

7

Neighborhoods Used: RES.RESIDENTIAL

9720 BEECHER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 006 400 014 06 7 1	02/17/2023 RES	401	165,000	23,343
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	55	107,173	92,111
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	34484	29638	1.164	



6527 ELM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 025 300 007 25 7 1	09/06/2022 RES	401	200,000	44,415
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MANUFACTURED	75	142,022	215,749
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13563	20603	0.658	



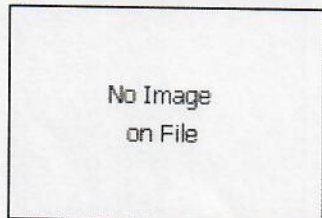
10051 BEECHER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 008 100 004 08 7 1	05/13/2022 RES	401	299,900	70,274
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	46	137,311	128,222
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	92315	86205	1.071	



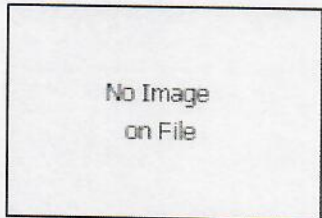
5444 S JEROME RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 019 200 005 19 7 1	05/02/2022 RES	401	325,000	68,770
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	256,230	218,600
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.172



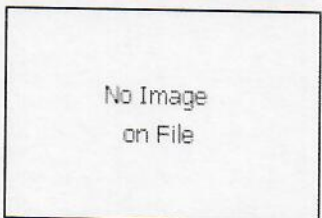
S WALDRON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 009 400 003 09 7 1	04/08/2022 RES	401	670,000	192,435
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LOG HOME	78	435,386	519,845
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	42179	50361	0.838	



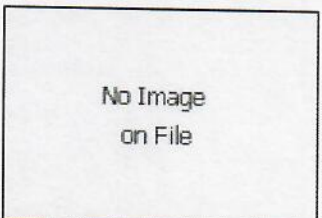
13620 HUDSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 014 400 011 14 7 1	03/04/2022 RES	401	117,900	3,257
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	45	114,643	114,145
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.004



10020 BEECHER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 005 300 002 05 7 1	02/28/2022 RES	401	153,000	3,701
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	46	149,299	99,314
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.503



12940 HUDSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 015 400 006 15 7 1	01/24/2022 RES	401	185,000	4,244
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SPLIT LEVEL	59	180,756	154,100
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.173



Neighborhoods Used: RES.RESIDENTIAL

3678 S MERIDIAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
13 012 400 005 12 7 1 01/20/2022 RES 401 170,000 7,492
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 162,508 212,404 0.765



2491 ELM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
13 002 200 011 02 7 1 12/03/2021 RES 401 130,000 53,051
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 47 73,621 66,362 1.109
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3328 3000 1.109



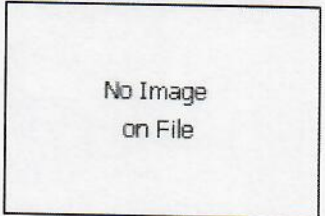
6620 S MERIDIAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
13 025 400 003 25 7 1 11/08/2021 RES 401 110,000 4,836
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 105,164 142,647 0.737



7411 TUTTLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
13 033 100 008 33 7 1 04/14/2021 RES 401 65,000 20,530
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family FARM HOUSE 49 41,497 84,489 0.491
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2973 6054 0.491



TUTTLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
13 033 100 006 33 7 1 04/02/2021 RES 401 345,000 23,787
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 86 321,213 341,370 0.941



Neighborhoods Used: RES.RESIDENTIAL

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DUPLEX	0	0	0	0	0	0
HOUSE	0	0	0	0	92,111	326,857
LOG HOME	0	0	519,845	0	0	0
MANUFACTURED	0	0	215,749	0	0	0
MOBILE HOME	0	0	0	0	0	0
RANCH	0	218,600	0	212,404	142,647	99,314
SPLIT LEVEL	0	0	0	0	154,100	0
TWO STORY	0	341,370	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,322,996
 Total Mobile Home Costs by Manual : 66,362
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 195,861
 Total Commercial Costs by Manual : 0

	Single Family Sale Residual Values					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DUPLEX	0	0	0	0	0	0
FARM HOUSE	0	0	0	0	107,173	293,451
LOG HOME	0	0	435,386	0	0	0
MANUFACTURED	0	0	142,022	0	0	0
MOBILE HOME	0	0	0	0	0	0
RANCH	0	256,230	0	162,508	105,164	149,299
SPLIT LEVEL	0	0	0	0	180,756	0
TWO STORY	0	321,213	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,153,202
 Total Mobile Home Sale Residual Values : 73,621
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 188,842
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	8	21.32	26.30	1.027
After Application of E.C.F.s		6.62	16.00	1.028

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.164(1)	0.898(3)
LOG HOME	1.000(0)	1.000(0)	0.838(1)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	0.658(1)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.172(1)	1.000(0)	0.765(1)	0.737(1)	1.503(1)
SPLIT LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.173(1)	1.000(0)
TWO STORY	1.000(0)	0.941(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.927 (12)
 Mobile Home E.C.F. : 1.109 (1)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.964 (6)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis	
Starting Date:	04/01/2021
Ending Date:	03/31/2023
Terms Selected:	3
Analyze by Style:	
Analyze by %Good:	X
Show Valid Data :	X
Show Invalid Data :	
Show Costs and Residuals:	X
Use Infl. Adj. Sale Prices:	
Neighborhood(s):	RES - RESIDENTIAL

Neighborhoods Used: RES.RESIDENTIAL

Max # of Res. Buildings: 100

Minimum E.C.F. (Residential): 0.45
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 100

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 100

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel: 13 002 200 011 02 7 1
Owner's Name: OSBORNE, ANDREW & KATELYN
Property Address: 2491 ELM RD
HUDSON, MI 49247
Liber/Page: 1855/0757
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 13 PITTSFORD TWP
MAP #: 21 DESC-M N/A 12-06
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

OSBORNE, ANDREW & KATELYN
2491 ELM RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 08/09/2023 for 128,000 by OSBORNE, MICHAEL J & NANCY A.

Terms of Sale: 09-FAMILY

Liber/Page: 1855/0757

Most Recent Permit Information

Permit PB20-2305 on 08/03/2023 for \$334,000 category HOUSE.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 55,500

2023 Taxable: 40,950

Acreage: 10.75

Zoning:

Land Value: Tentative

Frontage: 0.0

ARE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 2

Year Built: 0

Occupancy: Mobile Home

Class: Good

Style: MOBILE HOME

Exterior: Wood Siding

% Good (Physical): 47

Heating System: Forced Warm Air

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,080

Ground Area: 1,080

Garage Area: 672

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 002 200 016 02 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BOOKER, CHEYENNE C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2250 ELM RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	1838/0532	Prev. Taxable Stat	TAXABLE
Split:	10/17/2022	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	22 SPLIT 11-15-2022
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

BOOKER, CHEYENNE C
2250 ELM RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 11/01/2022 for 145,000 by DARR, RANDON E IRA #14567-11.

Terms of Sale: 31-SPLIT IMPROVED

Liber/Page: 1838/0532

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	72,100	2023 Taxable:	72,100	Acreage:	5.60
Zoning:		Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: MANUFACTURED
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,508
Ground Area: 1,508
Garage Area: 0
Basement Area: 377
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 005 300 002 05 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SERENO, JORGE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10020 BEECHER RD PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1822/1276	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	19 N/A 02-26
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

SERENO, JORGE
10020 BEECHER RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 02/28/2022 for 153,000 by DODSON, BRENDA L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1822/1276

Most Recent Permit Information

Permit PM10-0263 on 07/14/2010 for \$0 category MECHANICAL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	45,800	2023 Taxable:	45,800	Acreage:	0.75
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 46
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,380
Ground Area: 1,380
Garage Area: 960
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 006 400 014 06 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LEMLE, HALEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9720 BEECHER RD PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1844/0475	Prev. Taxable Stat	TAXABLE
Split:	07/27/2005	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	20 DESC-M N/A 07-10
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

LEMLE, HALEY
9720 BEECHER RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 02/17/2023 for 165,000 by SCHMELTZ, BRENDA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1844/0475

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	65,100	2023 Taxable:	60,523	Acreage:	7.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
AREA:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: FARM HOUSE
Exterior: Wood Siding
% Good (Physical): 55
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,216
Ground Area: 1,008
Garage Area: 0
Basement Area: 416
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 4
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 008 100 004 08 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PETERMAN, STEVE R & CHERYL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10051 BEECHER RD PITTSFORD, MI 49271	Taxable Status:	TAXABLE
Liber/Page:	1826/0695	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #:	
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:
PETERMAN, STEVE R & CHERYL
10051 E BEECHER RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 05/13/2022 for 299,900 by CLAWSON, KENNETH & CHERYL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1826/0695

Most Recent Permit Information

Permit PB22-0581 on 08/22/2022 for \$0 category UTILITY BUILDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	129,000	2023 Taxable:	129,000	Acreage:	14.24
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: FARM HOUSE

Exterior: Wood Siding

% Good (Physical): 46

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 1

Floor Area: 2,258

Ground Area: 1,416

Garage Area: 437

Basement Area: 842

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 009 400 003 09 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HOYE, SCOTT & PAMELA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3892 S WALDRON RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	1823/1092	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	19 N/A 03-26
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

HOYE, SCOTT & PAMELA
3892 S WALDRON RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 04/08/2022 for 670,000 by SINGH, SUKHBIR & JASVIR KAUR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1823/1092

Most Recent Permit Information

Permit PP14-0111 on 12/31/2014 for \$0 category BUILDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	346,700	2023 Taxable:	346,700	Acreage:	50.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2001
Occupancy: Single Family
Class: B
Style: LOG HOME
Exterior: Wood Siding
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 3 Half Baths: 0
Floor Area: 3,040
Ground Area: 1,520
Garage Area: 960
Basement Area: 1,520
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 012 400 005 12 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GALBREATH, DOUGLAS R & SUSAN (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3678 S MERIDIAN RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	1838/0468	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	21 N/A 09-16
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

GALBREATH, DOUGLAS R & SUSAN (LE)
3678 S MERIDIAN RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 10/28/2022 for 0 by GALBREATH, DOUGLAS R & SUSAN.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 1838/0468

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	97,100	2023 Taxable:	97,100	Acreage:	0.99
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+12
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 66
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,520
Ground Area: 1,520
Garage Area: 598
Basement Area: 1,520
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 014 400 011 14 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HARDY, KEVIN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13620 HUDSON RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	1822/0119	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:
HARDY, KEVIN
13620 HUDSON RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 03/04/2022 for 117,900 by BORCK, RONALD L & ANITA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1822/0119

Most Recent Permit Information

Permit PB07-0555 on 10/08/2007 for \$3,500 category BUILDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	51,100	2023 Taxable:	51,100	Acreage:	0.66
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD-15
Style: FARM HOUSE
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: 2,654
Ground Area: 1,432
Garage Area: 0
Basement Area: 1,222
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel: 13 015 400 006 15 7 1
Owner's Name: NEWCOMER, CAROL TRUST
Property Address: 12940 HUDSON RD
HUDSON, MI 49247
Liber/Page: 1831/0322
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 13 PITTSFORD TWP
MAP #:
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

NEWCOMER, CAROL TRUST
12736 CAMBURN HWY
MORENCI MI 49256

Most Recent Sale Information

Sold on 07/13/2022 for 0 by NEWCOMER, CAROL.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 1831/0322

Most Recent Permit Information

Permit PB23-0388 on 06/21/2023 for \$9,000 category REROOF.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 70,000	2023 Taxable: 70,000	Acreage: 0.86
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: SPLIT LEVEL
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: 1,628
Ground Area: 1,056
Garage Area: 1,168
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel: 13 017 300 011 17 7 1
Owner's Name: JEFFREY, DONNA M & JAMES
Property Address: 10500 HUDSON RD
PITTSFORD, MI 49271
Liber/Page: 1841/0602
Split: 04/04/2005
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 13 PITTSFORD TWP
MAP #:
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Created: 04/04/2005
Active: Active

Mailing Address:

JEFFREY, DONNA M & JAMES
10500 HUDSON RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 12/19/2022 for 215,000 by WAGLER, JACOB G & FANNIE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1841/0602

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 107,300

2023 Taxable: 107,300

Acreage: 5.13

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C

Style: TWO STORY

Exterior: Wood Siding

% Good (Physical): 64

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 5

Full Baths: 1 Half Baths: 0

Floor Area: 2,088

Ground Area: 1,128

Garage Area: 768

Basement Area: 960

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 019 200 005 19 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHAEDLER, KYLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5444 S JEROME RD PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1825/1057	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	19 N/A 07-30
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:
SCHAEDLER, KYLE
5444 S JEROME RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 05/02/2022 for 325,000 by FRENCH, MATTHEW.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1825/1057

Most Recent Permit Information

Permit PE01-0346 on 05/22/2001 for \$0 category .

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	128,700	2023 Taxable:	128,700	Acreage:	10.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+2
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 85
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,080
Ground Area: 1,080
Garage Area: 784
Basement Area: 1,080
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 025 300 007 25 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SANT'ANGELO, WILLIAM J & GLENDA S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6527 ELM RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	1834/0811	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	21 N/A 12-02
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

SANT'ANGELO, WILLIAM J & GLENDA S
4227 LAFAYETTE BLVD
LINCOLN PARK MI 48146

Most Recent Sale Information

Sold on 09/06/2022 for 200,000 by BOWMAN, JAMES ESTATE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1834/0811

Most Recent Permit Information

Permit 04-0667 on 10/04/2005 for \$30,608 category .

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	126,200	2023 Taxable:	126,200	Acreage:	9.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: MANUFACTURED
Exterior: Wood Siding
% Good (Physical): 75
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,456
Ground Area: 1,456
Garage Area: 1,008
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 025 400 003 25 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HOLLY, MICHAEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6620 S MERIDIAN RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	1857/0545	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	21 N/A 11-16
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

HOLLY, MICHAEL
6620 S MERIDIAN RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 09/01/2023 for 95,495 by HOLLY, MICHAEL.

Terms of Sale: 10-FORECLOSURE

Liber/Page: 1857/0545

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	65,300	2023 Taxable:	57,435	Acreage:	0.98
Zoning:		Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+20
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 55
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 975
Ground Area: 975
Garage Area: 852
Basement Area: 975
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel: 13 033 100 006 33 7 1
Owner's Name: HERCULA, SCOTT P & LISA M
Property Address: 7025 TUTTLE RD
PITTSFORD, MI 49271
Liber/Page: 1791/532
Split: 11/25/2009
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 13 PITTSFORD TWP
MAP #: 21 DESC-G N/A 04-07
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

HERCULA, SCOTT P & LISA M
7025 TUTTLE RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 04/02/2021 for 345,000 by MOORE, JACOB L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1791/532

Most Recent Permit Information

Permit PB09-0686 on 10/20/2009 for \$200,512 category BUILDING.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 161,200

2023 Taxable: 77,233

Acreage: 5.16

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: BC

Style: TWO STORY

Exterior:

% Good (Physical): 86

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 2,404

Ground Area: 1,202

Garage Area: 460

Basement Area: 1,202

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 9:56 AM

Parcel:	13 033 100 008 33 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHMELTZ, BRENDA SUE REV TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7411 TUTTLE RD PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1859/0903	Prev. Taxable Stat	TAXABLE
Split:	09/14/2020	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	21 SPLIT N/A 05-18-21
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

SCHMELTZ, BRENDA SUE REV TRUST
7411 TUTTLE RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 10/13/2023 for 138,000 by MOHR, GARRETT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1859/0903

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	49,800	2023 Taxable:	13,501	Acreage:	4.16
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD+1
Style: FARM HOUSE
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: 1,270
Ground Area: 940
Garage Area: 0
Basement Area: 660
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Pittsford Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
13 002 200 011 02 7 1	2491 ELM RD	12/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,700	45.15
13 005 300 002 05 7 1	10020 BEECHER RD	02/28/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$47,900	31.31
13 006 400 014 06 7 1	9720 BEECHER RD	02/17/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,100	41.27
13 008 100 004 08 7 1	10051 BEECHER RD	05/13/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$134,500	44.85
13 009 400 003 09 7 1	3892 S WALDRON RD	04/08/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$360,500	53.81
13 012 400 005 12 7 1	3678 S MERIDIAN RD	01/20/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$102,200	60.12
13 014 400 011 14 7 1	13620 HUDSON RD	03/04/22	\$117,900	WD	03-ARM'S LENGTH	\$117,900	\$54,500	46.23
13 015 400 006 15 7 1	12940 HUDSON RD	01/24/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,500	39.73
13 019 200 005 19 7 1	5444 S JEROME RD	05/02/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,700	41.75
13 025 300 007 25 7 1	6527 ELM RD	09/06/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$131,800	65.90
13 025 400 003 25 7 1	6620 S MERIDIAN RD	11/08/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$68,500	62.27
13 033 100 006 33 7 1	7025 TUTTLE RD	04/02/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$170,100	49.30
13 033 100 008 33 7 1	7411 TUTTLE RD	04/14/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$52,200	80.31
Totals:			\$2,935,800			\$2,935,800	\$1,458,200	

Sale. Ratio => 49.67
 Std. Dev. => 13.20

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$117,350	\$53,051	\$76,949	\$69,362	1.109	1,080	\$71.25	RES	13.8083
\$95,764	\$3,701	\$149,299	\$99,313	1.503	1,380	\$108.19	RES	53.2028
\$136,205	\$23,343	\$141,657	\$121,750	1.164	1,216	\$116.49	RES	19.2218
\$269,046	\$70,274	\$229,626	\$214,425	1.071	2,258	\$101.69	RES	9.9600
\$721,016	\$192,435	\$477,565	\$570,206	0.838	3,040	\$157.09	RES	13.3762
\$204,391	\$7,492	\$162,508	\$212,405	0.765	1,520	\$106.91	RES	20.6205
\$109,070	\$3,257	\$114,643	\$114,146	1.004	2,654	\$43.20	RES	3.3065
\$147,095	\$4,244	\$180,756	\$154,100	1.173	1,628	\$111.03	RES	20.1684
\$271,412	\$68,770	\$256,230	\$218,600	1.172	1,080	\$237.25	RES	20.0850
\$263,514	\$44,415	\$155,585	\$236,353	0.658	1,456	\$106.86	RES	31.3018
\$137,070	\$4,836	\$105,164	\$142,647	0.737	975	\$107.86	RES	23.4061
\$340,237	\$23,787	\$321,213	\$341,370	0.941	2,404	\$133.62	RES	3.0340
\$104,463	\$20,530	\$44,470	\$90,543	0.491	1,270	\$95.02	RES	48.0142
\$2,916,633		\$2,415,665	\$2,585,219			\$110.50		3.6878
			E.C.F. =>	0.934		Std. Deviation=>	0.27014397	
			Ave. E.C.F. =>	0.971		Ave. Variance=>	21.5004	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
MOBILE HOME	\$53,051	RESIDENTIAL	401	47
RANCH	\$3,701	RESIDENTIAL	401	46
FARM HOUSE	\$23,343	RESIDENTIAL	401	55
FARM HOUSE	\$70,274	RESIDENTIAL	401	46
LOG HOME	\$167,125	RESIDENTIAL	401	78
RANCH	\$4,886	RESIDENTIAL	401	66
FARM HOUSE	\$3,257	RESIDENTIAL	401	45
SPLIT LEVEL	\$4,244	RESIDENTIAL	401	59
RANCH	\$49,350	RESIDENTIAL	401	85
MANUFACTURED	\$44,415	RESIDENTIAL	401	75
RANCH	\$4,836	RESIDENTIAL	401	55
TWO STORY	\$23,787	RESIDENTIAL	401	86
FARM HOUSE	\$20,530	RESIDENTIAL	401	49

22.13588955

Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
13 002 200 011 02 7 1	2491 ELM RD	12/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,600
13 005 300 002 05 7 1	10020 BEECHER RD	02/28/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$48,100
13 006 400 014 06 7 1	9720 BEECHER RD	02/17/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,900
13 008 100 004 08 7 1	10051 BEECHER RD	05/13/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$133,500
13 009 400 003 09 7 1	3892 S WALDRON RD	04/08/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$362,200
13 012 400 005 12 7 1	3678 S MERIDIAN RD	01/20/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$102,700
13 014 400 011 14 7 1	13620 HUDSON RD	03/04/22	\$117,900	WD	03-ARM'S LENGTH	\$117,900	\$54,800
13 015 400 006 15 7 1	12940 HUDSON RD	01/24/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,900
13 019 200 005 19 7 1	5444 S JEROME RD	05/02/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,200
13 025 300 007 25 7 1	6527 ELM RD	09/06/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$131,400
13 025 400 003 25 7 1	6620 S MERIDIAN RD	11/08/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$68,800
13 026 200 007 26 7 1	6420 ELM RD	02/24/22	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$23,500
13 026 200 007 26 7 1	6420 ELM RD	12/22/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$23,500
13 026 300 016 26 7 1	6551 NYE RD	04/14/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$36,300
13 029 100 010 29 7 1	UNION RD	09/14/21	\$140,000	LC	03-ARM'S LENGTH	\$140,000	\$70,200
13 033 100 006 33 7 1	7025 TUTTLE RD	04/02/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$170,600
13 033 100 008 33 7 1	7411 TUTTLE RD	04/14/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$52,000
Totals:						\$3,363,300	\$1,612,200

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Ecf Area	Liber/Page
44.31	\$115,240	\$65,285	\$50,525	10.75	10.75	\$6,073	\$0.14	RES 1814/27	
31.44	\$96,184	\$60,341	\$3,525	0.75	0.75	\$80,455	\$1.85	RES 1822/1276	
41.15	\$135,822	\$51,409	\$22,231	7.00	7.00	\$7,344	\$0.17	RES 1844/0475	
44.51	\$266,988	\$99,840	\$66,928	14.24	14.24	\$7,011	\$0.16	RES 1826/0695	
54.06	\$724,437	\$112,688	\$167,125	50.00	50.00	\$2,254	\$0.05	RES 1823/1092	
60.41	\$205,432	(\$30,779)	\$4,653	0.99	0.99	(\$31,090)	(\$0.71)	RES 1818/1230	
46.48	\$109,600	\$11,402	\$3,102	0.66	0.66	\$17,276	\$0.40	RES 1822/0119	
39.95	\$147,817	\$41,225	\$4,042	0.86	0.86	\$47,936	\$1.10	RES 1818/0061	
41.60	\$270,374	\$101,626	\$47,000	10.00	10.00	\$10,163	\$0.23	RES 1825/1057	
65.70	\$262,817	(\$20,517)	\$42,300	9.00	9.00	(\$2,280)	(\$0.05)	RES 1834/0811	
62.55	\$137,696	(\$23,090)	\$4,606	0.98	0.98	(\$23,561)	(\$0.54)	RES 1812/400	
31.97	\$47,047	\$73,500	\$47,047	10.01	10.01	\$7,343	\$0.17	RES 1820/0946	
27.01	\$47,047	\$87,000	\$47,047	10.01	10.01	\$8,691	\$0.20	RES 1841/0825	
28.58	\$72,500	\$127,000	\$72,500	8.13	8.13	\$15,621	\$0.36	RES 1792/1043	
50.14	\$140,315	\$140,000	\$140,315	40.45	40.45	\$3,461	\$0.08	RES 1806/989	
49.45	\$341,152	\$26,502	\$22,654	5.16	5.16	\$5,136	\$0.12	RES 1791/532	
80.00	\$104,028	(\$19,476)	\$19,552	4.16	4.16	(\$4,682)	(\$0.11)	RES 1795/769	
47.94	\$3,224,496	\$903,956	\$765,152	183.15	183.15	Average	Average		
14.27				per Net Acre=>	4,935.60	per SqFt=>	\$0.11		

Other Parcels in Sale Land Table Class

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 402

RESIDENTIAL 402

RESIDENTIAL 402

RESIDENTIAL 401

RESIDENTIAL 401

RESIDENTIAL 401

2024 Pittsford Township Land Value Study Residential Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Front Foot	Price Per Front Foot	Comments
002-200-017-02-7-1	12/19/2022	\$16,500.00	3	\$5,500.00			Adjacent Owner
002-400-010-02-7-1	11/19/2020	\$10,000.00	5	\$2,000.00			Adjacent Owner
001-100-014-01-7-1	9/4/2020	\$128,000.00	34.78	\$3,680.28			Adjacent Owner
029-100-010-29-7-1	9/14/2021	\$140,000.00	40.45	\$3,461.06			
Lake Mallory							
026-300-016-27-7-1	4/14/2021	\$127,000.00	8.13	\$15,621.16			
027-200-016-27-7-1	12/2/2020	\$123,000.00	15.88	\$7,745.59			
027-400-016-27-7-1							
027-200-017-27-7-1							
027-400-015-27-7-1							

Four Parcels