

4

Pittsford Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur Asmnt.	Asd/Adj. Sale
13 002 200 009 02 7 1	2250 ELM RD	10/09/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,400	46.35
13 006 400 014 06 7 1	9720 BEECHER RD	07/06/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$60,500	67.22
13 007 300 006 07 7 1	3663 S PITTSFORD RD	12/17/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$165,100	41.80
13 008 400 002 08 7 1	10900 DAY RD	01/21/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$183,300	56.40
13 009 200 001 09 7 1	11651 BEECHER RD	10/06/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$118,800	62.53
13 012 400 005 12 7 1	3678 S MERIDIAN RD	01/20/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$89,200	52.47
13 025 400 003 25 7 1	6620 S MERIDIAN RD	11/08/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$60,000	54.55
13 028 400 008 28 7 1	11889 YOST RD	06/30/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$77,700	61.18
13 028 400 009 28 7 1	6594 S WALDRON RD	06/30/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$70,600	63.04
13 032 300 007 32 7 1	10300 SQUAWFIELD RD	06/22/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$135,500	62.16
<b>Totals:</b>			<b>\$1,822,000</b>			<b>\$1,822,000</b>	<b>\$1,000,100</b>	<b>54.89</b>

Std. Dev. => 4.48

Due to a lack of 101 sales, the two available sales were used in addition to sales in the residential class to develop the 2023 Agricultural ECF. 2023 ECF: 0.729

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$83,819	\$35,250	\$49,750	\$56,873	0.875	1,508	\$32.99	RES	14.5414
\$120,966	\$22,231	\$67,769	\$115,615	0.586	1,216	\$55.73	RES	14.3180
\$330,288	\$96,677	\$298,323	\$273,549	1.091	2,048	\$145.67	RES	109.0564
\$366,664	\$279,000	\$46,000	\$108,094	0.426	1,008	\$45.63	AG	131.8571
\$237,685	\$156,500	\$33,500	\$100,105	0.335	1,156	\$28.98	AG	33.4649
\$178,384	\$7,113	\$162,887	\$200,552	0.812	1,520	\$107.16	RES	81.2195
\$119,962	\$4,606	\$105,394	\$135,077	0.780	975	\$108.10	RES	78.0250
\$155,492	\$37,600	\$89,400	\$138,047	0.648	1,040	\$85.96	RES	64.7606
\$141,285	\$9,400	\$102,600	\$154,432	0.664	1,680	\$61.07	RES	66.4370
\$271,062	\$47,000	\$171,000	\$262,368	0.652	3,408	\$50.18	RES	65.1757
<b>\$2,005,607</b>		<b>\$1,126,623</b>	<b>\$1,544,711</b>			<b>\$72.82</b>		<b>11.8571</b>
		E.C.F. =>		<b>0.729</b>	Std. Deviation=>		<b>0.19187079</b>	
		Ave. E.C.F. =>		<b>0.611</b>	Ave. Variance=>		<b>75.9607</b>	
							Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building	Depr.
MANUFACTURED	\$35,250	RESIDENTIAL	401		45
FARM HOUSE	\$22,231	RESIDENTIAL	401		56
RANCH	\$89,253	RESIDENTIAL	401		87
FARM HOUSE	\$279,000	AGRICULTURAL	101		45
FARM HOUSE	\$156,500	AGRICULTURAL	101		45
RANCH	\$4,653	RESIDENTIAL	401		67
RANCH	\$4,606	RESIDENTIAL	401		56
MANUFACTURED	\$37,600	RESIDENTIAL	401		83
MANUFACTURED	\$9,400	RESIDENTIAL	401		68
RANCH	\$47,000	RESIDENTIAL	401		53

124.3684853

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

01/03/2023 12:16 PM

**Parcel:** 13 006 400 014 06 7 1  
**Owner's Name:** SCHMELTZ, BRENDA  
**Property Address:** 9720 BEECHER RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1766/714  
**Split:** 07/27/2005  
**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 #:** 20 DESC-M N/A 07-10  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

**Created:** 07/27/2005  
**Active:** Active

## Mailing Address:

SCHMELTZ, BRENDA  
9720 BEECHER RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 07/06/2020 for 90,000 by ABRAHAM, RICHARD J LIVING TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1766/714

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 60,100	<b>2022 Taxable:</b> 57,641	<b>Acreage:</b> 7.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: FARM HOUSE  
Exterior: Wood Siding  
% Good (Physical): 56  
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:

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

01/03/2023 12:16 PM

**Parcel:** 13 007 300 006 07 7 1  
**Owner's Name:** PETERSON, CHRISTOPHER  
**Property Address:** 3663 S PITTSFORD RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1783/306  
**Split:** 07/02/2002  
**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 01-07  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

**Created:** 07/02/2002  
**Active:** Active

## Mailing Address:

PETERSON, CHRISTOPHER  
YAGHOOBIMANESH, GHAZAL  
8991 GROSSMONT BLVD  
LA MESA CA 91941

## Most Recent Sale Information

Sold on 12/17/2020 for 395,000 by DOW, DAVID D & MARIA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1783/306

## Most Recent Permit Information

Permit PP09-0062 on 04/23/2009 for \$0 category PLUMBING.

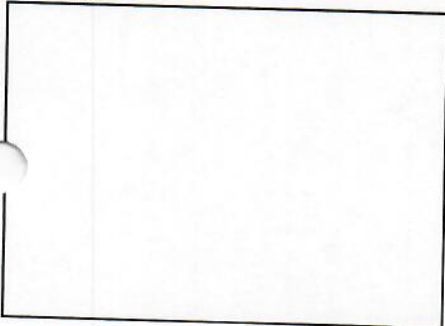
## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 139,900	<b>2022 Taxable:</b> 130,777	<b>Acreage:</b> 18.99
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>ARE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior:  
% Good (Physical): 87  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,048  
Ground Area: 1,638  
Garage Area: 528  
Basement Area: 1,638  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

01/03/2023 12:16 PM

**Parcel:** 13 008 400 002 08 7 1  
**Owner's Name:** MIZAK LLC  
**Property Address:** 10900 DAY RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1784/1265  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 101.AGRICULTURAL-IMPROVED  
**Previous Class:** 101.AGRICULTURAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 21 N/A 01-28  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** AG AGRICULTURAL

## Mailing Address:

MIZAK LLC  
15001 US 12 HIGHWAY  
BROOKLYN MI 49230

## Most Recent Sale Information

Sold on 01/21/2021 for 325,000 by HOLT, MARY TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1784/1265

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2023 S.E.V.:** Tentative

**2023 Taxable:** Tentative

**Lot Dimensions:**

**2022 S.E.V.:** 178,900

**2022 Taxable:** 74,071

**Acres:** 80.00

**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: 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: 1,008

Ground Area: 912

Garage Area: 528

Basement Area: 384

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

01/03/2023 12:16 PM

<b>Parcel:</b>	13 009 200 001 09 7 1	<b>Current Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Owner's Name:</b>	LEATHERER, JOSEPH R LIVING TRUST	<b>Previous Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Property Address:</b>	11651 BEECHER RD HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1775/1097	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	13 PITTSFORD TWP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	20 N/A 10-14
<b>Topography:</b>	None	<b>School:</b>	30060 PITTSFORD AREA SCHOOLS
		<b>Neighborhood:</b>	AG AGRICULTURAL

## Mailing Address:

LEATHERER, JOSEPH R LIVING TRUST  
LEATHERER, JOSEPH R TRUSTEE  
13300 CULBERT RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 10/06/2020 for 190,000 by MCARTHUR, ROBERT C III & EMILY J.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1775/1097

## Most Recent Permit Information

Permit PM02-0584 on 08/12/2002 for \$0 category .

## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	114,800	<b>2022 Taxable:</b>	63,152	<b>Acres:</b>	40.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

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: 1,156

Ground Area: 792

Garage Area: 832

Basement Area: 672

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image





# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

01/03/2023 12:16 PM

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

## Mailing Address:

GALBREATH, DOUGLAS R & SUSAN (LE)  
18663 ROME 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

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	80,900	<b>2022 Taxable:</b>	49,307	<b>Acres:</b>	0.99
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+12  
Style: RANCH  
Exterior: Wood Siding  
% Good (Physical): 67  
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

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

01/03/2023 12:16 PM

**Parcel:** 13 025 400 003 25 7 1  
**Owner's Name:** HOLLY, MICHAEL  
**Property Address:** 6620 S MERIDIAN RD  
HUDSON, MI 49247  
**Liber/Page:** 1812/400  
**Split:** // **Created:** //  
**Public Impr.:** None **Active:** Active  
**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 11-16  
**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 11/08/2021 for 110,000 by BUCKBEE, AMANDA L.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1812/400

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2023 S.E.V.:** Tentative

**2023 Taxable:** Tentative

**Lot Dimensions:**

**2022 S.E.V.:** 54,700

**2022 Taxable:** 54,700

**Acreage:** 0.98

**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+20

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 56

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

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

01/03/2023 12:16 PM

**Parcel:** 13 028 400 008 28 7 1  
**Owner's Name:** PAYNE, JUSTIN D & ASHLEY L  
**Property Address:** 11889 YOST RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1765/1127  
**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 #:** 20 DESC-M N/A 07-02  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

**Created:** / /  
**Active:** Active

## Mailing Address:

PAYNE, JUSTIN D & ASHLEY L  
11889 YOST RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 06/30/2020 for 127,000 by ROSE, DONALD L JR & KENDA ANN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1765/1127

## Most Recent Permit Information

Permit BW09-0106 on 01/06/2009 for \$0 category .

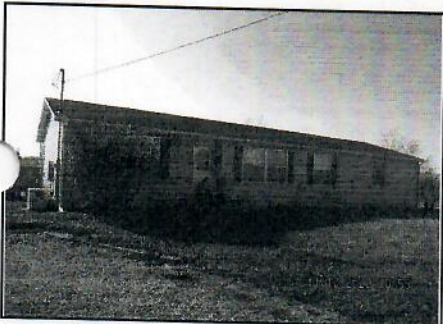
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	71,200	<b>2022 Taxable:</b>	66,731	<b>Acres:</b>	8.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: MANUFACTURED  
Exterior: Wood Siding  
% Good (Physical): 83  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,040  
Ground Area: 1,040  
Garage Area: 960  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

01/03/2023 12:16 PM

**Parcel:** 13 028 400 009 28 7 1  
**Owner's Name:** BLACKBURN, DENNIS R  
**Property Address:** 6594 S WALDRON RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1765/1110  
**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 #:** 20 DESC-M N/A 07-01  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

BLACKBURN, DENNIS R  
6594 S WALDRON RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 06/30/2020 for 112,000 by PAYNE, JUSTIN D.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1765/1110

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 64,500	<b>2022 Taxable:</b> 59,087	<b>Acreeage:</b> 2.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: MANUFACTURED  
Exterior: Wood Siding  
% Good (Physical): 68  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,680  
Ground Area: 1,680  
Garage Area: 960  
Basement Area: 560  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

01/03/2023 12:16 PM

**Parcel:** 13 032 300 007 32 7 1  
**Owner's Name:** SCHMITT, JESSE & STACIA  
**Property Address:** 10300 SQUAWFIELD RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1765/206  
**Split:** 04/02/1998  
**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 #:** 20 DESC-M N/A 06-22  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

**Created:** 04/02/1998  
**Active:** Active

## Mailing Address:

SCHMITT, JESSE & STACIA  
403 N STEER ST  
ADDISON MI 49220

## Most Recent Sale Information

Sold on 06/22/2020 for 218,000 by CALDWELL, CAROLYN A.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1765/206

## Most Recent Permit Information

Permit PM10-0251 on 07/09/2010 for \$0 category MECHANICAL.

## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 119,200	<b>2022 Taxable:</b> 112,183	<b>Acres:</b> 10.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Wood Siding  
% Good (Physical): 53  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 3,408  
Ground Area: 2,736  
Garage Area: 0  
Basement Area: 1,344  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 3  
Estimated TCV: Tentative  
Cmts:

## Image





Pittsford Agricultural Land Analysis 0 to 9.99 Acres

Sale Date	Parcel Number	# of Pcls	Liber/Pag e	Sale Price	Ver	PA 260	Bldg Value/PP
8/7/20	17 013 200 005 13 8 1	1	1769/1090	\$ 9,100			\$ -
10/23/20	12 027 400 027 27 7 2	1	1777/1732	\$ 12,000		X	\$ -
8/30/21	17 033 400 006 33 8 1	1	1805/757	\$ 23,000			\$ -
2/3/22	12 033 200 015 33 7 3	1	1819/185	\$ 17,000	pta		\$ -
5/27/21	12 019 200 007 19 7 2	1	1796/838	\$ 10,000			\$ -
5/26/21	12 013 200 111 13 7 2	1	1796/735	\$ 60,000			\$ -
11/19/20	13 002 400 010 02 7 1	1	1779/1228	\$ 10,000	pta		\$ -
9/9/20	13 036 200 019 36 7 1	1	1772/973	\$ 34,500	pta		\$ -
				\$ 175,600			\$ -

Sale Count = 8

**2023 Till Per Acre: \$5,200**

**2023 Non Till Per Acre: \$5,200**

total assessable acres
total sale price of all sales
Value/Assessable Acre

Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total
\$ 9,100	2.75	0.00	\$ -	\$ -	2.09	\$ 4,354	\$ 9,100
\$ 12,000	3.00	2.75	\$ 4,364	\$ 12,000	0.00	\$ -	\$ -
\$ 23,000	3.63	3.59	\$ 6,407	\$ 23,000	0.00	\$ -	\$ -
\$ 17,000	3.87	0.00	\$ -	\$ -	3.42	\$ 4,971	\$ 17,000
\$ 10,000	4.00	3.95	\$ 2,532	\$ 10,000	0.00	\$ -	\$ -
\$ 60,000	5.00	5.00	\$ 12,000	\$ 60,000	0.00	\$ -	\$ -
\$ 10,000	5.00	0.00	\$ -	\$ -	4.75	\$ 2,105	\$ 10,000
\$ 34,500	8.41	7.99	\$ 4,318	\$ 34,500	0.00	\$ -	\$ -
\$ 175,600	35.66	23.28	\$ 5,992	\$ 139,500	10.26	\$ 3,519	\$ 36,100

Total AVE/Acre = \$ 4,924 ← Includes ROW Acres

33.54	Sale Count	8
\$ 175,600	Ave \$/Acre	\$ 5,236
\$ 5,236	Ave ABS DEV \$/Acre	\$ 2,088
<b>\$ 5,230</b>	C.O.D.	0.3989



ROW	Comments	Acres						ABS DEV	ABS DEV
								Non-Till	\$/Acre
0.66	US-127 & Prattville		\$ 9,100	2.75	\$ 3,309	\$	836	881.4726685	
0.25	adj owner, pa260		\$ 12,000	3.00	\$ 4,000	\$	-	871.9032905	
0.04	Waldron Village		\$ 23,000	3.63	\$ 6,336	\$	-	1171.145583	
0.45	Nichols #161 Tile		\$ 17,000	3.87	\$ 4,393	\$	1,452	264.7794202	
0.05	access to north parcel		\$ 10,000	4.00	\$ 2,500	\$	-	2703.894085	
0.00	M-34, Off-Road		\$ 60,000	5.00	\$ 12,000	\$	-	6764.460346	
0.25	adj owner		\$ 10,000	5.00	\$ 2,000	\$	1,413	3130.276496	
0.42	some non-till		\$ 34,500	8.41	\$ 4,102	\$	-	917.6422824	
2.12									

\$ per acre

Pittetford Agricultural Land Analysis 10-19-99 Acres

Date	Special Number	# of Feet	11577-713	Unit Price	Vec	FA 560	Bid Value/PP	Land Residual	Total	Tillage Value	Tillage Price	Tillage Total	Non-Till Acres	Non-Till Price	Non-Till Total	Non-Till Program	Non-Till Acres	Non-Till Price	Non-Till Total	Non-Till Program	Non-Till Acres	Non-Till Price	Non-Till Total	Non-Till Program	Non-Till Acres	Non-Till Price	Non-Till Total	Non-Till Program	
6/21/01	11709/200/099/28/8/1	1	1798/1276	\$ 69,500		X		69,500	1773	16.47	4,199	69,500	0.00	\$ -	\$ -	1.26	0.00	\$ -	\$ -	1.26	0.00	\$ -	\$ -	1.26	0.00	\$ -	\$ -	1.26	
3/6/12	11709/300/005/12/2	1	1798/1276	\$ 69,000		X		69,000	18.49	0.00	\$ -	69,000	18.03	\$ 3,271	\$ 69,000	0.46	0.00	\$ -	\$ 69,000	0.46	0.00	\$ -	\$ 69,000	0.46	0.00	\$ -	\$ 69,000	0.46	
5/1/12	11709/300/005/12/2	1	1798/1276	\$ 72,500		X		72,500	18.49	0.00	\$ -	72,500	18.03	\$ 4,021	\$ 72,500	0.46	0.00	\$ -	\$ 72,500	0.46	0.00	\$ -	\$ 72,500	0.46	0.00	\$ -	\$ 72,500	0.46	
7/21/20	18 005 100 011 08 9 2	1	1768/6586	\$ 72,500		X		72,500	19.38	11.25	3,955	44,605	7.16	\$ 3,896	\$ 27,955	0.97	0.00	\$ -	\$ 27,955	0.97	0.00	\$ -	\$ 27,955	0.97	0.00	\$ -	\$ 27,955	0.97	
		Sale Count = 4		\$ 281,500				281,500		74.00		21.72		\$ 4,080		\$ 113,105		43.22		\$ 3,896		\$ 168,395		3.15					
		Total AVE/Acre = 3.799		← Includes ROW/Acre																									

2023 Till Per Acre: \$3,900  
 2023 NonTill Per Acre: \$3,900

Total assessable acres	70.94	Sale Count	4
Total sale price of all sales	\$ 281,500	Ave Acres	\$ 3,969
Value/Assessable Acre	\$ 3,980	Ave ABS DEV/Acre	\$ 118
		C.O.D.	0.02956

Pittsford Agricultural Land Analysis 10-19.99 Acres

Sale Date	Parcel Number	# of Pcls	Liber/Pag e	Sale Price	Ver	PA 260	Bidg Value/PP
6/21/21	17 028 200 009 28 8 1	1	1798/1276	\$ 68,500	pta/rps	x	\$ -
3/31/21	12 012 300 005 12 7 2	1	1791/339	\$ 68,000			\$ -
5/11/21	12 012 300 005 12 7 2	1	1795/244	\$ 72,500	pta		\$ -
7/21/20	18 003 100 011 03 9 2	1	1768/596	\$ 72,500	pta	x	\$ -

Sale Count = 4

\$ 281,500

\$

**2023 Till Per Acre: \$3,900**  
**2023 NonTill Per Acre: \$3,900**

total assessable acres
total sale price of all sales
Value/Assessable Acre

Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total
\$ 68,500	17.73	16.47	\$ 4,159	\$ 68,500	0.00	\$ -	\$ -
\$ 68,000	18.49	0.00	\$ -	\$ -	18.03	\$ 3,771	\$ 68,000
\$ 72,500	18.49	0.00	\$ -	\$ -	18.03	\$ 4,021	\$ 72,500
\$ 72,500	19.38	11.25	\$ 3,965	\$ 44,605	7.16	\$ 3,896	\$ 27,895
\$ 281,500	74.09	27.72	\$ 4,080	\$ 113,105	43.22	\$ 3,896	\$ 168,395
Total AVE/Acre = \$ 3,799		← Includes ROW Acres					

70.94	Sale Count	4
\$ 281,500	Ave \$/Acre	\$ 3,968
\$ 3,968	Ave ABS DEV \$/Acre	\$ 118
<b>\$ 3,960</b>	C.O.D.	0.0296

ROW Acres	Comment s							ABS DEV Non-Till	ABS DEV \$/Acre
1.26	pa260	\$	68,500	17.73	\$	3,864	\$	-	190.935018
0.46		\$	68,000	18.49	\$	3,678	\$	125	196.6501341
0.46		\$	72,500	18.49	\$	3,921	\$	125	52.93389256
0.97	pa260	\$	72,500	19.38	\$	3,741	\$	0	30.06495992
3.15									

\$ per acre



Pittsford Agricultural Land Analysis 20 Acres and Up

Sale Date	Parcel Number	# of Pcts	Liber/Page	Sale Price	Ver	PA 260
9/4/20	13 001 100 014 01 7 1	1	1773/111	\$ 128,000	pta	X
9/14/21	13 029 100 010 29 7 1	1	1806/989	\$ 140,000	rps	
5/13/20	13 014 200 003 14 7 1	1	1762/251	\$ 170,000	pta	X
3/24/21	13 006 400 013 06 7 1	1	1790/668	\$ 370,000	pta/rps	X
4/30/21	13 005 100 001 05 7 1	2	1794/668	\$ 731,196	rps	X

Sale Count = 5

\$ 1,539,196

**2023 Till Per Acre:**

**\$3,800**

**2023 Non Till Per Acre:**

**\$3,500**

Tillable Analysis	
Sale Count	3
Ave Tillable	\$ 3,837
Ave ABS DEV Tillable	\$ 400
C.O.D.	0.1041
	<b>\$ 3,830</b>

Bldg Value/PP	Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price
\$ -	\$ 128,000	34.78	0.00	\$ -	\$ -	34.36	\$ 3,725
\$ -	\$ 140,000	40.45	0.00	\$ -	\$ -	40.09	\$ 3,492
\$ -	\$ 170,000	57.00	56.29	\$ 3,020	\$ 170,000	0.00	\$ -
\$ -	\$ 370,000	95.01	94.62	\$ 3,910	\$ 370,000	0.00	\$ -
\$ -	\$ 731,196	192.42	126.55	\$ 4,145	\$ 524,607	62.02	\$ 3,331
\$ -	\$ 1,539,196	419.66	277.46	\$ 3,837	\$ 1,064,607	136.47	\$ 3,478
Total AVE/Acre = \$		3,668	← Includes ROW Acres				

Non-Tillable Analysis	
Sale Count	3
Ave Non-Tillable	\$ 3,478
Ave ABS DEV Non-Tillable	\$ 136
C.O.D.	0.0392
	<b>\$ 3,470</b>



Non-Till Total	ROW Acres	Comments
\$ 128,000	0.42	pa260, some till
\$ 140,000	0.36	some till
\$ -	0.71	pa260, some non-t
\$ -	0.39	some non-till, oil wa
\$ 206,589	3.85	Wheatland Twp all
\$ 474,589	5.73	

128,000  
140,000  
170,000  
370,000  
731,196

\$ per acre  
34.78 \$  
40.45 \$  
57.00 \$  
95.01 \$  
192.42 \$

ABS DEV Tillable	ABS DEV Non- Till
3,680 \$	248 \$
3,461 \$	15 \$
2,982 \$	-
3,894 \$	-
3,800 \$	147 \$