

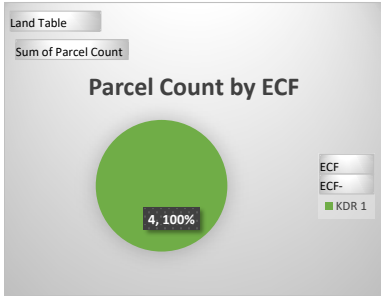
City of Rochester

Land Table D-3

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	KDR	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	0.00%
Land Table LtoB	16.00%	Projected Land Table LtoB	16.00%
CVT LtoB	26.51%	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	\$249,444	#DIV/0!	\$249,444

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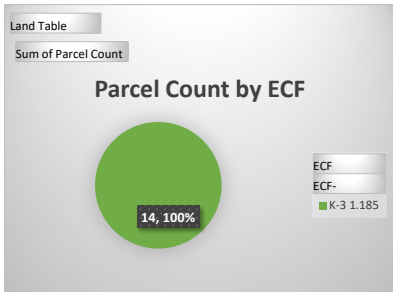
City of Rochester

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	K-3	Sales Ratio	#DIV/0!
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.185	% Change	0.00%
Land Table LtoB	22.21%	Projected Land Table LtoB	22.21%
CVT LtoB	26.51%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,086	#DIV/0!	\$60,086
MINIMUM	\$60,086	#DIV/0!	\$60,086
MAXIMUM	\$60,086	#DIV/0!	\$60,086

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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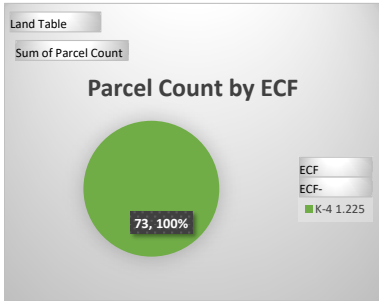
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Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	73	# of Sales	11
ECF Nbhd	K-4	Sales Ratio	45.47%
Min ECF	1.225	(Land Resid.-Est. Land Value)/Est. LV	31.92%
Max ECF	1.225	% Change	25.00%
Land Table LtoB	31.04%	Projected Land Table LtoB	38.80%
CVT LtoB	26.51%	Sales Sample Size	15.07%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,001	\$46,172	\$43,751
MINIMUM	\$35,001	\$46,172	\$43,751
MAXIMUM	\$35,001	\$46,172	\$43,751

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-327-047	801 PLATE ST	10/06/23	\$119,222	\$107,214	\$47,009	1.10	\$42,735		Land Table K-4	32.65%
68-15-11-327-053	801 PLATE ST	07/20/23	\$165,500	\$134,217	\$66,284	1.10	\$60,258		Land Table K-4	26.08%
68-15-11-327-060	803 PLATE ST	04/30/24	\$130,000	\$116,759	\$48,242	1.10	\$43,856		Land Table K-4	29.98%
68-15-11-327-062	803 PLATE ST	06/30/23	\$120,000	\$107,214	\$47,787	1.10	\$43,443		Land Table K-4	32.65%
68-15-11-327-067	803 PLATE ST	03/15/24	\$110,000	\$107,214	\$37,787	1.10	\$34,352		Land Table K-4	32.65%
68-15-11-327-070	803 PLATE ST	10/15/24	\$137,000	\$109,811	\$62,190	1.10	\$56,536		Land Table K-4	31.87%
68-15-11-327-076	805 PLATE ST	04/14/23	\$107,000	\$105,630	\$36,371	1.10	\$33,065		Land Table K-4	33.14%
68-15-11-327-087	805 PLATE ST	05/22/23	\$103,000	\$107,214	\$30,787	1.10	\$27,988		Land Table K-4	32.65%
68-15-11-327-104	810 PLATE ST	09/26/23	\$118,000	\$113,913	\$39,088	1.10	\$35,535		Land Table K-4	30.73%

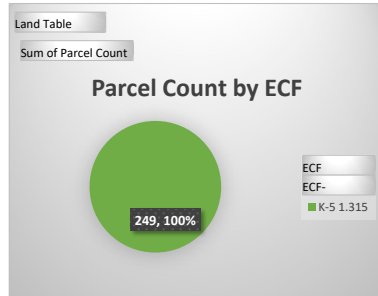
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Land Table K-5

BSA DATABASE		SALES DATA	
Parcel Count	249	# of Sales	30
ECF Nbhd	K-5	Sales Ratio	44.72%
Min ECF	1.315	(Land Resid.-Est. Land Value)/Est. LV	46.62%
Max ECF	1.315	% Change	30.00%
Land Table LtoB	26.40%	Projected Land Table LtoB	34.32%
CVT LtoB	26.51%	Sales Sample Size	12.05%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,219	\$58,970	\$52,285
MINIMUM	\$40,219	\$58,970	\$52,285
MAXIMUM	\$40,219	\$58,970	\$52,285

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-351-040	501 E UNIVERSITY DR	07/28/23	\$229,500	\$200,186	\$69,533	0.04	\$1,738,325		Land Table K-5	20.09%
68-15-11-351-057	505 E UNIVERSITY DR	06/27/24	\$190,000	\$161,044	\$69,175	0.04	\$1,729,375		Land Table K-5	24.97%
68-15-11-351-060	505 E UNIVERSITY DR	06/05/23	\$179,500	\$176,059	\$43,660	0.04	\$1,091,500		Land Table K-5	22.84%
68-15-11-351-064	507 E UNIVERSITY DR	08/15/24	\$181,000	\$163,006	\$58,213	0.04	\$1,455,325		Land Table K-5	24.67%
68-15-11-351-068	507 E UNIVERSITY DR	08/14/23	\$210,000	\$187,619	\$62,600	0.04	\$1,565,000		Land Table K-5	21.44%
68-15-11-351-107	531 E UNIVERSITY DR	01/27/23	\$158,000	\$164,247	\$33,972	0.04	\$849,300		Land Table K-5	24.49%
68-15-11-351-112	529 E UNIVERSITY DR	03/03/23	\$190,000	\$181,535	\$48,684	0.04	\$1,217,100		Land Table K-5	22.15%
68-15-11-351-115	529 E UNIVERSITY DR	02/28/23	\$165,000	\$162,308	\$42,911	0.04	\$1,072,775		Land Table K-5	24.78%
68-15-11-351-129	525 E UNIVERSITY DR	05/31/24	\$197,000	\$170,208	\$67,011	0.04	\$1,675,275		Land Table K-5	23.63%
68-15-14-126-012	490 BALDWIN AVE	04/11/24	\$158,000	\$148,187	\$50,032	1.10	\$45,484		Land Table K-5	27.14%
68-15-14-126-022	480 BALDWIN AVE	06/06/24	\$182,000	\$150,203	\$72,016	1.10	\$65,469		Land Table K-5	26.78%
68-15-14-126-025	470 BALDWIN AVE	11/27/23	\$165,000	\$150,203	\$55,016	1.10	\$50,015		Land Table K-5	26.78%
68-15-14-126-040	470 BALDWIN AVE	11/14/24	\$187,000	\$150,408	\$76,811	1.10	\$69,828		Land Table K-5	26.74%
68-15-14-126-046	460 BALDWIN AVE	03/20/23	\$139,000	\$150,203	\$29,016	1.10	\$26,378		Land Table K-5	26.78%
68-15-14-126-049	450 BALDWIN AVE	08/29/24	\$188,000	\$150,203	\$78,016	1.10	\$70,924		Land Table K-5	26.78%
68-15-14-126-051	460 BALDWIN AVE	04/15/24	\$180,000	\$158,871	\$61,348	1.10	\$55,771		Land Table K-5	25.32%
68-15-14-126-057	450 BALDWIN AVE	03/21/23	\$130,000	\$150,408	\$19,811	1.10	\$18,010		Land Table K-5	26.74%
68-15-14-126-064	450 BALDWIN AVE	05/28/24	\$190,000	\$150,408	\$79,811	1.10	\$72,555		Land Table K-5	26.74%
68-15-14-126-066	440 BALDWIN AVE	07/22/24	\$195,000	\$158,793	\$76,426	1.10	\$69,478		Land Table K-5	25.33%
68-15-14-126-069	430 BALDWIN AVE	11/14/24	\$175,000	\$150,203	\$65,016	1.10	\$59,105		Land Table K-5	26.78%
68-15-14-126-080	440 BALDWIN AVE	07/23/24	\$190,000	\$159,136	\$71,083	1.10	\$64,621		Land Table K-5	25.27%
68-15-14-126-081	440 BALDWIN AVE	07/10/23	\$154,000	\$150,408	\$43,811	1.10	\$39,828		Land Table K-5	26.74%
68-15-14-126-089	420 BALDWIN AVE	09/26/23	\$199,900	\$167,236	\$72,883	1.10	\$66,257		Land Table K-5	24.05%
68-15-14-126-105	420 BALDWIN AVE	03/25/24	\$190,000	\$159,015	\$71,204	1.10	\$64,731		Land Table K-5	25.29%
68-15-14-126-106	424 BALDWIN AVE	06/21/23	\$172,000	\$158,871	\$53,348	1.10	\$48,498		Land Table K-5	25.32%
68-15-14-130-004	475 BALDWIN AVE	10/06/23	\$157,000	\$133,767	\$63,452	1.00	\$63,452		Land Table K-5	30.07%
68-15-14-130-026	475 BALDWIN AVE	12/11/24	\$141,500	\$124,396	\$57,323	1.00	\$57,323		Land Table K-5	32.33%

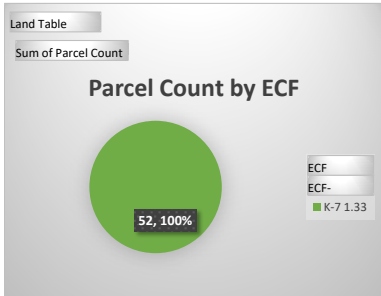
City of Rochester

Land Table K-7

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	8
ECF Nbhd	K-7	Sales Ratio	44.55%
Min ECF	1.330	(Land Resid.-Est. Land Value)/Est. LV	54.48%
Max ECF	1.330	% Change	30.00%
Land Table LtoB	23.18%	Projected Land Table LtoB	30.13%
CVT LtoB	26.51%	Sales Sample Size	15.38%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,328	\$62,297	\$52,426
MINIMUM	\$40,328	\$62,297	\$52,426
MAXIMUM	\$40,328	\$62,297	\$52,426

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-126-113	414 MILLER AVE	01/04/24	\$165,000	\$149,572	\$55,756	1.00	\$55,756		Land Table K-7	26.96%
68-15-14-126-137	447 BALDWIN AVE	08/07/24	\$225,000	\$176,330	\$88,998	1.00	\$88,998		Land Table K-7	22.87%
68-15-14-126-145	440 MILLER AVE	05/10/24	\$247,000	\$203,599	\$83,729	1.00	\$83,729		Land Table K-7	19.81%
68-15-14-126-149	450 MILLER AVE	08/21/23	\$185,000	\$187,689	\$37,639	1.00	\$37,639		Land Table K-7	21.49%
68-15-14-126-154	494 BALDWIN AVE	10/30/24	\$215,000	\$177,412	\$77,916	1.00	\$77,916		Land Table K-7	22.73%
68-15-14-126-156	486 MILLER AVE	03/13/23	\$194,000	\$183,949	\$50,379	1.00	\$50,379		Land Table K-7	21.92%
68-15-14-126-157	490 MILLER AVE	01/27/23	\$179,900	\$178,566	\$41,662	1.00	\$41,662		Land Table K-7	22.58%

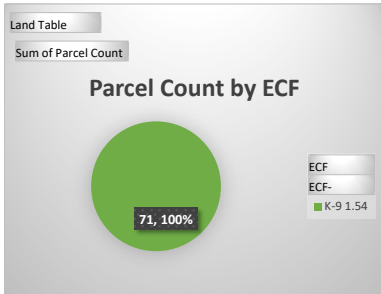
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Land Table K-9

BSA DATABASE		SALES DATA	
Parcel Count	71	# of Sales	13
ECF Nbhd	K-9	Sales Ratio	46.74%
Min ECF	1.540	(Land Resid.-Est. Land Value)/Est. LV	27.49%
Max ECF	1.540	% Change	30.00%
Land Table LtoB	25.31%	Projected Land Table LtoB	32.91%
CVT LtoB	26.51%	Sales Sample Size	18.31%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,098	\$51,121	\$52,127
MINIMUM	\$40,098	\$51,121	\$52,127
MAXIMUM	\$40,098	\$51,121	\$52,127

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-129-003	500 ELIZABETH ST	11/22/23	\$150,000	\$133,136	\$56,962	1.00	\$56,962		Land Table K-9	30.12%
68-15-14-129-022	465 MILLER AVE	12/22/23	\$138,000	\$123,247	\$54,851	1.00	\$54,851		Land Table K-9	32.53%
68-15-14-129-032	451 MILLER AVE	01/06/23	\$155,000	\$150,815	\$44,283	1.00	\$44,283		Land Table K-9	26.59%
68-15-14-129-039	433 MILLER AVE	08/23/23	\$165,000	\$160,103	\$44,995	1.00	\$44,995		Land Table K-9	25.05%
68-15-14-129-045	423 MILLER AVE	11/13/24	\$225,000	\$189,801	\$75,297	1.00	\$75,297		Land Table K-9	21.13%
68-15-14-129-046	421 MILLER AVE	04/12/24	\$195,000	\$192,284	\$42,814	1.00	\$42,814		Land Table K-9	20.85%
68-15-14-129-052	409 MILLER AVE	02/08/24	\$154,500	\$154,572	\$40,026	1.00	\$40,026		Land Table K-9	25.94%
68-15-14-129-054	405 MILLER AVE	02/13/24	\$158,000	\$160,002	\$38,096	1.00	\$38,096		Land Table K-9	25.06%
68-15-14-129-061	401 MILLER AVE	04/30/24	\$148,000	\$123,940	\$64,158	1.00	\$64,158		Land Table K-9	32.35%
68-15-14-129-065	428 MILLER AVE	03/31/23	\$182,800	\$179,018	\$43,880	1.00	\$43,880		Land Table K-9	22.40%
68-15-14-129-066	426 MILLER AVE	07/25/23	\$187,000	\$178,307	\$48,791	1.00	\$48,791		Land Table K-9	22.49%
68-15-14-129-071	401 BALDWIN AVE	07/02/24	\$168,000	\$148,796	\$59,302	1.00	\$59,302		Land Table K-9	26.95%

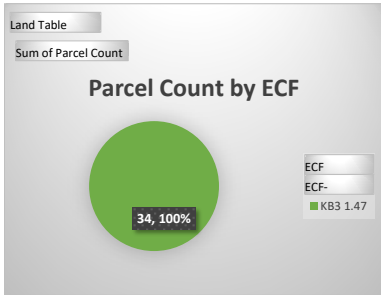
City of Rochester

Land Table KB3

BSA DATABASE		SALES DATA	
Parcel Count	34	# of Sales	10
ECF Nbhd	KB3	Sales Ratio	46.92%
Min ECF	1.470	(Land Resid.-Est. Land Value)/Est. LV	26.60%
Max ECF	1.470	% Change	30.00%
Land Table LtoB	25.65%	Projected Land Table LtoB	33.35%
CVT LtoB	26.51%	Sales Sample Size	29.41%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,019	\$69,654	\$71,525
MINIMUM	\$55,019	\$69,654	\$71,525
MAXIMUM	\$55,019	\$69,654	\$71,525

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-276-024	290 1ST ST	12/09/24	\$225,000	\$185,615	\$94,404	1.00	\$94,404		Land Table KB3	29.64%
68-15-15-276-029	282 1ST ST	12/21/23	\$235,000	\$207,382	\$82,637	1.00	\$82,637		Land Table KB3	26.53%
68-15-15-276-035	276 1ST ST	03/01/24	\$235,000	\$198,782	\$91,237	1.00	\$91,237		Land Table KB3	27.68%
68-15-15-276-041	252 1ST ST	01/26/24	\$242,000	\$215,331	\$81,688	1.00	\$81,688		Land Table KB3	25.55%
68-15-15-276-043	256 1ST ST	04/28/23	\$197,000	\$198,782	\$53,237	1.00	\$53,237		Land Table KB3	27.68%
68-15-15-276-053	97 WALNUT BLVD	10/20/23	\$254,750	\$259,308	\$50,461	1.00	\$50,461		Land Table KB3	21.22%
68-15-15-276-054	99 WALNUT BLVD	11/21/23	\$260,000	\$241,979	\$73,040	1.00	\$73,040		Land Table KB3	22.74%
68-15-15-276-055	101 WALNUT BLVD	06/02/23	\$243,000	\$243,116	\$54,903	1.00	\$54,903		Land Table KB3	22.63%
68-15-15-276-058	107 WALNUT BLVD	07/21/23	\$248,000	\$257,742	\$45,277	1.00	\$45,277		Land Table KB3	21.35%

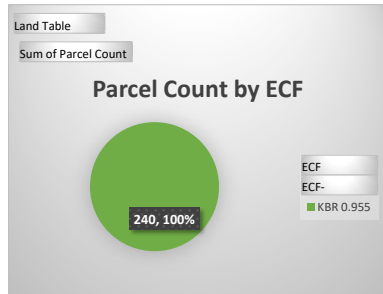
City of Rochester

Land Table KBR

BSA DATABASE		SALES DATA	
Parcel Count	240	# of Sales	38
ECF Nbhd	KBR	Sales Ratio	47.20%
Min ECF	0.955	(Land Resid.-Est. Land Value)/Est. LV	36.44%
Max ECF	0.955	% Change	25.00%
Land Table LtoB	16.39%	Projected Land Table LtoB	20.49%
CVT LtoB	26.51%	Sales Sample Size	15.83%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,020	\$54,602	\$50,025
MINIMUM	\$40,020	\$54,602	\$50,025
MAXIMUM	\$40,020	\$54,602	\$50,025

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-12-477-003	1758 FLAGSTONE CIR	09/30/24	\$258,000	\$240,895	\$57,125	1.00	\$57,125		Land Table KBR	16.61%
68-15-12-477-007	1764 FLAGSTONE CIR	08/01/24	\$220,000	\$229,187	\$30,833	1.00	\$30,833		Land Table KBR	17.46%
68-15-12-477-011	1772 FLAGSTONE CIR	09/29/23	\$255,000	\$258,155	\$36,865	1.00	\$36,865		Land Table KBR	15.50%
68-15-12-477-016	1780 FLAGSTONE CIR	08/22/23	\$263,000	\$240,895	\$62,125	1.00	\$62,125		Land Table KBR	16.61%
68-15-12-477-021	1792 FLAGSTONE CIR	11/19/24	\$265,000	\$240,895	\$64,125	1.00	\$64,125		Land Table KBR	16.61%
68-15-12-477-030	1800 FLAGSTONE CIR	04/30/24	\$281,000	\$229,187	\$91,833	1.00	\$91,833		Land Table KBR	17.46%
68-15-12-477-033	1816 FLAGSTONE CIR	11/13/23	\$230,000	\$240,895	\$29,125	1.00	\$29,125		Land Table KBR	16.61%
68-15-12-477-040	1828 FLAGSTONE CIR	08/20/24	\$253,000	\$240,895	\$52,125	1.00	\$52,125		Land Table KBR	16.61%
68-15-12-477-045	1840 FLAGSTONE CIR	06/11/24	\$275,000	\$240,895	\$74,125	1.00	\$74,125		Land Table KBR	16.61%
68-15-12-477-047	1844 FLAGSTONE CIR	11/19/24	\$255,000	\$258,155	\$36,865	1.00	\$36,865		Land Table KBR	15.50%
68-15-12-477-048	1846 FLAGSTONE CIR	12/21/23	\$254,000	\$229,187	\$64,833	1.00	\$64,833		Land Table KBR	17.46%
68-15-12-477-053	1850 FLAGSTONE CIR	06/09/23	\$262,500	\$272,549	\$29,971	1.00	\$29,971		Land Table KBR	14.68%
68-15-12-477-055	1860 FLAGSTONE CIR	08/20/24	\$257,500	\$229,187	\$68,333	1.00	\$68,333		Land Table KBR	17.46%
68-15-12-477-071	1892 FLAGSTONE CIR	05/08/24	\$270,000	\$258,155	\$51,865	1.00	\$51,865		Land Table KBR	15.50%
68-15-12-477-083	1916 FLAGSTONE CIR	08/06/24	\$280,000	\$258,155	\$61,865	1.00	\$61,865		Land Table KBR	15.50%
68-15-12-477-085	1930 FLAGSTONE CIR	12/11/23	\$240,000	\$229,187	\$50,833	1.00	\$50,833		Land Table KBR	17.46%
68-15-12-477-088	1924 FLAGSTONE CIR	09/23/24	\$265,000	\$240,895	\$64,125	1.00	\$64,125		Land Table KBR	16.61%
68-15-12-477-093	1936 FLAGSTONE CIR	05/23/24	\$275,000	\$240,895	\$74,125	1.00	\$74,125		Land Table KBR	16.61%
68-15-12-477-100	1948 FLAGSTONE CIR	11/20/24	\$255,000	\$240,895	\$54,125	1.00	\$54,125		Land Table KBR	16.61%
68-15-12-477-104	1958 FLAGSTONE CIR	10/20/23	\$230,000	\$258,155	\$11,865	1.00	\$11,865		Land Table KBR	15.50%
68-15-12-477-107	1964 FLAGSTONE CIR	08/23/23	\$265,000	\$258,155	\$46,865	1.00	\$46,865		Land Table KBR	15.50%
68-15-12-477-111	1974 FLAGSTONE CIR	03/22/24	\$250,000	\$240,895	\$49,125	1.00	\$49,125		Land Table KBR	16.61%
68-15-12-477-114	1968 FLAGSTONE CIR	07/30/24	\$259,000	\$229,187	\$69,833	1.00	\$69,833		Land Table KBR	17.46%
68-15-12-477-132	1895 FLAGSTONE CIR	01/30/24	\$250,000	\$229,187	\$60,833	1.00	\$60,833		Land Table KBR	17.46%
68-15-12-477-133	1883 FLAGSTONE CIR	07/26/23	\$258,000	\$241,845	\$56,175	1.00	\$56,175		Land Table KBR	16.55%
68-15-12-477-143	1869 FLAGSTONE CIR	08/08/23	\$218,250	\$258,155	\$115	1.00	\$115		Land Table KBR	15.50%
68-15-12-477-155	1845 FLAGSTONE CIR	11/22/24	\$257,000	\$258,155	\$38,865	1.00	\$38,865		Land Table KBR	15.50%
68-15-12-477-156	1847 FLAGSTONE CIR	10/21/24	\$280,000	\$229,187	\$90,833	1.00	\$90,833		Land Table KBR	17.46%
68-15-12-478-010	1648 DEEPWOOD CIR	03/01/24	\$269,000	\$245,533	\$63,487	1.00	\$63,487		Land Table KBR	16.30%
68-15-12-478-015	1658 DEEPWOOD CIR	12/14/23	\$255,000	\$245,533	\$49,487	1.00	\$49,487		Land Table KBR	16.30%
68-15-12-478-019	1668 DEEPWOOD CIR	09/08/23	\$255,000	\$231,579	\$63,441	1.00	\$63,441		Land Table KBR	17.28%
68-15-12-478-020	1670 DEEPWOOD CIR	06/16/23	\$265,000	\$275,423	\$29,597	1.00	\$29,597		Land Table KBR	14.53%
68-15-12-478-023	1676 DEEPWOOD CIR	03/01/24	\$283,000	\$260,912	\$62,108	1.00	\$62,108		Land Table KBR	15.34%
68-15-12-478-026	1688 DEEPWOOD CIR	01/08/24	\$277,000	\$260,912	\$56,108	1.00	\$56,108		Land Table KBR	15.34%
68-15-12-478-035	1700 DEEPWOOD CIR	07/07/23	\$282,000	\$260,560	\$61,460	1.00	\$61,460		Land Table KBR	15.36%

City of Rochester

Land Table KBR

68-15-12-478-047	1724 DEEPWOOD CIR	04/15/24	\$300,000	\$261,176	\$78,844	1.00	\$78,844	Land Table KBR	15.32%
68-15-12-478-070	1723 DEEPWOOD CIR	08/19/24	\$275,000	\$245,182	\$69,838	1.00	\$69,838	Land Table KBR	16.32%
68-15-12-478-072	1727 DEEPWOOD CIR	09/07/23	\$252,000	\$231,228	\$60,792	1.00	\$60,792	Land Table KBR	17.31%

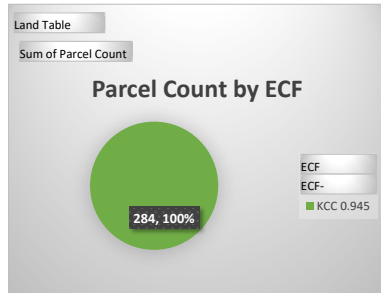
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Land Table KCC

BSA DATABASE		SALES DATA	
Parcel Count	284	# of Sales	33
ECF Nbhd	KCC	Sales Ratio	47.54%
Min ECF	0.945	(Land Resid.-Est. Land Value)/Est. LV	36.54%
Max ECF	0.945	% Change	23.00%
Land Table LtoB	14.37%	Projected Land Table LtoB	17.68%
CVT LtoB	26.51%	Sales Sample Size	11.62%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,411	\$89,312	\$80,456
MINIMUM	\$65,411	\$89,312	\$80,456
MAXIMUM	\$65,411	\$89,312	\$80,456

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-01-426-040	1510 FORD CT	10/25/24	\$459,900	\$477,850	\$47,461	1.00	\$47,461		Land Table KCC	13.69%
68-15-01-427-027	1831 DUNHAM DR	06/20/24	\$475,000	\$477,004	\$63,407	1.00	\$63,407		Land Table KCC	13.71%
68-15-01-427-043	1635 BOULDER CT	08/11/23	\$518,000	\$492,717	\$90,694	1.00	\$90,694		Land Table KCC	13.28%
68-15-01-427-047	1643 BOULDER CT	05/31/24	\$470,000	\$477,942	\$57,469	1.00	\$57,469		Land Table KCC	13.69%
68-15-01-427-052	1644 BOULDER CT	02/06/24	\$625,000	\$538,823	\$151,588	1.00	\$151,588		Land Table KCC	12.14%
68-15-01-427-057	1630 BOULDER CT	10/15/24	\$450,000	\$418,342	\$97,069	1.00	\$97,069		Land Table KCC	15.64%
68-15-01-427-061	1616 BOULDER CT	04/28/23	\$465,000	\$446,276	\$84,135	1.00	\$84,135		Land Table KCC	14.66%
68-15-01-427-069	1863 DUNHAM DR	04/23/24	\$525,000	\$431,594	\$158,817	1.00	\$158,817		Land Table KCC	15.16%
68-15-01-427-070	1871 DUNHAM DR	01/17/23	\$460,000	\$513,079	\$12,332	1.00	\$12,332		Land Table KCC	12.75%
68-15-01-427-081	1941 DUNHAM DR	10/18/24	\$439,500	\$460,186	\$44,725	1.00	\$44,725		Land Table KCC	14.21%
68-15-01-427-084	1689 MAPLE CREEK CT	10/08/24	\$400,000	\$448,507	\$16,904	1.00	\$16,904		Land Table KCC	14.58%
68-15-01-481-006	1946 CATLIN DR	03/03/23	\$470,000	\$508,528	\$26,883	1.00	\$26,883		Land Table KCC	12.86%
68-15-01-481-010	1424 COPPER CIR	10/23/23	\$450,000	\$421,712	\$93,699	1.00	\$93,699		Land Table KCC	15.51%
68-15-01-481-024	1334 COPPER CIR	07/28/23	\$425,000	\$457,059	\$33,352	1.00	\$33,352		Land Table KCC	14.31%
68-15-01-481-030	1315 COPPER CIR	06/07/24	\$500,000	\$497,664	\$67,747	1.00	\$67,747		Land Table KCC	13.14%
68-15-01-481-034	1345 COPPER CIR	11/09/23	\$476,000	\$459,754	\$81,657	1.00	\$81,657		Land Table KCC	14.23%
68-15-01-481-049	827 GARNET CT	09/28/23	\$471,300	\$465,862	\$70,849	1.00	\$70,849		Land Table KCC	14.04%
68-15-01-481-050	833 GARNET CT	12/12/24	\$490,000	\$418,329	\$137,082	1.00	\$137,082		Land Table KCC	15.64%
68-15-12-230-001	542 WYNGATE DR	02/23/24	\$480,000	\$488,012	\$57,399	1.00	\$57,399		Land Table KCC	13.40%
68-15-12-230-002	536 WYNGATE DR	10/16/24	\$450,000	\$412,284	\$103,127	1.00	\$103,127		Land Table KCC	15.87%
68-15-12-230-017	1314 ROCK VALLEY DR	03/29/24	\$547,500	\$485,873	\$127,038	1.00	\$127,038		Land Table KCC	13.46%
68-15-12-230-018	1308 ROCK VALLEY DR	03/13/23	\$460,000	\$477,315	\$48,096	1.00	\$48,096		Land Table KCC	13.70%
68-15-12-230-019	1302 ROCK VALLEY DR	12/06/23	\$490,000	\$469,497	\$85,914	1.00	\$85,914		Land Table KCC	13.93%
68-15-12-230-022	1284 ROCK VALLEY DR	05/14/24	\$460,000	\$404,759	\$120,652	1.00	\$120,652		Land Table KCC	16.16%
68-15-12-230-030	1236 ROCK VALLEY DR	04/12/23	\$520,000	\$493,574	\$91,837	1.00	\$91,837		Land Table KCC	13.25%
68-15-12-230-038	1184 ROCK VALLEY DR	08/01/24	\$515,000	\$467,846	\$112,565	1.00	\$112,565		Land Table KCC	13.98%
68-15-12-230-073	400 WYNGATE DR	10/09/24	\$515,000	\$446,329	\$134,082	1.00	\$134,082		Land Table KCC	14.66%
68-15-12-230-074	406 WYNGATE DR	11/20/24	\$500,000	\$443,699	\$121,712	1.00	\$121,712		Land Table KCC	14.74%
68-15-12-230-085	1552 MILLECOQUINS CT	10/03/24	\$620,000	\$492,882	\$192,529	1.00	\$192,529		Land Table KCC	13.27%
68-15-12-230-093	1505 MILLECOQUINS CT	04/07/23	\$502,000	\$417,046	\$150,365	1.00	\$150,365		Land Table KCC	15.68%
68-15-12-230-095	1517 MILLECOQUINS CT	01/06/23	\$430,000	\$446,084	\$49,327	1.00	\$49,327		Land Table KCC	14.66%
68-15-12-230-100	1547 MILLECOQUINS CT	09/17/24	\$479,900	\$417,856	\$127,455	1.00	\$127,455		Land Table KCC	15.65%

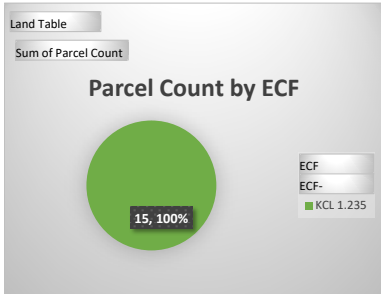
City of Rochester

Land Table KCL

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	2
ECF Nbhd	KCL	Sales Ratio	56.85%
Min ECF	1.235	(Land Resid.-Est. Land Value)/Est. LV	-37.82%
Max ECF	1.235	% Change	0.00%
Land Table LtoB	31.90%	Projected Land Table LtoB	31.90%
CVT LtoB	26.51%	Sales Sample Size	13.33%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,816	\$86,935	\$139,816
MINIMUM	\$139,816	\$86,935	\$139,816
MAXIMUM	\$139,816	\$86,935	\$139,816

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-353-011	714 N MAIN ST	10/15/24	\$386,000	\$438,881	\$86,935	1.00	\$86,935		Land Table KCL	31.86%

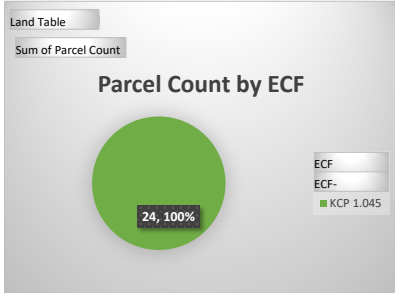
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Land Table KCP

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	4
ECF Nbhd	KCP	Sales Ratio	47.46%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	22.75%
Max ECF	1.045	% Change	10.00%
Land Table LtoB	24.92%	Projected Land Table LtoB	27.41%
CVT LtoB	26.51%	Sales Sample Size	16.67%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$200,558	\$246,193	\$220,614
MINIMUM	\$200,558	\$246,193	\$220,614
MAXIMUM	\$200,558	\$246,193	\$220,614

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-183-005	830 CUMBERLAND RDG CT	07/28/23	\$795,700	\$805,388	\$190,870	0.14	\$1,363,357		Land Table KCP	24.90%
68-15-15-183-010	858 CUMBERLAND RDG CT	06/08/23	\$980,000	\$909,750	\$270,808	0.14	\$1,934,343		Land Table KCP	22.05%
68-15-15-183-015	885 CUMBERLAND RDG CT	06/05/23	\$995,000	\$902,878	\$292,680	0.20	\$1,463,400		Land Table KCP	22.21%
68-15-15-183-024	226 S CASTELL AVE	11/03/23	\$825,000	\$795,146	\$230,412	0.15	\$1,536,080		Land Table KCP	25.22%

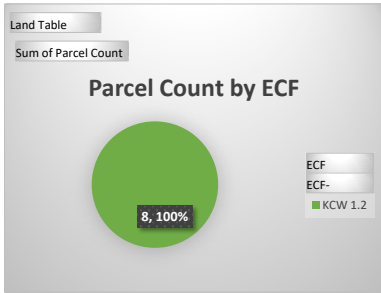
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Land Table KCW

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	KCW	Sales Ratio	#DIV/0!
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.200	% Change	26.00%
Land Table LtoB	18.84%	Projected Land Table LtoB	23.74%
CVT LtoB	26.51%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,839	#DIV/0!	\$40,117
MINIMUM	\$31,839	#DIV/0!	\$40,117
MAXIMUM	\$31,839	#DIV/0!	\$40,117

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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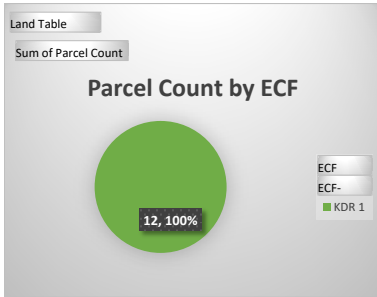
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Land Table KDR

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	4
ECF Nbhd	KDR	Sales Ratio	50.85%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	-15.04%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	11.50%	Projected Land Table LtoB	11.50%
CVT LtoB	26.51%	Sales Sample Size	33.33%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$140,000	\$118,948	\$140,000
MINIMUM	\$115,000	\$97,707	\$115,000
MAXIMUM	\$165,000	\$140,189	\$165,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-12-231-006	54152 DEER RIDGE CT	08/30/24	\$880,000	\$873,878	\$121,122	0.38	\$318,742		Land Table KDR	13.16%
68-15-12-231-007	54158 DEER RIDGE CT	10/06/23	\$1,350,000	\$1,327,104	\$137,896	0.35	\$393,989		Land Table KDR	8.67%
68-15-12-231-010	54153 DEER RIDGE CT	03/15/24	\$1,275,000	\$1,236,865	\$153,135	0.45	\$340,300		Land Table KDR	9.30%
68-15-12-231-015	54141 DEER RIDGE CT	05/04/23	\$1,025,000	\$1,168,842	\$21,158	0.83	\$25,492		Land Table KDR	14.12%

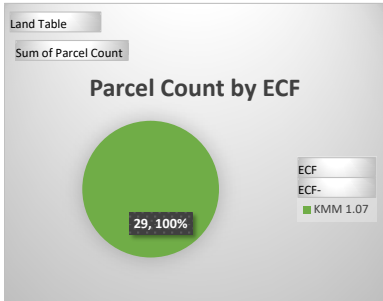
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Land Table KMM

BSA DATABASE		SALES DATA	
Parcel Count	29	# of Sales	3
ECF Nbhd	KMM	Sales Ratio	49.94%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	0.37%
Max ECF	1.070	% Change	1.67%
Land Table LtoB	32.36%	Projected Land Table LtoB	32.90%
CVT LtoB	26.51%	Sales Sample Size	10.34%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$200,000	\$200,738	\$200,000
MINIMUM	\$155,815	\$156,390	\$163,606
MAXIMUM	\$258,657	\$259,611	\$258,657

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-282-009	1221 N MAIN ST	08/23/24	\$607,950	\$641,783	\$166,167	1.00	\$166,167		Land Table KMM	31.16%
68-15-14-155-008	170 MILL ST	05/17/24	\$502,500	\$467,354	\$190,961	1.00	\$190,961		Land Table KMM	33.34%

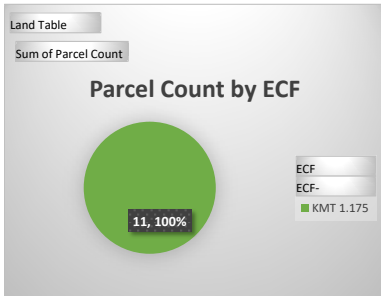
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Land Table KMT

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	KMT	Sales Ratio	#DIV/0!
Min ECF	1.175	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.175	% Change	0.00%
Land Table LtoB	43.35%	Projected Land Table LtoB	43.35%
CVT LtoB	26.51%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$378,000	#DIV/0!	\$378,000
MINIMUM	\$141,750	#DIV/0!	\$141,750
MAXIMUM	\$491,400	#DIV/0!	\$491,400

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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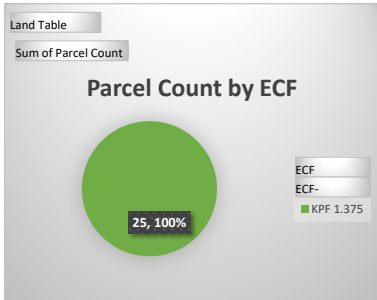
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Land Table KPF

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	1
ECF Nbhd	KPF	Sales Ratio	51.03%
Min ECF	1.375	(Land Resid.-Est. Land Value)/Est. LV	-7.33%
Max ECF	1.375	% Change	13.00%
Land Table LtoB	28.44%	Projected Land Table LtoB	32.13%
CVT LtoB	26.51%	Sales Sample Size	4.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,111	\$37,170	\$45,325
MINIMUM	\$40,111	\$37,170	\$45,325
MAXIMUM	\$40,111	\$37,170	\$45,325

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-329-025	417 PARKDALE AVE	01/20/23	\$142,500	\$145,441	\$37,170	1.00	\$37,170		Land Table KPF	27.58%

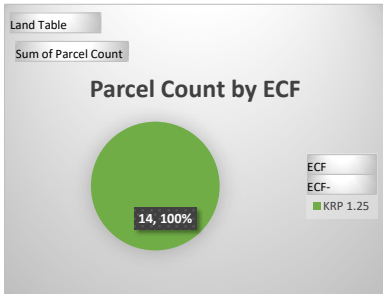
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Land Table KRP

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	4
ECF Nbhd	KRP	Sales Ratio	51.49%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	-7.89%
Max ECF	1.250	% Change	0.00%
Land Table LtoB	35.78%	Projected Land Table LtoB	35.78%
CVT LtoB	26.51%	Sales Sample Size	28.57%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$355,100	\$327,093	\$355,100
MINIMUM	\$212,000	\$195,279	\$212,000
MAXIMUM	\$636,000	\$585,838	\$636,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-109-002	600 ELIZABETH ST	08/21/24	\$600,000	\$757,446	\$107,554	1.00	\$107,554		Land Table KRP	34.99%
68-15-14-109-007	600 ELIZABETH ST	04/26/23	\$900,000	\$965,648	\$273,552	1.00	\$273,552		Land Table KRP	35.13%
68-15-14-109-008	600 ELIZABETH ST	03/23/23	\$1,250,000	\$1,285,256	\$441,744	1.00	\$441,744		Land Table KRP	37.11%
68-15-14-109-011	600 ELIZABETH ST	06/22/23	\$1,450,000	\$1,317,056	\$641,744	1.00	\$641,744		Land Table KRP	38.63%

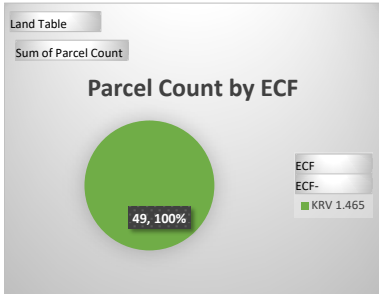
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Land Table KRV

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	9
ECF Nbhd	KRV	Sales Ratio	42.69%
Min ECF	1.465	(Land Resid.-Est. Land Value)/Est. LV	52.49%
Max ECF	1.465	% Change	55.00%
Land Table LtoB	34.05%	Projected Land Table LtoB	52.78%
CVT LtoB	26.51%	Sales Sample Size	18.37%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,354	\$64,587	\$65,649
MINIMUM	\$42,354	\$64,587	\$65,649
MAXIMUM	\$42,354	\$64,587	\$65,649

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-330-004	436 ROMEO RD	11/22/24	\$164,500	\$114,479	\$92,375	1.00	\$92,375		Land Table KRV	37.00%
68-15-11-330-012	436 ROMEO RD	04/25/23	\$112,000	\$116,181	\$38,173	1.00	\$38,173		Land Table KRV	36.46%
68-15-11-330-013	436 ROMEO RD	11/15/23	\$165,000	\$144,271	\$63,083	1.00	\$63,083		Land Table KRV	29.36%
68-15-11-330-022	454 ROMEO RD	04/19/24	\$167,500	\$132,321	\$77,533	1.00	\$77,533		Land Table KRV	32.01%
68-15-11-330-033	500 ROMEO RD	08/26/24	\$175,000	\$144,678	\$72,676	1.00	\$72,676		Land Table KRV	29.27%
68-15-11-330-037	500 ROMEO RD	07/19/23	\$121,000	\$123,339	\$40,015	1.00	\$40,015		Land Table KRV	34.34%
68-15-11-330-046	500 ROMEO RD	12/27/24	\$159,900	\$134,000	\$68,254	1.00	\$68,254		Land Table KRV	31.61%

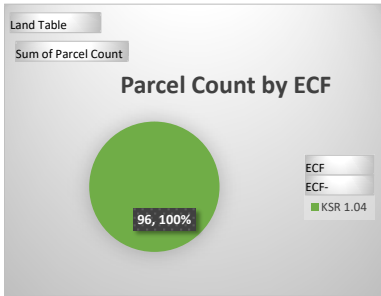
City of Rochester

Land Table KSR

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	8
ECF Nbhd	KSR	Sales Ratio	43.57%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	73.23%
Max ECF	1.040	% Change	17.00%
Land Table LtoB	20.53%	Projected Land Table LtoB	24.02%
CVT LtoB	26.51%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,616	\$148,314	\$100,171
MINIMUM	\$85,616	\$148,314	\$100,171
MAXIMUM	\$85,616	\$148,314	\$100,171

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-401-012	932 CHURCHILL CIR	08/31/23	\$474,000	\$437,158	\$122,458	1.00	\$122,458		Land Table KSR	19.58%
68-15-11-401-028	962 CHURCHILL CIR	10/04/24	\$470,000	\$390,861	\$164,755	1.00	\$164,755		Land Table KSR	21.90%
68-15-11-401-034	1000 CHURCHILL CIR	04/24/24	\$481,500	\$460,462	\$106,654	1.00	\$106,654		Land Table KSR	18.59%
68-15-11-401-046	1072 CHURCHILL CIR	05/04/23	\$550,000	\$405,466	\$230,150	1.00	\$230,150		Land Table KSR	21.12%
68-15-11-401-049	1090 CHURCHILL CIR	10/08/24	\$578,300	\$443,827	\$220,089	1.00	\$220,089		Land Table KSR	19.29%
68-15-11-401-051	1104 CHURCHILL CIR	06/10/24	\$465,000	\$418,164	\$132,452	1.00	\$132,452		Land Table KSR	20.47%
68-15-11-401-054	1122 CHURCHILL CIR	07/10/23	\$459,000	\$417,747	\$126,869	1.00	\$126,869		Land Table KSR	20.49%
68-15-11-401-059	1152 CHURCHILL CIR	12/06/24	\$421,800	\$424,329	\$83,087	1.00	\$83,087		Land Table KSR	20.18%

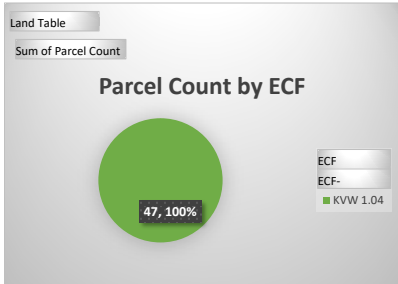
City of Rochester

Land Table KVW

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	4
ECF Nbhd	KVW	Sales Ratio	48.71%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	13.09%
Max ECF	1.040	% Change	11.00%
Land Table LtoB	21.41%	Projected Land Table LtoB	23.77%
CVT LtoB	26.51%	Sales Sample Size	8.51%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,900	\$123,159	\$120,879
MINIMUM	\$108,900	\$123,159	\$120,879
MAXIMUM	\$108,900	\$123,159	\$120,879

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-426-009	1039 POINTE PLACE BLVD	12/19/24	\$610,000	\$516,576	\$202,324	0.27	\$741,114		Land Table KVW	21.08%
68-15-11-427-003	1090 POINTE PLACE BLVD	03/10/23	\$574,000	\$600,222	\$82,678	0.09	\$918,644		Land Table KVW	18.14%
68-15-11-427-013	1050 POINTE PLACE BLVD	02/28/23	\$467,000	\$530,007	\$45,893	0.09	\$509,922		Land Table KVW	20.55%
68-15-11-427-028	1030 POINTE PLACE BLVD	09/12/23	\$556,000	\$503,159	\$161,741	0.25	\$657,484		Land Table KVW	21.64%

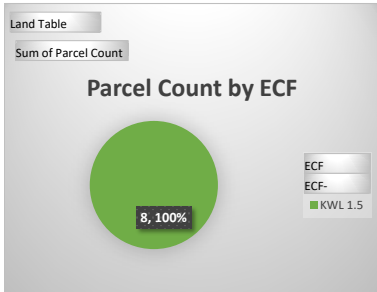
City of Rochester

Land Table KWL

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	KWL	Sales Ratio	#DIV/0!
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.500	% Change	30.00%
Land Table LtoB	25.40%	Projected Land Table LtoB	33.02%
CVT LtoB	26.51%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$125,000	#DIV/0!	\$162,500
MINIMUM	\$125,000	#DIV/0!	\$162,500
MAXIMUM	\$125,000	#DIV/0!	\$162,500

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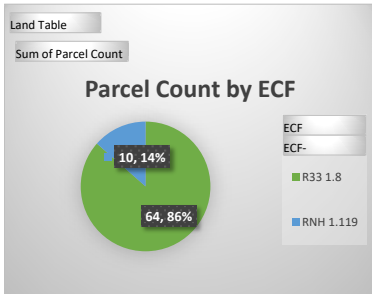
City of Rochester

Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	74	# of Sales	6
ECF Nbhd	R33, RNH	Sales Ratio	48.61%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	7.64%
Max ECF	1.800	% Change	0.00%
Land Table LtoB	38.75%	Projected Land Table LtoB	38.75%
CVT LtoB	26.51%	Sales Sample Size	8.11%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,577	\$2,773	\$2,577
MINIMUM	\$1,718	\$1,849	\$1,718
MAXIMUM	\$3,435	\$3,697	\$3,435

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-151-008	155 NORTHWOOD AVE	12/11/23	\$305,000	\$300,485	\$176,476	0.15	\$1,176,507		Land Table R33	57.23%
68-15-11-154-006	332 NORTHWOOD AVE	01/06/23	\$731,500	\$701,882	\$242,652	0.22	\$1,102,964		Land Table R33	30.35%
68-15-11-154-019	357 MAYWOOD AVE	06/29/23	\$810,000	\$751,648	\$227,901	0.15	\$1,571,731		Land Table R33	22.56%
68-15-11-156-008	342 MAYWOOD AVE	09/22/23	\$305,000	\$334,905	\$140,159	0.15	\$959,993		Land Table R33	50.78%
68-15-11-156-011	356 MAYWOOD AVE	09/10/24	\$300,000	\$294,258	\$175,285	0.15	\$1,208,862		Land Table R33	57.62%

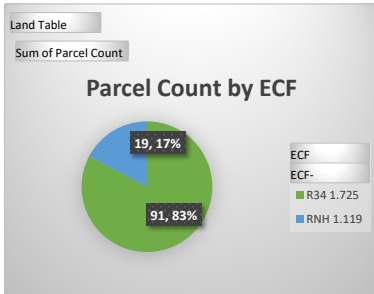
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Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	110	# of Sales	8
ECF Nbhd	R34, RNH	Sales Ratio	46.53%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	20.24%
Max ECF	1.725	% Change	10.00%
Land Table LtoB	38.50%	Projected Land Table LtoB	42.35%
CVT LtoB	26.51%	Sales Sample Size	7.27%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,995	\$3,601	\$3,294
MINIMUM	\$1,933	\$2,324	\$2,126
MAXIMUM	\$4,250	\$5,110	\$4,675

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-156-017	323 LINWOOD AVE	03/05/24	\$470,000	\$402,401	\$260,799	0.16	\$1,682,574		Land Table R34	48.01%
68-15-11-157-020	155 HIGHLAND AVE	11/06/24	\$425,000	\$349,966	\$268,234	0.16	\$1,730,542		Land Table R34	55.21%
68-15-11-157-021	159 HIGHLAND AVE	05/28/24	\$500,000	\$489,481	\$203,719	0.16	\$1,314,316		Land Table R34	39.47%
68-15-11-158-008	336 LINWOOD AVE	02/23/23	\$585,000	\$624,301	\$153,899	0.16	\$992,897		Land Table R34	30.95%
68-15-11-160-006	326 HIGHLAND AVE	11/27/24	\$835,000	\$753,333	\$274,867	0.16	\$1,773,335		Land Table R34	25.65%

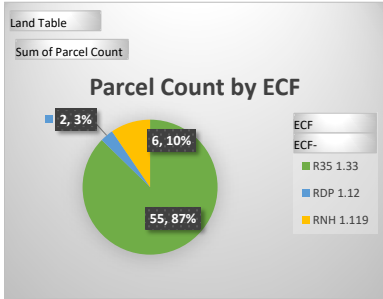
City of Rochester

Land Table R35

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	7
ECF Nbhd	R35, RDP, RNH	Sales Ratio	48.70%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	6.78%
Max ECF	1.330	% Change	6.00%
Land Table LtoB	47.41%	Projected Land Table LtoB	50.26%
CVT LtoB	26.51%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,180	\$2,327	\$2,310
MINIMUM	\$1,453	\$1,551	\$1,540
MAXIMUM	\$2,906	\$3,103	\$3,080

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-303-006	136 TERRY AVE	02/02/24	\$350,000	\$306,331	\$225,294	0.24	\$934,830		Land Table R35	59.29%
68-15-11-303-008	146 TERRY AVE	07/01/24	\$690,000	\$518,390	\$311,098	0.15	\$2,020,117		Land Table R35	26.91%
68-15-11-306-002	204 LYSANDER ST	04/17/23	\$775,000	\$841,404	\$114,076	0.21	\$551,092		Land Table R35	21.45%
68-15-11-306-009	235 ROMEO RD	05/17/24	\$275,000	\$266,829	\$183,072	0.19	\$943,670		Land Table R35	65.55%
68-15-11-307-001	303 ROMEO RD	08/27/24	\$500,000	\$599,820	\$46,602	0.14	\$342,662		Land Table R35	24.41%
68-15-11-308-006	334 ROMEO RD	09/11/24	\$240,000	\$220,522	\$162,619	0.16	\$1,042,429		Land Table R35	64.91%
68-15-11-327-005	412 ROMEO RD	10/18/24	\$410,000	\$402,644	\$281,640	0.50	\$567,823		Land Table R35	68.12%

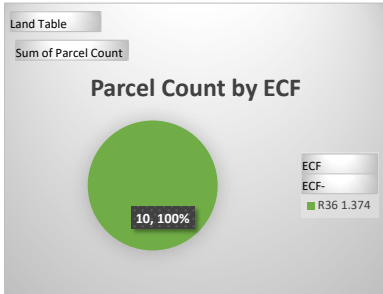
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Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	R36	Sales Ratio	49.94%
Min ECF	1.374	(Land Resid.-Est. Land Value)/Est. LV	0.35%
Max ECF	1.374	% Change	0.00%
Land Table LtoB	37.97%	Projected Land Table LtoB	37.97%
CVT LtoB	26.51%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,343	\$2,351	\$2,343
MINIMUM	\$1,531	\$1,536	\$1,531
MAXIMUM	\$3,246	\$3,257	\$3,246

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-304-016	356 TERRY AVE	02/06/24	\$510,000	\$509,416	\$169,541	0.19	\$887,649		Land Table R36	33.17%

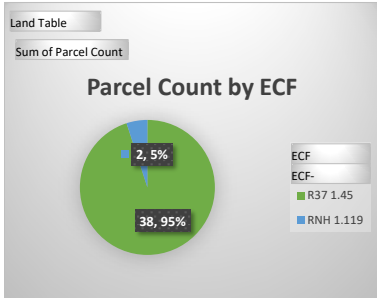
City of Rochester

Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	3
ECF Nbhd	R37, RNH	Sales Ratio	46.35%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	21.58%
Max ECF	1.450	% Change	15.00%
Land Table LtoB	39.03%	Projected Land Table LtoB	44.88%
CVT LtoB	26.51%	Sales Sample Size	7.50%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,104	\$2,558	\$2,420
MINIMUM	\$1,403	\$1,706	\$1,613
MAXIMUM	\$2,805	\$3,410	\$3,226

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-310-010	355 CHARLES RD	07/14/23	\$285,000			0.28	\$55,659		Land Table R37	41.94%
68-15-11-351-005	204 CHARLES RD	08/29/23	\$650,000	\$602,546	\$267,359	0.29	\$928,330		Land Table R37	36.50%

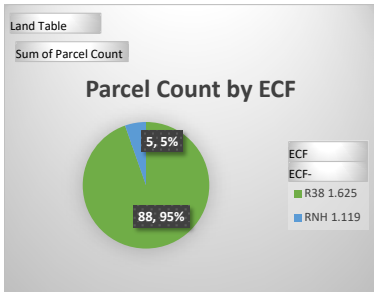
City of Rochester

Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	7
ECF Nbhd	R38, RNH	Sales Ratio	45.17%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	24.96%
Max ECF	1.625	% Change	25.00%
Land Table LtoB	40.42%	Projected Land Table LtoB	50.53%
CVT LtoB	26.51%	Sales Sample Size	7.53%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,641	\$2,051	\$2,052
MINIMUM	\$1,061	\$1,326	\$1,326
MAXIMUM	\$2,322	\$2,902	\$2,903

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-176-025	1303 SYCAMORE DR	07/25/24	\$395,000	\$350,248	\$184,072	0.14	\$1,333,855		Land Table R38	39.78%
68-15-11-178-008	1336 CATALPA DR	10/11/24	\$399,000	\$337,011	\$205,558	0.14	\$1,447,592		Land Table R38	42.60%
68-15-11-178-028	1247 MAPLE DR	03/25/24	\$380,000	\$345,085	\$174,235	0.14	\$1,262,572		Land Table R38	40.37%
68-15-11-179-010	1366 MAPLE DR	11/05/24	\$314,000	\$307,448	\$147,740	0.14	\$1,062,878		Land Table R38	45.92%
68-15-11-179-011	1354 MAPLE DR	04/05/24	\$355,000	\$334,282	\$161,821	0.14	\$1,164,180		Land Table R38	42.21%
68-15-11-179-029	1156 SYCAMORE DR	03/19/24	\$400,000	\$317,034	\$222,443	0.16	\$1,407,867		Land Table R38	43.99%
68-15-11-179-030	1136 SYCAMORE DR	04/28/23	\$363,000	\$363,215	\$164,135	0.22	\$749,475		Land Table R38	45.25%

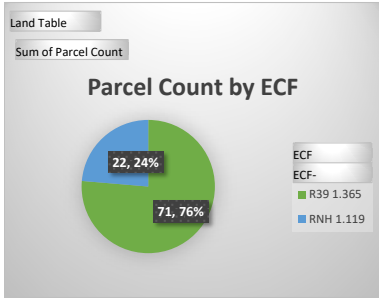
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Land Table R39

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	11
ECF Nbhd	R39, RNH	Sales Ratio	49.99%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	0.07%
Max ECF	1.365	% Change	10.00%
Land Table LtoB	39.89%	Projected Land Table LtoB	43.88%
CVT LtoB	26.51%	Sales Sample Size	11.83%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,113	\$2,115	\$2,325
MINIMUM	\$1,309	\$1,310	\$1,440
MAXIMUM	\$3,212	\$3,214	\$3,533

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-327-010	833 MILLER AVE	12/23/24	\$758,000	\$846,741	\$71,859	0.17	\$417,785		Land Table R39	18.97%
68-15-11-327-032	441 PARKDALE AVE	03/26/24	\$338,000	\$333,071	\$157,700	0.23	\$685,652		Land Table R39	45.87%
68-15-11-327-111	603 PARKDALE AVE	02/15/23	\$425,000	\$468,452	\$146,616	0.33	\$444,291		Land Table R39	40.57%
68-15-11-377-015	761 LOUNSBURY AVE	06/16/23	\$230,000			0.17	\$1,337,209		Land Table R39	#DIV/0!
68-15-11-377-020	749 LOUNSBURY AVE	07/13/23	\$260,000	\$267,807	\$152,793	0.17	\$888,331		Land Table R39	59.97%
68-15-11-377-021	745 LOUNSBURY AVE	09/14/23	\$399,000	\$365,428	\$183,895	0.22	\$824,641		Land Table R39	41.14%
68-15-11-377-029	748 ELIZABETH ST	05/24/24	\$950,000	\$809,111	\$271,839	0.17	\$1,580,459		Land Table R39	16.18%
68-15-11-378-003	518 PARKDALE AVE	12/08/24	\$690,000	\$781,684	\$84,206	0.21	\$408,767		Land Table R39	22.50%
68-15-11-378-004	520 PARKDALE AVE	06/09/23	\$315,000	\$309,204	\$179,877	0.20	\$890,480		Land Table R39	56.30%
68-15-11-378-006	608 PARKDALE AVE	04/12/24	\$349,900	\$354,644	\$166,589	0.20	\$849,944		Land Table R39	48.31%
68-15-11-382-009	754 MILLER AVE	07/06/23	\$353,000	\$300,568	\$213,032	0.17	\$1,238,558		Land Table R39	53.43%

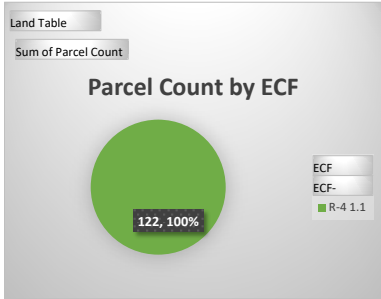
City of Rochester

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	122	# of Sales	9
ECF Nbhd	R-4	Sales Ratio	46.57%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	36.79%
Max ECF	1.100	% Change	20.00%
Land Table LtoB	21.05%	Projected Land Table LtoB	25.26%
CVT LtoB	26.51%	Sales Sample Size	7.38%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$750	\$1,026	\$900
MINIMUM	\$500	\$684	\$600
MAXIMUM	\$1,000	\$1,368	\$1,200

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-177-008	1018 GREAT OAKS BLVD	06/21/24	\$700,000	\$543,794	\$262,034	0.37	\$708,200		Land Table R-4	19.46%
68-15-10-178-003	1132 HEMLOCK DR	12/08/23	\$435,000	\$431,625	\$97,676	0.30	\$325,587		Land Table R-4	21.85%
68-15-10-178-012	1030 HEMLOCK DR	07/31/23	\$505,000	\$507,002	\$78,673	0.24	\$327,804		Land Table R-4	15.91%
68-15-10-327-002	968 GREAT OAKS BLVD	05/22/23	\$400,000	\$461,057	\$43,247	0.35	\$123,563		Land Table R-4	22.62%
68-15-10-328-007	920 HEMLOCK DR	10/25/24	\$580,000	\$445,797	\$216,255	0.23	\$940,239		Land Table R-4	18.41%
68-15-10-328-015	816 GREAT OAKS BLVD	10/10/23	\$385,000	\$428,097	\$46,027	0.26	\$177,027		Land Table R-4	20.82%
68-15-10-328-026	905 ASPEN DR	05/23/24	\$541,000	\$427,351	\$191,964	0.22	\$872,564		Land Table R-4	18.33%
68-15-10-329-009	900 ASPEN DR	10/06/23	\$390,000	\$411,263	\$69,808	0.28	\$249,314		Land Table R-4	22.14%
68-15-10-329-011	886 ASPEN DR	10/27/23	\$442,000	\$422,028	\$109,701	0.31	\$353,874		Land Table R-4	21.26%

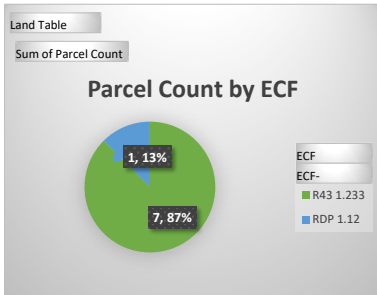
City of Rochester

Land Table R43

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	R43, RDP	Sales Ratio	#DIV/0!
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.233	% Change	0.00%
Land Table LtoB	43.28%	Projected Land Table LtoB	43.28%
CVT LtoB	26.51%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,608	#DIV/0!	\$1,608
MINIMUM	\$1,608	#DIV/0!	\$1,608
MAXIMUM	\$1,608	#DIV/0!	\$1,608

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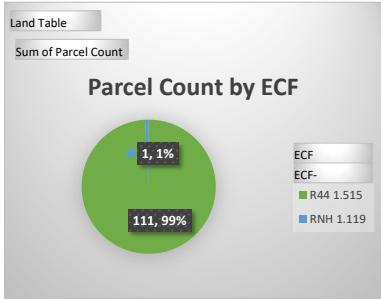
City of Rochester

Land Table R44

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	8
ECF Nbhd	R44, RNH	Sales Ratio	49.19%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	3.32%
Max ECF	1.515	% Change	10.00%
Land Table LtoB	48.87%	Projected Land Table LtoB	53.75%
CVT LtoB	26.51%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,920	\$1,983	\$2,112
MINIMUM	\$1,279	\$1,322	\$1,407
MAXIMUM	\$2,560	\$2,645	\$2,816

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-376-033	511 ELIZABETH ST	08/30/23	\$286,000	\$259,026	\$158,534	0.13	\$1,210,183		Land Table R44	50.79%
68-15-11-377-023	425 HILL ST	12/04/23	\$350,000	\$324,693	\$177,200	0.16	\$1,100,621		Land Table R44	46.78%
68-15-11-378-026	719 MILLER AVE	07/31/23	\$320,000	\$319,043	\$168,185	0.18	\$934,361		Land Table R44	52.42%
68-15-11-379-021	529 REWOLD DR	12/27/23	\$374,000	\$329,950	\$197,650	0.17	\$1,197,879		Land Table R44	46.55%
68-15-11-380-019	437 MEADOW LN	04/21/23	\$310,000	\$316,479	\$151,761	0.18	\$867,206		Land Table R44	50.00%
68-15-11-382-013	632 MILLER AVE	10/20/23	\$335,000	\$354,658	\$152,633	0.19	\$794,964		Land Table R44	48.58%
68-15-11-382-015	624 MILLER AVE	03/21/24	\$374,000	\$397,823	\$173,910	0.25	\$706,951		Land Table R44	49.70%
68-15-11-382-016	620 MILLER AVE	07/26/23	\$345,000	\$348,829	\$171,951	0.20	\$864,075		Land Table R44	50.39%

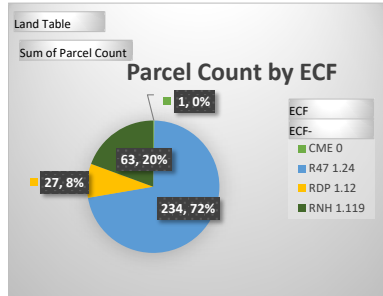
City of Rochester

Land Table R47

BSA DATABASE		SALES DATA	
Parcel Count	325	# of Sales	26
ECF Nbhd	R47, RDP, RNH, CME	Sales Ratio	47.60%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	12.88%
Max ECF	1.240	% Change	12.88%
Land Table LtoB	42.66%	Projected Land Table LtoB	48.15%
CVT LtoB	26.51%	Sales Sample Size	8.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$3,480	\$3,928	\$3,928
MINIMUM	\$1,740	\$1,964	\$1,964
MAXIMUM	\$91,095	\$102,827	\$102,828

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-127-015	343 N HELEN AVE	04/29/24	\$275,000	\$251,991	\$205,709	0.18	\$1,162,198		Land Table R47	72.50%
68-15-15-128-013	928 W 3RD ST	01/05/24	\$300,000	\$287,996	\$186,004	0.16	\$1,155,304		Land Table R47	60.42%
68-15-15-131-003	241 N ALICE AVE	10/23/24	\$313,000	\$269,827	\$195,138	0.13	\$1,478,318		Land Table R47	56.32%
68-15-15-136-001	212 N ALICE AVE	08/30/24	\$371,000	\$275,991	\$249,922	0.14	\$1,851,274		Land Table R47	56.13%
68-15-15-177-016	1004 1ST ST	07/23/24	\$843,500	\$916,899	\$160,771	0.27	\$606,683		Land Table R47	25.54%
68-15-15-178-019	916 1ST ST	06/03/24	\$250,000			0.13	\$1,953,125		Land Table R47	100.00%
68-15-15-178-023	912 1ST ST	07/20/23	\$315,000	\$309,489	\$152,891	0.13	\$1,194,461		Land Table R47	47.62%
68-15-15-178-026	126 N HELEN AVE	06/20/24	\$990,000	\$761,761	\$381,630	0.16	\$2,446,346		Land Table R47	20.14%
68-15-15-180-014	224 S ALICE AVE	02/03/23	\$300,000	\$312,964	\$160,682	0.15	\$1,064,119		Land Table R47	55.48%
68-15-15-181-007	127 S ALICE AVE	03/19/24	\$320,000	\$306,464	\$182,491	0.15	\$1,200,599		Land Table R47	55.13%
68-15-15-181-010	211 S ALICE AVE	08/31/23	\$319,000	\$280,187	\$207,768	0.15	\$1,366,895		Land Table R47	60.30%
68-15-15-181-023	212 S HELEN AVE	09/25/23	\$275,000	\$284,283	\$160,273	0.15	\$1,047,536		Land Table R47	59.64%
68-15-15-182-002	909 1ST ST	08/14/23	\$412,000	\$407,593	\$209,975	0.22	\$976,628		Land Table R47	50.43%
68-15-15-182-039	819 1ST ST	03/15/24	\$740,000	\$855,444	\$109,830	0.15	\$722,566		Land Table R47	26.33%
68-15-15-182-046	844 HARDING AVE	12/20/24	\$870,225	\$795,498	\$293,624	0.25	\$1,174,496		Land Table R47	27.52%
68-15-15-253-007	726 RENSHAW ST	10/25/24	\$685,000	\$655,360	\$195,243	0.14	\$1,374,951		Land Table R47	25.27%
68-15-15-255-010	509 1ST ST	12/06/24	\$325,000	\$313,803	\$172,290	0.14	\$1,248,478		Land Table R47	51.34%
68-15-15-256-011	725 RENSHAW ST	06/09/23	\$812,500	\$784,817	\$196,927	0.15	\$1,358,117		Land Table R47	21.56%
68-15-15-257-002	629 RENSHAW ST	06/15/23	\$175,000			0.14			Land Table R47	20.54%
68-15-15-257-004	625 RENSHAW ST	05/23/24	\$300,000			0.14	\$2,097,902		Land Table R47	94.36%
68-15-15-257-005	619 RENSHAW ST	05/23/24	\$330,000	\$306,771	\$190,443	0.14	\$1,331,769		Land Table R47	54.51%
68-15-15-258-009	508 QUARTER ST	09/06/24	\$377,600	\$328,216	\$210,477	0.14	\$1,525,196		Land Table R47	49.08%
68-15-15-279-006	197 FRASER ST	03/30/23	\$321,900	\$372,461	\$145,025	0.19	\$759,293		Land Table R47	52.51%
68-15-15-279-008	189 FRASER ST	06/16/23	\$290,000	\$239,090	\$142,005	0.02	\$7,100,250		Land Table R47	38.10%

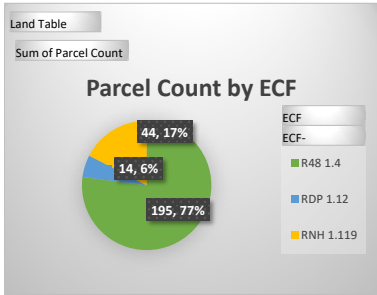
City of Rochester

Land Table R48

BSA DATABASE		SALES DATA	
Parcel Count	253	# of Sales	19
ECF Nbhd	RNH, R48, RDP	Sales Ratio	45.81%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	23.48%
Max ECF	1.400	% Change	15.00%
Land Table LtoB	46.06%	Projected Land Table LtoB	52.96%
CVT LtoB	26.51%	Sales Sample Size	7.51%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$242,126	\$298,974	\$278,445
MINIMUM	\$167,706	\$207,081	\$192,862
MAXIMUM	\$271,181	\$334,851	\$311,858

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-130-012	333 N CASTELL AVE	04/24/23	\$207,500			0.14			Land Table R48	26.13%
68-15-15-201-005	443 WESLEY ST	01/19/24	\$679,900	\$610,570	\$311,456	0.18	\$1,759,638		Land Table R48	39.66%
68-15-15-202-004	607 W UNIVERSITY DR	04/17/23	\$685,000	\$705,174	\$221,952	0.18	\$1,253,966		Land Table R48	34.34%
68-15-15-202-008	416 WESLEY ST	08/26/24	\$825,000	\$636,793	\$430,333	0.15	\$2,888,141		Land Table R48	38.02%
68-15-15-204-011	325 WESLEY ST	05/09/23	\$625,000	\$647,657	\$219,469	0.13	\$1,701,310		Land Table R48	37.38%
68-15-15-204-014	315 WESLEY ST	05/31/23	\$735,000	\$663,135	\$313,991	0.19	\$1,697,249		Land Table R48	36.51%
68-15-15-204-015	311 WESLEY ST	08/09/24	\$1,500,000	\$1,167,570	\$603,611	0.20	\$3,003,040		Land Table R48	23.23%
68-15-15-205-009	302 WESLEY ST	10/11/23	\$400,000	\$416,926	\$225,200	0.15	\$1,521,622		Land Table R48	58.07%
68-15-15-206-007	514 HARRISON ST	03/28/23	\$433,000	\$424,270	\$250,856	0.17	\$1,520,339		Land Table R48	57.07%
68-15-15-207-012	524 W 3RD ST	06/27/24	\$520,000	\$478,666	\$283,460	0.16	\$1,794,051		Land Table R48	50.58%
68-15-15-208-010	501 W 3RD ST	08/06/24	\$640,000	\$586,054	\$325,127	0.32	\$1,019,207		Land Table R48	46.27%
68-15-15-208-032	402 W 2ND ST	06/11/24	\$1,150,000	\$1,000,505	\$391,621	0.15	\$2,610,807		Land Table R48	24.20%
68-15-15-226-014	314 W 4TH ST	12/01/23	\$650,000	\$670,940	\$250,241	0.21	\$1,191,624		Land Table R48	40.42%
68-15-15-229-015	320 ELM ST	08/26/24	\$365,000	\$358,754	\$248,372	0.18	\$1,419,269		Land Table R48	67.49%
68-15-15-230-012	308 W 3RD ST	11/20/24	\$650,000			0.31	\$2,124,183		Land Table R48	#DIV/0!
68-15-15-276-001	409 W 2ND ST	07/19/24	\$465,000	\$407,969	\$299,157	0.17	\$1,729,231		Land Table R48	59.35%
68-15-15-276-003	327 W 2ND ST	04/29/24	\$1,037,500	\$1,006,229	\$302,452	0.22	\$1,406,753		Land Table R48	26.95%
68-15-15-276-009	215 W 2ND ST	03/20/23	\$475,000	\$467,329	\$249,797	0.08	\$3,286,803		Land Table R48	51.81%

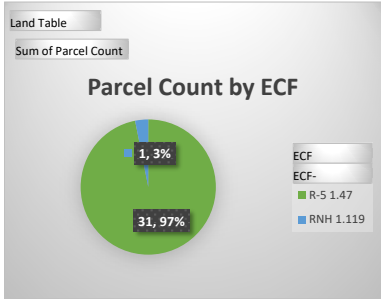
City of Rochester

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	2
ECF Nbhd	R-5, RNH	Sales Ratio	46.34%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	17.51%
Max ECF	1.470	% Change	5.00%
Land Table LtoB	44.85%	Projected Land Table LtoB	47.09%
CVT LtoB	26.51%	Sales Sample Size	6.25%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,586	\$1,864	\$1,666
MINIMUM	\$1,058	\$1,243	\$1,111
MAXIMUM	\$2,114	\$2,484	\$2,220

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-253-028	258 N HILL CIR	07/25/24	\$435,000	\$380,487	\$193,971	0.17	\$1,141,006		Land Table R-5	36.65%
68-15-10-254-011	233 N HILL CIR	11/21/24	\$379,900	\$374,844	\$205,795	0.36	\$571,653		Land Table R-5	53.55%

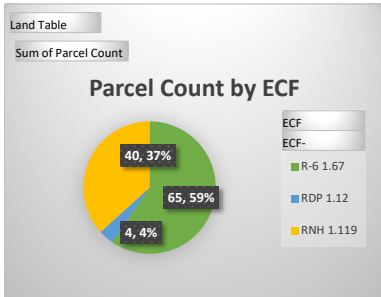
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Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	10
ECF Nbhd	R-6, RNH, RDP	Sales Ratio	51.25%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	-7.65%
Max ECF	1.670	% Change	0.00%
Land Table LtoB	34.37%	Projected Land Table LtoB	34.37%
CVT LtoB	26.51%	Sales Sample Size	9.17%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,932	\$2,707	\$2,932
MINIMUM	\$1,955	\$1,806	\$1,955
MAXIMUM	\$3,908	\$3,609	\$3,908

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-226-044	128 GLENDALE CT	12/22/23	\$805,000	\$974,754	\$10,014	0.16	\$63,380		Land Table R-6	18.44%
68-15-10-254-021	1313 N OAK ST	08/17/23	\$350,000	\$375,459	\$182,866	0.20	\$932,990		Land Table R-6	55.49%
68-15-10-276-013	302 GLENDALE CT	09/21/23	\$300,000	\$320,810	\$174,590	0.17	\$1,015,058		Land Table R-6	60.91%
68-15-10-276-014	316 GLENDALE CT	05/22/24	\$901,000	\$841,263	\$255,137	0.17	\$1,483,355		Land Table R-6	23.23%
68-15-10-276-021	1208 PINE ST	10/08/24	\$1,100,000	\$877,329	\$473,356	0.20	\$2,415,082		Land Table R-6	28.57%
68-15-10-278-003	149 GLENDALE CT	07/03/24	\$320,000	\$365,227	\$154,745	0.18	\$879,233		Land Table R-6	54.75%
68-15-10-279-010	321 FERNDAL AVE	05/01/23	\$899,000	\$1,030,717	\$63,683	0.17	\$370,250		Land Table R-6	18.96%
68-15-10-280-006	141 FERNDAL AVE	06/09/23	\$275,000	\$288,335	\$182,065	0.17	\$1,058,517		Land Table R-6	67.77%

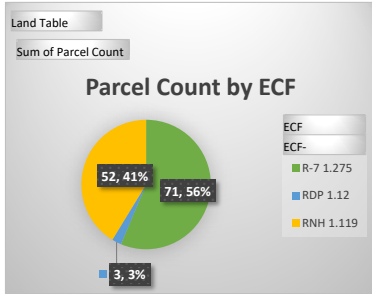
City of Rochester

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	126	# of Sales	8
ECF Nbhd	RDP, R-7, RNH	Sales Ratio	43.55%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	27.16%
Max ECF	1.275	% Change	0.00%
Land Table LtoB	44.46%	Projected Land Table LtoB	44.46%
CVT LtoB	26.51%	Sales Sample Size	6.35%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$5,459	\$6,941	\$5,459
MINIMUM	\$2,731	\$3,473	\$2,731
MAXIMUM	\$6,139	\$7,806	\$6,139

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-426-011	303 WOODWARD AVE	09/23/24	\$350,000	\$376,480	\$247,831	0.17	\$1,424,316		Land Table R-7	72.86%
68-15-10-427-008	127 WOODWARD AVE	05/10/24	\$289,900			0.17	\$1,666,092		Land Table R-7	#DIV/0!
68-15-10-428-012	344 GRIGGS ST	02/29/24	\$660,000	\$491,822	\$442,489	0.17	\$2,543,040		Land Table R-7	55.77%
68-15-10-428-021	307 DRACE ST	09/30/24	\$664,000	\$578,896	\$359,415	0.17	\$2,065,603		Land Table R-7	47.39%
68-15-10-429-007	131 DRACE ST	10/22/24	\$730,000	\$668,217	\$336,094	0.17	\$1,931,575		Land Table R-7	41.05%
68-15-10-430-008	825 PINE ST	10/28/24	\$370,000	\$364,038	\$248,693	0.13	\$1,913,023		Land Table R-7	66.68%
68-15-10-431-007	129 GRIGGS ST	02/21/23	\$485,000	\$473,150	\$286,161	0.17	\$1,644,603		Land Table R-7	57.98%
68-15-10-476-016	125 ALBERTSON ST	03/11/24	\$560,000	\$373,680	\$386,376	0.09	\$4,199,739		Land Table R-7	53.54%

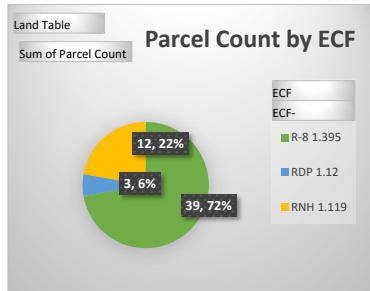
City of Rochester

Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	3
ECF Nbhd	R-8, RNH, RDP	Sales Ratio	34.68%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	238.41%
Max ECF	1.395	% Change	30.00%
Land Table LtoB	37.17%	Projected Land Table LtoB	48.32%
CVT LtoB	26.51%	Sales Sample Size	5.56%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$4,514	\$15,276	\$5,868
MINIMUM	\$1,898	\$6,423	\$2,467
MAXIMUM	\$5,477	\$18,535	\$7,120

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-401-029	731 LUDLOW AVE	04/30/24	\$325,000			0.30	\$1,010,040		Land Table R-8	89.93%
68-15-10-453-003	603 LUDLOW AVE	04/18/23	\$350,000	\$390,291	\$144,495	0.21	\$698,043		Land Table R-8	47.35%
68-15-10-454-001	614 LUDLOW AVE	04/01/24	\$2,468,000	\$1,564,241	\$1,081,154	0.20	\$5,460,374		Land Table R-8	11.34%

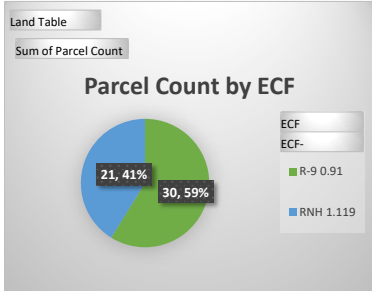
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Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	5
ECF Nbhd	R-9, RNH	Sales Ratio	50.66%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	-4.01%
Max ECF	1.119	% Change	10.00%
Land Table LtoB	38.67%	Projected Land Table LtoB	42.53%
CVT LtoB	26.51%	Sales Sample Size	9.80%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$284,739	\$273,309	\$313,213
MINIMUM	\$264,393	\$253,780	\$290,832
MAXIMUM	\$508,471	\$488,060	\$559,318

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-479-010	522 OAK ST	04/06/23	\$809,000	\$927,256	\$146,137	0.14	\$1,058,964		Land Table R-9	28.51%
68-15-10-454-020	604 W UNIVERSITY DR	03/10/23	\$460,000	\$461,313	\$263,080	0.20	\$1,302,376		Land Table R-9	57.31%
68-15-10-452-012	726 WILCOX ST	11/07/23	\$708,000			0.24	\$2,937,759		Land Table R-9	98.07%
68-15-10-452-010	500 7TH ST	09/21/23	\$2,100,000	\$2,232,039	\$376,432	0.26	\$1,459,039		Land Table R-9	22.78%
68-15-10-451-028	604 7TH ST	09/29/23	\$617,100	\$417,743	\$463,750	0.14	\$3,243,007		Land Table R-9	63.29%

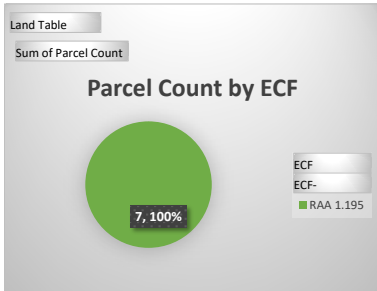
City of Rochester

Land Table RAA

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	1
ECF Nbhd	RAA	Sales Ratio	34.80%
Min ECF	1.195	(Land Resid.-Est. Land Value)/Est. LV	118.01%
Max ECF	1.195	% Change	34.00%
Land Table LtoB	40.15%	Projected Land Table LtoB	53.81%
CVT LtoB	26.51%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$212,500	\$463,270	\$284,750
MINIMUM	\$150,000	\$327,014	\$201,000
MAXIMUM	\$275,000	\$599,526	\$368,500

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-01-376-002	1266 WASHINGTON RD	12/02/24	\$625,000	\$435,005	\$350,995	1.22	\$287,701		Land Table RAA	37.01%

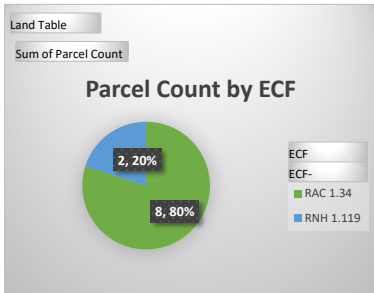
City of Rochester

Land Table RAC

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	RAC, RNH	Sales Ratio	45.10%
Min ECF	1.119	(Land Resid.-Est. Land Value)/Est. LV	23.53%
Max ECF	1.340	% Change	10.00%
Land Table LtoB	45.97%	Projected Land Table LtoB	50.56%
CVT LtoB	26.51%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$255,000	\$315,000	\$280,500
MINIMUM	\$125,000	\$154,412	\$137,500
MAXIMUM	\$340,000	\$420,001	\$374,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-276-009	769 BLOOMER RD	05/19/23	\$300,000	\$270,588	\$154,412	0.42	\$367,648		Land Table RAC	46.20%

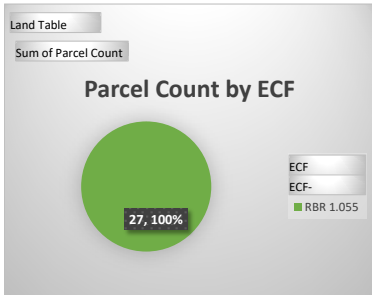
City of Rochester

Land Table RBR

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	3
ECF Nbhd	RBR	Sales Ratio	46.04%
Min ECF	1.055	(Land Resid.-Est. Land Value)/Est. LV	39.67%
Max ECF	1.055	% Change	20.00%
Land Table LtoB	17.35%	Projected Land Table LtoB	20.83%
CVT LtoB	26.51%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,125	\$1,571	\$1,350
MINIMUM	\$1,125	\$1,571	\$1,350
MAXIMUM	\$1,125	\$1,571	\$1,350

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-253-002	576 BLOOMER RIDGE DR	11/27/24	\$555,000	\$516,482	\$135,690	0.30	\$452,300		Land Table RBR	18.81%
68-15-14-253-004	564 BLOOMER RIDGE DR	07/06/23	\$385,000	\$336,689	\$175,437	0.37	\$470,340		Land Table RBR	37.76%
68-15-14-253-010	528 BLOOMER RIDGE DR	09/06/24	\$600,000	\$564,797	\$118,527	0.22	\$538,759		Land Table RBR	14.75%

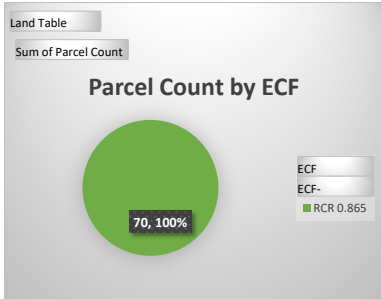
City of Rochester

Land Table RCR

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	5
ECF Nbhd	RCR	Sales Ratio	47.66%
Min ECF	0.865	(Land Resid.-Est. Land Value)/Est. LV	31.49%
Max ECF	0.865	% Change	0.00%
Land Table LtoB	15.18%	Projected Land Table LtoB	15.18%
CVT LtoB	26.51%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,200	\$1,578	\$1,200
MINIMUM	\$1,200	\$1,578	\$1,200
MAXIMUM	\$1,200	\$1,578	\$1,200

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-12-301-007	1339 KENTFIELD DR	06/29/23	\$675,000	\$635,498	\$117,103	0.23	\$506,939		Land Table RCR	12.21%
68-15-12-301-027	1460 KENTFIELD DR	09/05/24	\$710,000	\$589,753	\$208,753	0.29	\$719,838		Land Table RCR	15.01%
68-15-12-301-028	1454 KENTFIELD DR	08/10/23	\$549,900	\$547,947	\$110,012	0.29	\$378,048		Land Table RCR	19.72%
68-15-12-302-002	1215 PUTNAM CIR	02/16/24	\$535,000	\$566,598	\$52,614	0.21	\$251,742		Land Table RCR	14.86%
68-15-12-303-011	1294 PUTNAM CIR	11/20/23	\$635,800	\$620,604	\$118,166	0.28	\$428,138		Land Table RCR	16.59%

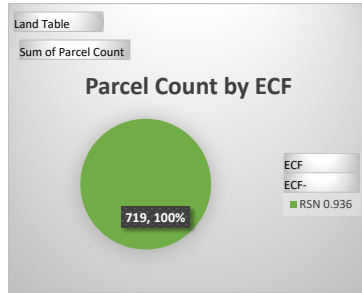
City of Rochester

Land Table RSN

BSA DATABASE		SALES DATA	
Parcel Count	719	# of Sales	33
ECF Nbhd	RSN	Sales Ratio	47.45%
Min ECF	0.936	(Land Resid.-Est. Land Value)/Est. LV	35.03%
Max ECF	0.936	% Change	30.00%
Land Table LtoB	15.53%	Projected Land Table LtoB	20.19%
CVT LtoB	26.51%	Sales Sample Size	4.59%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$93,129	\$125,756	\$121,068
MINIMUM	\$75,104	\$101,416	\$97,635
MAXIMUM	\$97,635	\$131,841	\$126,926

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-01-377-006	1320 WELLAND DR	09/14/23	\$641,000	\$600,609	\$130,514	0.21	\$621,495		Land Table RSN	15.01%
68-15-01-377-024	1254 WELLAND DR	11/25/24	\$610,000	\$599,385	\$103,744	0.28	\$370,514		Land Table RSN	15.54%
68-15-01-379-025	1309 ROSS LN	06/12/24	\$629,000	\$626,187	\$92,936	0.24	\$387,233		Land Table RSN	14.39%
68-15-01-380-001	1316 ROSS LN	10/08/24	\$680,000	\$552,696	\$217,427	0.21	\$1,035,367		Land Table RSN	16.31%
68-15-01-380-006	1346 ROSS LN	03/08/24	\$617,000	\$625,024	\$82,099	0.21	\$390,948		Land Table RSN	14.42%
68-15-01-380-010	1155 TERRA LN	10/26/23	\$617,000	\$646,509	\$60,614	0.24	\$252,558		Land Table RSN	13.94%
68-15-01-381-002	1188 TERRA LN	09/05/23	\$615,000	\$643,137	\$61,986	0.22	\$281,755		Land Table RSN	14.01%
68-15-01-429-005	1911 WATSON CIR	05/28/24	\$730,000	\$768,880	\$54,249	0.29	\$187,066		Land Table RSN	12.11%
68-15-01-430-009	1966 WATSON CIR	07/19/24	\$695,000	\$651,307	\$136,822	0.28	\$488,650		Land Table RSN	14.30%
68-15-01-430-012	1936 WATSON CIR	09/23/24	\$727,000	\$632,696	\$191,939	0.50	\$383,878		Land Table RSN	15.43%
68-15-01-451-003	1400 WELLAND DR	10/15/24	\$539,560	\$563,546	\$69,143	0.26	\$265,935		Land Table RSN	16.53%
68-15-01-451-013	1259 TULBERRY CIR	10/04/24	\$600,000	\$664,905	\$25,218	0.23	\$109,643		Land Table RSN	13.55%
68-15-01-453-009	1241 TULBERRY CIR	11/07/24	\$630,000	\$582,699	\$137,424	0.23	\$597,496		Land Table RSN	15.47%
68-15-01-454-007	1262 TULBERRY CIR	10/24/24	\$635,000	\$615,138	\$112,991	0.29	\$389,624		Land Table RSN	15.14%
68-15-01-455-010	1355 TULBERRY CIR	10/24/23	\$593,750	\$715,350	(\$31,477)	0.24	(\$131,154)		Land Table RSN	12.60%
68-15-01-477-007	1945 CATLIN DR	07/25/24	\$685,000	\$577,317	\$203,815	0.33	\$617,621		Land Table RSN	16.65%
68-15-12-201-025	882 LOGGERS CIR	07/12/24	\$701,000	\$640,531	\$156,601	0.34	\$460,591		Land Table RSN	15.01%
68-15-12-202-001	996 HOLLOW CORNERS CT	09/22/23	\$700,000	\$707,198	\$90,437	0.44	\$205,539		Land Table RSN	13.81%
68-15-12-202-028	961 HOLLOW CORNERS CT	10/22/24	\$655,000	\$566,711	\$181,418	0.28	\$647,921		Land Table RSN	16.43%
68-15-12-227-003	1898 BEAVER CREEK DR	02/28/23	\$576,000	\$576,319	\$92,810	0.29	\$318,935		Land Table RSN	16.16%
68-15-12-227-032	743 CARIBOU CT	03/18/24	\$630,000	\$521,329	\$204,803	0.31	\$664,945		Land Table RSN	18.44%
68-15-12-227-033	737 CARIBOU CT	05/26/23	\$545,000	\$546,034	\$95,098	0.32	\$299,994		Land Table RSN	17.61%
68-15-12-229-015	1774 RING NECK DR	05/25/23	\$535,000	\$469,818	\$155,305	0.23	\$684,163		Land Table RSN	19.18%
68-15-12-229-033	1682 SNOWY OWL CT	05/29/24	\$560,000	\$482,844	\$167,279	0.25	\$682,771		Land Table RSN	18.67%
68-15-12-229-046	1886 RING NECK DR	06/27/23	\$535,000	\$524,777	\$100,346	0.23	\$430,670		Land Table RSN	17.17%
68-15-12-404-018	1073 BLOOMVIEW CIR	07/25/24	\$720,000	\$614,257	\$195,866	0.22	\$890,300		Land Table RSN	14.67%
68-15-12-404-025	1039 BLOOMVIEW CIR	10/30/23	\$611,000	\$543,585	\$157,538	0.24	\$656,408		Land Table RSN	16.58%
68-15-12-404-026	1033 BLOOMVIEW CIR	07/12/23	\$575,000	\$512,013	\$153,110	0.23	\$665,696		Land Table RSN	17.60%
68-15-12-405-006	1058 BLOOMVIEW CIR	12/13/24	\$625,000	\$575,935	\$139,188	0.20	\$695,940		Land Table RSN	15.65%
68-15-12-430-023	1863 CLOVERDALE DR	12/13/24	\$675,000	\$565,974	\$199,149	0.21	\$948,329		Land Table RSN	15.92%
68-15-12-432-020	424 WEDINGTON CT	11/13/24	\$575,000	\$552,433	\$112,690	0.25	\$450,760		Land Table RSN	16.31%
68-15-12-432-022	406 WEDINGTON CT	06/30/23	\$660,000	\$684,646	\$68,483	0.29	\$236,148		Land Table RSN	13.60%
68-15-12-432-045	639 APPOLINE CT	06/03/24	\$728,000	\$636,463	\$181,660	0.22	\$825,727		Land Table RSN	14.16%

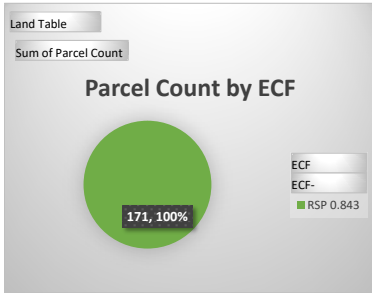
City of Rochester

Land Table RSP

BSA DATABASE		SALES DATA	
Parcel Count	171	# of Sales	11
ECF Nbhd	RSP	Sales Ratio	47.72%
Min ECF	0.843	(Land Resid.-Est. Land Value)/Est. LV	39.14%
Max ECF	0.843	% Change	10.00%
Land Table LtoB	13.31%	Projected Land Table LtoB	14.64%
CVT LtoB	26.51%	Sales Sample Size	6.43%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$87,928	\$122,345	\$96,721
MINIMUM	\$77,203	\$107,422	\$84,923
MAXIMUM	\$170,039	\$236,597	\$187,043

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-227-008	1595 PEBBLE CREEK DR	05/12/23	\$840,000	\$748,470	\$181,605	0.47	\$386,394		Land Table RSP	12.03%
68-15-11-251-016	1271 CREEK POINTE DR	07/08/24	\$728,000	\$696,270	\$113,189	0.34	\$332,909		Land Table RSP	11.70%
68-15-11-276-021	1399 PEBBLE RIDGE DR	09/27/24	\$950,000	\$871,086	\$168,989	0.42	\$402,355		Land Table RSP	10.34%
68-15-11-279-008	1213 CREEK VIEW DR	05/24/23	\$795,000	\$709,753	\$175,322	0.36	\$487,006		Land Table RSP	12.69%
68-15-11-280-006	1228 CREEK VIEW DR	04/13/23	\$899,000	\$919,428	\$69,647	0.45	\$154,771		Land Table RSP	9.80%
68-15-11-280-019	1020 STONY POINTE BLVD	06/02/23	\$700,000	\$697,308	\$88,473	0.38	\$232,824		Land Table RSP	12.30%
68-15-12-151-003	1540 STONY CREEK DR	07/20/24	\$1,350,000	\$1,282,805	\$237,234	0.52	\$456,219		Land Table RSP	13.26%
68-15-12-151-019	1672 STONY CREEK DR	07/17/23	\$641,900	\$644,674	\$87,301	0.45	\$194,002		Land Table RSP	13.97%
68-15-12-152-001	1543 STONY CREEK DR	10/04/24	\$700,000	\$577,276	\$208,505	0.32	\$651,578		Land Table RSP	14.86%
68-15-12-152-006	1603 STONY CREEK DR	05/09/24	\$701,000	\$736,603	\$50,178	0.46	\$109,083		Land Table RSP	11.65%
68-15-12-153-002	1572 PEBBLE CREEK DR	06/12/23	\$670,000	\$682,187	\$73,594	0.41	\$179,498		Land Table RSP	12.57%

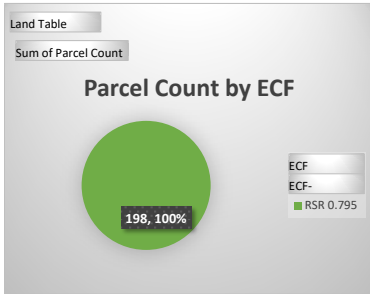
City of Rochester

Land Table RSR

BSA DATABASE		SALES DATA	
Parcel Count	198	# of Sales	18
ECF Nbhd	RSR	Sales Ratio	46.35%
Min ECF	0.795	(Land Resid.-Est. Land Value)/Est. LV	37.61%
Max ECF	0.795	% Change	0.00%
Land Table LtoB	21.26%	Projected Land Table LtoB	21.26%
CVT LtoB	26.51%	Sales Sample Size	9.09%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$196,518	\$270,426	\$196,518
MINIMUM	\$112,130	\$154,301	\$112,130
MAXIMUM	\$313,952	\$432,025	\$313,952

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-01-353-005	1049 AUTUMNVIEW CT	06/28/24	\$1,075,000	\$1,090,311	\$182,979	0.55	\$332,689		Land Table RSR	18.19%
68-15-12-101-009	1122 AUTUMNVIEW DR	12/11/24	\$1,400,000	\$1,051,712	\$513,530	0.35	\$1,467,229		Land Table RSR	15.71%
68-15-12-101-012	1140 AUTUMNVIEW DR	01/26/23	\$1,150,000	\$1,092,693	\$222,549	0.35	\$635,854		Land Table RSR	15.12%
68-15-12-101-014	1152 AUTUMNVIEW DR	08/14/24	\$1,300,000	\$1,007,718	\$606,234	0.34	\$1,783,041		Land Table RSR	31.15%
68-15-12-103-022	1143 AUTUMNVIEW DR	08/15/23	\$811,000	\$864,321	\$120,179	0.35	\$343,369		Land Table RSR	20.07%
68-15-12-126-010	562 SPRINGVIEW DR	12/15/23	\$885,000	\$913,242	\$137,000	0.31	\$441,935		Land Table RSR	18.09%
68-15-12-127-001	619 SPRINGVIEW DR	08/30/23	\$860,000	\$841,288	\$192,212	0.33	\$582,461		Land Table RSR	20.62%
68-15-12-127-006	1219 WHEATON CT	03/06/24	\$940,000	\$856,365	\$278,381	0.44	\$632,684		Land Table RSR	22.74%
68-15-12-127-009	1208 WHEATON CT	06/05/23	\$1,000,000	\$930,068	\$255,835	0.44	\$581,443		Land Table RSR	19.99%
68-15-12-127-029	876 RAMBLEWOOD DR	01/30/23	\$751,000	\$857,485	\$67,015	0.37	\$181,122		Land Table RSR	20.23%
68-15-12-176-007	463 SPRINGVIEW DR	12/15/23	\$276,450			0.36	-\$292,950		Land Table RSR	31.24%
68-15-12-326-010	1518 PONDSIDE CT	07/08/24	\$900,000	\$917,824	\$168,079	0.47	\$357,615		Land Table RSR	20.25%
68-15-12-326-011	1536 PONDSIDE CT	12/05/24	\$900,000	\$732,556	\$353,347	0.45	\$785,216		Land Table RSR	25.38%
68-15-12-326-014	439 SPRINGVIEW DR	09/30/24	\$892,500	\$731,087	\$334,913	0.31	\$1,080,365		Land Table RSR	23.73%
68-15-12-401-012	428 SPRINGVIEW DR	08/25/23	\$814,000	\$781,223	\$198,019	0.31	\$638,771		Land Table RSR	21.15%
68-15-12-401-019	333 WYNGATE DR	03/22/24	\$770,000	\$725,220	\$210,022	0.30	\$700,073		Land Table RSR	22.79%
68-15-12-403-004	285 WYNGATE DR	07/29/24	\$788,000	\$788,793	\$172,707	0.33	\$523,355		Land Table RSR	22.00%
68-15-12-403-005	279 WYNGATE DR	07/08/24	\$905,000	\$781,725	\$296,775	0.33	\$899,318		Land Table RSR	22.19%

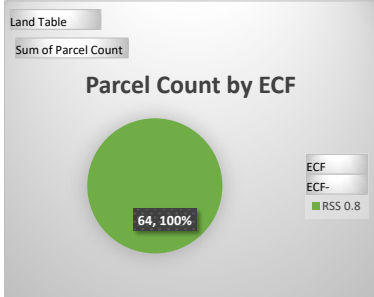
City of Rochester

Land Table RSS

BSA DATABASE		SALES DATA	
Parcel Count	64	# of Sales	4
ECF Nbhd	RSS	Sales Ratio	47.49%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	43.08%
Max ECF	0.800	% Change	15.00%
Land Table LtoB	12.32%	Projected Land Table LtoB	14.17%
CVT LtoB	26.51%	Sales Sample Size	6.25%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$78,750	\$112,677	\$90,563
MINIMUM	\$73,500	\$105,165	\$84,525
MAXIMUM	\$84,000	\$120,188	\$96,600

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-201-029	1257 LETICA DR	10/22/24	\$625,000	\$587,219	\$111,281	0.27	\$412,152		Land Table RSS	12.52%
68-15-11-202-006	1106 KRISTA LN	11/08/24	\$630,000	\$601,791	\$101,709	0.25	\$406,836		Land Table RSS	12.21%
68-15-11-202-009	1136 KRISTA LN	06/02/23	\$580,000	\$585,840	\$67,660	0.21	\$322,190		Land Table RSS	12.55%
68-15-11-204-009	1070 MORAN DR	08/11/23	\$690,000	\$623,491	\$140,009	0.27	\$518,552		Land Table RSS	11.79%

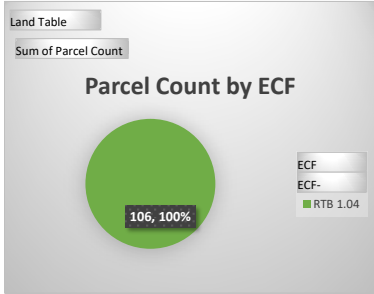
City of Rochester

Land Table RTB

BSA DATABASE		SALES DATA	
Parcel Count	106	# of Sales	3
ECF Nbhd	RTB	Sales Ratio	46.21%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	44.58%
Max ECF	1.040	% Change	10.00%
Land Table LtoB	19.45%	Projected Land Table LtoB	21.39%
CVT LtoB	26.51%	Sales Sample Size	2.83%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$100,055	\$144,657	\$110,061
MINIMUM	\$90,961	\$131,509	\$100,057
MAXIMUM	\$105,118	\$151,977	\$115,630

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-276-020	1090 RIVER MIST DR	03/06/24	\$552,000	\$493,478	\$149,483	0.17	\$879,312		Land Table RTB	18.43%
68-15-14-276-035	1026 RIVER MIST DR	11/29/23	\$650,000	\$575,300	\$170,138	0.20	\$850,690		Land Table RTB	16.59%
68-15-14-277-011	993 RIVER MIST DR	07/31/23	\$428,000	\$437,581	\$81,380	0.17	\$478,706		Land Table RTB	20.79%