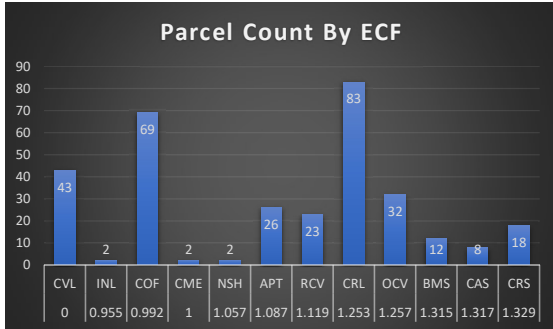


**CITY OF ROCHESTER**  
**LAND FOR 2024: COM LAND**

BSA DATABASE		SALES DATA	
Parcel Count	320	# of Sales	26
ECF Nbhd	CVL, APT, CAS, CRL, COF, BMS, RCV, OCV, CRS, NSH, INL, CME	Sales Ratio	46.95%
Min ECF	0.955	(Land Resid.-Est. Land Value)/Est. LV	19.17%
Max ECF	1.329	% Change	10.00%
Land Table LtoB	30.39%	Projected Land Table LtoB	33.43%
CVT LtoB	27.39%	Sale Sample Size	8.13%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$28.13	\$33.52	\$30.94
MEDIAN	\$21.30	\$25.38	\$23.43
MINIMUM	\$0.55	\$0.66	\$0.61
MAXIMUM	\$80.89	\$96.40	\$88.98

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
68	68-15-15-276-072	117 WALNUT BLVD	10/22/2021	\$515,000	\$310,440	\$286,085	\$80,718	0.084	\$3,405,774	\$78.19		COM	26.00%
68	68-15-15-234-006	203 WALNUT BLVD	7/1/2021	\$850,000	\$512,564	\$588,304	\$246,973	0.207	\$2,842,048	\$65.24	68-15-15-234-005	COM	48.18%
68	68-15-15-228-011	429 S MAIN ST	8/1/2022	\$1,900,000	\$1,173,466	\$1,139,947	\$413,413	0.155	\$7,354,497	\$168.84		COM	35.23%
68	68-15-15-228-018	407 S MAIN ST	8/21/2020	\$975,000	\$650,110	\$528,647	\$202,706	0.076	\$6,955,882	\$159.69		COM	31.18%
68	68-15-15-276-069	71 WALNUT BLVD STE 108	9/9/2022	\$220,000	\$153,068	\$122,073	\$55,141	0.021	\$5,813,000	\$133.45		COM	36.02%
68	68-15-10-431-021	827 N MAIN ST	11/19/2021	\$575,000	\$407,425	\$391,799	\$219,995	0.246	\$1,592,679	\$36.56		COM	54.00%
68	68-15-15-205-010	339 WILCOX ST	2/19/2021	\$609,300	\$441,547	\$305,280	\$135,210	0.16	\$1,908,000	\$43.80		COM	30.62%
68	68-15-15-276-065	71 WALNUT BLVD STE 204	10/5/2021	\$212,500	\$163,970	\$108,477	\$59,947	0.022	\$4,930,773	\$113.19		COM	36.56%
68	68-15-10-431-022	821 N MAIN ST	4/7/2020	\$340,000	\$264,430	\$188,183	\$107,314	0.12	\$1,568,192	\$36.00		COM	40.58%
68	68-15-15-276-067	71 WALNUT BLVD STE 206	2/27/2021	\$200,000	\$158,057	\$99,179	\$57,236	0.021	\$4,722,810	\$108.42		COM	36.21%
68	68-15-14-104-001	202 E 4TH ST # 212	8/20/2021	\$950,000	\$805,432	\$437,209	\$287,539	0.241	\$1,814,145	\$41.65		COM	35.70%
68	68-15-10-477-021	511 N MAIN ST	12/10/2021	\$1,050,000	\$917,978	\$608,339	\$457,755	0.307	\$1,981,560	\$45.49	68-15-10-477-022	COM	49.87%
68	68-15-14-102-004	414 EAST ST	9/14/2021	\$950,000	\$841,059	\$358,551	\$246,973	0.207	\$1,732,130	\$39.76		COM	29.36%
68	68-15-11-301-001	1100 N MAIN ST	8/31/2021	\$1,420,000	\$1,284,672	\$500,055	\$350,701	0.661	\$756,513	\$17.37		COM	27.30%
68	68-15-10-255-004	1117 N WILCOX ST	3/6/2020	\$275,000	\$249,563	\$92,064	\$66,627	0.103	\$893,825	\$20.52		COM	26.70%
68	68-15-14-101-006	412 S MAIN ST	4/28/2021	\$2,500,000	\$2,290,673	\$780,962	\$571,635	0.213	\$3,666,488	\$84.17		COM	24.95%
68	68-15-15-228-020	401 S MAIN ST	12/8/2021	\$1,450,000	\$1,466,845	\$415,236	\$432,081	0.161	\$2,579,106	\$59.21		COM	29.46%
68	68-15-11-304-011	327 LYSANDER ST	12/21/2021	\$1,400,000	\$1,427,559	\$488,867	\$509,888	1.021	\$478,812	\$10.99	68-15-11-304-012, 68-15-11-304-013, 68-15-11-304-026	COM	35.72%
68	68-15-10-426-001	411 WOODWARD AVE	2/11/2021	\$461,500	\$479,003	\$87,257	\$98,684	0.186	\$469,124	\$10.77		COM	20.60%
68	68-15-14-103-008	308 S MAIN ST	9/30/2022	\$1,200,000	\$1,279,427	\$196,997	\$276,424	0.103	\$1,912,592	\$43.91		COM	21.61%
68	68-15-15-232-001	117 W 4TH ST # 119	2/14/2022	\$245,000	\$261,631	\$62,228	\$77,726	0.069	\$901,855	\$20.70		COM	29.71%
68	68-15-10-477-030	210 W UNIVERSITY DR STE 4	3/19/2020	\$2,650,000	\$2,851,643	\$865,277	\$1,034,263	1.004	\$861,830	\$19.78	68-15-10-479-012	COM	36.27%
68	68-15-11-157-001	1142 N MAIN ST	8/12/2022	\$325,000	\$357,192	\$144,309	\$173,778	0.244	\$591,430	\$13.58		COM	48.65%
68	68-15-15-232-026	327 S MAIN ST	11/16/2022	\$1,000,000	\$1,103,763	\$265,063	\$368,071	0.138	\$1,920,746	\$44.09		COM	33.35%

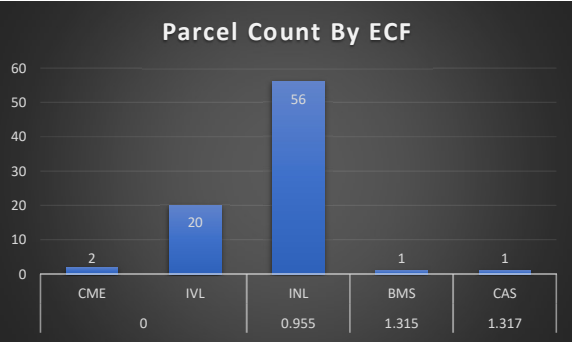
**CITY OF ROCHESTER**

**LAND FOR 2024: COM LAND**

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
68	68-15-14-105-007	303 E UNIVERSITY DR	10/28/2022	\$1,300,000	\$1,435,232	\$1,062,596	\$1,194,416	2	\$531,298	\$12.20	68-15-14-106-009	COM	83.22%
68	68-15-10-377-004	805 OAKWOOD DR STE 100	1/26/2022	\$2,100,000	\$2,454,564	\$567,069	\$907,165	1.188	\$477,331	\$10.96	68-15-10-377-010	COM	36.96%
68	68-15-10-427-022	1031 N MAIN ST	9/2/2020	\$560,000	\$889,190	\$182,688	\$490,963	0.549	\$332,765	\$7.64		COM	55.21%

**CITY OF ROCHESTER**  
**LAND FOR 2024: IND LAND**

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	16
ECF Nbhd	IVL, INL, BMS, CAS, CME	Sales Ratio	48.10%
Min ECF	0.955	(Land Resid.-Est. Land Value)/Est. LV	40.43%
Max ECF	1.317	% Change	5.00%
Land Table LtoB	18.13%	Projected Land Table LtoB	19.04%
CVT LtoB	27.39%	Sale Sample Size	20.00%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$5.64	\$7.92	\$5.92
MEDIAN	\$3.23	\$4.53	\$3.39
MINIMUM	\$0.88	\$1.24	\$0.92
MAXIMUM	\$34.05	\$47.82	\$35.75

SITE VALUE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$37,837	\$53,133	\$39,729
MEDIAN	\$5,913	\$8,304	\$6,209
MINIMUM	\$1,183	\$1,661	\$1,242
MAXIMUM	\$106,414	\$149,436	\$111,735

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
02	02-14-03-100-043	1681 HARMON RD	11/10/2022	\$9,450,000	\$10,731,162	\$496,416	\$1,277,732	9.69	\$51,230	\$1.18		I_N75	11.91%
02	02-14-03-302-002	1377 ATLANTIC BLVD	4/7/2021	\$1,350,000	\$1,230,928	\$520,582	\$354,666	2.6	\$200,224	\$4.60		I_N75	28.81%
02	02-14-04-200-031	4280 N ATLANTIC BLVD	9/15/2021	\$7,300,000	\$7,769,085	\$870,136	\$973,692	6.26	\$138,999	\$3.19		I_N75	12.53%
02	02-14-11-126-008	3275 LAPEER RD W	1/21/2021	\$3,000,000	\$2,793,779	\$1,092,471	\$818,507	6.32	\$172,859	\$3.97		I_LAW	29.30%
02	02-14-11-201-006	3333 BALD MOUNTAIN RD	10/18/2021	\$7,529,557	\$6,623,856	\$2,576,577	\$1,470,953	14.801	\$174,081	\$4.00		I_NL	22.21%
02	02-14-11-329-001	2990 LAPEER RD	9/30/2020	\$1,490,000	\$1,863,777	\$292,077	\$627,986	7.91	\$36,925	\$0.85		I_NOP	33.69%
02	02-14-13-351-001	1780 POND RUN	5/12/2021	\$6,423,109	\$6,532,452	\$980,983	\$831,815	5.96	\$164,594	\$3.78		I_OTP	12.73%
02	02-14-23-151-014	1203 CENTRE RD	3/19/2020	\$730,000	\$775,453	\$138,341	\$153,680	0.8	\$172,926	\$3.97		I_OC	19.82%
02	02-14-23-326-007	1025 DORIS RD	2/2/2022	\$4,300,000	\$3,654,816	\$1,305,967	\$510,783	3.21	\$406,843	\$9.34		I_OC	13.98%
02	02-14-23-326-015	1055 DORIS RD	1/21/2022	\$2,049,903	\$2,140,455	\$550,921	\$554,437	3.03	\$181,822	\$4.17	02-14-23-326-013, 02-14-23-326-014	I_OC	25.90%
02	02-14-35-228-008	2840 AUBURN CT	6/9/2021	\$2,735,000	\$2,353,305	\$745,101	\$321,250	3.75	\$198,694	\$4.56		I_AH	13.65%
02	02-14-35-228-011	2900 AUBURN CT	2/25/2021	\$1,700,000	\$1,502,643	\$442,584	\$201,016	2.04	\$216,953	\$4.98		I_AH	13.38%
68	68-15-13-276-007	52585 DEQUINDRE RD	4/14/2021	\$7,000,000	\$5,646,073	\$3,083,829	\$1,692,306	17.5	\$176,219	\$4.05		IND	29.97%
68	68-15-14-128-012	480 E 2ND ST	9/28/2022	\$2,200,000	\$1,603,524	\$817,915	\$196,141	1.511	\$541,307	\$12.43		IND	12.23%
68	68-15-14-176-017	390 SOUTH ST	7/21/2020	\$500,000	\$367,348	\$225,870	\$80,587	0.466	\$484,700	\$11.13		IND	21.94%
68	68-15-15-282-006	100 SOUTH ST	3/18/2021	\$525,000	\$481,841	\$219,343	\$159,665	1.23	\$178,328	\$4.09		IND	33.14%

# CITY OF ROCHESTER

## LAND FOR 2024: AREA LAND SALES

### COLOR CODING KEY

VACANT LAND SALE

DEMO AFTER SALE OR

VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
68	68-15-15-280-010		12/16/2021	\$175,000	\$223,463	\$175,000	\$223,463	3.42	\$51,170	\$1.17		IND	100.00%