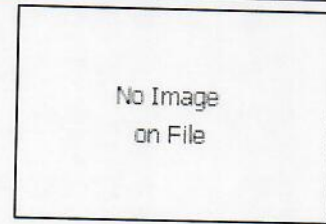


10

Neighborhoods Used: VIL.PITTSFORD VILLAGE

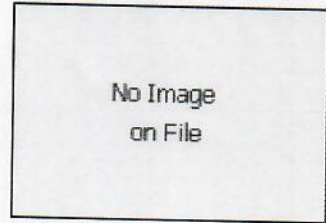
4635 S PITTSFORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 050 001 003	08/31/2021 VIL	401	105,000	22,852
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	82,148	96,206	0.854
Style	TWO STORY			



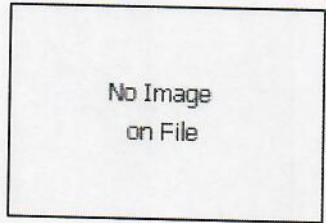
9114 E MARKET ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 045 001 039	04/06/2021 VIL	401	100,000	9,292
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	90,708	110,922	0.818
Style	TWO STORY			



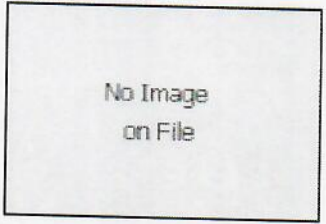
9320 HUDSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 060 001 008	01/11/2021 VIL	401	120,000	32,320
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	67	70,931	116,587	0.608
Style	RANCH			
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16749	27529	0.608	



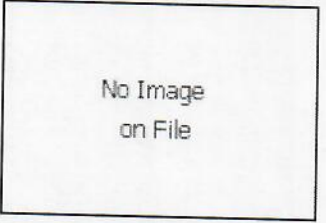
9050 HUDSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 050 001 001	11/12/2020 VIL	401	76,000	16,428
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	59,572	98,934	0.602
Style	RANCH			



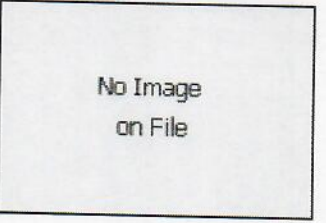
13 HAMILTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 045 001 014	10/16/2020 VIL	401	56,000	4,752
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	47	51,248	74,806	0.685
Style	TWO STORY			



4516 SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 045 001 041	06/18/2020 VIL	401	115,000	14,652
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	62	100,348	166,612	0.602
Style	TWO STORY			





Neighborhoods Used: VIL.PITTSFORD VILLAGE

---

Max # of Res. Buildings: 100

Minimum E.C.F. (Residential): 0.30  
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\*\*\*

01/01/2023 2:10 PM

**Parcel:** 13 045 001 014  
**Owner's Name:** HAMRICK, KAYLA  
**Property Address:** 9048 HAMILTON ST  
PITTSFORD, MI 49271  
**Liber/Page:** 1776/425  
**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 10-20  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** VIL PITTSFORD VILLAGE

## Mailing Address:

HAMRICK, KAYLA  
9048 HAMILTON ST  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 10/16/2020 for 56,000 by SCHULTE, DALE R & GABRIELE.

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

**Liber/Page:** 1776/425

## Most Recent Permit Information

Permit PE05-0006 on 01/04/2005 for \$0 category .

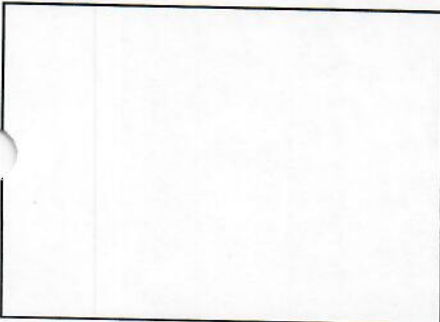
## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 25,400	<b>2022 Taxable:</b> 24,895	<b>Acreage:</b> 0.00
<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: TWO STORY  
Exterior: Wood Siding  
% Good (Physical): 47  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,292  
Ground Area: 778  
Garage Area: 0  
Basement Area: 514  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 2:10 PM

<b>Parcel:</b>	13 045 001 039	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JOHNSON, ALBERT F	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9114 E MARKET ST PITTSFORD, MI 49271	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1792/397	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	06/28/2021	<b>Gov. Unit:</b>	13 PITTSFORD TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	22 LOT LN ADJ NA 06-28-21
<b>Topography:</b>	None	<b>School:</b>	30060 PITTSFORD AREA SCHOOLS
		<b>Neighborhood:</b>	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:** 31-SPLIT IMPROVED

**Liber/Page:** 1792/397

## Most Recent Permit Information

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

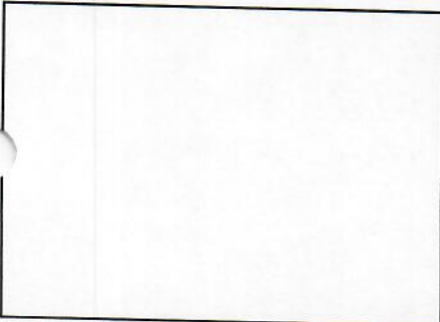
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	38,800	<b>2022 Taxable:</b>	32,362	<b>Acreage:</b>	0.00
<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: CD  
Style: TWO STORY  
Exterior: Wood Siding  
% Good (Physical): 52  
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

## Image



# Real Estate Summary Sheet

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

01/01/2023 2:10 PM

<b>Parcel:</b>	13 045 001 041	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JONES, JACOB	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4516 SECOND ST PITTSFORD, MI 49271	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1764/1298	<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 06-18
<b>Topography:</b>	None	<b>School:</b>	30060 PITTSFORD AREA SCHOOLS
		<b>Neighborhood:</b>	VIL PITTSFORD VILLAGE

## Mailing Address:

JONES, JACOB  
4516 SECOND ST  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 06/18/2020 for 115,000 by BARRON, DAVID R & MELODYE S.

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

**Liber/Page:** 1764/1298

## Most Recent Permit Information

Permit PB97-429 on 07/31/1997 for \$3,000 category BUILDING.

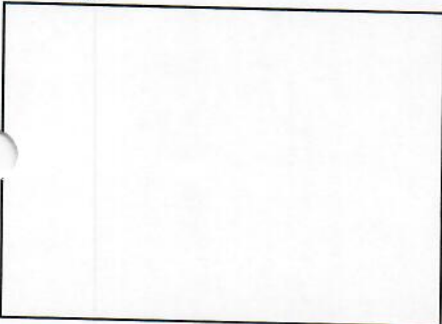
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	58,400	<b>2022 Taxable:</b>	57,021	<b>Acreage:</b>	0.00
<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: TWO STORY  
Exterior: Wood Siding  
% Good (Physical): 62  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,808  
Ground Area: 1,484  
Garage Area: 672  
Basement Area: 1,132  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 2:10 PM

<b>Parcel:</b>	13 050 001 001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STUMP, TYLER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9050 HUDSON RD PITTSFORD, MI 49271	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1779/397	<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 DESC-M 11-18
<b>Topography:</b>	None	<b>School:</b>	30060 PITTSFORD AREA SCHOOLS
		<b>Neighborhood:</b>	VIL PITTSFORD VILLAGE

## Mailing Address:

STUMP, TYLER  
9050 HUDSON RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 11/12/2020 for 76,000 by SMITH, PATRICK D.

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

**Liber/Page:** 1779/397

## Most Recent Permit Information

None Found

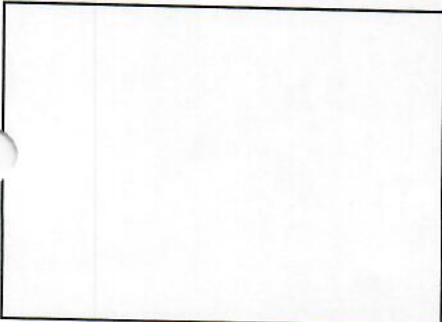
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	38,500	<b>2022 Taxable:</b>	37,704	<b>Acreage:</b>	0.00
<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: RANCH  
Exterior: Wood Siding  
% Good (Physical): 73  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,094  
Ground Area: 898  
Garage Area: 240  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/01/2023 2:10 PM

**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:** // **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 #:** 21 N/A 09-01  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** VIL PITTSFORD VILLAGE

## Mailing Address:

STEVENSON, JOHN MARK  
PO BOX 138  
PARADISE MI 49768

## 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

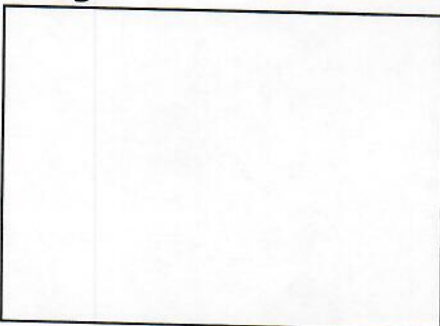
## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 35,300	<b>2022 Taxable:</b> 23,139	<b>Acreage:</b> 0.00
<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: 1903  
Occupancy: Single Family  
Class: D  
Style: TWO STORY  
Exterior: Wood Siding  
% Good (Physical): 54  
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

## Image



# Real Estate Summary Sheet

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

01/01/2023 2:10 PM

**Parcel:** 13 060 001 008  
**Owner's Name:** WILEY, GERALD H & ROBAGAYLE L  
**Property Address:** 9320 HUDSON RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1783/611  
**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 010-07  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** VIL PITTSFORD VILLAGE

## Mailing Address:

WILEY, GERALD H & ROBAGAYLE L  
9320 HUDSON RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 01/11/2021 for 120,000 by PETERSON, BARBARA.

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

**Liber/Page:** 1783/611

## Most Recent Permit Information

None Found

## Physical Property Characteristics

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

**2023 Taxable:** Tentative

### Lot Dimensions:

**2022 S.E.V.:** 61,200

**2022 Taxable:** 42,052

**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: CD+4

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 67

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,104

Ground Area: 1,104

Garage Area: 0

Basement Area: 1,104

Basement Walls:

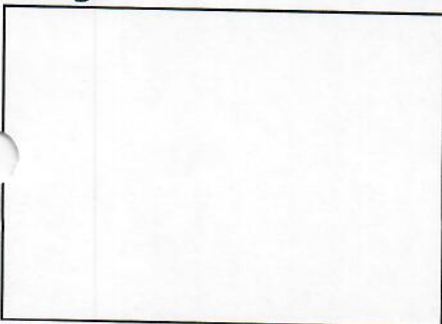
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



Pittsford Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
13 018 400 016 18 7 1	9751 RAIL RD	03/22/22	\$65,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$24,500
13 018 400 017 18 7 1	9825 RAIL RD	03/22/22	\$65,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$24,400
13 045 001 014	9048 HAMILTON ST	10/16/20	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$27,400
13 045 001 041	4516 SECOND ST	06/18/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$63,100
13 050 001 001	9050 HUDSON RD	11/12/20	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$41,400
13 050 001 003	4635 S PITTSFORD RD	08/31/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,700
13 060 001 008	9320 HUDSON RD	01/11/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$65,700
<b>Totals:</b>						<b>\$602,000</b>	<b>\$290,200</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
37.69	\$51,442	\$9,246	\$55,754	\$79,725	0.699	1,120	\$49.78	VIL
37.54	\$52,081	\$9,039	\$55,961	\$79,725	0.702	1,120	\$49.97	VIL
48.93	\$54,872	\$4,752	\$51,248	\$74,806	0.685	1,292	\$39.67	VIL
54.87	\$126,282	\$14,652	\$100,348	\$166,612	0.602	1,808	\$55.50	VIL
54.47	\$82,714	\$16,428	\$59,572	\$98,934	0.602	1,094	\$54.45	VIL
41.62	\$87,310	\$22,852	\$82,148	\$96,206	0.854	1,680	\$48.90	VIL
54.75	\$131,410	\$32,320	\$87,680	\$144,115	0.608	1,104	\$79.42	VIL
	\$586,111		\$492,711	\$740,123			\$53.95	
48.21					E.C.F. => 0.685			Std. Deviation=> 0.08975413
8.03					Ave. E.C.F. => 0.679			Ave. Variance=> 6.4055

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.0325	MOBILE HOME	\$9,246	13 018 400 017 18 7 1	VILLAGE	401	58
2.2921		\$9,039	13 018 400 016 18 7 1	VILLAGE	402	29
0.6074	TWO STORY	\$4,752		VILLAGE	401	47
7.6719	TWO STORY	\$14,652		VILLAGE	401	62
7.6868	RANCH	\$16,428		VILLAGE	401	73
17.4871	TWO STORY	\$22,852		VILLAGE	401	54
7.0604	RANCH	\$32,320		VILLAGE	401	67
<b>0.5995</b>						

Coefficient of Var=> 9.433607945

Pittsford Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
13 018 400 016 18 7 1	9751 RAIL RD	03/22/22	\$65,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$23,900
13 018 400 017 18 7 1	9825 RAIL RD	03/22/22	\$65,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$23,900
13 045 001 014	9048 HAMILTON ST	10/16/20	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$27,400
13 045 001 041	4516 SECOND ST	06/18/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$63,100
13 050 001 001	9050 HUDSON RD	11/12/20	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$41,300
13 050 001 003	4635 S PITTSFORD RD	08/31/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,600
13 060 001 008	9320 HUDSON RD	01/11/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$65,500
<b>Totals:</b>						<b>\$602,000</b>	<b>\$288,700</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
36.77	\$47,742	\$25,297	\$8,039	0.0	0.0	2.18	1.18	#DIV/0!	\$11,604
36.77	\$47,742	\$25,297	\$8,039	0.0	0.0	2.18	1.00	#DIV/0!	\$11,604
48.93	\$54,823	\$5,880	\$4,703	50.0	80.0	0.09	0.09	\$118	\$64,052
54.87	\$126,150	\$3,370	\$14,520	132.0	132.0	0.40	0.40	\$26	\$8,425
54.34	\$82,566	\$9,714	\$16,280	147.0	70.0	0.11	0.11	\$66	\$88,309
41.52	\$87,113	\$40,542	\$22,655	200.0	143.0	0.65	0.65	\$203	\$62,372
54.58	\$131,090	\$20,910	\$32,000	310.0	106.0	0.75	0.75	\$67	\$27,880
<b>47.96</b>	<b>\$577,226</b>	<b>\$131,010</b>	<b>\$106,236</b>	<b>839.0</b>		<b>6.36</b>	<b>4.18</b>		
<b>8.33</b>			<b>Average</b>	<b>\$96</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>20,593.23</b>	<b>Average</b>	<b>per SqFt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$0.27	0.00	VIL 1822/0220	13 018 400 017 18 7 1	VILLAGE	401	
\$0.27	0.00	VIL 1822/0220	13 018 400 016 18 7 1	VILLAGE	402	
\$1.47	0.00	VIL 1776/425		VILLAGE	401	
\$0.19	0.00	VIL 1764/1298		VILLAGE	401	
\$2.03	0.00	VIL 1779/397		VILLAGE	401	
\$1.43	0.00	VIL 1805/648		VILLAGE	401	
\$0.64	0.00	VIL 1783/611		VILLAGE	401	

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**\$0.47**