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Pittsford Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Dev by Mean (%)	Building Style
08 045 001 081	105 W MAIN ST	11/04/21	WD	03-ARM'S LENGTH	\$100,000	\$997	\$99,003	\$149,445	0.662	3.7994	Village DOWNTOWN Com/Res Mlk
11 001 400 009 01 7 3	2860 HUDSON RD	07/12/21	WD	03-ARM'S LENGTH	\$142,000	\$11,225	\$130,775	\$187,268	0.698	7.3852	M-99 Retail
12 013 400 017 13 7 2	8991 HUDSON RD	07/13/22	WD	03-ARM'S LENGTH	\$110,000	\$40,981	\$69,019	\$160,653	0.430	19.4864	M-99 Misc Com
13 013 200 002 13 7 1	14587 DAV RD	03/30/22	WD	19-MULTI PARCEL	\$810,000	\$132,996	\$677,004	\$1,146,330	0.591	3.3895	Rural Industrial
14 100 001 011	113 S MAIN ST	11/04/22	WD	03-ARM'S LENGTH	\$179,000	\$1,397	\$177,603	\$239,554	0.741	11.6912	Village Bar/Restaurant
<b>Totals:</b>					<b>\$1,341,000</b>	<b>\$187,596</b>	<b>\$1,153,404</b>	<b>\$1,883,250</b>	<b>0.122</b>	<b>1.2024</b>	
					<b>ECF =&gt;</b>	<b>0.612</b>	<b>Std. Deviation=&gt;</b>	<b>9.1503</b>	<b>Coefficient of Var=&gt;</b>	<b>14.6528</b>	
					<b>Ave. E.C.F. =&gt;</b>	<b>0.624</b>	<b>Ave. Variance=&gt;</b>				

Due to a very small 301 class and having only 1 sale for the analysis in the Township, sales from outside of the township were used to develop the 2024 Industrial ECF.

Pittsford Industrial 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: INDUSTRIAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	22,000	3 Acre:	32,500	10 Acre:	60,000	30 Acre:	150,000
1.5 Acre:	24,000	4 Acre:	40,000	15 Acre:	75,000	40 Acre:	0
2 Acre:	28,000	5 Acre:	45,000	20 Acre:	95,000	50 Acre:	0
2.5 Acre:	30,000	7 Acre:	52,000	25 Acre:	125,000	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  
128.82  
Sale Ave \$/Acre  
625,900

12  
\$ 4,859

\$ 4,850

Non-Till Total	ROW Acres	Comments				\$ per acre	ACREAGE	SALE PRICE
\$ -	0.24		\$ 16,500	3.00	\$ 5,500	ok	ok	
\$ -	0.04	Waldron Village	\$ 23,000	3.63	\$ 6,336	ok	ok	
\$ 30,000	0.72		\$ 30,000	3.81	\$ 7,874	ok	ok	
\$ 17,000	0.45	Nichols #161 Tile	\$ 17,000	3.87	\$ 4,393	ok	ok	
\$ -	0.62	some non-till	\$ 36,900	5.01	\$ 7,365	ok	ok	
\$ 51,000	0.79	old bldg site/barn	\$ 51,000	6.91	\$ 7,381	ok	ok	
\$ -	0.00	pa260,adj owner,no road	\$ -	11.28	\$ 4,876	ok	error	
\$ -	0.35		\$ 70,000	14.04	\$ 4,986	ok	ok	
\$ -	0.00	US-127	\$ -	14.47	\$ 4,216	ok	error	
\$ -	0.77	pa260	\$ 44,000	17.01	\$ 2,587	ok	ok	
\$ -	1.26	pa260	\$ 68,500	17.73	\$ 3,864	ok	ok	
\$ 72,500	0.46		\$ 72,500	18.49	\$ 3,921	ok	ok	
\$ 97,000	0.46		\$ 97,000	18.49	\$ 5,246	ok	ok	
\$ 267,500	5.92							