

CITY OF ROCHESTER
ECF FOR 2026: APT

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$11,910,000	\$2,058,778	\$9,851,222	\$8,825,450	\$4,325,270	36.32%	1.116

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
08	08-19-36-456-018	355 E 14 MILE RD	APT	Apartments over 10 units	201	Land Table COMM Ind Land Rates 2	07/12/23	\$1,725,000	\$1,264,673	\$460,327	\$469,014	\$937,960	0.981	54.37%	
22	22-23-35-128-021	22013 SPRINGBROOK	APT	Apartments 10 units and under	201	APARTMENT LAND TABLE	03/07/25	\$365,000	\$128,248	\$236,752	\$200,496	\$202,520	1.181	55.48	
22	22-23-36-480-030	20745 ST FRANCIS	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	06/14/24	\$1,275,000	\$172,009	\$1,102,991	\$912,680	\$728,260	1.209	57.12	
64	64-14-18-402-006	420 W KENNETT	APT	Apartments over 10 units	201	Land Table COM	10/26/23	\$5,950,000	\$161,418	\$5,788,582	\$5,135,818	\$1,301,630	1.127	21.88%	64-14-18-402-005, 64-14-18-402-007
64	64-14-28-481-022	98 S EDITH	APT	Apartments over 10 units	201	Land Table COM	03/31/25	\$350,000	\$22,091	\$327,909	\$303,830	\$129,340	1.079	36.95%	
64	64-14-29-412-005	43 W HURON ST	APT	Apartments 10 units and under	201	Land Table COM	12/13/24	\$360,000	\$20,028	\$339,972	\$447,567	\$184,180	0.760	51.16%	
64	64-14-33-210-065	389 OSMUN ST	APT	Apartments 10 units and under	201	Land Table COM	10/31/24	\$140,000	\$11,360	\$128,640	\$108,034	\$51,000	1.191	36.43%	
72	72-25-06-378-026	3410 FAIRMONT	APT	Apartments 10 units and under	201	C13 Greenfield to Crooks	09/20/24	\$1,000,000	\$99,700	\$900,300	\$845,032	\$436,150	1.065	43.62	
92	92-17-34-302-005	307 LADD	APT	Apartments 10 units and under	201	Land Table COM	03/31/25	\$475,000	\$155,751	\$319,249	\$202,265	\$207,710	1.578	43.73%	92-17-34-302-002, 92-17-34-302-001
W	W -13-25-458-019	1058 PREMONT AVE	APT	Apartments 10 units and under	201	Land Table APP	12/26/24	\$270,000	\$23,500	\$246,500	\$200,713	\$146,520	1.228	54.27%	

**CITY OF ROCHESTER
ECF FOR 2026: BMS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$42,511,814	\$3,223,372	\$39,288,442	\$28,340,680	\$15,882,070	37.36%	1.386

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
36	36-18-02-478-041	3011 ORCHARD LAKE RD	CMS	Bar	201	Land Table COM	11/22/24	\$300,000	\$57,815	\$242,185	\$100,792	\$87,250	2.403	29.08%	
76	76-24-32-228-012	22305 TELEGRAPH	CMS	Hotel or Motel	201	200 - MASTER LAND	12/18/24	\$2,100,000	\$579,465	\$1,520,535	\$1,007,920	\$547,260	1.509	26.06%	
H	H -11-02-300-002	1131 WHITE LAKE RD	BMS	Day Care Center	201	Land Table COM	12/04/23	\$300,000	\$45,172	\$254,828	\$139,236	\$100,830	1.830	33.61%	
IH	IH-01-34-152-030	200 ELM ST	CMS	Mini or Highrise Storage Facility	201	COM COMMERCIAL LAND	02/28/25	\$900,000	\$229,787	\$670,213	\$552,066	\$414,940	1.214	46.10%	
N	N -10-31-400-016	5750 ADAMS RD	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$30,500,000	\$1,080,439	\$29,419,561	\$23,031,347	\$12,209,040	1.277	40.03%	
O	O -09-14-300-024	1814 S LAPEER RD	CMS	Senior Housing/Nursing Home	201	COMM Land Table	12/19/24	\$1,475,000	\$219,150	\$1,255,850	\$561,792	\$463,450	2.235	31.42%	
PO	PO-04-22-477-006	73 BEEHIVE DR	CMS	Senior Housing/Nursing Home	201	Land Table COM	09/26/23	\$3,786,814	\$379,880	\$3,406,934	\$1,657,150	\$1,188,950	2.056	31.40%	PO-04-22-477-005
PO	PO-04-26-376-021	850 S GLASPIE ST	CMS	Cannabis related	201	Land Table IND	11/20/24	\$1,025,000	\$68,299	\$956,701	\$505,461	\$334,140	1.893	32.60%	
U	U -07-04-376-006	11450 E HOLLY RD	BMS	Golf Course/Clubhouse	201	Land Table COM	10/30/24	\$1,700,000	\$432,711	\$1,267,289	\$613,613	\$415,610	2.065	24.45%	
U	U -07-14-478-037	9191 DIXIE HWY	BMS	Commercial Mixed Use	201	Land Table COM	05/16/24	\$425,000	\$130,654	\$294,346	\$171,304	\$120,600	1.718	28.38%	

**CITY OF ROCHESTER
ECF FOR 2026: CAS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$12,464,128	\$3,575,723	\$8,888,405	\$6,263,977	\$5,062,100	40.61%	1.419

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
22	22-23-19-451-047	24631 HATHAWAY	AUT	Garage Service Repair	201	RETAIL LAND TABLE	01/21/25	\$2,000,000	\$537,234	\$1,462,766	\$926,060	\$912,180	1.580	45.61	
22	22-23-36-306-011	28975 GRAND RIVER	COF	Auto Dealerships	201	OFFICE LAND RATES	11/14/24	\$975,000	\$358,093	\$616,907	\$413,768	\$318,150	1.491	32.63	
40	40-24-23-229-029	26727 SOUTHFIELD RD	CAS	Gas Stations and Gas Mini Marts	201	Land Table COM	09/29/23	\$890,000	\$89,047	\$800,953	\$518,156	\$343,810	1.546	38.63%	.
44	44-25-02-377-005	31015 STEPHENSON HWY	AUT	Gas Stations and Gas Mini Marts	201	Land Table 200	08/13/24	\$695,000	\$353,445	\$341,555	\$213,778	\$320,060	1.598	46.05%	
50	50-22-24-476-035	24355 HAGGERTY	CAS	Garage Service Repair	201	COMMERCIAL	01/25/24	\$3,275,000	\$910,539	\$2,364,461	\$1,820,552	\$1,195,780	1.299	36.51%	
64	64-14-15-352-020	1300 N PERRY ST	AUT	Garage Service Repair	201	Land Table COM	11/27/24	\$750,000	\$135,677	\$614,323	\$471,641	\$300,960	1.303	40.13%	
64	64-14-29-455-002	50444 WOODWARD AVE	AUT	Garage Service Repair	201	Land Table COM	08/02/23	\$500,000	\$43,055	\$456,945	\$417,787	\$231,940	1.094	46.39%	
72	72-25-08-177-029	30178 WOODWARD	AUT	Auto Repair	201	CWN - Comm. Woodwd North	07/12/23	\$1,100,000	\$433,606	\$666,394	\$394,996	\$465,820	1.687	42.35	
72	72-25-15-383-038	723 E 11 MILE	AUT	Auto Repair	201	C11 - ELEVEN MILE	05/03/24	\$296,000	\$160,981	\$135,019	\$100,059	\$145,370	1.349	49.11	
96	96-22-08-376-026	49160 GRAND RIVER AVE	AUT	Car Wash	201	Land Table COM	12/27/23	\$1,096,114	\$454,515	\$641,599	\$413,339	\$505,000	1.552	46.07%	
W	W -13-31-476-015	7020 COOLEY LAKE RD	AUT	Car Wash	201	Land Table CWA	12/27/23	\$887,014	\$99,531	\$787,483	\$573,841	\$323,030	1.372	36.42%	

CITY OF ROCHESTER
ECF FOR 2026: COF

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$8,086,500	\$2,652,191	\$5,434,309	\$5,406,441	\$4,000,040	49.47%	1.005

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
68	68-15-14-107-015	321 E 2ND ST	COF	Office	201	Land Table COM	06/28/24	\$3,200,000	\$991,875	\$2,208,125	\$2,309,672	\$1,656,730	0.956	51.77%	
68	68-15-15-276-073	115 WALNUT BLVD	COF	Residential Conversion	201	Land Table COM	10/04/23	\$633,500	\$116,804	\$516,696	\$325,450	\$261,240	1.588	41.24%	
02	02-14-11-352-019	2635 LAPEER RD	COF	Office	201	Com_Lapeer Opdyke	05/13/24	\$610,000	\$217,699	\$392,301	\$436,335	\$273,340	0.899	44.81%	
16	16-25-03-153-060	701 S MAIN ST	COF	Office	201	Land Table COM	07/26/23	\$595,000	\$214,928	\$380,072	\$359,431	\$302,420	1.057	50.83%	
22	22-23-02-304-003	30038 ORCHARD LAKE	COF	Office	201	OFFICE LAND RATES	06/25/24	\$330,000	\$90,891	\$239,109	\$219,120	\$139,720	1.091	42.34	
50	50-22-24-451-006	40245 GRAND RIVER	COF	Medical or Dental Office	201	COMMERCIAL	04/25/24	\$900,000	\$310,867	\$589,133	\$627,357	\$427,880	0.939	47.54%	
76	76-24-27-101-007	24750 LAHSER	COF	Office	201	200 - MASTER LAND	02/05/24	\$475,000	\$177,754	\$297,246	\$317,560	\$217,630	0.936	45.82%	
92	92-17-34-409-007	131 FERLAND ST	COF	Residential Conversion	201	Land Table COM	10/25/23	\$270,000	\$59,822	\$210,178	\$197,556	\$126,320	1.064	46.79%	
P	P-04-26-353-029	990 S LAPEER RD	COF	Bank	201	Land Table COM	09/07/23	\$850,000	\$402,203	\$447,797	\$474,446	\$479,790	0.944	56.45%	
PO	PO-04-27-279-018	146 S WASHINGTON ST	COF	Residential Conversion	201	Land Table COM	02/09/24	\$223,000	\$69,348	\$153,652	\$139,515	\$114,970	1.101	51.56%	

CITY OF ROCHESTER
ECF FOR 2026: CRL

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$8,981,250	\$3,121,004	\$5,860,246	\$4,430,847	\$4,192,180	46.68%	1.323

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
68	68-15-10-479-008	302 W UNIVERSITY DR	CRL	Retail	201	Land Table COM	04/30/24	\$1,100,000	\$438,569	\$661,431	\$355,636	\$416,750	1.860	37.89%	
68	68-15-14-103-011	300 S MAIN ST	CRL	Downtown Row	201	Land Table COM	03/28/25	\$1,196,250	\$334,993	\$861,257	\$425,552	\$441,730	2.024	36.93%	
68	68-15-15-227-005	415 WALNUT BLVD	CRL	Residential Conversion	201	Land Table COM	02/21/24	\$675,000	\$303,633	\$371,367	\$181,105	\$252,400	2.051	37.39%	
04	04-25-07-453-036	3140 12 MILE RD	CRL	Downtown Row	201	Land Table COM	02/28/25	\$1,345,000	\$395,231	\$949,769	\$829,632	\$703,450	1.145	52.30%	04-25-07-453-033, 04-25-07-453-013
16	16-20-33-453-046	560 W 14 MILE RD	CRL	Neighborhood Shopping	201	Land Table COM	10/04/23	\$1,525,000	\$610,092	\$914,908	\$815,712	\$795,690	1.122	52.18%	
16	16-25-04-127-022	809 W 14 MILE RD	CRL	Neighborhood Shopping	201	Land Table COM	10/04/23	\$1,575,000	\$665,361	\$909,639	\$785,040	\$814,490	1.159	51.71%	
44	44-25-24-251-006	26201 DEQUINDRE RD	CRL	Retail	201	Land Table 200	10/05/23	\$310,000	\$114,603	\$195,397	\$170,975	\$154,870	1.143	49.96%	
44	44-25-24-326-039	1052 E LINCOLN AVE	CRL	Market	201	Land Table 200	05/31/23	\$530,000	\$147,358	\$382,642	\$342,798	\$272,550	1.116	51.42%	
72	72-25-16-483-026	413 N MAIN	CRL	Retail	201	CMN - Commercial Main North	12/29/23	\$295,000	\$52,031	\$242,969	\$214,474	\$145,840	1.133	49.44	
PO	PO-04-27-202-041	11 S WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	01/25/24	\$430,000	\$59,133	\$370,867	\$309,924	\$194,410	1.197	45.21%	

**CITY OF ROCHESTER
ECF FOR 2026: CRS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$12,252,844	\$3,763,827	\$8,489,017	\$5,941,044	\$5,457,870	44.54%	1.429

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
68	68-15-15-232-029	301 S MAIN ST	MIS	Restaurant	201	Land Table COM	01/21/25	\$1,160,000	\$277,212	\$882,788	\$674,246	\$591,380	1.309	50.98%	
16	16-20-33-354-035	1120 W 14 MILE RD	MIS	Fast Food Restaurant	201	Land Table COM	11/07/24	\$1,310,344	\$397,121	\$913,223	\$387,538	\$448,440	2.356	34.22%	
22	22-23-23-351-028	24234 ORCHARD LAKE	MIS	Restaurant	201	RETAIL LAND TABLE	10/27/23	\$837,500	\$316,506	\$520,994	\$393,134	\$414,120	1.325	49.45	
22	22-23-36-452-001	28315 GRAND RIVER	CRL	Fast Food Restaurant	201	RETAIL LAND TABLE	03/19/25	\$375,000	\$89,781	\$285,219	\$156,351	\$138,810	1.824	37.02	
24	24-25-34-353-042	900 W 8 MILE RD	MIS	Fast Food Restaurant	201	LAND TABLE COM	03/12/25	\$500,000	\$147,669	\$352,331	\$153,228	\$185,100	2.299	37.02%	
28	28-25-35-228-023	41 W 9 MILE RD	MIS	Fast Food Restaurant	201	COMMERCIAL SOUTH	03/12/25	\$705,000	\$87,087	\$617,913	\$465,242	\$298,100	1.328	42.28%	
36	36-18-11-230-003	3425 ORCHARD LAKE RD	CRL	Restaurant	201	Land Table COM	08/09/23	\$325,000	\$51,016	\$273,984	\$155,082	\$105,780	1.767	32.55%	
72	72-25-14-354-015	1805 E 11 MILE	MIS	Fast Food Restaurant	201	C11 - ELEVEN MILE	03/14/25	\$500,000	\$104,381	\$395,619	\$286,564	\$227,130	1.381	45.43	
92	92-17-34-229-018	1113 E WEST MAPLE RD	MIS	Fast Food Restaurant	201	Land Table COM	11/01/23	\$940,000	\$450,389	\$489,611	\$339,517	\$442,820	1.442	47.11%	
E	E -17-01-477-028	2323 UNION LAKE RD	CRL	Restaurant	201	Land Table COM	12/02/24	\$4,500,000	\$1,554,615	\$2,945,385	\$2,438,534	\$2,218,230	1.208	49.29%	
W	W -13-18-351-025	7890 HIGHLAND RD	MIS	Restaurant	201	LAND TABLE CRSH	09/12/23	\$1,100,000	\$288,050	\$811,950	\$491,609	\$387,960	1.652	35.27%	

**CITY OF ROCHESTER
ECF FOR 2026: INL**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$3,707,500	\$969,420	\$2,738,080	\$2,727,787	\$1,684,430	45.43%	1.004

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
68	68-15-14-153-016	313 SOUTH ST	IND	Industrial Manufacturing	201	Land Table IND	07/27/23	\$200,000	\$35,604	\$164,396	\$97,604	\$65,620	1.684	32.81%	
28	28-25-25-276-013	1775 OAK GROVE AVE	IND	Industrial Flex	201	Land Table IND	01/11/24	\$130,000	\$32,008	\$97,992	\$94,885	\$64,920	1.033	49.94%	
28	28-25-36-357-001	20848 JOHN R	IND	Warehouse	301	Land Table IND	04/22/24	\$135,000	\$28,493	\$106,507	\$126,932	\$78,410	0.839	58.08%	
44	44-25-13-351-005	27360 JOHN R RD	IND	Warehouse	201	Land Table 200	04/10/24	\$500,000	\$118,022	\$381,978	\$350,871	\$270,880	1.089	54.18%	
44	44-25-24-455-037	1129 E 10 MILE RD	IND	Industrial Manufacturing	301	IND Land Table 300	04/01/23	\$150,000	\$36,218	\$113,782	\$107,178	\$81,590	1.062	54.39%	
50	50-22-24-451-002	40375 GRAND RIVER	IND	Industrial Manufacturing	301	INDUSTRIAL LAND	04/03/24	\$785,000	\$334,900	\$450,100	\$478,595	\$347,560	0.940	44.28%	50-22-24-451-003
64	64-14-33-255-009	392 S SANFORD ST	IND	Industrial Manufacturing	301	Land Table IND 1	07/12/23	\$365,000	\$96,071	\$268,929	\$274,782	\$138,300	0.979	37.89%	
70	70-15-30-377-008	2935 WATERVIEW DR	IND	Industrial Engineering	301	INDUSTRIAL	01/06/25	\$932,500	\$221,948	\$710,552	\$788,819	\$362,840	0.901	38.91%	
96	96-22-08-427-017	28525 BECK RD	IND	Industrial Flex	201	Land Table IND	08/17/23	\$230,000	\$43,802	\$186,198	\$174,087	\$132,250	1.070	57.50%	
W	W -13-16-452-028	1641 BALIAN RD	IND	Garage Storage/Condo	207	Land Table WHS	05/24/23	\$140,000	\$11,177	\$128,823	\$118,746	\$72,030	1.085	51.45%	
W	W -13-16-452-035	1641 BALIAN RD	IND	Garage Storage/Condo	207	Land Table WHS	07/31/24	\$140,000	\$11,177	\$128,823	\$115,286	\$70,030	1.117	50.02%	

CITY OF ROCHESTER
ECF FOR 2026: NSH

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$90,176,814	\$3,378,480	\$86,798,334	\$74,914,916	\$40,027,550	44.39%	1.159

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
22	22-23-02-126-129	30637 FOURTEEN MILE	APT	Senior Housing/Nursing Home	201	APARTMENT LAND TABLE	09/12/24	\$13,470,000	\$509,058	\$12,960,942	\$10,117,394	\$5,779,830	1.281	42.91	
22	22-23-36-480-030	20745 ST FRANCIS	APT	Apartments over 10 units	201	APARTMENT LAND TABLE	06/14/24	\$1,275,000	\$172,009	\$1,102,991	\$912,680	\$728,260	1.209	57.12	
64	64-14-28-481-022	98 S EDITH	APT	Apartments over 10 units	201	Land Table COM	03/31/25	\$350,000	\$22,091	\$327,909	\$303,830	\$129,340	1.079	36.95%	
72	72-25-16-477-022	314 OAKLAND	APT	Apartments over 10 units	201	Sec 16, All Parcels	12/20/24	\$2,800,000	\$310,178	\$2,489,822	\$1,629,800	\$910,130	1.528	32.50	
N	N-10-31-200-013	3215 SILVERBELL RD	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$7,000,000	\$265,238	\$6,734,762	\$6,585,270	\$3,481,300	1.023	49.73%	
N	N-10-31-400-016	5750 ADAMS RD	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$30,500,000	\$1,080,439	\$29,419,561	\$23,031,347	\$12,209,040	1.277	40.03%	
N	N-10-31-400-017	3145 LILY TRL	CMS	Senior Housing/Nursing Home	201	Land Table COM	07/10/24	\$24,700,000	\$523,554	\$24,176,446	\$22,754,070	\$11,837,250	1.063	47.92%	
O	O-09-14-300-024	1814 S LAPEER RD	CMS	Senior Housing/Nursing Home	201	COMM Land Table	12/19/24	\$1,475,000	\$219,150	\$1,255,850	\$561,792	\$463,450	2.235	31.42%	
PO	PO-04-22-477-006	73 BEEHIVE DR	CMS	Senior Housing/Nursing Home	201	Land Table COM	09/26/23	\$3,786,814	\$379,880	\$3,406,934	\$1,657,150	\$1,188,950	2.056	31.40%	PO-04-22-477-005
X	X-18-34-200-003	5859 W MAPLE	MIS	Senior Housing/Nursing Home	201	COMM land Table	01/30/25	\$4,820,000	-\$103,117	\$4,923,117	\$7,361,585	\$3,300,000	0.669	68.46%	

CITY OF ROCHESTER
ECF FOR 2026: OCV

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
11	\$8,729,750	\$2,514,556	\$6,215,194	\$4,861,929	\$3,867,010	44.30%	1.278

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
68	68-15-10-479-008	302 W UNIVERSITY DR	CRL	Retail	201	Land Table COM	04/30/24	\$1,100,000	\$438,569	\$661,431	\$355,636	\$416,750	1.860	37.89%	
68	68-15-14-103-011	300 S MAIN ST	CRL	Downtown Row	201	Land Table COM	03/28/25	\$1,196,250	\$334,993	\$861,257	\$425,552	\$441,730	2.024	36.93%	
68	68-15-14-107-015	321 E 2ND ST	COF	Office	201	Land Table COM	06/28/24	\$3,200,000	\$991,875	\$2,208,125	\$2,309,672	\$1,656,730	0.956	51.77%	
68	68-15-15-227-005	415 WALNUT BLVD	CRL	Residential Conversion	201	Land Table COM	02/21/24	\$675,000	\$303,633	\$371,367	\$181,105	\$252,400	2.051	37.39%	
68	68-15-15-276-073	115 WALNUT BLVD	COF	Residential Conversion	201	Land Table COM	10/04/23	\$633,500	\$116,804	\$516,696	\$325,450	\$261,240	1.588	41.24%	
96	96-17-32-354-016	49030 PONTIAC TRL	MIS	Downtown Row	201	Land Table COM	08/04/23	\$260,000	\$55,554	\$204,446	\$234,306	\$150,960	0.873	58.06%	
OL	OL-09-02-481-011	51 S BROADWAY ST	CRL	Commercial Mixed Use	201	COMM Land Table	09/20/23	\$390,000	\$48,424	\$341,576	\$246,594	\$157,500	1.385	40.38%	
PO	PO-04-22-453-027	27 N WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	02/16/24	\$370,000	\$47,306	\$322,694	\$186,910	\$122,840	1.726	33.20%	
PO	PO-04-27-202-041	11 S WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	01/25/24	\$430,000	\$59,133	\$370,867	\$309,924	\$194,410	1.197	45.21%	
PO	PO-04-27-226-005	18 S WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	02/12/24	\$225,000	\$70,959	\$154,041	\$165,237	\$123,270	0.932	54.79%	
PO	PO-04-27-226-007	24 S WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	05/01/24	\$250,000	\$47,306	\$202,694	\$121,543	\$89,180	1.668	35.67%	

**CITY OF ROCHESTER
ECF FOR 2026: RCV**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND & YARD	TOTAL BLDG RESID	TOTAL COST MAN \$	TOTAL CURRENT ASMNT	TOTAL SALES RATIO	ECF
10	\$7,360,500	\$2,273,458	\$5,087,042	\$4,365,928	\$3,449,560	46.87%	1.165

CVT	PARCEL NUMBER	ADDRESS	ECF	USE CODE	PROP CLASS	LAND TABLE	SALE DATE	SALE PRICE	LAND & YARD	BLDG RESIDUAL	COST MAN \$	CUR ASMNT	INDICATED ECF	SALE RATIO	OTHER PARCELS IN SALE
68	68-15-10-479-008	302 W UNIVERSITY DR	CRL	Retail	201	Land Table COM	04/30/24	\$1,100,000	\$438,569	\$661,431	\$355,636	\$416,750	1.860	37.89%	
68	68-15-14-107-015	321 E 2ND ST	COF	Office	201	Land Table COM	06/28/24	\$3,200,000	\$991,875	\$2,208,125	\$2,309,672	\$1,656,730	0.956	51.77%	
68	68-15-15-227-005	415 WALNUT BLVD	CRL	Residential Conversion	201	Land Table COM	02/21/24	\$675,000	\$303,633	\$371,367	\$181,105	\$252,400	2.051	37.39%	
68	68-15-15-276-073	115 WALNUT BLVD	COF	Residential Conversion	201	Land Table COM	10/04/23	\$633,500	\$116,804	\$516,696	\$325,450	\$261,240	1.588	41.24%	
92	92-17-34-409-007	131 FERLAND ST	COF	Residential Conversion	201	Land Table COM	10/25/23	\$270,000	\$59,822	\$210,178	\$197,556	\$126,320	1.064	46.79%	
PO	PO-04-27-202-041	11 S WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	01/25/24	\$430,000	\$59,133	\$370,867	\$309,924	\$194,410	1.197	45.21%	
PO	PO-04-27-226-005	18 S WASHINGTON ST	CRL	Downtown Row	201	Land Table DTR	02/12/24	\$225,000	\$70,959	\$154,041	\$165,237	\$123,270	0.932	54.79%	
PO	PO-04-27-276-031	107 S WASHINGTON ST	COF	Residential Conversion	201	Land Table COM	06/08/23	\$365,000	\$88,259	\$276,741	\$238,021	\$181,150	1.163	49.63%	
PO	PO-04-27-279-018	146 S WASHINGTON ST	COF	Residential Conversion	201	Land Table COM	02/09/24	\$223,000	\$69,348	\$153,652	\$139,515	\$114,970	1.101	51.56%	
PO	PO-04-27-279-019	148 S WASHINGTON ST	COF	Residential Conversion	201	Land Table COM	12/01/23	\$239,000	\$75,056	\$163,944	\$143,812	\$122,320	1.140	51.18%	