

**CITY OF ROCHESTER**

**ECF FOR 2022: APT**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
15	\$22,851,600	\$2,441,396	\$345,136	\$16,570,924	\$6,660,900	\$20,065,068	\$16,655,107	1.205	29.15%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
04-25-17-305-009	APT	10/02/20	\$3,525,000	\$399,715	\$74,003	\$2,975,507	\$1,060,510	201	\$3,051,282	\$2,530,193	30.09%					
08-19-36-456-018	APT	07/31/19	\$1,300,000	\$771,660	\$4,745	\$567,120	\$581,850	201	\$523,595	\$393,833	44.76%					
64-14-17-156-008	APS	12/31/20	\$157,500	\$29,142	\$5,714	\$76,936	\$51,040	201	\$122,644	\$92,139	32.41%					
64-14-18-226-005	APT	11/10/20	\$8,000,000	\$193,994	\$118,964	\$5,570,784	\$1,576,550	201	\$7,687,042	\$5,958,058	19.71%					
64-14-20-380-010	APS	07/10/20	\$350,000	\$7,950	\$0	\$218,529	\$105,880	201	\$342,050	\$261,711	30.25%					
64-14-30-401-016	APT	04/05/19	\$1,000,000	\$28,477	\$13,248	\$664,013	\$276,000	201	\$958,275	\$710,174	27.60%					
64-19-04-202-029	APT	03/27/20	\$3,250,000	\$122,343	\$58,800	\$3,462,673	\$1,142,690	201	\$3,068,857	\$3,703,394	35.16%					
68-15-15-205-010	APT	02/19/21	\$609,300	\$108,168	\$2,393	\$310,879	\$192,450	201	\$498,739	\$248,703	31.59%					
68-15-15-280-001	APT	06/24/19	\$860,000	\$174,872	\$0	\$429,018	\$272,030	201	\$685,128	\$343,214	31.63%					
92-17-26-376-014	APT	05/28/20	\$525,000	\$105,067	\$17,676	\$290,790	\$194,750	201	\$402,257	\$318,499	37.10%					
92-17-34-408-005	APT	08/21/20	\$344,900	\$30,516	\$0	\$192,369	\$104,180	201	\$314,384	\$210,700	30.21%					
92-17-35-103-015	APT	10/28/19	\$1,800,000	\$246,422	\$27,525	\$1,178,271	\$686,590	201	\$1,526,053	\$1,290,549	38.14%					
G -02-33-102-005	APT	04/09/19	\$580,000	\$141,134	\$18,332	\$314,549	\$226,070	201	\$420,534	\$296,744	38.98%					
P -04-05-276-002	APT	08/07/20	\$295,000	\$35,937	\$3,736	\$205,943	\$117,180	201	\$255,327	\$191,575	39.72%					
PO-04-22-479-007	APT	11/09/20	\$254,900	\$45,999	\$0	\$113,543	\$73,130	201	\$208,901	\$105,621	28.69%					

**CITY OF ROCHESTER**

**ECF FOR 2022: BMS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
23	\$17,532,344	\$1,659,448	\$204,138	\$9,859,872	\$5,449,030	\$15,668,758	\$10,845,463	1.445	31.08%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
64-13-36-283-016	MRU	03/13/20	\$275,000	\$18,051	\$3,110	\$115,297	\$64,010	201	\$253,839	\$167,583	23.28%					
64-14-07-479-019	CFH	11/13/20	\$100,000	\$30,273	\$9,904	\$97,674	\$64,370	201	\$59,823	\$168,403	64.37%					
64-14-08-354-018	CFH	07/30/20	\$190,000	\$39,588	\$13,220	\$105,186	\$72,910	201	\$137,192	\$181,355	38.37%					
64-14-19-427-022	CFH	02/12/21	\$199,999	\$15,730	\$5,639	\$123,376	\$69,730	201	\$178,630	\$212,717	34.87%					
64-14-20-305-007	BMS	09/09/19	\$175,000	\$16,832	\$0	\$55,787	\$33,940	201	\$158,168	\$71,066	19.39%					
64-14-20-335-032	MRU	01/03/20	\$70,000	\$9,155	\$2,340	\$122,960	\$63,750	201	\$58,505	\$178,721	91.07%					
64-14-27-377-018	BMS	06/25/20	\$225,000	\$97,749	\$4,824	\$86,950	\$84,080	201	\$122,427	\$110,764	37.37%					
64-14-29-203-011	MRU	09/24/20	\$100,000	\$6,446	\$4,379	\$107,669	\$55,140	201	\$89,175	\$156,496	55.14%	64-14-29-203-012				
64-14-29-476-007	MRU	09/27/21	\$455,000	\$20,768	\$0	\$413,874	\$202,920	201	\$434,232	\$601,561	44.60%					
64-14-29-477-012	MRU	10/08/19	\$372,345	\$18,999	\$0	\$262,103	\$130,960	201	\$353,346	\$380,964	35.17%					
64-14-29-480-009	MRU	10/29/19	\$250,000	\$88,431	\$1,749	\$232,412	\$147,140	201	\$159,820	\$337,808	58.86%	64-14-29-480-010				
64-14-30-354-003	CFH	07/08/21	\$495,000	\$83,036	\$19,381	\$257,202	\$167,780	201	\$392,583	\$443,452	33.89%	64-14-30-354-004				
64-14-30-477-051	MRU	03/24/21	\$95,000	\$12,886	\$3,495	\$66,917	\$38,380	201	\$78,619	\$97,263	40.40%					
64-14-31-181-013	MRU	03/19/21	\$185,000	\$18,622	\$0	\$181,819	\$93,140	201	\$166,378	\$264,272	50.35%					
64-19-05-102-013	BMS	06/15/21	\$7,700,000	\$99,317	\$80,850	\$3,090,117	\$1,556,350	201	\$7,519,833	\$3,936,455	20.21%					
64-19-05-257-001	CFH	10/29/20	\$175,000	\$79,682	\$0	\$153,683	\$105,570	201	\$95,318	\$264,971	60.33%					
68-15-11-301-001	BMS	08/31/21	\$1,420,000	\$280,445	\$14,785	\$697,387	\$440,930	201	\$1,124,770	\$480,957	31.05%					
68-15-15-234-004	BMS	08/06/19	\$1,800,000	\$197,561	\$0	\$1,377,903	\$728,130	201	\$1,602,439	\$950,278	40.45%					
OL-09-02-452-001	CMS	01/29/21	\$300,000	\$71,846	\$8,273	\$243,677	\$131,560	201	\$219,881	\$214,693	43.85%	OL-09-02-451-003				
P-04-26-354-010	BMS	05/08/19	\$1,500,000	\$139,397	\$15,347	\$1,351,871	\$713,010	201	\$1,345,256	\$969,083	47.53%					
PO-04-22-460-015	DTR	08/06/20	\$250,000	\$55,853	\$0	\$227,361	\$132,090	201	\$194,147	\$214,289	52.84%					
PO-04-22-460-039	DTR	02/17/21	\$750,000	\$99,317	\$1,115	\$407,812	\$237,410	201	\$649,568	\$384,366	31.65%					
PO-04-27-278-023	BMS	03/31/20	\$450,000	\$159,464	\$15,727	\$80,835	\$115,730	201	\$274,809	\$57,946	25.72%					

**CITY OF ROCHESTER**

**ECF FOR 2022: CAS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
13	\$15,770,804	\$4,559,383	\$729,949	\$8,411,989	\$6,333,200	\$10,481,472	\$6,868,512	1.526	40.16%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
64-14-33-378-009	CAS	09/04/20	\$1,300,000	\$185,049	\$50,094	\$893,861	\$534,080	201	\$1,064,857	\$912,103	41.08%					
64-19-03-226-003	CMM	05/30/19	\$900,000	\$294,324	\$23,384	\$515,421	\$377,880	201	\$582,292	\$396,478	41.99%					
64-19-04-202-026	CAS	08/08/19	\$450,000	\$125,840	\$55,619	\$223,139	\$188,340	201	\$268,541	\$227,693	41.85%	64-19-04-202-005				
68-15-10-255-004	CAS	03/06/20	\$275,000	\$53,302	\$0	\$163,639	\$99,200	201	\$221,698	\$99,175	36.07%					
68-15-10-427-022	CAS	09/02/20	\$560,000	\$392,675	\$21,894	\$415,330	\$362,370	201	\$145,431	\$251,715	64.71%					
68-15-14-108-002	CAS	11/26/19	\$1,000,000	\$788,154	\$12,576	\$454,306	\$529,020	201	\$199,270	\$275,337	52.90%					
68-15-15-282-006	CAS	03/18/21	\$525,000	\$145,199	\$17,389	\$344,015	\$234,040	201	\$362,412	\$208,494	44.58%					
80-21-29-151-029	CAS	03/06/20	\$381,804	\$108,264	\$13,268	\$388,418	\$238,160	201	\$260,272	\$303,452	62.38%					
92-17-26-351-033	CAS	11/10/20	\$7,000,000	\$1,465,026	\$409,144	\$2,467,473	\$2,062,900	201	\$5,125,830	\$2,284,697	29.47%	92-17-26-351-017	92-17-26-351-018	92-17-27-451-004		
92-17-35-126-014	CAS	06/25/20	\$365,000	\$87,087	\$7,031	\$232,551	\$154,420	201	\$270,882	\$215,325	42.31%					
E -17-01-205-007	CMM	03/12/20	\$750,000	\$198,634	\$9,892	\$427,108	\$295,970	201	\$541,474	\$409,107	39.46%					
O -09-32-351-009	CMM	06/20/19	\$1,264,000	\$252,867	\$39,066	\$1,145,987	\$660,230	201	\$972,067	\$753,939	52.23%					
OL-09-11-278-043	CAS	12/14/20	\$1,000,000	\$462,962	\$70,592	\$740,741	\$596,590	201	\$466,446	\$530,997	59.66%					

**CITY OF ROCHESTER**

**ECF FOR 2022: COF**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
11	\$4,380,850	\$888,422	\$69,977	\$3,786,023	\$2,186,500	\$3,422,451	\$3,192,391	1.072	49.91%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
68-15-10-426-001	COF	02/11/21	\$461,500	\$78,915	\$4,567	\$243,467	\$149,800	201	\$378,018	\$211,710	32.46%					
68-15-15-276-067	COF	02/27/21	\$200,000	\$45,790	\$0	\$104,498	\$67,590	201	\$154,210	\$90,868	33.80%					
68-15-15-276-069	COF	10/11/19	\$175,000	\$44,115	\$0	\$101,500	\$65,500	201	\$130,885	\$88,261	37.43%					
N-10-28-256-011	CMD	05/07/21	\$154,350	\$48,981	\$3,271	\$127,617	\$83,260	201	\$102,098	\$102,917	53.94%					
O-09-02-177-019	COF	11/25/19	\$565,000	\$49,763	\$11,588	\$480,794	\$253,080	201	\$503,649	\$410,935	44.79%					
O-09-07-477-031	COF	08/01/19	\$300,000	\$85,395	\$11,880	\$271,447	\$166,330	201	\$202,725	\$232,006	55.44%					
O-09-16-227-001	COF	06/18/19	\$190,000	\$69,497	\$4,562	\$191,842	\$124,750	201	\$115,941	\$163,968	65.66%					
O-09-29-126-001	COF	12/10/20	\$650,000	\$140,786	\$11,608	\$399,994	\$250,940	201	\$497,606	\$341,875	38.61%					
OL-09-11-226-036	COF	05/17/21	\$750,000	\$158,188	\$14,355	\$473,336	\$289,760	201	\$577,457	\$404,561	38.63%					
PO-04-22-457-009	COF	04/13/21	\$135,000	\$34,709	\$0	\$151,088	\$86,980	201	\$100,291	\$124,352	64.43%					
PO-04-27-279-042	COF	02/12/21	\$800,000	\$132,283	\$8,146	\$1,240,440	\$648,510	201	\$659,571	\$1,020,938	81.06%					

**CITY OF ROCHESTER**

**ECF FOR 2022: CRL**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
23	\$20,720,500	\$4,088,372	\$181,165	\$15,023,960	\$8,795,250	\$16,450,963	\$11,744,443	1.401	42.45%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
68-15-10-430-001	CRL	08/16/19	\$360,000	\$86,552	\$3,180	\$283,855	\$171,490	201	\$270,268	\$192,444	47.64%					
68-15-10-477-030	CRL	03/19/20	\$2,650,000	\$826,965	\$13,345	\$1,883,181	\$1,227,910	201	\$1,809,690	\$1,276,733	46.34%	68-15-10-479-012				
68-15-14-101-006	CRL	04/28/21	\$2,500,000	\$457,326	\$0	\$1,844,688	\$1,057,970	201	\$2,042,674	\$1,250,636	42.32%					
68-15-15-228-018	CRL	08/21/20	\$975,000	\$162,151	\$820	\$368,673	\$239,830	201	\$812,029	\$249,948	24.60%					
68-15-15-232-009	CRL	12/12/19	\$1,040,000	\$164,285	\$0	\$623,340	\$367,000	201	\$875,715	\$422,603	35.29%					
O-09-07-477-012	CRL	11/11/20	\$400,000	\$96,614	\$3,859	\$206,803	\$135,830	201	\$299,527	\$170,912	33.96%					
O-09-09-452-036	CRL	10/16/20	\$390,000	\$114,988	\$1,932	\$245,744	\$158,060	201	\$273,080	\$203,094	40.53%					
O-09-12-431-002	CRL	08/30/21	\$625,000	\$202,004	\$25,798	\$363,960	\$259,270	201	\$397,198	\$300,793	41.48%					
O-09-14-201-025	NSC	06/05/20	\$2,362,500	\$290,371	\$0	\$2,710,522	\$1,379,210	201	\$2,072,129	\$2,356,976	58.38%					
O-09-15-226-005	CRL	03/02/20	\$424,000	\$111,909	\$0	\$175,241	\$106,270	201	\$312,091	\$144,827	25.06%					
O-09-23-402-023	CRL	07/30/19	\$2,600,000	\$307,265	\$40,925	\$2,723,430	\$1,422,990	201	\$2,251,810	\$2,250,769	54.73%	O-09-23-402-012				
OL-09-02-441-009	CRL	12/23/20	\$220,000	\$11,105	\$0	\$69,141	\$37,330	201	\$208,895	\$57,141	16.97%					
OL-09-02-476-004	CRL	02/22/21	\$300,000	\$81,438	\$2,034	\$124,441	\$90,060	201	\$216,528	\$102,844	30.02%					
OL-09-02-476-007	CRL	04/18/19	\$299,000	\$32,787	\$0	\$139,441	\$77,570	201	\$266,213	\$115,240	25.94%					
OL-09-02-481-012	COF, CRL	08/06/21	\$875,000	\$104,100	\$0	\$263,681	\$161,870	201	\$770,900	\$225,368	18.50%	OL-09-02-481-010				
OL-09-02-482-010	CRL	02/17/21	\$740,000	\$124,553	\$4,873	\$326,035	\$205,490	201	\$610,574	\$269,450	27.77%					
P-04-26-303-005	CRL	08/17/21	\$700,000	\$127,265	\$16,321	\$559,423	\$326,710	201	\$556,414	\$451,148	46.67%					
P-04-26-354-006	CRL	07/29/20	\$660,000	\$294,675	\$11,056	\$338,961	\$268,510	201	\$354,269	\$273,356	40.68%	P-04-26-354-005				
PO-04-22-385-001	CRL	12/16/19	\$850,000	\$139,984	\$29,305	\$544,661	\$337,340	201	\$680,711	\$439,243	39.69%					
PO-04-22-455-002	CRL	01/05/21	\$300,000	\$88,941	\$4,100	\$154,420	\$115,420	201	\$206,959	\$124,532	38.47%	PO-04-22-455-003				
PO-04-22-456-001	CRL	04/10/20	\$310,000	\$73,808	\$6,938	\$260,529	\$161,910	201	\$229,254	\$210,104	52.23%	PO-04-22-456-002				
PO-04-27-204-011	CRL	06/07/19	\$840,000	\$104,117	\$8,079	\$478,888	\$277,890	201	\$727,804	\$386,200	33.08%					
PO-04-27-279-043	CRL	04/30/19	\$300,000	\$85,169	\$8,600	\$334,902	\$209,320	201	\$206,231	\$270,082	69.77%					

**CITY OF ROCHESTER**

**ECF FOR 2022: CRS**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
12	\$5,620,000	\$1,559,710	\$127,959	\$3,130,709	\$2,172,550	\$3,932,331	\$2,566,641	1.532	38.66%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
04-25-17-151-032	CRS	11/25/19	\$930,000	\$205,664	\$26,579	\$539,405	\$362,280	201	\$697,757	\$422,070	38.95%					
20-23-27-155-025	CRS	04/30/20	\$360,000	\$61,695	\$883	\$240,532	\$142,440	201	\$297,422	\$224,586	39.57%	20-23-27-155-020				
20-23-27-301-017	CRS	05/08/19	\$217,000	\$54,969	\$2,140	\$104,917	\$75,810	201	\$159,891	\$97,962	34.94%					
20-23-35-103-015	CRS	07/18/19	\$120,000	\$28,541	\$1,581	\$91,272	\$56,090	201	\$89,878	\$85,221	46.74%					
24-25-34-255-007	CRS	08/01/21	\$250,000	\$50,941	\$1,050	\$116,187	\$74,670	201	\$198,009	\$77,821	29.87%					
28-25-26-477-022	CRS	09/24/20	\$255,000	\$56,776	\$8,302	\$120,072	\$84,060	201	\$189,922	\$104,410	32.96%	28-25-26-477-023	28-25-26-477-025			
64-13-36-279-029	BAR	12/22/20	\$205,000	\$18,051	\$12,086	\$77,444	\$50,100	201	\$174,863	\$86,821	24.44%					
64-14-21-403-059	CRS	04/08/19	\$275,000	\$31,570	\$12,558	\$112,026	\$73,350	201	\$230,872	\$145,488	26.67%					
64-19-04-202-004	CRS	03/02/21	\$140,000	\$34,584	\$4,500	\$54,870	\$42,640	201	\$100,916	\$71,260	30.46%					
68-15-10-476-027	CRS	05/16/19	\$700,000	\$621,093	\$18,350	\$407,976	\$441,320	201	\$60,557	\$265,782	63.05%					
O-09-11-477-040	CRS	11/01/20	\$650,000	\$279,502	\$14,014	\$630,073	\$411,280	201	\$356,484	\$490,329	63.27%					
OL-09-11-278-036	CRS	10/07/19	\$1,518,000	\$116,324	\$25,916	\$635,935	\$358,510	201	\$1,375,760	\$494,891	23.62%					

**CITY OF ROCHESTER**

**ECF FOR 2022: INL**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
17	\$10,395,000	\$2,330,634	\$171,946	\$6,991,250	\$4,416,010	\$7,892,420	\$7,379,534	1.070	42.48%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
24-25-26-382-032	INL	03/18/20	\$235,000	\$89,701	\$2,070	\$106,758	\$89,590	201	\$143,229	\$143,107	38.12%					
24-25-27-436-017	INL	07/17/19	\$180,000	\$44,848	\$0	\$93,075	\$63,250	201	\$135,152	\$124,765	35.14%					
24-25-35-176-005	INL	12/03/20	\$1,400,000	\$281,055	\$22,208	\$812,884	\$509,750	201	\$1,096,737	\$1,089,657	36.41%					
24-25-35-459-008	INL	07/22/21	\$345,000	\$75,375	\$1,802	\$188,150	\$120,550	301	\$267,823	\$252,212	34.94%					
28-25-25-131-003	IND	07/09/20	\$245,000	\$36,251	\$4,116	\$156,751	\$92,750	201	\$204,633	\$191,160	37.86%					
28-25-25-430-023	IND	09/11/20	\$138,000	\$27,140	\$0	\$81,001	\$50,420	301	\$110,860	\$98,782	36.54%					
28-25-25-479-022	IND	12/17/20	\$90,000	\$17,145	\$3,563	\$55,472	\$30,780	301	\$69,292	\$67,649	34.20%					
28-25-36-231-027	IND	04/10/19	\$120,000	\$16,030	\$0	\$83,016	\$45,730	301	\$103,970	\$101,239	38.11%					
44-25-11-426-005	IND	11/14/19	\$955,000	\$249,464	\$33,176	\$630,741	\$411,890	201	\$672,360	\$606,482	43.13%					
64-14-27-126-003	INL	08/25/21	\$420,000	\$46,556	\$17,668	\$187,753	\$119,070	301	\$355,776	\$357,625	28.35%					
68-15-14-176-017	INL	07/21/20	\$500,000	\$73,279	\$13,296	\$264,723	\$163,260	201	\$413,425	\$252,117	32.65%					
96-22-07-301-008	INL	12/16/19	\$2,600,000	\$485,182	\$33,753	\$2,166,604	\$1,273,980	201	\$2,081,065	\$1,969,640	49.00%					
96-22-08-226-006	INL	10/01/19	\$462,000	\$89,015	\$9,086	\$374,440	\$222,970	201	\$363,899	\$340,400	48.26%					
96-22-09-102-003	INL	06/03/19	\$825,000	\$137,934	\$21,244	\$718,909	\$415,690	201	\$665,822	\$653,554	50.39%					
E -17-24-228-001	INL	11/05/20	\$640,000	\$213,261	\$0	\$383,101	\$269,110	201	\$426,739	\$414,611	42.05%	E -17-24-228-002				
P -04-04-376-006	IND	06/21/19	\$620,000	\$224,199	\$4,982	\$343,936	\$268,610	201	\$390,819	\$358,267	43.32%					
P -04-04-376-006	IND	06/21/19	\$620,000	\$224,199	\$4,982	\$343,936	\$268,610	201	\$390,819	\$358,267	43.32%					

**CITY OF ROCHESTER**

**ECF FOR 2022: NSH**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
11	\$8,360,300	\$1,001,126	\$98,060	\$6,992,604	\$3,219,330	\$7,261,114	\$6,711,906	1.082	38.51%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
64-19-04-202-029	APT	03/27/20	\$3,250,000	\$122,343	\$58,800	\$3,462,673	\$1,142,690	201	\$3,068,857	\$3,703,394	35.16%					
68-15-15-205-010	APT	02/19/21	\$609,300	\$108,168	\$2,393	\$310,879	\$192,450	201	\$498,739	\$248,703	31.59%					
68-15-15-280-001	APT	06/24/19	\$860,000	\$174,872	\$0	\$429,018	\$272,030	201	\$685,128	\$343,214	31.63%					
I-01-10-351-005	BMS	02/05/21	\$330,000	\$40,947	\$0	\$162,516	\$113,540	201	\$289,053	\$198,918	34.41%					
I-01-28-301-001	BMS	04/06/20	\$151,000	\$75,787	\$2,059	\$97,805	\$84,640	201	\$73,154	\$119,712	56.05%					
IH-01-34-101-003	BMS	12/02/20	\$140,000	\$31,914	\$2,940	\$99,757	\$65,740	201	\$105,146	\$122,102	46.96%					
L-16-16-276-003	BMS	12/31/19	\$220,000	\$80,682	\$7,133	\$199,235	\$134,170	201	\$132,185	\$193,432	60.99%					
OL-09-02-452-001	CMS	01/29/21	\$300,000	\$71,846	\$8,273	\$243,677	\$131,560	201	\$219,881	\$214,693	43.85%	OL-09-02-451-003				
P-04-26-354-010	BMS	05/08/19	\$1,500,000	\$139,397	\$15,347	\$1,351,871	\$713,010	201	\$1,345,256	\$969,083	47.53%					
PO-04-22-460-015	DTR	08/06/20	\$250,000	\$55,853	\$0	\$227,361	\$132,090	201	\$194,147	\$214,289	52.84%					
PO-04-22-460-039	DTR	02/17/21	\$750,000	\$99,317	\$1,115	\$407,812	\$237,410	201	\$649,568	\$384,366	31.65%					



**CITY OF ROCHESTER**

**ECF FOR 2022: OCV**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
13	\$6,972,850	\$1,631,803	\$66,469	\$4,670,740	\$2,885,500	\$5,274,578	\$3,626,570	1.454	41.38%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
68-15-10-426-001	COF	02/11/21	\$461,500	\$78,915	\$4,567	\$243,467	\$149,800	201	\$378,018	\$211,710	32.46%					
68-15-10-431-023	OCV	07/01/19	\$325,000	\$130,892	\$6,479	\$184,125	\$139,720	201	\$187,629	\$126,983	42.99%					
68-15-10-478-004	OCV	04/19/19	\$340,000	\$123,024	\$4,384	\$264,329	\$174,890	201	\$212,592	\$182,296	51.44%					
68-15-11-305-012	OCV	04/15/19	\$367,000	\$103,697	\$1,366	\$165,546	\$119,600	201	\$261,937	\$114,170	32.59%					
68-15-14-102-004	OCV	09/14/21	\$950,000	\$197,561	\$2,802	\$602,854	\$363,280	201	\$749,637	\$415,761	38.24%					
68-15-14-104-001	OCV	08/20/21	\$950,000	\$230,010	\$5,385	\$491,711	\$325,070	201	\$714,605	\$339,111	34.22%					
68-15-15-234-006	OCV	07/01/21	\$850,000	\$197,561	\$4,106	\$271,323	\$207,580	201	\$648,333	\$187,119	24.42%	68-15-15-234-005				
68-15-15-276-067	COF	02/27/21	\$200,000	\$45,790	\$0	\$104,498	\$67,590	201	\$154,210	\$90,868	33.80%					
68-15-15-276-069	COF	10/11/19	\$175,000	\$44,115	\$0	\$101,500	\$65,500	201	\$130,885	\$88,261	37.43%					
N-10-28-256-011	CMD	05/07/21	\$154,350	\$48,981	\$3,271	\$127,617	\$83,260	201	\$102,098	\$102,917	53.94%					
O-09-29-126-001	COF	12/10/20	\$650,000	\$140,786	\$11,608	\$399,994	\$250,940	201	\$497,606	\$341,875	38.61%					
OL-09-11-226-036	COF	05/17/21	\$750,000	\$158,188	\$14,355	\$473,336	\$289,760	201	\$577,457	\$404,561	38.63%					
PO-04-27-279-042	COF	02/12/21	\$800,000	\$132,283	\$8,146	\$1,240,440	\$648,510	201	\$659,571	\$1,020,938	81.06%					

**CITY OF ROCHESTER**

**ECF FOR 2022: RCV**

# OF SALES	TOTAL SALE PRICE	TOTAL LAND VALUE	TOTAL LAND IMPROVEMENT	TOTAL BLDG VALUE	TOTAL AV	TOTAL BLDG RESID	TOTAL BLDG (RCNLD)	2022 ECF	TOTAL SALES RATIO
17	\$14,820,500	\$3,107,221	\$155,672	\$11,202,313	\$6,564,040	\$11,557,607	\$9,013,243	1.282	44.29%

PARCEL	NBHD	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPROVEMENT	BLDG VALUE	2021 AV	CLASS	BLDG RESID	BLDG (RCNLD)	RATIO	Multiparcel1	Multiparcel2	Multiparcel3	Multiparcel4	Multiparcel5
68-15-10-430-001	CRL	08/16/19	\$360,000	\$86,552	\$3,180	\$283,855	\$171,490	201	\$270,268	\$192,444	47.64%					
68-15-10-477-030	CRL	03/19/20	\$2,650,000	\$826,965	\$13,345	\$1,883,181	\$1,227,910	201	\$1,809,690	\$1,276,733	46.34%	68-15-10-479-012				
68-15-15-227-003	RCV	05/31/19	\$585,000	\$139,342	\$3,459	\$230,182	\$165,030	201	\$442,199	\$179,830	28.21%					
O-09-07-477-012	CRL	11/11/20	\$400,000	\$96,614	\$3,859	\$206,803	\$135,830	201	\$299,527	\$170,912	33.96%					
O-09-09-452-036	CRL	10/16/20	\$390,000	\$114,988	\$1,932	\$245,744	\$158,060	201	\$273,080	\$203,094	40.53%					
O-09-12-431-002	CRL	08/30/21	\$625,000	\$202,004	\$25,798	\$363,960	\$259,270	201	\$397,198	\$300,793	41.48%					
O-09-14-201-025	NSC	06/05/20	\$2,362,500	\$290,371	\$0	\$2,710,522	\$1,379,210	201	\$2,072,129	\$2,356,976	58.38%					
O-09-15-226-005	CRL	03/02/20	\$424,000	\$111,909	\$0	\$175,241	\$106,270	201	\$312,091	\$144,827	25.06%					
O-09-23-402-023	CRL	07/30/19	\$2,600,000	\$307,265	\$40,925	\$2,723,430	\$1,422,990	201	\$2,251,810	\$2,250,769	54.73%	O-09-23-402-012				
OL-09-02-476-004	CRL	02/22/21	\$300,000	\$81,438	\$2,034	\$124,441	\$90,060	201	\$216,528	\$102,844	30.02%					
OL-09-02-476-007	CRL	04/18/19	\$299,000	\$32,787	\$0	\$139,441	\$77,570	201	\$266,213	\$115,240	25.94%					
OL-09-02-481-012	COF, CRL	08/06/21	\$875,000	\$104,100	\$0	\$263,681	\$161,870	201	\$770,900	\$225,368	18.50%	OL-09-02-481-010				
P-04-26-354-006	CRL	07/29/20	\$660,000	\$294,675	\$11,056	\$338,961	\$268,510	201	\$354,269	\$273,356	40.68%	P-04-26-354-005				
PO-04-22-385-001	CRL	12/16/19	\$850,000	\$139,984	\$29,305	\$544,661	\$337,340	201	\$680,711	\$439,243	39.69%					
PO-04-22-455-002	CRL	01/05/21	\$300,000	\$88,941	\$4,100	\$154,420	\$115,420	201	\$206,959	\$124,532	38.47%	PO-04-22-455-003				
PO-04-27-204-011	CRL	06/07/19	\$840,000	\$104,117	\$8,079	\$478,888	\$277,890	201	\$727,804	\$386,200	33.08%					
PO-04-27-279-043	CRL	04/30/19	\$300,000	\$85,169	\$8,600	\$334,902	\$209,320	201	\$206,231	\$270,082	69.77%					