

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
01 022 100 002 22 5 4	8980 ANDERSON RD	11/15/23	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$41,300	44.41
05 017 200 024 17 6 4	9247 W CHICAGO RD	02/22/24	\$480,000	MLC	03-ARM'S LENGTH	\$480,000	\$165,500	34.48
11 001 400 008 01 7 3	3002 HUDSON RD	02/16/24	\$285,000	WD	19-MULTI PARCEL	\$265,000	\$67,700	25.55
12 013 400 017 13 7 2	8991 HUDSON RD	07/13/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,700	37.91
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
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
Totals:			\$2,600,000			\$2,580,000	\$680,320	

Sale. Ratio => 26.37
 Std. Dev. => 7.86

Due to lack of sales in 201 class, sales of 201 properties in rural townships like
 Pittsford were used to develop the 2025 Commercial ECF. 2025 Commercial
 ECF: 1.044

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$74,776	\$11,731	\$81,269	\$94,805	0.857	3,000	\$27.09	CAPP
\$332,301	\$21,339	\$458,661	\$467,612	0.981	12,140	\$37.78	CAPP
\$202,791	\$19,770	\$245,230	\$275,220	0.891	3,296	\$74.40	CAPP
\$96,248	\$7,781	\$102,219	\$133,033	0.768	1,522	\$67.16	CAPP
\$625,477	\$42,905	\$1,229,095	\$935,108	1.314	28,834	\$42.63	CAPP
\$199,265	\$82,414	\$167,586	\$187,562	0.893	2,800	\$59.85	CAPP
\$141,068	\$40,981	\$69,019	\$160,653	0.430	4,402	\$15.68	CAPP
\$1,671,926		\$2,353,079	\$2,253,992			\$51.61	
E.C.F. =>		1.044	Std. Deviation=>				
Ave. E.C.F. =>		0.874			0.088		

Building Style	Use Code	Land Value	Other Parcels in Sale
Mini-Storage (Borders Litchfield City)	WAREHOUSE MINI-STORAGE	\$15,721	
US-12 Retail (Antique Mall)	STORE RETAIL	\$26,863	
M-99 Retail (Convenience Store)	MARKET MINI	\$27,977	12 006 300 007 06 7 2, 12 006 300 009 06 7 2
M-99 Village-Unincorporated Misc Com	MARKET MINI	\$10,738	12 013 400 016 13 7 2
US-12 Storage	WAREHOUSE MINI-STORAGE	\$42,905	
Equipment Rental (Off M-99)	STORE RETAIL	\$82,414	
M-99 Misc Com	MARKET MINI	\$26,435	

Property Class

201

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Pittsford Township Commercial Land Analysis

Parcel Number	Address	Sale Date	Sale Price	Use/Type	Total Area	Price/Ac	Total Value	Total Area	Price/Ac	Improvement Value	Assessed Value	Comments
06 032 100 020 32 5 3	Jonesville Rd	5/5/2022	\$45,000	1825/1156	8.55	\$5,263.16	372,438	0	0	\$0		Adj to Campground
06 035 100 011 35 5 3	E Chicago Rd	5/18/2022	\$36,000	1826/1170	4.02	\$8,955.22	175,111	310.57	0	\$0		Us-12/East of Jonesville
07 035 100 036 35 6 3	1320 Steamburg Rd	11/16/2022	\$32,000	1839/488	5.78	\$5,536.33	251,777	1094.49	36155	\$0		Near Hillisdale City Limits
07 220 001 014	1491 Vera Dr	10/27/2023	\$15,800	1860/825	1.19	\$13,310.80	51,706	285.37	0	\$0		Hillisdale Twp - Commercial
14 100 001 107	Miller St (Lots 57-58)	11/4/2022	\$15,000	1839/971	0.50	\$30,000.00	21,780	165	0	\$0		Camden Village Comm/Res
			\$143,800		20.04							

Ave P/AC: \$7,176.72