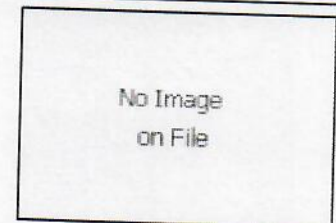


9

Neighborhoods Used: VIL.PITTSFORD VILLAGE

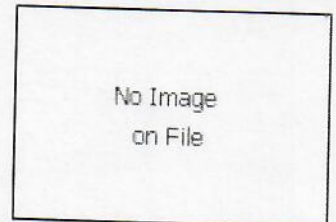
9172 HAMILTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13 018 100 030	18 7 1 03/02/2023 VIL	401	54,000	16,716	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	45	37,284	61,676	0.605



4329 S PITTSFORD RD

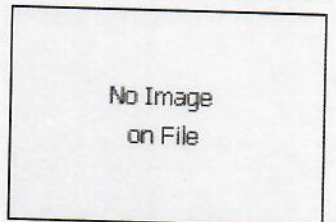
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13 018 100 010	18 7 1 09/02/2022 VIL	401	65,000	6,336	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	46	57,805	108,073	0.535
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	859	1606	0.535		



9751 RAIL RD

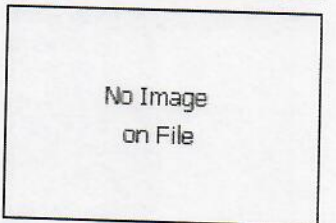
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13 018 400 016	18 7 1 03/22/2022 VIL	401	65,000	10,523	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	57	54,477	84,248	0.647

!MULTI-PARCEL SALE!!



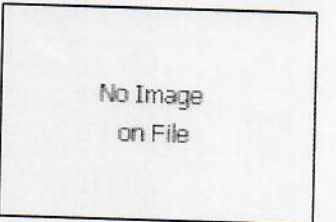
4635 S PITTSFORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13 050 001 003	08/31/2021 VIL	401	105,000	22,852	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	53	82,148	101,523	0.809



5 E MARKET ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13 045 001 039	04/06/2021 VIL	401	100,000	9,292	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	51	90,708	116,981	0.775



Neighborhoods Used: VIL.PITTSFORD VILLAGE

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include DUPLEX, HOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, RANCH, SPLIT LEVEL, TWO STORY.

Total Single Family Costs by Manual : 388,253
Total Mobile Home Costs by Manual : 84,248
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 1,606
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include DUPLEX, FARM HOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, RANCH, SPLIT LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 267,945
Total Mobile Home Sale Residual Values : 54,477
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 859
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows include initial values and values after application of E.C.F.s.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include DUPLEX, FARM HOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, RANCH, SPLIT LEVEL, TWO STORY.

Single Family E.C.F. : 0.690 (4)
Mobile Home E.C.F. : 0.647 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.535 (1)
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): VIL - PITTSFORD VILLAGE

11/04/2023
10:52 AM

ECF Analysis for: 13 - PITTSFORD TWP

Page: 3/3
DB: Pittsford 2024

Neighborhoods Used: VIL.PITTSFORD VILLAGE

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 10:53 AM

Parcel:	13 018 100 030 18 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VAN CRAMER, BAILEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9172 HAMILTON ST PITTSFORD, MI 49271	Taxable Status:	TAXABLE
Liber/Page:	1845/0067	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #:	20 DESC-G 09-16
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	VIL PITTSFORD VILLAGE

Mailing Address:

VAN CRAMER, BAILEY
9172 HAMILTON ST
PITTSFORD MI 49271

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	28,000	2023 Taxable:	15,927	Acreage:	0.00
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: 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

11/04/2023 10:54 AM

Parcel: 13 018 100 010 18 7 1
Owner's Name: WIGGINS, IZETTA
Property Address: 4329 S PITTSFORD RD
PITTSFORD, MI 49271
Liber/Page: 1834/0494
Split: // **Created:** // **Active:** Active
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: 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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	38,900	2023 Taxable:	38,900	Acreage:	0.00
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: 0
Occupancy: Single Family
Class: C-4
Style: TWO STORY
Exterior: Wood Siding
% Good (Physical): 46
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

11/04/2023 10:54 AM

Parcel: 13 018 400 016 18 7 1
Owner's Name: OHAVER, TRACY & PATRICIA
Property Address: 9751 RAIL RD
PITTSFORD, MI 49271
Liber/Page: 1822/0220
Split: 12/01/2016
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 N/A 02-04
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: VIL PITTSFORD VILLAGE

Created: 12/01/2016
Active: Active

Mailing Address:

OHAVER, TRACY & PATRICIA
9096 NORTH ST
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 03/22/2022 for 65,000 by DOW, DAVID & MARIA.

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

Liber/Page: 1822/0220

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 30,100

2023 Taxable: 30,100

Acres: 1.18

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: Mobile Home

Class: Excellent

Style: MOBILE HOME

Exterior: Wood Siding

% Good (Physical): 57

Heating System: Wall Furnace

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,120

Ground Area: 1,120

Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 10:54 AM

Parcel: 13 050 001 003
Owner's Name: STEVENSON, JOHN MARK
Property Address: 4635 S PITTSFORD RD
PITTSFORD, MI 49271
Liber/Page: 1805/648
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 N/A 09-01
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: VIL PITTSFORD VILLAGE

Mailing Address:

STEVENSON, JOHN MARK
PO BOX 43
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 08/31/2021 for 105,000 by LOPRESTO, MELINDA E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1805/648

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 44,400

2023 Taxable: 24,295

Acreage: 0.00

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: 1903

Occupancy: Single Family

Class: D

Style: TWO STORY

Exterior: Wood Siding

% Good (Physical): 53

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,680

Ground Area: 840

Garage Area: 0

Basement Area: 840

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 10:54 AM

Parcel:	13 045 001 039	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JOHNSON, ALBERT F	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9114 E MARKET ST PITTSFORD, MI 49271	Taxable Status:	TAXABLE
Liber/Page:	1792/397	Prev. Taxable Stat:	TAXABLE
Split:	06/28/2021	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #:	22 LOT LN ADJ NA 06-28-21
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	VIL PITTSFORD VILLAGE

Mailing Address:

JOHNSON, ALBERT F
6726 N CRISWELL AVE
SAINT PETERSBURG FL 33709

Most Recent Sale Information

Sold on 04/06/2021 for 100,000 by FARRELL GIRLS LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1792/397

Most Recent Permit Information

Permit PB98-501 on 08/24/1998 for \$7,680 category BUILDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	42,600	2023 Taxable:	33,980	Acreage:	0.00
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: CD
Style: TWO STORY
Exterior: Wood Siding
% Good (Physical): 51
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,403
Ground Area: 876
Garage Area: 330
Basement Area: 820
Basement Walls:
Estimated TCV: Tentative

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	\$40,700
13 018 100 030 18 7 1	9172 HAMILTON ST	03/02/23	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$29,500
13 018 400 016 18 7 1	9751 RAIL RD	03/22/22	\$65,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$34,200
13 045 001 039	9114 E MARKET ST	04/06/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,700
13 050 001 003	4635 S PITTSFORD RD	08/31/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$46,200
Totals:						\$389,000	\$195,300

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
62.62	\$81,466	\$6,336	\$58,664	\$109,679	0.535	1,424	\$41.20	VIL
54.63	\$58,964	\$16,716	\$37,284	\$61,676	0.605	910	\$40.97	VIL
52.62	\$72,933	\$10,523	\$54,477	\$84,248	0.647	1,120	\$48.64	VIL
44.70	\$89,424	\$9,292	\$90,708	\$116,981	0.775	1,403	\$64.65	VIL
44.00	\$92,395	\$22,852	\$82,148	\$101,523	0.809	1,680	\$48.90	VIL
	\$395,182		\$323,281	\$474,107			\$48.87	
50.21					E.C.F. => 0.682			Std. Deviation=> 0.11563531
7.70					Ave. E.C.F. => 0.674			Ave. Variance=> 9.4534

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
13.9245	TWO STORY	\$6,336		PITTSFORD VILLAGE	401	46
6.9601	TWO STORY	\$16,716		PITTSFORD VILLAGE	401	45
2.7490	MOBILE HOME	\$10,523	13 018 400 017 18 7 1	PITTSFORD VILLAGE	401	57
10.1292	TWO STORY	\$9,292		PITTSFORD VILLAGE	401	51
13.5044	TWO STORY	\$22,852		PITTSFORD VILLAGE	401	53
0.7758						

Coefficient of Var=> 14.02347435

Pittsford Village Land 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	\$40,700
13 018 100 030 18 7 1	9172 HAMILTON ST	03/02/23	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$29,500
13 050 001 003	4635 S PITTSFORD RD	08/31/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$46,200
Totals:						\$224,000	\$116,400

Sale. Ratio =>
Std. Dev. =>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
13 018 400 016 18 7 1	9751 RAIL RD	03/22/22	\$65,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$34,000
Totals:						\$65,000	\$34,000

Sale. Ratio =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Libel/Page
62.62	\$81,466	(\$10,130)	\$6,336	66.0	0.0	(\$153)	0.00	VIL 1834/0494	
54.63	\$58,964	\$11,752	\$16,716	165.0	0.0	\$71	0.00	VIL 1845/0067	
44.00	\$92,395	\$35,457	\$22,852	197.0	0.0	\$180	0.00	VIL 1805/648	
51.96	\$232,825	\$37,079	\$45,904	428.0					
9.34			Average						
			per FF=>			\$87			

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Libel/Page
52.31	\$72,656	\$7,290	\$10,246	0.0	0.0	#DIV/0!	0.00	VIL 1822/0220	
52.31	\$72,656	\$7,290	\$10,246	0.0					

Land Table	Class
PITTSFORD VILLAGE	401
PITTSFORD VILLAGE	401
PITTSFORD VILLAGE	401

Land Table	Class
PITTSFORD VILLAGE	401
