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# Pittsford Township Industrial ECF Analysis

| Parcel Number         | Street Address    | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale |
|-----------------------|-------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|---------------|
| 006-221-276-06        | 231 MECHANIC      | 04/12/22  | \$470,000          | WD     | 03-ARMS LENGTH  | \$470,000          | \$138,800        | 29.53         |
| 006-221-276-08        | 250 INDUSTRIAL    | 11/01/22  | \$725,000          | WD     | 03-ARMS LENGTH  | \$725,000          | \$130,600        | 18.01         |
| 006-222-177-03        | 305 ARCH          | 06/24/22  | \$240,000          | WD     | 19-MULTI PARCEL | \$240,000          | \$118,500        | 49.38         |
| 03 010 300 013 10 5 2 | 6451 E CHICAGO RD | 11/14/22  | \$160,000          | WD     | 08-ESTATE       | \$160,000          | \$24,000         | 15.00         |
| 13 018 300 033 18 7 1 | 9137 HUDSON RD    | 08/21/23  | \$67,000           | MLC    | 03-ARMS LENGTH  | \$67,000           | \$31,600         | 47.16         |
| 19 085 001 001        | 916 ANDERSON RD   | 06/24/22  | \$340,000          | WD     | 03-ARMS LENGTH  | \$340,000          | \$97,700         | 28.74         |
| <b>Totals:</b>        |                   |           | <b>\$2,002,000</b> |        |                 | <b>\$2,002,000</b> | <b>\$541,200</b> |               |

Sale. Ratio => 27.03

Std. Dev. => 14.35

Due to lack of sales in 301 class, sales of 301 properties in rural townships like Pittsford were used to develop the 2025 Industrial ECF. 2025 Industrial ECF: .633

| <b>Cur. Appraisal</b>    | <b>Land + Yard</b> | <b>Bldg. Residual</b> | <b>Cost Man. \$</b>        | <b>E.C.F.</b>  | <b>Floor Area</b>              | <b>\$/Sq.Ft.</b> | <b>Dev. by Mean (%)</b> |
|--------------------------|--------------------|-----------------------|----------------------------|----------------|--------------------------------|------------------|-------------------------|
| \$474,183                | \$27,175           | \$442,825             | \$798,229                  | 0.555          | 36,000                         | \$12.30          | 6.7370                  |
| \$581,680                | \$34,599           | \$690,401             | \$976,930                  | 0.707          | 24,800                         | \$27.84          | 8.4574                  |
| \$175,667                | \$16,090           | \$223,910             | \$284,959                  | 0.786          | 6,418                          | \$34.89          | 16.3632                 |
| \$141,525                | \$61,830           | \$98,170              | \$142,313                  | 0.690          | 3,712                          | \$26.45          | 6.7690                  |
| \$85,204                 | \$11,175           | \$55,825              | \$132,195                  | 0.422          | 8,156                          | \$6.84           | 19.9836                 |
| \$332,546                | \$21,946           | \$318,054             | \$554,643                  | 0.573          | 16,000                         | \$19.88          | 4.8691                  |
| <b>\$1,790,805</b>       |                    | <b>\$1,829,185</b>    | <b>\$2,889,268</b>         |                |                                | <b>\$21.37</b>   | <b>1.0966</b>           |
| <b>E.C.F. =&gt;</b>      |                    | <b>0.633</b>          | <b>Std. Deviation=&gt;</b> | <b>0.131</b>   |                                |                  |                         |
| <b>Ave. E.C.F. =&gt;</b> |                    | <b>0.622</b>          | <b>Ave. Variance=&gt;</b>  | <b>10.5299</b> | <b>Coefficient of Var=&gt;</b> |                  |                         |

| Building Style                         | Use Code                       | Land Value | Property Class | Building Depr. |
|----------------------------------------|--------------------------------|------------|----------------|----------------|
| Hillsdale Industrial Park              | INDUSTRIAL LIGHT MANUFACTURING | \$33,358   | 301            | 0              |
| Hillsdale Industrial Park              | INDUSTRIAL LIGHT MANUFACTURING | \$41,413   | 301            | 0              |
| Hillsdale Industrial Park              | INDUSTRIAL LIGHT MANUFACTURING | \$35,999   | 301            | 0              |
| US-12 Misc Com/Ind                     | STORE RETAIL                   | \$61,830   | 301            | 0              |
| M-99 Village-Unincorporated Industrial | INDUSTRIAL LIGHT MANUFACTURING | \$15,055   | 301            | 0              |
| M-49 Litcheild Industrial Park         | INDUSTRIAL LIGHT MANUFACTURING | \$27,547   | 301            | 0              |

**16.9256**

[illegible]

|                       |                         |            |           |           |       |             |         |         |       |     |                            |
|-----------------------|-------------------------|------------|-----------|-----------|-------|-------------|---------|---------|-------|-----|----------------------------|
| 06 032 100 020 32 5 3 | Jonesville Rd           | 5/18/2022  | \$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            | 5/19/2022  | \$36,000  | 1826/1170 | 4.02  | \$6,955.22  | 175.111 | 31.0 57 | 0     | \$0 | Us-12/East of Jonesville   |
| 07 035 100 036 35 6 3 | 1320 Stearnburg Rd      | 11/16/2022 | \$32,000  | 1839/488  | 5.78  | \$6,536.33  | 251.777 | 1094.49 | 36155 | \$0 | Near Hittsdale 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 | Hittsdale Twp - Commercial |
| 14 100 001 107        | Miller St. (Lots 57-58) | 11/4/2022  | \$15,000  | 1838/971  | 0.50  | \$30,000.00 | 21.780  | 165     | 0     | \$0 | Camden Village Comm/Res    |
|                       |                         |            | \$143,800 |           | 20.04 |             |         |         |       |     |                            |

Ave P/AC: \$7,176.72