

9

Pittsford Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
13 018 100 010 18 7 1	4329 S PITTSFORD RD	09/02/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$40,100
13 018 100 011 18 7 1	4361 S PITTSFORD RD	03/15/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$45,500
13 018 100 030 18 7 1	9172 HAMILTON ST	03/02/23	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$27,800
13 018 100 035 18 7 1	9358 E MARKET ST	06/14/23	\$137,694	WD	03-ARM'S LENGTH	\$137,694	\$34,900
13 018 300 010 18 7 1	9190 HUDSON RD	08/21/23	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$83,500
13 018 300 025 18 7 1	9017 SCHOOL ST	09/14/23	\$84,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$84,900	\$33,700
13 050 001 001	9050 HUDSON RD	12/20/23	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$41,700
Totals:			\$791,594			\$791,594	\$307,200

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
61.69	\$80,109	\$7,379	\$57,621	\$106,642	0.540	1,424	\$40.46	VIL
29.93	\$90,969	\$7,109	\$144,891	\$122,962	1.178	1,412	\$102.61	VIL
51.48	\$55,538	\$13,770	\$40,230	\$61,243	0.657	910	\$44.21	VIL
25.35	\$69,892	\$11,265	\$126,429	\$85,963	1.471	1,458	\$86.71	VIL
40.14	\$167,006	\$12,101	\$195,899	\$227,133	0.862	1,200	\$163.25	VIL
39.69	\$74,833	\$19,405	\$65,495	\$70,087	0.934	816	\$80.26	VIL
46.33	\$88,607	\$13,333	\$76,667	\$102,746	0.746	1,094	\$70.08	VIL
	\$626,954		\$707,232	\$776,777			\$83.94	
38.81				E.C.F. =>	0.910		Std. Deviation=>	0.32062359
12.44				Ave. E.C.F. =>	0.913		Ave. Variance=>	24.1495

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
37.2455	TWO STORY	\$7,379		PITTSFORD VILLAGE	401	45
26.5565	TWO STORY	\$7,109		PITTSFORD VILLAGE	401	59
25.5889	TWO STORY	\$13,770		PITTSFORD VILLAGE	401	45
55.7956	TWO STORY	\$11,265		PITTSFORD VILLAGE	401	49
5.0291	RANCH	\$12,101		PITTSFORD VILLAGE	401	89
2.1712	TWO STORY	\$19,405	13 018 300 044 18 7 1	PITTSFORD VILLAGE	401	68
16.6598	RANCH	\$13,333	13 050 001 002	PITTSFORD VILLAGE	401	71
0.2306						

Coefficient of Var=> 26.45723772

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/25/2024 11:45 AM

Parcel:	13 018 100 010 18 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WIGGINS, IZETTA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4329 S PITTSFORD RD PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1834/0494	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	VIL PITTSFORD VILLAGE
Mailing Address:			
WIGGINS, IZETTA 4329 S PITTSFORD RD PITTSFORD MI 49271			

Most Recent Sale Information

Sold on 09/02/2022 for 65,000 by HARTMAN, BRANDI N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1834/0494

Most Recent Permit Information

Permit PB11-0612 on 09/06/2011 for \$4,000 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	40,600	2024 Taxable:	40,600	Acreage:	0.25
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C-4
Style: TWO STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,424
Ground Area: 800
Garage Area: 576
Basement Area: 624
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/25/2024 11:45 AM

Parcel: 13 018 100 011 18 7 1
Owner's Name: VICK, KAYDEN W
Property Address: 4361 S PITTSFORD RD
PITTSFORD, MI 49271

Liber/Page: 1868/0236
Split: / /

Created: / /
Active: Active

Public Impr.: None
Topography: None

Mailing Address:

VICK, KAYDEN W
4361 S PITTSFORD RD
PITTSFORD MI 49271

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 13 PITTSFORD TWP
MAP #: 16 N/A 05-02
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: VIL PITTSFORD VILLAGE

Most Recent Sale Information

Sold on 03/15/2024 for 152,000 by PANN, JEREMIAH E & RACHEL R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1868/0236

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 46,900

2024 Taxable: 43,421

Acreage: 0.24

Zoning:

Land Value: Tentative

Frontage: 63.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 165.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD+10

Style: TWO STORY

Exterior: Wood Siding

% Good (Physical): 59

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,412

Ground Area: 1,124

Garage Area: 0

Basement Area: 576

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/25/2024 11:45 AM

Parcel: 13 018 100 030 18 7 1
Owner's Name: VAN CRAMER, BAILEY
Property Address: 9172 HAMILTON ST
PITTSFORD, MI 49271

Liber/Page: 1845/0067

Created: / /

Split: / /

Active: Active

Public Impr.: None

Topography: None

Mailing Address:

VAN CRAMER, BAILEY
9172 HAMILTON ST
PITTSFORD MI 49271

Current Class: 401.RESIDENTIAL-IMPROVED

Previous Class: 401.RESIDENTIAL-IMPROVED

Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Gov. Unit: 13 PITTSFORD TWP

MAP #: 20 DESC-G 09-16

School: 30060 PITTSFORD AREA SCHOOLS

Neighborhood: VIL PITTSFORD VILLAGE

Most Recent Sale Information

Sold on 03/02/2023 for 54,000 by ;ANG, WAVALENE, SHEFFER HAROLD,CARL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1845/0067

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 29,400

2024 Taxable: 29,400

Acreage: 0.50

Zoning:

Land Value: Tentative

Frontage: 165.5

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 132.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: D

Style: TWO STORY

Exterior: Wood Siding

% Good (Physical): 45

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 910

Ground Area: 750

Garage Area: 528

Basement Area: 750

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/25/2024 11:45 AM

Parcel:	13 018 100 035 18 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OLIVAREZ, RAYMOND L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9358 E MARKET ST PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1852/0219	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	19 N/A 11-19
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	VIL PITTSFORD VILLAGE

Mailing Address:

OLIVAREZ, RAYMOND L
9358 E MARKET ST
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 06/14/2023 for 137,694 by WHEELER, PAIGE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1852/0219

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	35,800	2024 Taxable:	35,800	Acreage:	0.42
Zoning:		Land Value:	Tentative	Frontage:	112.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: TWO STORY
Exterior: Wood Siding
% Good (Physical): 49
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,458
Ground Area: 1,250
Garage Area: 0
Basement Area: 832
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/25/2024 11:45 AM

Parcel:	13 018 300 010 18 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROBBINS, MCKENZIE J & CHRISTOPHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9190 HUDSON RD PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1856/0488	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	12 N/A 06-12
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	VIL PITTSFORD VILLAGE

Mailing Address:

ROBBINS, MCKENZIE J & CHRISTOPHER N
9190 HUDSON RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 08/21/2023 for 208,000 by MILLIMAN, LARRY W & JANEILL L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1856/0488

Most Recent Permit Information

Permit PB23-852 on 09/13/2023 for \$0 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	87,300	2024 Taxable:	87,300	Acreage:	0.39
Zoning:		Land Value:	Tentative	Frontage:	167.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 89
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,200
Garage Area: 1,008
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/25/2024 11:45 AM

Parcel:	13 018 300 025 18 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EKINS, DANIEL R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9017 SCHOOL ST PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1858/0016	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	17 DESC-M 07-27
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	VIL PITTSFORD VILLAGE

Mailing Address:

EKINS, DANIEL R
PO BOX 309
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 09/14/2023 for 84,900 by SMITH, TOMMY.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1858/0016

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	29,400	2024 Taxable:	29,400	Acreage:	0.41
Zoning:		Land Value:	Tentative	Frontage:	99.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	181.5

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: TWO STORY
Exterior: Wood Siding
% Good (Physical): 68
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 816
Ground Area: 662
Garage Area: 0
Basement Area: 354
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/25/2024 11:45 AM

Parcel: 13 050 001 001
Owner's Name: ROSHON, SEAN & CHRISTINA
Property Address: 9050 HUDSON RD
PITTSFORD, MI 49271
Liber/Page: 1864/0321
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 13 PITTSFORD TWP
MAP #: 20 DESC-M 11-18
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: VIL PITTSFORD VILLAGE

Mailing Address:

ROSHON, SEAN & CHRISTINA
9050 HUDSON RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 12/20/2023 for 90,000 by STUMP, TYLER.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1864/0321

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	44,000	2024 Taxable:	44,000	Acreage:	0.16
Zoning:		Land Value:	Tentative	Frontage:	148.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	45.5

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 71
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,094
Ground Area: 898
Garage Area: 240
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Pittsford Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
13 018 100 010 18 7 1	4329 S PITTSFORD RD	09/02/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$52,200
13 018 100 011 18 7 1	4361 S PITTSFORD RD	03/15/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$59,500
13 018 100 030 18 7 1	9172 HAMILTON ST	03/02/23	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$34,800
13 018 100 035 18 7 1	9358 E MARKET ST	06/14/23	\$137,694	WD	03-ARM'S LENGTH	\$137,694	\$44,700
13 018 300 010 18 7 1	9190 HUDSON RD	08/21/23	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$109,400
13 018 300 025 18 7 1	9017 SCHOOL ST	09/14/23	\$84,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$84,900	\$41,600
13 050 001 001	9050 HUDSON RD	12/20/23	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$53,400
Totals:			\$791,594			\$791,594	\$395,600

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
80.31	\$104,423	(\$32,044)	\$7,379	73.8	165.0	0.25	0.25	(\$434)	(\$128,176)
39.14	\$119,004	\$40,105	\$7,109	71.1	165.0	0.24	0.24	\$564	\$167,803
64.44	\$69,501	(\$1,731)	\$13,770	137.7	132.0	0.50	0.50	(\$13)	(\$3,448)
32.46	\$89,492	\$59,467	\$11,265	112.7	165.0	0.42	0.42	\$528	\$140,252
52.60	\$218,792	\$1,309	\$12,101	121.0	100.0	0.39	0.39	\$11	\$3,400
49.00	\$91,884	\$21,121	\$19,405	203.7	329.5	0.75	0.41	\$104	\$28,199
59.33	\$112,772	(\$3,499)	\$13,333	139.9	177.5	0.36	0.16	(\$25)	(\$9,856)
	\$805,868	\$84,728	\$84,362	859.9		2.90	2.37		
49.98	Average		Average		Average		Average		Average
16.03	per FF=>		\$99		per Net Acre=>		29,176.31		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
(\$2.94)	66.00	VIL 1834/0494			PITTSFORD VILLAGE	401	PITTSFORD VILLA	
\$3.85	63.00	VIL 1868/0236			PITTSFORD VILLAGE	401	PITTSFORD VILLA	
(\$0.08)	165.50	VIL 1845/0067			PITTSFORD VILLAGE	401	PITTSFORD VILLA	
\$3.22	112.00	VIL 1852/0219			PITTSFORD VILLAGE	401	PITTSFORD VILLA	
\$0.08	167.50	VIL 1856/0488			PITTSFORD VILLAGE	401	PITTSFORD VILLA	
\$0.65	198.00	VIL 1858/0016	13 018 300 044 18 7 1		PITTSFORD VILLAGE	401	PITTSFORD VILLA	
(\$0.23)	214.00	VIL 1864/0321	13 050 001 002		PITTSFORD VILLAGE	401	PITTSFORD VILLA	

\$0.67
