910 E DRAYTON ST	11/8/2023	\$1,200,000	\$422,260	\$199,561	0.663	\$451,394	53.45%	\$680,836	\$15.63	0	0	0	0	0
24	24-25-27-436-010	2305 GOODRICH ST	11/2/2023	\$400,000	\$191,580	\$136,086	0.362	\$105,880	27.63%	\$292,486	\$6.71	0	0	0	0	0
24	24-25-27-436-015	2335 GOODRICH ST	9/27/2022	\$1,000,000	\$501,410	\$271,898	1.205	\$152,779	15.23%	\$126,788	\$2.91	0	0	0	0	0
24	24-25-33-435-045	455 LIVERNOIS ST	5/9/2022	\$555,000	\$261,440	\$230,067	0.612	\$210,881	40.33%	\$344,577	\$7.91	0	0	0	0	0
24	24-25-33-482-063	359 LIVERNOIS ST	8/1/2023	\$850,000	\$225,120	\$125,905	0.558	\$475,256	105.56%	\$851,713	\$19.55	0	0	0	0	0
24	24-25-35-101-005	924 E 9 MILE RD	8/31/2023	\$350,000	\$168,760	\$148,514	0.282	\$129,867	38.48%	\$460,521	\$10.57	0	0	0	0	0
24	24-25-35-105-001	1100 E SARATOGA AVE	12/12/2022	\$3,073,765	\$1,587,220	\$1,186,918	4.989	\$745,293	23.48%	\$149,387	\$3.43	24-25-35-105-002	24-25-35-105-008	24-25-35-105-009	0	0
24	24-25-35-326-002	1285 WORDSWORTH ST	6/13/2023	\$1,200,000	\$263,910	\$192,637	0.640	\$801,123	151.78%	\$1,251,755	\$28.74	0	0	0	0	0
28	28-25-25-131-010	1008 E 10 MILE RD	4/4/2024	\$261,875	\$93,570	\$38,113	0.285	\$105,293	56.26%	\$369,449	\$8.48	0	0	0	0	0
28	28-25-25-276-013	1775 OAK GROVE AVE	1/11/2024	\$130,000	\$62,120	\$23,790	0.205	\$23,938	19.27%	\$116,771	\$2.68	0	0	0	0	0
28	28-25-25-453-049	1451 E NINE MILE	9/29/2022	\$1,050,000	\$454,650	\$125,777	1.343	\$206,020	22.66%	\$153,403	\$3.52	0	0	0	0	0
28	28-25-25-477-033	1651 E 9 MILE RD	11/8/2023	\$181,000	\$103,510	\$33,432	0.250	-\$5,785	-2.79%	-\$23,140	-\$0.53	0	0	0	0	0
28	28-25-25-478-037	1795 E NINE MILE	5/25/2023	\$225,000	\$83,890	\$23,468	0.125	\$73,080	43.56%	\$584,640	\$13.42	0	0	0	0	0
28	28-25-36-230-004	1796 E 9 MILE RD	2/13/2024	\$897,000	\$377,390	\$62,374	1.121	\$166,299	22.03%	\$148,349	\$3.41	0	0	0	0	0
28	28-25-36-357-001	20848 JOHN R	4/22/2024	\$135,000	\$75,340	\$25,909	0.138	\$13,272	8.81%	\$96,174	\$2.21	0	0	0	0	0
28	28-25-36-385-022	1019 E EIGHT MILE	3/1/2024	\$242,500	\$75,750	\$25,909	0.138	\$106,951	70.59%	\$775,007	\$17.79	0	0	0	0	0
28	28-25-36-479-016	1411 E 8 MILE RD	8/7/2024	\$100,000	\$24,050	\$31,112	0.192	\$83,463	173.52%	\$434,703	\$9.98	0	0	0	0	0
28	28-25-36-480-033	21011 DEQUINDRE	3/11/2024	\$118,000	\$34,540	\$21,027	0.112	\$67,494	97.70%	\$602,625	\$13.83	0	0	0	0	0

CVT: CITY OF PONTIAC

YEAR: 2025

LAND TYPE: M1 CONCOURSE

M1G LAND (ACREAGE TABLE) BREAKDOWN			
ACRES	OLD RATE (SF)	CALC'D RATE (SF)	USED RATE (SF)
AVG	\$249,113	\$439,208	\$298,935
MED	\$167,137	\$294,676	\$200,564
MIN	\$57,304	\$101,032	\$68,765
MAX	\$716,297	\$1,262,895	\$859,556

M1G LAND (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	INDICATED RATE (SF)	USED RATE (SF)
AVG	\$28.13	\$49.59	\$33.75
MED	\$0.66	\$1.16	\$0.79
MIN	\$0.24	\$0.42	\$0.29
MAX	\$138.60	\$244.36	\$166.32

M1G (ACREAGE & SF)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCV (LtoB)
2.14%	20.0%	14.37%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / TCV (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-14-33-305-005	5 STRAIGHTAWAY DR	9/28/2022	\$750,000	\$230,700	\$166,320	0.028	\$382,970	83.00%	\$13,677,500	\$313.99	0	0	0	0	0
64	64-14-33-305-011	11 STRAIGHTAWAY DR	6/7/2023	\$800,000	\$230,700	\$166,320	0.028	\$432,970	93.84%	\$15,463,214	\$354.99	0	0	0	0	0
64	64-14-33-305-016	16 STRAIGHTAWAY DR	10/19/2022	\$400,000	\$230,700	\$166,320	0.028	\$32,970	7.15%	\$1,177,500	\$27.03	0	0	0	0	0
64	64-14-33-305-022	22 STRAIGHTAWAY DR	5/4/2023	\$749,000	\$230,700	\$166,320	0.028	\$381,970	82.79%	\$13,641,786	\$313.17	0	0	0	0	0
64	64-14-33-305-024	24 STRAIGHTAWAY DR	9/22/2022	\$840,000	\$230,700	\$166,320	0.028	\$472,970	102.51%	\$16,891,786	\$387.78	0	0	0	0	0
64	64-14-33-305-029	29 STRAIGHTAWAY DR	11/14/2022	\$725,000	\$230,700	\$166,320	0.028	\$357,970	77.58%	\$12,784,643	\$293.50	0	0	0	0	0
64	64-14-33-305-047	47 SPEED WAY	4/13/2022	\$799,000	\$230,700	\$166,320	0.028	\$431,970	93.62%	\$15,427,500	\$354.17	0	0	0	0	0
64	64-14-33-305-048	48 PIT LN	4/20/2023	\$440,000	\$121,940	\$83,160	0.014	\$240,088	98.45%	\$17,149,143	\$393.69	0	0	0	0	0
64	64-14-33-305-049	49 PIT LN	7/20/2022	\$200,000	\$121,940	\$83,160	0.014	\$88	0.04%	\$6,286	\$0.14	0	0	0	0	0
64	64-14-33-305-058	58 PIT LN	9/25/2023	\$285,000	\$121,940	\$83,160	0.014	\$85,088	34.89%	\$6,077,714	\$139.53	0	0	0	0	0
64	64-14-33-305-078	78 PIT LN	8/5/2022	\$322,000	\$121,940	\$83,160	0.014	\$122,088	50.06%	\$8,720,571	\$200.20	0	0	0	0	0
64	64-14-33-305-080	80 PIT LN	3/28/2023	\$365,000	\$121,940	\$83,160	0.014	\$165,088	67.69%	\$11,792,000	\$270.71	0	0	0	0	0
64	64-14-33-305-084	88 PIT LN	11/23/2022	\$322,500	\$118,900	\$81,081	0.013	\$127,576	53.65%	\$9,813,538	\$225.29	0	0	0	0	0
64	64-14-33-305-095	103 SPEED WAY	8/12/2024	\$975,000	\$242,280	\$181,150	0.030	\$678,725	140.07%	\$22,624,167	\$519.38	0	0	0	0	0
64	64-14-33-305-096	104 SPEED WAY	5/28/2024	\$500,000	\$235,910	\$175,883	0.029	\$211,024	44.73%	\$7,276,690	\$167.05	0	0	0	0	0
64	64-14-33-305-106	115 PIT LN	6/18/2024	\$210,000	\$103,450	\$70,547	0.012	\$76,857	37.15%	\$6,404,750	\$147.03	0	0	0	0	0
64	64-14-33-305-118	129 PIT LN	7/2/2024	\$455,000	\$103,450	\$70,547	0.012	\$321,857	155.56%	\$26,821,417	\$615.74	0	0	0	0	0
64	64-14-33-305-120	131 PIT LN	7/3/2024	\$560,000	\$187,940	\$136,382	0.023	\$326,130	86.76%	\$14,179,565	\$325.52	0	0	0	0	0
64	64-14-33-305-141	151 SPEED WAY	11/28/2022	\$1,000,000	\$499,510	\$360,360	0.060	\$205,148	20.53%	\$3,419,133	\$78.49	64-14-33-305-140	0	0	0	0
64	64-14-33-305-146	156 SPEED WAY	3/7/2024	\$1,000,000	\$262,510	\$180,180	0.030	\$570,820	108.72%	\$19,027,333	\$436.81	0	0	0	0	0
64	64-14-33-305-152	162 SPEED WAY	3/4/2024	\$520,000	\$225,030	\$166,320	0.028	\$167,153	37.14%	\$5,969,750	\$137.05	0	0	0	0	0
64	64-14-33-305-163	173 SPEED WAY	12/21/2023	\$783,005	\$243,800	\$180,180	0.030	\$400,399	82.12%	\$13,346,633	\$306.40	0	0	0	0	0
64	64-14-33-305-177	187 PIT LN	12/7/2022	\$240,000	\$149,610	\$103,950	0.017	-\$3,024	-1.01%	-\$177,882	-\$4.08	0	0	0	0	0
64	64-14-33-305-189	199 CHICANE LN	7/29/2022	\$235,000	\$152,170	\$100,485	0.017	-\$19,019	-6.25%	-\$1,118,765	-\$25.68	0	0	0	0	0
64	64-14-33-305-193	203 CHICANE LN	5/24/2023	\$475,000	\$129,410	\$83,714	0.014	\$256,800	99.22%	\$18,342,857	\$421.09	0	0	0	0	0
64	64-14-33-305-199	209 CHICANE LN	9/7/2022	\$235,000	\$129,410	\$83,714	0.014	\$16,800	6.49%	\$1,200,000	\$27.55	0	0	0	0	0
64	64-14-33-305-207	221 CHICANE LN	4/29/2022	\$185,000	\$119,760	\$77,477	0.013	-\$16,925	-7.07%	-\$1,301,923	-\$29.89	0	0	0	0	0
64	64-14-33-305-218	232 CHICANE LN	12/18/2023	\$606,000	\$152,170	\$100,485	0.017	\$351,981	115.65%	\$20,704,765	\$475.32	0	0	0	0	0
64	64-14-33-305-222	236 APEX DR # 2091	11/16/2023	\$375,000	\$156,150	\$103,534	0.017	\$114,852	36.78%	\$6,756,000	\$155.10	0	0	0	0	0
64	64-14-33-305-238	252 APEX DR	9/23/2024	\$350,000	\$152,170	\$100,485	0.017	\$150,586	49.48%	\$8,858,000	\$203.35	0	0	0	0	0
64	64-14-33-305-242	260 APEX DR	8/19/2024	\$750,000	\$258,230	\$183,922	0.030	\$335,623	64.99%	\$11,187,433	\$256.83	0	0	0	0	0
64	64-14-33-305-247	265 APEX DR	4/24/2024	\$330,000	\$129,340	\$83,576	0.014	\$111,800	43.22%	\$7,985,714	\$183.33	0	0	0	0	0
64	64-14-33-305-249	267 APEX DR	4/29/2022	\$240,000	\$112,580	\$83,576	0.014	\$63,555	28.23%	\$4,539,643	\$104.22	0	0	0	0	0
64	64-14-33-305-251	269 APEX DR	3/28/2023	\$370,000	\$129,340	\$83,576	0.014	\$151,800	58.68%	\$10,842,857	\$248.92	0	0	0	0	0

CVT: CITY OF PONTIAC
YEAR: 2025
LAND TYPE: VACANT

VACANT LAND SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	13	\$1,007,350	\$212,872	21.13%	8.891	387,292	\$113,300	\$2.60
COM	12	\$757,350	\$207,422	27.39%	7.891	343,732	\$95,976	\$2.20
IND	1	\$250,000	\$5,450	2.18%	1.000	43,560	\$250,000	\$5.74

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	2024 SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED LAND VALUE / 2024 TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
64	64-14-08-327-001	1715 BALDWIN AVE	7/21/2022	\$80,000	\$35,420	\$70,846	1.441	\$80,000	112.93%	\$55,517	\$1.27	64-14-08-327-002	64-14-08-327-005	0	0	0
64	64-14-08-380-029	104 W WALTON BLVD	9/13/2023	\$8,500	\$8,020	\$13,025	0.138	\$5,565	34.69%	\$40,326	\$0.93	64-14-08-380-030	0	0	0	0
64	64-14-17-403-001	BALDWIN	4/20/2022	\$40,000	\$8,830	\$13,591	0.144	\$36,033	204.04%	\$250,229	\$5.74	64-14-17-403-002	0	0	0	0
64	64-14-19-426-013	CESAR CHAVEZ	10/31/2023	\$99,000	\$28,690	\$57,372	0.820	\$99,000	172.53%	\$120,732	\$2.77	64-14-19-426-003	0	0	0	0
64	64-14-20-276-004	0	9/7/2023	\$250,000	\$5,450	\$10,890	1.000	\$250,000	2293.58%	\$250,000	\$5.74	0	0	0	0	0
64	64-14-20-380-019	ADELAIDE	8/30/2022	\$5,100	\$2,450	\$4,903	0.268	\$5,100	104.08%	\$19,030	\$0.44	0	0	0	0	0
64	64-14-20-482-001	N SAGINAW	6/25/2024	\$47,000	\$11,992	\$24,256	0.651	\$47,000	195.96%	\$72,197	\$1.66	64-14-20-482-002	64-14-20-482-003	64-14-20-482-005	0	0
64	64-14-28-482-031	AUBURN	8/30/2022	\$25,750	\$2,130	\$4,254	0.063	\$25,750	604.46%	\$408,730	\$9.38	0	0	0	0	0
64	64-14-29-129-001	95 BALDWIN AVE	11/10/2022	\$34,000	\$24,040	\$48,080	1.752	\$34,000	70.72%	\$19,406	\$0.45	0	0	0	0	0
64	64-14-29-252-004	141 CESAR E CHAVEZ AVE	11/17/2022	\$25,000	\$3,680	\$7,364	0.161	\$25,000	339.67%	\$155,280	\$3.56	0	0	0	0	0
64	64-14-29-252-005	135 CESAR E CHAVEZ AVE	12/7/2022	\$50,000	\$5,210	\$10,428	0.228	\$50,000	479.85%	\$219,298	\$5.03	0	0	0	0	0
64	64-14-29-408-016	W HURON	6/9/2023	\$300,000	\$50,240	\$76,245	1.667	\$276,554	275.23%	\$165,899	\$3.81	0	0	0	0	0
64	64-14-30-479-040	W HURON	5/15/2023	\$43,000	\$26,720	\$41,498	0.558	\$31,450	58.85%	\$56,362	\$1.29	64-14-30-479-039	64-14-30-479-045	0	0	0