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Pittsford Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 022 100 006 22 5 4	8998 ANDERSON RD	12/30/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$33,000	23.91
04 012 400 014 12 5 1	14811 E CHICAGO RD	02/28/23	\$1,272,000	WD	03-ARM'S LENGTH	\$1,272,000	\$222,220	17.47
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,200	34.08
11 001 400 009 01 7 3	2860 HUDSON RD	07/12/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$37,700	26.55
12 013 400 017 13 7 2	8991 HUDSON RD	07/13/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,700	51.55
12 190 001 011	4454 S PITTSFORD RD	10/31/22	\$290,000	MLC	19-MULTI PARCEL	\$290,000	\$63,400	21.86
14 090 001 036	202 S MAIN ST	06/16/21	\$400,000	WD	19-MULTI PARCEL	\$400,000	\$115,200	28.80
<b>Totals:</b>			<b>\$2,602,000</b>			<b>\$2,602,000</b>	<b>\$613,420</b>	
							<b>Sale. Ratio =&gt;</b>	<b>23.57</b>
							<b>Std. Dev. =&gt;</b>	<b>11.18</b>

Due to lack of sales in 201 class, sales of 201 properties in rural townships like Pittsford were used to develop the 2024 Commercial ECF. 2023 Commercial ECF: 1.140

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$74,979	\$8,800	\$129,200	\$106,226	1.216	3,684	\$35.07	CAPP	17.8361
\$625,477	\$42,905	\$1,229,095	\$935,108	1.314	28,834	\$42.63	CAPP	27.6479
\$199,265	\$82,414	\$167,586	\$187,562	0.893	2,800	\$59.85	CAPP	14.4412
\$127,893	\$11,225	\$130,775	\$187,268	0.698	5,415	\$24.15	CAPP	33.9579
\$141,068	\$40,981	\$69,019	\$160,653	0.430	4,402	\$15.68	CAPP	60.8295
\$173,640	\$84,442	\$205,558	\$143,175	1.436	2,371	\$86.70	CAPP	39.7802
\$198,813	\$7,325	\$392,675	\$307,364	1.278	2,160	\$181.79	CAPP	23.9645
<b>\$1,541,135</b>	<b>\$278,092</b>	<b>\$2,323,908</b>	<b>\$2,027,356</b>			<b>\$63.70</b>		<b>10.2090</b>
<b>E.C.F. =&gt;</b>		<b>1.140</b>		<b>Std. Deviation=&gt;</b>		<b>0.372</b>		
<b>Ave. E.C.F. =&gt;</b>		<b>1.038</b>		<b>Ave. Variance=&gt;</b>		<b>31.2082</b>		<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Other Parcels in Sale
M-49 Com/Ind	INDUSTRIAL LIGHT MANUFACTURING	\$8,800	
US-12 Storage	WAREHOUSE MINI-STORAGE	\$42,905	
Equipment Rental (Off M-99)	STORE RETAIL	\$82,414	
M-99 Retail	COMMERCIAL MISCELLANEOUS	\$11,225	
M-99 Misc Com	MARKET MINI	\$26,435	12 013 400 016 13 7 2
Village Bar/Restaurant	BAR	\$5,292	12 190 001 010
Village Gas Station/Convenience	MARKET MINI	\$3,659	14 090 001 037

30.0683

Land Table	Property Class
01-CAPP.COMMERCIAL APPRAISALS	201
04-CAPP.COMMERCIAL APPRAISALS	201
06-CAPP.COMMERCIAL APPRAISALS	201
11-CAPP.COMMERCIAL APPRAISALS	201
12-CAPP.COMMERCIAL APPRAISALS	201
12-CAPP.COMMERCIAL APPRAISALS	201
14-CAPP.COMMERCIAL APPRAISALS	201

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Pittsford Commercial Land Analysis

Sale Date	Parcel Number	# of Pcls	Liber/Pag e	Sale Price	Ver	PA 260	Bldg Value/PP
12/15/22	13 002 200 017 02 7 1	1	1841/601	\$ 16,500	pta		\$ -
8/30/21	17 033 400 006 33 8 1	1	1805/757	\$ 23,000			\$ -
1/27/23	12 033 200 018 33 7 2	1	1843/892	\$ 30,000	pta		\$ -
2/3/22	12 033 200 015 33 7 3	1	1819/185	\$ 17,000	pta		\$ -
3/27/22	09 036 300 016 36 6 1	1	1822/554	\$ 36,900			\$ -
1/25/23	16 015 300 011 15 8 2	1	1843/336	\$ 56,000			\$ 5,000
7/15/22	09 010 300 017 10 6 1	1	1830/1091	\$ 55,000	pta	X	\$ -
4/19/22	12 030 400 007 30 7 2	1	1824/712	\$ 70,000	pta		\$ -
9/28/21	09 012 200 007 12 6 1	1	1808/401	\$ 61,000			\$ -
3/3/23	08 004 400 014 04 6 2	1	1845/198	\$ 44,000	rps	X	\$ -
6/21/21	17 028 200 009 28 8 1	1	1798/1276	\$ 68,500	pta/rps	X	\$ -
5/11/21	12 012 300 005 12 7 2	1	1795/244	\$ 72,500	pta		\$ -
6/7/22	12 012 300 005 12 7 2	1	1828/949	\$ 97,000	pta		\$ -

Sale Count = 12 \$ 630,900

#REF!

total assessable acres  
total sale price of all sales  
Value/Assessable Acre

Description: COMM/IND

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	10,500	3 Acre:	32,500	10 Acre:	60,000	30 Acre:	0
1.5 Acre:	17,250	4 Acre:	40,000	15 Acre:	75,000	40 Acre:	0
2 Acre:	24,000	5 Acre:	45,000	20 Acre:	95,000	50 Acre:	0
2.5 Acre:	30,750	7 Acre:	52,000	25 Acre:	0	100 Acre:	0

Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price
\$ 16,500	3.00	2.76	\$ 5,978	\$ 16,500	0.00	\$ -
\$ 23,000	3.63	3.59	\$ 6,407	\$ 23,000	0.00	\$ -
\$ 30,000	3.81	0.00	-	-	3.09	\$ 9,709
\$ 17,000	3.87	0.00	-	-	3.42	\$ 4,971
\$ 36,900	5.01	4.39	\$ 8,405	\$ 36,900	0.00	\$ -
\$ 51,000	6.91	0.00	-	-	6.12	\$ 8,333
\$ 55,000	11.28	6.75	-	-	4.53	\$ -
\$ 70,000	14.04	13.69	\$ 5,113	\$ 70,000	0.00	\$ -
\$ 61,000	14.47	8.47	-	-	6.00	\$ -
\$ 44,000	17.01	16.24	\$ 2,709	\$ 44,000	0.00	\$ -
\$ 68,500	17.73	16.47	\$ 4,159	\$ 68,500	0.00	\$ -
\$ 72,500	18.49	0.00	-	-	18.03	\$ 4,021
\$ 97,000	18.49	0.00	-	-	18.03	\$ 5,380
\$ 625,900	134.74	69.60	\$ 3,483	\$ 242,400	59.22	\$ 4,517

Total AVE/Acre = \$ 4,645 ← Includes ROW Acres

Sale Count Ave \$/Acre

\$ 625,900	128.82	12
\$ 4,859	4,859	\$ 4,859
<b>\$ 4,850</b>		

