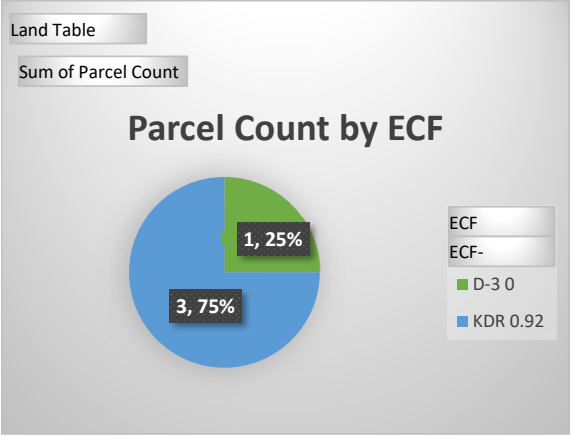


BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	D-3, KDR	Sales Ratio	#DIV/0!
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.920	% Change	-5.33%
Land Table LtoB	17.06%	Projected Land Table LtoB	16.15%
CVT LtoB	25.44%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$191,556	#DIV/0!	\$191,556
MINIMUM	\$126,300	#DIV/0!	\$126,300
MAXIMUM	\$315,752	#DIV/0!	\$249,444

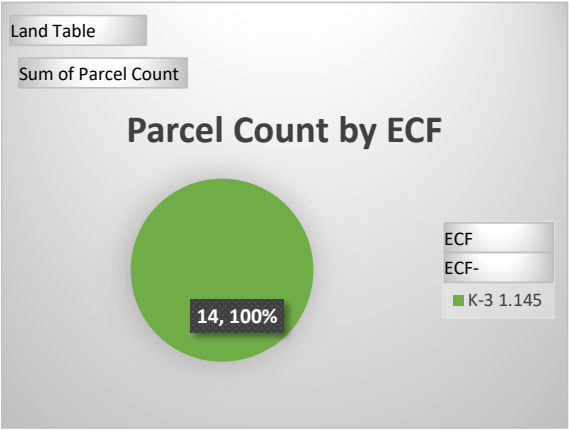
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Rochester

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	4
ECF Nbhd	K-3	Sales Ratio	47.72%
Min ECF	1.145	(Land Resid.-Est. Land Value)/Est. LV	24.13%
Max ECF	1.145	% Change	12.00%
Land Table LtoB	20.30%	Projected Land Table LtoB	22.73%
CVT LtoB	25.44%	Sales Sample Size	28.57%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,612	\$62,823	\$56,685
MINIMUM	\$50,612	\$62,823	\$56,685
MAXIMUM	\$50,612	\$62,823	\$56,685

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-176-011	1054 WILLOW GROVE CT	07/13/21	\$260,000	\$250,286	\$60,326	\$50,612	1.00	\$60,326		Land Table K-3	20.22%
68-15-15-176-014	1048 WILLOW GROVE CT	05/06/22	\$260,000	\$243,699	\$66,913	\$50,612	1.00	\$66,913		Land Table K-3	20.77%
68-15-15-176-019	1062 WILLOW GROVE CT	07/15/22	\$300,000	\$270,710	\$79,902	\$50,612	1.00	\$79,902		Land Table K-3	18.70%
68-15-15-176-020	1060 WILLOW GROVE CT	06/29/21	\$250,000	\$256,460	\$44,152	\$50,612	1.00	\$44,152		Land Table K-3	19.73%

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Land Table K-5

68-15-14-126-043	470 BALDWIN AVE	12/23/21	\$120,000	\$126,812	\$19,342	\$26,154	1.10	\$17,584	Land Table K-5	20.62%
68-15-14-126-066	440 BALDWIN AVE	11/10/21	\$119,000	\$126,645	\$18,509	\$26,154	1.10	\$16,826	Land Table K-5	20.65%
68-15-14-126-106	424 BALDWIN AVE	01/13/21	\$116,000	\$126,812	\$15,342	\$26,154	1.10	\$13,947	Land Table K-5	20.62%

