

6

Pittsford Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13 013 200 002 13 7 1	14587 DAY RD	03/30/22	\$810,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$810,000
XHO-120-1030-00	15800 STEGER INDUSTRIAL DR	01/14/19	\$570,000	WD	03-ARM'S LENGTH	\$570,000
XHO-000-0042-00	207 W MAIN ST	06/02/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000
20 110 002 157 23 7 4	120 ENTERPRISE DR	11/06/20	\$850,000	OTH	03-ARM'S LENGTH	\$580,000
21 120 001 009	541 INDUSTRIAL PKWY	12/22/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000
21 120 001 011	551 INDUSTRIAL PKWY	04/09/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000
<b>Totals:</b>						<b>\$2,970,000</b>
						<b>\$2,700,000</b>

Due to only 1 sale in the 301 class along with only 6 parcels in the 301 class in Pittsford, 301 sales from the City of Hudson and Rural and Industrial Park areas in Hillsdale County were utilized to develop the 2023 301 ECF. 2023 ECF: 0.550.

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$326,200	40.27	\$737,516	\$121,221	\$688,779	\$990,858	0.695	49,462	\$13.93	IND
\$305,900	53.67	\$735,228	\$223,210	\$346,790	\$853,363	0.406	32,718	\$10.60	3001
\$25,500	34.00	\$114,038	\$1,546	\$73,454	\$252,791	0.291	4,800	\$15.30	2001
\$186,400	32.14	\$521,246	\$59,276	\$520,724	\$978,750	0.532	8,736	\$59.61	IAPP
\$101,600	24.19	\$296,949	\$67,143	\$352,857	\$486,877	0.725	12,000	\$29.40	IAPP
\$77,100	31.47	\$207,301	\$36,828	\$208,172	\$361,172	0.576	7,920	\$26.28	IAPP
<b>\$1,022,700</b>		<b>\$2,612,278</b>		<b>\$2,190,776</b>	<b>\$3,923,811</b>			<b>\$25.85</b>	
Sale. Ratio =>	37.88				E.C.F. =>	0.550		Std. Deviation=>	#DIV/0!
Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.695		Ave. Variance=>	0.0000

Dev. by Mean (%)	Land Value	Land Table	Property Class
0.0000	\$121,221	INDUSTRIAL	301
62.6922	\$95,000	INDUSTRIAL	301
58.6219	\$1,546	COMMERCIAL	201
3.7924	\$59,276	20-IAPP.INDUSTRIAL APPRAISALS	301
23.0629	\$67,143	21-IAPP.INDUSTRIAL APPRAISALS	301
8.2274	\$36,828	21-IAPP.INDUSTRIAL APPRAISALS	301
<b>14.5134</b>			

Coefficient of Var=>

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
HORNET ENTERPRISES LLC	RAPTOR INDUSTRIES LLC	810,000	03/30/2022	WD	19-MULTI PARCEL ARM'S LE	18240068	DEED	100.0	
POWERS METAL MANUFACTURIN	HORNET ENTERPRISES LLC	250,000	03/23/2012	WD	03-ARM'S LENGTH	1484/938	NOT VERIFIED	0.0	
WOODWORTH, SUSAN S	DAY INDUSTRIES INC	100	11/20/1995	QC	21-NOT USED/OTHER	741/720	NOT VERIFIED	0.0	
ZIEGLER, GILBERT I & KATH	DAY INDUSTRIES INC	100	11/16/1995	QC	21-NOT USED/OTHER	741/719	NOT VERIFIED	0.0	
Property Address	14587 DAY RD		Class: INDUSTRIAL-IMPROV		Zoning: Building Permits(s)		Date	Number	Status
Owner's Name/Address	RAPTOR INDUSTRIES LLC 10275 RANGER HWY MORENCI MI 49256		School: HUDSON AREA SCHOOLS		P.R.E. 0%		MAP #: 21 DESC-M 12-02		

Tax Description	Improvements	2023 Est TCV Tentative	Land Value Estimates for Land Table INDUS. INDUSTRIAL	Description COMW/IND	Frontage	Depth	Front	Depth	Rate	Adj.	Reason	Value
COM AT N1/4 COR RNG TH E ALG N SEC LN OF SD SEC 350 FT TO POB TH S PARL TO N-S1/4 LN 350 FT TH E PAR TO N SEC LN 300 FT THN PAR TO N-S1/4 LN SD SEC 350 FT TO N SEC LN TH W 300 FT TO POB SEC 13 T7S R1W 2.41 A M/I SUBJECT TO IFT#2013-114 EXPIRES 12-30-2025	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2023 Est TCV Tentative	* Factors *	2.41 Total Acres	12,500	100	Total Est. Land Value =	30,125				30,125

ADDED BLD FROM910 000001 2002  
2016 DATA VERIFICATION: NO CHANGES



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
AM	09/23/2016	INSPECTED	2022	12,100	123,300	135,400			55,645C
GG	03/03/2000	INSPECTED	2021	12,100	109,800	121,900			53,868C
			2020	5,900	176,600	182,500			53,125C

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

Desc. of Bldg/Section: EAST GARAGE  
 Calculator Occupancy: Industrial - Light Manufacturing  
 Class: D,Pole  
 Floor Area: 728  
 Gross Bldg Area: 29,462  
 Stories Above Grd: 1  
 Average Sty Hght: 12  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. Ave. X Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Low Cost  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 728  
 Ave. Perimeter: 86  
 Has Elevators:

Depr. Table : 4%  
 Effective Age : 41  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

Year Built  
 Remodeled  
 Overall Bldg Height

Comments:  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:  
 \* Mezzanine Info \*  
 \* Sprinkler Info \*

Area:  
 Type: Low

(1) Excavation/Site Prep:

(2) Foundation:  
 X Poured Conc Brick/Stone Block

(3) Frame:  
 Total Fixtures  
 3-Piece Baths  
 2-Piece Baths  
 Shower Stalls  
 Toilets

(4) Floor Structure:  
 Urinals  
 Wash Bowls  
 Water Heaters  
 Wash Fountains  
 Water Softeners

(5) Floor Cover:  
 (9) Sprinklers:

(6) Ceiling:  
 (10) Heating and Cooling:  
 Gas Oil Coal Stoker Hand Fired Boiler

(7) Interior:  
 (11) Electric and Lighting:  
 Outlets:  
 Few Average Many Unfinished Typical  
 Fixtures:  
 Few Average Many Unfinished Typical  
 Incandescent Fluorescent Mercury Sodium Vapor Transformer

(8) Plumbing:  
 Many Above Ave. Average Typical Few None  
 (13) Roof Structure: Slope=0

(9) Sprinklers:  
 (14) Roof Cover:

(10) Heating and Cooling:  
 Gas Oil Coal Stoker Hand Fired Boiler

(11) Electric and Lighting:  
 Outlets:  
 Few Average Many Unfinished Typical  
 Fixtures:  
 Few Average Many Unfinished Typical  
 Incandescent Fluorescent Mercury Sodium Vapor Transformer

(12) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

(13) Roof Structure: Slope=0

(14) Roof Cover:

(15) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

(16) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

(17) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

(18) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

(19) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

(20) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

(21) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

(22) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

(23) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

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Desc. of Bldg/Section: SHED Calculator Occupancy: Industrial - Light Manufacturing		<<<<<< Class: S Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 14		Calculator Cost Computations	
Class: S Floor Area: 24 Gross Bldg Area: 29,462 Stories Above Grd: 1 Average Sty Hght: 8 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 55.96 Adjusted Square Foot Cost for Upper Floors = 55.96 Total Floor Area: 24 Base Cost New of Upper Floors = 1,343	
Depr. Table : 4% Effective Age : 56 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Quality: Low Cost Heat#1: No Heating or Cooling Ave. SqFt/Story: 24 Ave. Perimeter: 14 Has Elevators:		Heat#2: No Heating or Cooling 0% Total Floor Area: 24 Base Cost New of Upper Floors = 1,343	
Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (INDUSTRIAL) Replacement Cost/Floor Area= 55.96 0.550 => TCV of Bldg: 3 = 259 Est. TCV/Floor Area= 10.77	
Comments:		Area #1: Type #1: Area #2: Type #2: * Mezzanine Info * * Sprinkler Info * Area: Type: Low		Reproduction/Replacement Cost = 1,343 Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 470	
(1) Excavation/Site Prep:		(7) Interior:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		(11) Electric and Lighting:	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:	
(3) Frame:		Total Fixtures Above Ave. Typical 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct	
(5) Floor Cover:		(10) Heating and Cooling:		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0	
(14) Roof Cover:		(40) Exterior Wall:		Thickness Bsmnt Insul.	

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Desc. of Bldg/Section: BREEZEWAY  
 Calculator Occupancy: Industrial - Light Manufacturing  
 Class: D, Pole  
 Floor Area: 750  
 Gross Bldg Area: 29,462  
 Stories Above Grd: 1  
 Average Sty Hght: 10  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. Ave. X Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 750  
 Ave. Perimeter: 36  
 Has Elevators:

Depr. Table : 4%  
 Effective Age : 41  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Hot Water, Radiant Floor  
 Heat: Hot Water, Radiant Floor

Year Built  
 Remodeled  
 Overall Bldg Height

Comments:  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:  
 Area:  
 Type: Low  
 \* Sprinkler Info \*

(1) Excavation/Site Prep:  
 Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Hot Water, Radiant Floor  
 Heat: Hot Water, Radiant Floor

(2) Foundation:  
 Footings  
 X Poured Conc Brick/Stone Block

(3) Frame:  
 Total Fixtures  
 3-Piece Baths  
 2-Piece Baths  
 Shower Stalls  
 Toilets

(4) Floor Structure:  
 Urinals  
 Wash Bowls  
 Water Heaters  
 Wash Fountains  
 Water Softeners

(5) Floor Cover:  
 (9) Sprinklers:  
 (10) Heating and Cooling:  
 Gas Oil Coal Stoker Hand Fired Boiler

(6) Ceiling:  
 (11) Electric and Lighting:  
 Outlets:  
 Few Average Many Unfinished Typical  
 Fixtures:  
 Few Average Many Unfinished Typical  
 Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct  
 Incandescent Fluorescent Mercury Sodium Vapor Transformer  
 Slope=0

(7) Interior:  
 (8) Plumbing:  
 Many Above Ave. Average Typical Few None  
 (10) Heating system: Space Heaters, Gas with Fan  
 Adjusted Square Foot Cost for Upper Floors = 39.17  
 Total Floor Area: 750  
 Base Cost New of Upper Floors = 29,379  
 Eff. Age: 41 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 ECF (INDUSTRIAL)  
 Replacement Cost/Floor Area= 39.17  
 0.550 => TCV of Bldg: 4 = 5,655  
 Est. TCV/Floor Area= 7.54

(9) Sprinklers:  
 (10) Heating and Cooling:  
 Gas Oil Coal Stoker Hand Fired Boiler

(11) Electric and Lighting:  
 Outlets:  
 Few Average Many Unfinished Typical  
 Fixtures:  
 Few Average Many Unfinished Typical  
 Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct  
 Incandescent Fluorescent Mercury Sodium Vapor Transformer  
 Slope=0

(13) Roof Structure:  
 Slope=0  
 (14) Roof Cover:

(39) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

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

Desc. of Bldg/Section: BREEZEMAW		Industrial - Light Manufacturing		Calculator Cost Computations		>>>>
Calculator Occupancy: Industrial		Construction Cost		Class: D, Pole Quality: Low Cost		
Class: D, Pole		High	Above Ave.	Ave.	X	Low
Floor Area: 440		*** Calculator Cost Data ***		Stories: 1 Story Height: 10		Perimeter: 20
Gross Bldg Area: 29,462		Quality: Low Cost		Base Rate for Upper Floors = 34.40		
Stories Above Grd: 1		Heat#1: Space Heaters, Gas with Fan		(10) Heating system: Space Heaters, Gas with Fan		Cost/SqFt: 4.36 100%
Average Sty Hght: 10		Heat#2: No Heating or Cooling		Adjusted Square Foot Cost for Upper Floors = 38.76		
Bsmnt Wall Hght		Ave. SqFt/Story: 440		Total Floor Area: 440		Base Cost New of Upper Floors = 17,054
Depr. Table : 4%		Ave. Perimeter: 20		Eff. Age: 33		Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Effective Age : 33		*** Basement Info ***		ECF (INDUSTRIAL)		Reproduction/Replacement Cost = 17,054
Physical %Good: 35		Area:		Replacement Cost/Floor Area = 38.76		0.550 => TCV of Bldg: 5 = 3,283
Func. %Good : 100		Perimeter:		Est. TCV/Floor Area = 7.46		Total Depreciated Cost = 5,969
Economic %Good: 100		Heat: Hot Water, Radiant Floor				
Year Built		* Mezzanine Info *				
Remodeled		* Sprinkler Info *				
Overall Bldg Height		Area: Low				
Comments:		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:
(2) Foundation:		(8) Plumbing:		Outlets:		
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Few Average		
		3-Piece Baths		Many Unfinished		
		2-Piece Baths		Typical Unfinished		
		Shower Stalls		Flex Conduit		
		Toilets		Rigid Conduit		
				Armored Cable		
				Non-Metallic		
				Bus Duct		
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure:		(40) Exterior Wall:
(5) Floor Cover:		(10) Heating and Cooling:		Slope=0		Thickness
		Gas		Coal		Bsmnt Insul.
		Oil		Stoker		
		Hand Fired		Boiler		
(6) Ceiling:		(14) Roof Cover:				

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Desc. of Bldg/Section: Industrial - Light Manufacturing  
 Calculator Occupancy: Industrial - Light Manufacturing  
 Class: S  
 Floor Area: 23,120  
 Gross Bldg Area: 29,462  
 Stories Above Grd: 1  
 Average Sty Hght: 14  
 Bsmnt Wall Hght

High	Above Ave.	Ave.	X	Low
**	**	**	**	**
*** Calculator Cost Data ***				
Quality: Average				
Heat#1: Space Heaters, Gas with Fan 100				
Heat#2: No Heating or Cooling 0%				
Ave. SqFt/Story: 23120				
Ave. Perimeter: 301				
Has Elevators:				
*** Basement Info ***				

1987 Year Built  
 Remodeled  
 Overall Bldg Height  
 Comments:  
 125\*160 MANUFACTURING  
 BLD 65\*48 OFFICE  
 ATTACHED TO MAIN BLD  
 Area: \* Sprinkler Info \*  
 Type: Average

(1) Excavation/Site Prep:  
 (2) Foundation: Footings  
 X Poured Conc Brick/Stone Block  
 (3) Frame:  
 (4) Floor Structure:  
 (5) Floor Cover:  
 (6) Ceiling:

(7) Interior:  
 (8) Plumbing:  
 Many Above Ave. Average Typical Few None  
 Total Fixtures  
 3-Piece Baths Urinals  
 2-Piece Baths Wash Bowls  
 Shower Stalls Water Heaters  
 Toilets Water Softeners

(9) Sprinklers:  
 (10) Heating and Cooling:  
 Gas Oil Coal Stoker Hand Fired Boiler

(11) Electric and Lighting:  
 Outlets: Few Average Many Unfinished Typical  
 Fixtures: Few Average Many Unfinished Typical  
 Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct  
 Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0  
 (14) Roof Cover:  
 (39) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

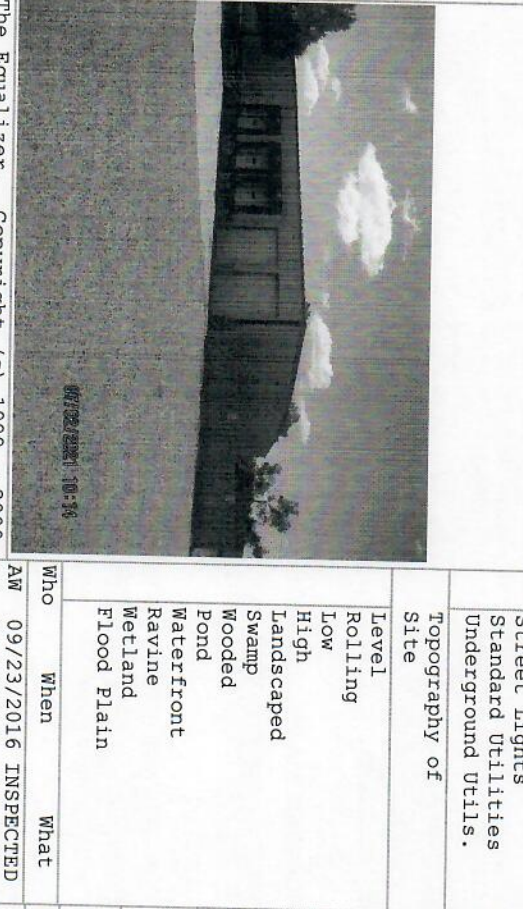
Calculator Cost Computations  
 Class: S Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 301  
 Base Rate for Upper Floors = 50.60  
 (10) Heating system: Space Heaters, Gas with Fan  
 Adjusted Square Foot Cost for Upper Floors = 54.75  
 Total Floor Area: 23,120  
 Base Cost New of Upper Floors = 1,265,820  
 Eff. Age: 33 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 Reproduction/Replacement Cost = 1,265,820  
 Total Depreciated Cost = 443,037  
 ECF (INDUSTRIAL)  
 Replacement Cost/Floor Area = 54.75  
 0.550 => TCV of Bldg: 6 = 243,670  
 Est. TCV/Floor Area = 10.54

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
HORNET ENTERPRISES LLC	RAPTOR INDUSTRIES LLC	810,000	03/30/2022	WD	20-MULTI PARCEL SALE REF	18240068	DEED	100.0
POWERS METAL MANUFACTURIN	HORNET ENTERPRISES LLC	250,000	03/23/2012	WD	03-ARM'S LENGTH	1484/938	NOT VERIFIED	0.0
DVORACEK	DAY INDUSTRIES INC	40,000	09/15/1994	WD	08-ESTATE	715/256	AGENT	0.0
DVORACEK, CHARLES LEE & S	DAY INDUSTRIES INC	40,000	09/14/1994	WD	03-ARM'S LENGTH	715/256	NOT VERIFIED	0.0
Property Address	Class: INDUSTRIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
1451 DAY RD	School: HUDSON AREA SCHOOLS							
Owner's Name/Address	P.R.E. 0%							
RAPTOR INDUSTRIES LLC	MAP #: 21 DESC-M 12-02							
10275 RANGER HWY								
MORENCI MI 49256								

Tax Description	Public Improvements	Land Value	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W 350 FT OF W1/2 NE1/4 ALSO W 350 FT OF N 19 A OF W1/2 SE1/4 (BEING 350 FT E&W BY 3267 FT N&S) SEC 13 T7S R1W 26.25 A SUBJECT TO IFF#2013-114 EXPIRES 12-30-2025	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utills.		26.24	Total Acres	5,000	100	Total Est.	Land Value =		131,200 131,200

Comments/Influences  
OKAY  
2016 DATA VERIFICATION: NO CHANGES



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
AW	09/23/2016	INSPECTED	2023	Tentative	Tentative	Tentative			Tentative
GG	03/03/2000	INSPECTED	2022	45,500	102,100	147,600			48,075C
			2021	45,500	91,100	136,600			46,540C
			2020	44,800	23,100	67,900			45,998C

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

Desc. of Bldg/Section: Industrial - Light Manufacturing  
 Calculator Occupancy: Industrial - Light Manufacturing

Class: S  
 Floor Area: 20,000  
 Gross Bldg Area: 20,000  
 Stories Above Grd: 1  
 Average Sty Hght: 14  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. X Ave. Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 20000  
 Ave. Perimeter: 128  
 Has Elevators:

Dep. Table : 4%  
 Effective Age : 28  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

1995 Year Built  
 Remodeled  
 8 Overall Bldg Height

Area: Perimeter:  
 Type: Heat: No Heating or Cooling  
 \*\*\* Basement Info \*\*\*

Area #1: Office (No Rates)  
 Area #2: Office (No Rates)  
 \* Mezzanine Info \*  
 \* Sprinkler Info \*  
 Area: Type: Low

Comments: 125\*160 MANUFACTURING BLD

(1) Excavation/Site Prep:  
 (2) Foundation: Footings  
 X Poured Conc Brick/Stone Block  
 3120 SqFt, Class S

(3) Frame: 3120 SqFt, Steel, Class S, Light Fra

(4) Floor Structure: 3120 SqFt, Concrete, On Ground

(5) Floor Cover: 3120 SqFt, Carpet and Pad

(6) Ceiling: 3120 SqFt, Suspended Ceiling, Add

(7) Interior: 3120 SqFt, Frame, Industrials, Engineer

(8) Plumbing: Many Above Ave. Average Typical Few None  
 Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets  
 Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers: 3120 SqFt, Typical, Industrial, engineer  
 3120 SqFt, Standard, @ 5,000 SqFt

(10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired Boiler  
 3120 SqFt, Package Heating/Cooling, Sho

(11) Electric and Lighting: 3120 SqFt, Few Outlets, Rigid Cond  
 Outlets: Few Average Unfinished Typical  
 Fixtures: X Few Average Unfinished Typical  
 Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct  
 Incandescent Fluorescent Mercury Sodium Vapor Transformer

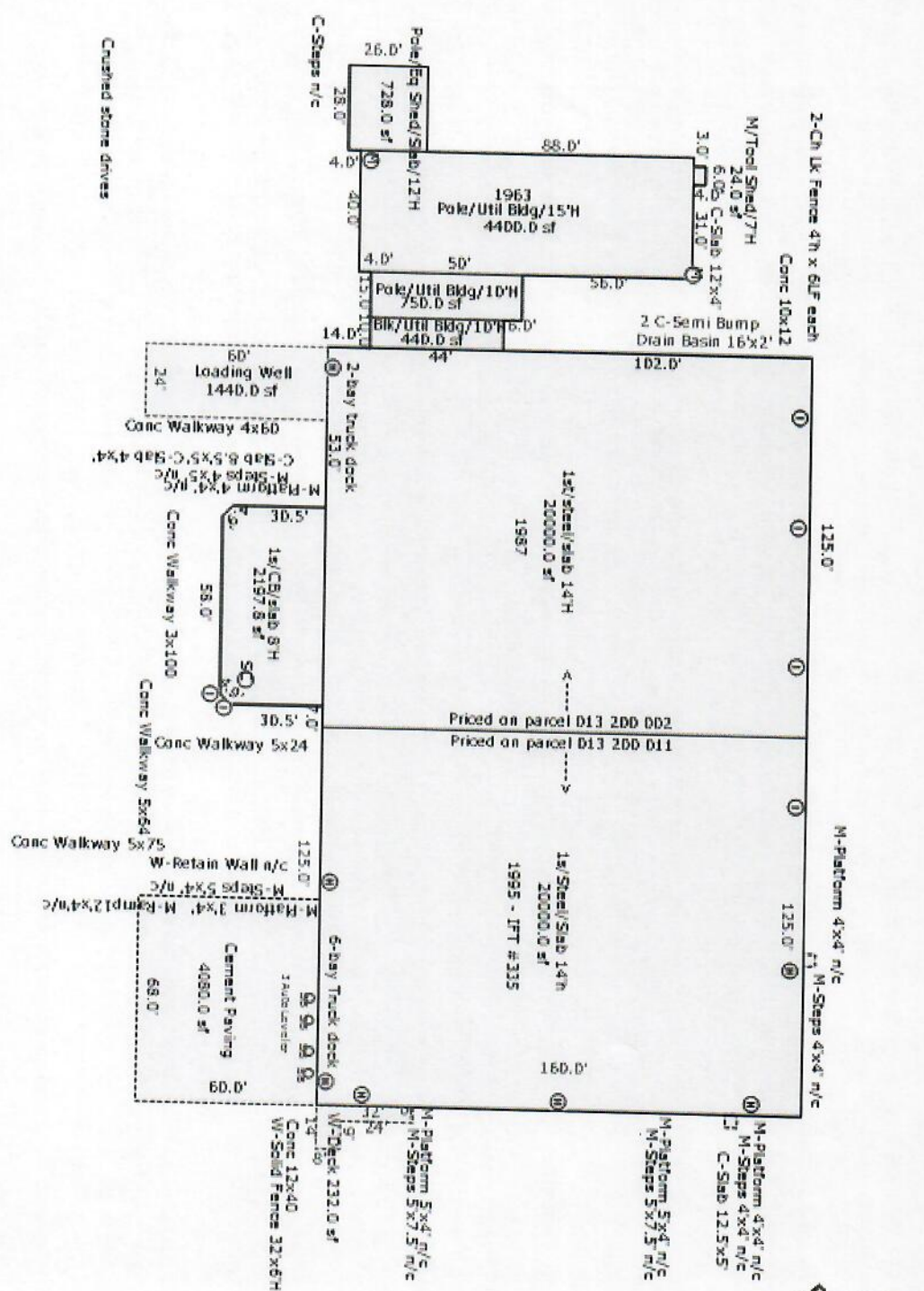
(13) Roof Structure: Slope=5  
 3120 SqFt, Open Steel System, Corr

(14) Roof Cover: 3120 SqFt, Alum./Steel Corrugated

(39) Miscellaneous:  
 (40) Exterior Wall: 6 Thickness Bsmnt Insul.  
 3120 SqFt, Aluminum or Steel, on S

Calculator Cost Computations  
 Class: S Quality: Average  
 Stories: 1 Story Height: 14  
 Overall Building Height: 8  
 Perimeter: 128  
 Base Rate for Upper Floors = 48.86  
 (10) Heating system: Package Heating & Cooling  
 Adjusted Square Foot Cost for Upper Floors = 64.30  
 Total Floor Area: 20,000  
 Base Cost New of Upper Floors = 1,286,000  
 Effic.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35/100/100/100/35.0  
 Reproduction/Replacement Cost = 1,286,000  
 ECF (INDUSTRIAL) Replacement Cost/Floor Area= 64.30  
 Total Depreciated Cost = 450,100  
 0.550 => TCV of Bldg: 1 = 247,555  
 Est. TCV/Floor Area= 12.38

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



**REMOVED**  
1/11/2022

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

Pittsford Industrial Land Analysis

Sale Date	Parcel Number	# of Pcls	Liber/PA ge	Sale Price	Ver	PA 260	Bldg Value/PP	Land Residual
9/21/20	006-215-301-17	1	1773/738	\$ 18,500	pta		-	\$ 18,500
8/3/20	07 028 200 048 28 6	1	1768/1107	\$ 9,000	pta		-	\$ 9,000
7/6/20	006-215-301-02	1	1766/673	\$ 20,500	pta		-	\$ 20,500
10/20/21	02 017 100 006 17 5	1	1811/1054	\$ 10,500	pta		-	\$ 10,500
4/9/21	02 024 200 015 24 5	1	1792/284	\$ 3,500	pta		-	\$ 3,500
9/21/20	006-215-301-17	1	1773/738	\$ 18,500	pta		-	\$ 18,500
8/3/20	07 028 200 048 28 6	1	1768/1107	\$ 9,000	pta		-	\$ 9,000
7/6/20	006-215-301-02	1	1766/673	\$ 20,500	pta		-	\$ 20,500
10/20/21	02 017 100 006 17 5	1	1811/1054	\$ 10,500	pta		-	\$ 10,500
7/7/20	006-215-301-03	1	1766/672	\$ 20,500	pta		-	\$ 20,500
7/1/20	08 033 100 005 33 6	1	1765/1184	\$ 19,000	pta		-	\$ 19,000
4/30/21	11 012 300 034 12 7	1	1794/646	\$ 15,000	pta		-	\$ 15,000
1/12/22	07 035 100 037 35 6	1	1817/351	\$ 10,000	pta		-	\$ 10,000
10/15/21	07 028 200 050 28 6	2	1809/590	\$ 18,000	pta		-	\$ 18,000
9/25/20	05 018 300 010 18 6	2	1774/52	\$ 34,500	pta		-	\$ 34,500
2/24/21	04 014 400 014 14 5	1	1788/113	\$ 25,000	pta		-	\$ 25,000
3/18/22	07 021 200 005 21 6	1	1822/268	\$ 17,900			-	\$ 17,900
11/9/21	07 025 300 016 25 6	1	1813/312	\$ 31,982			-	\$ 31,982
2/8/21	04 014 400 012 14 5	1	1786/419	\$ 29,900	pta		-	\$ 29,900
8/30/21	17 033 400 006 33 8	1	1805/757	\$ 23,000			-	\$ 23,000
2/8/21	04 014 400 012 14 5	1	1786/419	\$ 29,900	pta		-	\$ 29,900
8/30/21	17 033 400 006 33 8	1	1805/757	\$ 23,000			-	\$ 23,000
2/3/22	12 033 200 015 33 7	1	1819/185	\$ 17,000	pta		-	\$ 17,000
7/27/21	11 023 100 008 23 7	1	1802/891	\$ 34,500			-	\$ 34,500
10/19/21	04 016 400 016 16 5	1	1810/633	\$ 34,900			-	\$ 34,900
10/19/21	04 016 400 016 16 5	1	1810/633	\$ 34,900			-	\$ 34,900
5/26/21	12 013 200 111 13 7	1	1796/735	\$ 60,000			-	\$ 60,000
8/10/20	06 035 200 030 35 5	1	1769/345	\$ 35,000	pta		2,500	\$ 32,500
3/27/22	09 036 300 016 36 6	1	1822/554	\$ 36,900			-	\$ 36,900
6/19/20	07 029 400 017 29 6	1	1765/121	\$ 30,000			-	\$ 30,000



6/10/21	14 006 100 016 06 8	1	1798/302	\$	35,000	pta		\$	-	\$	35,000
6/15/21	14 006 100 016 06 8	1	1798/1096	\$	40,000	pta		\$	-	\$	40,000
6/4/20	01 013 300 015 13 5	1	1764/42	\$	28,000			\$	-	\$	28,000
5/18/21	01 034 200 019 34 5	1	1796/727	\$	35,000			\$	-	\$	35,000
6/12/20	07 021 400 008 21 6	1	1764/584	\$	43,750			\$	-	\$	43,750
8/25/21	07 021 400 008 21 6	1	1805/24	\$	70,000			\$	-	\$	70,000
8/13/20	06 006 400 022 06 6	1	1769/1002	\$	44,000			\$	1,000	\$	43,000
3/1/21	07 036 200 048 36 6	1	1788/7	\$	40,000			\$	-	\$	40,000
5/19/20	11 005 200 015 05 7	1	1762/1024	\$	28,000			\$	-	\$	28,000
7/13/21	06 017 200 015 17 6	1	1800/982	\$	45,000			\$	-	\$	45,000
3/8/22	06 017 200 015 17 6	1	1821/94	\$	49,500			\$	-	\$	49,500
4/16/20	18 001 200 009 01 9	1	1758/189	\$	43,500	pta		\$	-	\$	43,500
8/17/20	06 012 100 014 12 6	1	1770/181	\$	45,000	pta		\$	-	\$	45,000
4/16/20	18 001 200 009 01 9	1	1758/189	\$	43,500	pta		\$	-	\$	43,500
8/17/20	06 012 100 014 12 6	1	1770/181	\$	45,000	pta		\$	-	\$	45,000
9/9/20	13 036 200 019 36 7	1	1772/973	\$	34,500	pta		\$	-	\$	34,500
4/16/20	20 110 002 181 23 7	2	1763/896	\$	127,500			\$	-	\$	127,500
9/24/20	06 012 100 016 12 6	1	1774/691	\$	43,000			\$	-	\$	43,000
2/25/22	006-327-453-28	1	1820/516	\$	180,000			\$	500	\$	179,500
3/25/22	21 004 100 015 04 6	2	1822/480	\$	35,000	pta/rps		\$	-	\$	35,000
12/14/20	14 022 300 025 22 8	1	1782/1016	\$	40,000			\$	-	\$	40,000
7/30/20	03 005 300 015 05 5	1	1768/755	\$	44,000			\$	-	\$	44,000
8/10/20	14 004 300 013 04 8	2	1774/253	\$	50,000	pta		\$	-	\$	50,000
9/3/21	19 014 100 008 14 5	1	1805/1178	\$	60,000			\$	-	\$	60,000
6/10/20	05 003 100 009 03 6	1	1764/492	\$	46,000			\$	-	\$	46,000
12/14/20	14 022 300 025 22 8	1	1782/1016	\$	40,000			\$	-	\$	40,000
7/30/20	03 005 300 015 05 5	1	1768/755	\$	44,000			\$	-	\$	44,000
8/10/20	14 004 300 013 04 8	2	1774/253	\$	50,000	pta		\$	-	\$	50,000
9/3/21	19 014 100 008 14 5	1	1805/1178	\$	60,000			\$	-	\$	60,000
6/10/20	05 003 100 009 03 6	1	1764/492	\$	46,000			\$	-	\$	46,000
9/28/21	09 012 200 007 12 6	1	1808/401	\$	61,000			\$	-	\$	61,000
7/21/21	04 014 400 016 14 5	1	1801/1004	\$	87,500			\$	-	\$	87,500
5/6/21	10 014 100 004 14 7	1	1794/1018	\$	62,265			\$	-	\$	62,265
3/3/12/1	12 012 300 005 12 7	1	1791/339	\$	68,000			\$	-	\$	68,000

5/11/21	12 012 300 005 12 7	1	1795/244	\$	72,500	pta		\$	-	\$	72,500
9/11/21	18 003 100 011 03 9	1	1807/119	\$	120,000	rps		\$	-	\$	120,000
5/6/21	10 014 100 004 14 7	1	1794/1018	\$	62,265			\$	-	\$	62,265
3/31/21	12 012 300 005 12 7	1	1791/339	\$	68,000			\$	-	\$	68,000
5/11/21	12 012 300 005 12 7	1	1795/244	\$	72,500	pta		\$	-	\$	72,500
8/7/20	08 006 100 016 06 6	1	1769/251	\$	95,000	pta		\$	-	\$	95,000
3/25/22	09 036 300 015 36 6	1	1822/872	\$	140,777	pta		\$	-	\$	140,777
10/23/20	06 012 200 008 12 6	1	1776/1221	\$	79,000	pta		\$	-	\$	79,000
8/7/20	08 006 100 016 06 6	1	1769/251	\$	95,000	pta		\$	-	\$	95,000
10/23/20	06 012 200 008 12 6	1	1776/1221	\$	79,000	pta		\$	-	\$	79,000
5/19/21	02 015 100 004 15 5	1	1796/787	\$	118,900			\$	-	\$	118,900
4/23/21	11 032 300 006 32 7	1	1793/837	\$	92,000	pta		\$	-	\$	92,000
11/5/21	15 013 400 018 13 8	1	1811/806	\$	100,000			\$	-	\$	100,000
11/5/21	15 013 400 018 13 8	1	1811/806	\$	100,000			\$	-	\$	100,000
7/31/20	12 023 400 014 23 7	1	1768/751	\$	92,500			\$	-	\$	92,500
9/17/21	14 009 200 004 09 9	1	1806/1091	\$	110,000	pta/rps		\$	-	\$	110,000
1/5/22	18 007 100 011 07 9	2	1816/1084	\$	128,700			\$	-	\$	128,700
9/21/21	11 018 200 021 18 7	1	1807/1014	\$	118,162	pta/rps		\$	-	\$	118,162
1/31/22	09 036 300 012 36 6	1	1819/379	\$	133,000	pta		\$	-	\$	133,000
1/21/21	11 010 400 001 10 7	1	1784/596	\$	125,500	rps		\$	-	\$	125,500
12/16/21	14 009 400 003 09 8	1	1815/719	\$	146,500	rps		\$	-	\$	146,500
5/28/21	04 010 100 032 10 5	1	1797/837	\$	100,000			\$	-	\$	100,000
6/1/21	08 009 200 010 09 6	2	1797/130	\$	91,000			\$	-	\$	91,000
2/24/22	09 018 400 006 18 6	1	1820/151	\$	50,000	pta		\$	-	\$	50,000

Sale Count = 88

\$ 4,905,701

\$

-

Total AVE/Acre = \$ 4,901,701

1 Acre:	<input type="text" value="12,500"/>	3 Acre:	<input type="text" value="33,000"/>	10 Acre:	<input type="text" value="50,000"/>	30 Acre:	<input type="text" value="150,000"/>
1.5 Acre:	<input type="text" value="18,750"/>	4 Acre:	<input type="text" value="36,000"/>	15 Acre:	<input type="text" value="75,000"/>	40 Acre:	<input type="text" value="0"/>
2 Acre:	<input type="text" value="25,000"/>	5 Acre:	<input type="text" value="40,000"/>	20 Acre:	<input type="text" value="100,000"/>	50 Acre:	<input type="text" value="0"/>
2.5 Acre:	<input type="text" value="31,250"/>	7 Acre:	<input type="text" value="45,500"/>	25 Acre:	<input type="text" value="125,000"/>	100 Acre:	<input type="text" value="0"/>

Due to lack of 301 land sales, sales of parcels in surrounding areas used from to develop the 2023 Industrial Land Values. Included all 201/301 sales between 1 and 30 acres. Utilized \$12,500 per acre from 1 acre through 4 acres then stepped down to \$5,000 per acre.

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

Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres
1.16	0.00	\$ -	\$ -	1.16	\$15,948	\$ 18,500	0.00
1.25	0.00	\$ -	\$ -	1.25	\$ 7,200	\$ 9,000	0.00
1.37	0.00	\$ -	\$ -	1.37	\$14,964	\$ 20,500	0.00
1.45	0.00	\$ -	\$ -	1.32	\$ 7,955	\$ 10,500	0.13
1.01	0.00	\$ -	\$ -	0.87	\$ 4,023	\$ 3,500	0.14
1.16	0.00	\$ -	\$ -	1.16	\$15,948	\$ 18,500	0.00
1.25	0.00	\$ -	\$ -	1.25	\$ 7,200	\$ 9,000	0.00
1.37	0.00	\$ -	\$ -	1.37	\$14,964	\$ 20,500	0.00
1.45	0.00	\$ -	\$ -	1.32	\$ 7,955	\$ 10,500	0.13
1.66	0.00	\$ -	\$ -	1.66	\$12,349	\$ 20,500	0.00
2.00	0.00	\$ -	\$ -	1.83	\$10,383	\$ 19,000	0.17
2.00	1.77	\$ 8,475	\$ 15,000		\$ -	\$ -	0.23
2.38	0.00	\$ -	\$ -	2.38	\$ 4,202	\$ 10,000	
2.50	0.00	\$ -	\$ -	2.50	\$ 7,200	\$ 18,000	0.00
2.50	2.21	\$ 15,611	\$ 34,500	0.00	\$ -	\$ -	0.29
3.00	2.69	\$ 9,294	\$ 25,000	0.00	\$ -	\$ -	0.31
3.00	2.69	\$ 6,654	\$ 17,900	0.00	\$ -	\$ -	0.31
3.30	2.60	\$ 12,301	\$ 31,982	0.00	\$ -	\$ -	0.70
3.60	3.01	\$ 9,934	\$ 29,900	0.00	\$ -	\$ -	0.59
3.63	3.59	\$ 6,407	\$ 23,000	0.00	\$ -	\$ -	0.04
3.60	3.01	\$ 9,934	\$ 29,900	0.00	\$ -	\$ -	0.59
3.63	3.59	\$ 6,407	\$ 23,000	0.00	\$ -	\$ -	0.04
3.87	0.00	\$ -	\$ -	3.42	\$ 4,971	\$ 17,000	0.45
3.93	0.00	\$ -	\$ -	3.46	\$ 9,971	\$ 34,500	0.47
4.64	0.00	\$ -	\$ -	4.60	\$ 7,587	\$ 34,900	0.04
4.64	0.00	\$ -	\$ -	4.60	\$ 7,587	\$ 34,900	0.04
5.00	5.00	\$ 12,000	\$ 60,000	0.00	\$ -	\$ -	0.00
5.00	0.00	\$ -	\$ -	4.75	\$ 6,842	\$ 32,500	0.25
5.01	4.39	\$ 8,405	\$ 36,900	0.00	\$ -	\$ -	0.62
5.02	0.00	\$ -	\$ -	4.28	\$ 7,009	\$ 30,000	0.74

5.10	4.74	\$	7,384	\$	35,000	0.00	\$ -	\$	-	0.36
5.10	4.74	\$	8,439	\$	40,000	0.00	\$ -	\$	-	0.36
5.67	0.00	\$	-	\$	-	5.67	\$ 4,938	\$	28,000	0.00
5.85	0.00	\$	-	\$	-	4.47	\$ 7,830	\$	35,000	1.38
6.06	5.81	\$	7,530	\$	43,750	0.00	\$ -	\$	-	0.25
6.06	0.00	\$	-	\$	-	5.81	\$ 12,048	\$	70,000	0.25
6.34	3.50	\$	12,286	\$	43,000	2.67	\$ -	\$	-	0.17
6.84	0.00	\$	-	\$	-	6.84	\$ 5,848	\$	40,000	0.00
6.99	0.00	\$	-	\$	-	6.60	\$ 4,242	\$	28,000	0.39
7.06	0.00	\$	-	\$	-	6.88	\$ 6,541	\$	45,000	0.18
7.06	0.00	\$	-	\$	-	6.88	\$ 7,195	\$	49,500	0.18
8.00	0.00	\$	-	\$	-	7.66	\$ 5,679	\$	43,500	0.34
8.00	0.00	\$	-	\$	-	7.80	\$ 5,769	\$	45,000	0.20
8.00	0.00	\$	-	\$	-	7.66	\$ 5,679	\$	43,500	0.34
8.00	0.00	\$	-	\$	-	7.80	\$ 5,769	\$	45,000	0.20
8.41	7.99	\$	4,318	\$	34,500	0.00	\$ -	\$	-	0.42
8.50	8.50	\$	15,000	\$	127,500	0.00	\$ -	\$	-	0.00
8.95	4.25	\$	10,118	\$	43,000	4.48	\$ -	\$	-	0.22
9.97	0.00	\$	-	\$	-	9.97	\$ 18,004	\$	179,500	0.00
9.98	0.00	\$	-	\$	-	9.98	\$ 3,507	\$	35,000	0.00
11.20	10.54	\$	3,795	\$	40,000	0.00	\$ -	\$	-	0.66
12.05	5.00	\$	8,800	\$	44,000	6.75	\$ -	\$	-	0.30
13.18	3.00	\$	16,667	\$	50,000	10.00	\$ -	\$	-	0.18
13.41	0.00	\$	-	\$	-	13.03	\$ 4,605	\$	60,000	0.38
13.45	8.25	\$	5,576	\$	46,000	4.82	\$ -	\$	-	0.38
11.20	10.54	\$	3,795	\$	40,000	0.00	\$ -	\$	-	0.66
12.05	5.00	\$	8,800	\$	44,000	6.75	\$ -	\$	-	0.30
13.18	3.00	\$	16,667	\$	50,000	10.00	\$ -	\$	-	0.18
13.41	0.00	\$	-	\$	-	13.03	\$ 4,605	\$	60,000	0.38
13.45	8.25	\$	5,576	\$	46,000	4.82	\$ -	\$	-	0.38
14.47	8.47	\$	7,202	\$	61,000	6.00	\$ -	\$	-	0.00
15.37	5.50	\$	15,909	\$	87,500	8.61	\$ -	\$	-	1.26
17.79	0.00	\$	-	\$	-	17.11	\$ 3,639	\$	62,265	0.68
18.49	0.00	\$	-	\$	-	18.03	\$ 3,771	\$	68,000	0.46

18.49	0.00	\$	-	\$	-	18.03	\$ 4,021	\$	72,500	0.46
19.38	11.25	\$	10,667	\$	120,000	7.16	\$ -	\$	-	0.97
17.79	0.00	\$	-	\$	-	17.11	\$ 3,639	\$	62,265	0.68
18.49	0.00	\$	-	\$	-	18.03	\$ 3,771	\$	68,000	0.46
18.49	0.00	\$	-	\$	-	18.03	\$ 4,021	\$	72,500	0.46
23.51	0.00	\$	-	\$	-	23.19	\$ 4,097	\$	95,000	0.32
23.66	0.00	\$	-	\$	-	22.35	\$ 6,299	\$	140,777	1.31
23.78	0.00	\$	-	\$	-	22.84	\$ 3,459	\$	79,000	0.94
23.51	0.00	\$	-	\$	-	23.19	\$ 4,097	\$	95,000	0.32
23.78	0.00	\$	-	\$	-	22.84	\$ 3,459	\$	79,000	0.94
24.00	10.00	\$	11,890	\$	118,900	13.49	\$ -	\$	-	0.51
26.67	0.00	\$	-	\$	-	26.34	\$ 3,493	\$	92,000	0.33
28.13	0.00	\$	-	\$	-	24.83	\$ 4,027	\$	100,000	3.30
28.13	0.00	\$	-	\$	-	24.83	\$ 4,027	\$	100,000	3.30
28.36	0.00	\$	-	\$	-	28.31	\$ 3,267	\$	92,500	0.05
28.42	15.00	\$	7,333	\$	110,000	12.71	\$ -	\$	-	0.71
28.58	28.32	\$	4,544	\$	128,700	0.00	\$ -	\$	-	0.26
28.61	28.15	\$	4,198	\$	118,162	0.00	\$ -	\$	-	0.46
28.66	0.00	\$	-	\$	-	26.72	\$ 4,978	\$	133,000	1.94
29.30	0.00	\$	-	\$	-	28.64	\$ 4,382	\$	125,500	0.66
29.30	0.00	\$	-	\$	-	28.55	\$ 5,131	\$	146,500	0.75
29.93	29.28	\$	3,415	\$	100,000	0.00	\$ -	\$	-	0.65
30.00	29.45	\$	3,090	\$	91,000	0.00	\$ -	\$	-	0.55
32.00	0.00	\$	-	\$	-	29.75	\$ 1,681	\$	50,000	2.25
1,034.99	293.08	\$	-	\$	-	687.05	\$ 4,239	\$	2,912,607	39.50

\$ 4,736 ← Includes ROW Acres

980.13	Sale Count	88
\$ 4,901,701	Ave \$/Acre	\$ 5,001
\$ 5,001	Ave ABS DEV \$/Acre	\$ 296
\$ 5,000	C.O.D.	0.0592

Comments	ACREAG	SALE		ABS DEV Tillable	ABS DEV Non-Till	ABS DEV \$/Acre
		E	PRIC E			
Wildlife Sanctuary-No Ser	\$ 18,500	1.16	\$ 15,948	-	\$ 11,709	10947.1831
Near Hillsdale City Limits	\$ 9,000	1.25	7,200	-	\$ 2,961	2198.90728
Wildlife Sanctuary-No Ser	\$ 20,500	1.37	14,964	-	\$ 10,724	9962.41093
	\$ 10,500	1.45	7,241	-	\$ 3,715	2953.45274
	\$ 3,500	1.01	3,465	-	\$ 3,177	4022.98851
Wildlife Sanctuary-No Ser	\$ 18,500	1.16	15,948	-	\$ 8,748	15948.2759
Near Hillsdale City Limits	\$ 9,000	1.25	7,200	-	-	7200
Wildlife Sanctuary-No Ser	\$ 20,500	1.37	14,964	-	\$ 7,764	14963.5036
	\$ 10,500	1.45	7,241	-	755	7954.54545
Wildlife Sanctuary-No Ser	\$ 20,500	1.66	12,349	-	\$ 5,149	12349.3976
adi owner,lot line adj	\$ 19,000	2.00	9,500	-	\$ 4,581	10382.5137
	\$ 15,000	2.00	7,500	8,475	-	8474.57627
Near Hillsdale City Limits	\$ 10,000	2.38	4,202	-	\$ 3,753	4201.68067
Near Hillsdale City Limits	\$ 18,000	2.50	7,200	-	755	7200
US-12	\$ 34,500	2.50	13,800	15,611	-	15610.8597
	\$ 25,000	3.00	8,333	9,294	-	9293.6803
	\$ 17,900	3.00	5,967	6,654	-	6654.27509
Near Hillsdale City Limits	\$ 31,982	3.30	9,692	12,301	-	12300.7692
	\$ 29,900	3.60	8,306	9,934	-	9933.55482
Waldron Village	\$ 23,000	3.63	6,336	6,407	-	6406.68524
	\$ 29,900	3.60	8,306	9,934	-	9933.55482
Waldron Village	\$ 23,000	3.63	6,336	6,407	-	6406.68524
Nichols #161 Tile	\$ 17,000	3.87	4,393	-	\$ 10,978	4970.76023
Hillsdale Rd	\$ 34,500	3.93	8,779	-	\$ 5,977	9971.09827
	\$ 34,900	4.64	7,522	-	\$ 8,361	7586.95652
	\$ 34,900	4.64	7,522	-	\$ 2,796	7586.95652
M-34, Off-Road	\$ 60,000	5.00	12,000	11,997	-	12000
US-12, old barn	\$ 32,500	5.00	6,500	-	\$ 3,540	6842.10526
some non-till	\$ 36,900	5.01	7,365	8,403	-	8405.46697
corner parcel	\$ 30,000	5.02	5,976	-	\$ 3,373	7009.34579



	\$	35,000	5.10	\$	6,863	ok	ok	\$	7,381	\$	-	\$	7383.96624
	\$	40,000	5.10	\$	7,843	ok	ok	\$	8,436	\$	-	\$	8438.81857
M-99	\$	28,000	5.67	\$	4,938	ok	ok	\$	-	\$	5,444	\$	4938.2716
Sand Creek #179	\$	35,000	5.85	\$	5,983	ok	ok	\$	-	\$	2,553	\$	7829.97763
Near Hillsdale City Limits	\$	43,750	6.06	\$	7,219	ok	ok	\$	7,528	\$	-	\$	7530.12048
Near Hillsdale City Limits	\$	70,000	6.06	\$	11,551	ok	ok	\$	-	\$	301	\$	12048.1928
old barn	\$	43,000	6.34	\$	6,787	ok	ok	\$	12,284	\$	12,349	\$	6973.72689
Residential area	\$	40,000	6.84	\$	5,848	ok	ok	\$	-	\$	6,501	\$	5847.95322
	\$	28,000	6.99	\$	4,006	ok	ok	\$	-	\$	8,107	\$	4242.42424
	\$	45,000	7.06	\$	6,374	ok	ok	\$	-	\$	5,809	\$	6540.69767
	\$	49,500	7.06	\$	7,011	ok	ok	\$	-	\$	5,155	\$	7194.76744
pond	\$	43,500	8.00	\$	5,438	ok	ok	\$	-	\$	6,671	\$	5678.85117
some till, twice sold	\$	45,000	8.00	\$	5,625	ok	ok	\$	-	\$	6,580	\$	5769.23077
pond	\$	43,500	8.00	\$	5,438	ok	ok	\$	-	\$	-	\$	5,679
some till, twice sold	\$	45,000	8.00	\$	5,625	ok	ok	\$	-	\$	-	\$	5,769
some non-till	\$	34,500	8.41	\$	4,102	ok	ok	\$	4,315	\$	-	\$	4314.477
Reading City, Ind Park	\$	127,500	8.50	\$	15,000	ok	ok	\$	14,997	\$	-	\$	14996.58
	\$	43,000	8.95	\$	4,804	ok	ok	\$	10,115	\$	-	\$	4922.124
Hillsdale City/Part Platted	\$	179,500	9.97	\$	18,004	ok	ok	\$	10,115	\$	-	\$	18000.59
	\$	35,000	9.98	\$	3,507	ok	ok	\$	-	\$	-	\$	3,507
Camden Village	\$	40,000	11.20	\$	3,571	ok	ok	\$	3,792	\$	-	\$	3503.594
	\$	44,000	12.05	\$	3,651	ok	ok	\$	8,797	\$	-	\$	3791.646
	\$	50,000	13.18	\$	3,794	ok	ok	\$	16,664	\$	-	\$	3741.261
Litchfield City/some till	\$	60,000	13.41	\$	4,474	ok	ok	\$	-	\$	-	\$	3842.734
M-49	\$	46,000	13.45	\$	3,420	ok	ok	\$	5,573	\$	-	\$	4,605
Camden Village	\$	40,000	11.20	\$	3,571	ok	ok	\$	3,792	\$	-	\$	3516.09
	\$	44,000	12.05	\$	3,651	ok	ok	\$	8,797	\$	-	\$	3795.066
	\$	50,000	13.18	\$	3,794	ok	ok	\$	16,664	\$	-	\$	3744.681
Litchfield City/some till	\$	60,000	13.41	\$	4,474	ok	ok	\$	-	\$	-	\$	3846.154
M-49	\$	46,000	13.45	\$	3,420	ok	ok	\$	5,573	\$	-	\$	4604.758
US-127	\$	61,000	14.47	\$	4,216	ok	ok	\$	7,199	\$	-	\$	3519.51
	\$	87,500	15.37	\$	5,693	ok	ok	\$	15,906	\$	-	\$	4215.619
some till, M-49	\$	62,265	17.79	\$	3,500	ok	ok	\$	-	\$	-	\$	6201.276
	\$	68,000	18.49	\$	3,678	ok	ok	\$	3,678	\$	-	\$	6,743
	\$			\$				\$	#VALUE!	\$	-	\$	6,611
	\$			\$				\$	#VALUE!	\$	-	\$	3771.492

	\$ 72,500	18.49	\$ 3,921	ok	ok	#VALUE!	\$ -	\$ 6,361	4021.076
	\$ 120,000	19.38	\$ 6,192	ok	ok	#VALUE!	\$ 10,664	\$ 10,383	6518.197
some till, M-49	\$ 62,265	17.79	\$ 3,500	ok	ok	#VALUE!	\$ -	\$ 12,309	3639.1
	\$ 68,000	18.49	\$ 3,678	ok	ok	#VALUE!	\$ -	\$ 12,177	3771.492
	\$ 72,500	18.49	\$ 3,921	ok	ok	#VALUE!	\$ -	\$ 11,927	4021.076
	\$ 95,000	23.51	\$ 4,041	ok	ok	#VALUE!	\$ -	\$ 11,852	4096.593
some till	\$ 140,777	23.66	\$ 5,950	ok	ok	#VALUE!	\$ -	\$ 9,650	6298.747
	\$ 79,000	23.78	\$ 3,322	ok	ok	#VALUE!	\$ -	\$ 12,489	3458.844
	\$ 95,000	23.51	\$ 4,041	ok	ok	#VALUE!	\$ -	\$ 74	4096.593
	\$ 79,000	23.78	\$ 3,322	ok	ok	#VALUE!	\$ -	\$ 564	3458.844
	\$ 118,900	24.00	\$ 4,954	ok	ok	#VALUE!	\$ 11,890	\$ 4,023	5061.728
crp?	\$ 92,000	26.67	\$ 3,450	ok	ok	#VALUE!	\$ -	\$ 530	3492.787
	\$ 100,000	28.13	\$ 3,555	ok	ok	#VALUE!	\$ -	\$ 4	4027.386
	\$ 100,000	28.13	\$ 3,555	ok	ok	#VALUE!	\$ -	\$ 6,355	4027.386
	\$ 92,500	28.36	\$ 3,262	ok	ok	#VALUE!	\$ -	\$ 7,115	3267.397
	\$ 110,000	28.42	\$ 3,871	ok	ok	#VALUE!	\$ 7,331	\$ 10,383	3969.686
some non-till	\$ 128,700	28.58	\$ 4,503	ok	ok	#VALUE!	\$ 4,542	\$ -	4544.492
	\$ 118,162	28.61	\$ 4,130	ok	ok	#VALUE!	\$ 4,195	\$ -	4197.584
some till	\$ 133,000	28.66	\$ 4,641	ok	ok	#VALUE!	\$ -	\$ 5,405	4977.545
	\$ 125,500	29.30	\$ 4,283	ok	ok	#VALUE!	\$ -	\$ 6,001	4381.983
	\$ 146,500	29.30	\$ 5,000	ok	ok	#VALUE!	\$ -	\$ 5,251	5131.349
some non-till, US-12	\$ 100,000	29.93	\$ 3,341	ok	ok	#VALUE!	\$ 3,413	\$ -	3415.301
	\$ 91,000	30.00	\$ 3,033	ok	ok	#VALUE!	\$ 3,087	\$ -	3089.983
Church #1	\$ 50,000	32.00	\$ 1,563	ok	ok	#VALUE!	\$ -	\$ 8,702	1680.672