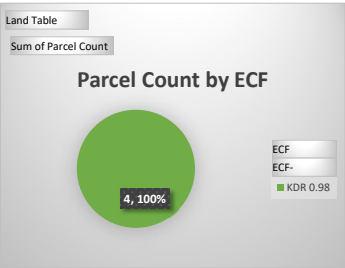


BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	KDR	Sales Ratio	#DIV/0!
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.980	% Change	0.00%
Land Table LtoB	18.71%	Projected Land Table LtoB	18.71%
CVT LtoB	25.09%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



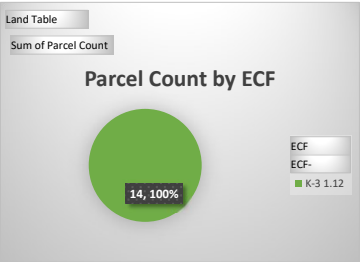
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$191,556	#DIV/0!	\$191,556
MINIMUM	\$126,300	#DIV/0!	\$126,300
MAXIMUM	\$249,444	#DIV/0!	\$249,444

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Rochester
Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	2
ECF Nbhd	K-3	Sales Ratio	47.87%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	21.07%
Max ECF	1.120	% Change	6.00%
Land Table LtoB	21.79%	Projected Land Table LtoB	23.10%
CVT LtoB	25.09%	Sales Sample Size	14.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



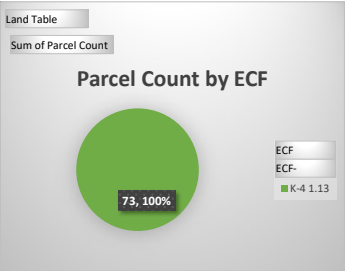
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,685	\$68,631	\$60,086
MINIMUM	\$56,685	\$68,631	\$60,086
MAXIMUM	\$56,685	\$68,631	\$60,086

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-176-019	1062 WILLOW GROVE CT	07/15/22	\$300,000	\$282,011	\$74,674	\$56,685	1.00	\$74,674		Land Table K-3	20.10%
68-15-15-176-014	1048 WILLOW GROVE CT	05/06/22	\$260,000	\$254,097	\$62,588	\$56,685	1.00	\$62,588		Land Table K-3	22.31%

City of Rochester
Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	73	# of Sales	11
ECF Nbhd	K-4	Sales Ratio	43.69%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	56.00%
Max ECF	1.130	% Change	34.20%
Land Table LtoB	26.25%	Projected Land Table LtoB	35.22%
CVT LtoB	25.09%	Sales Sample Size	15.07%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



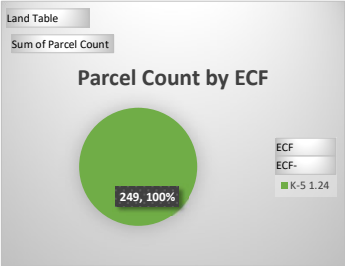
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,081	\$40,685	\$35,001
MINIMUM	\$26,081	\$40,685	\$35,001
MAXIMUM	\$26,081	\$40,685	\$35,001

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-327-053	801 PLATE ST	07/20/23	\$165,500	\$119,808	\$71,773	\$26,081	1.10	\$65,248		Land Table K-4	21.77%
68-15-11-327-062	803 PLATE ST	06/30/23	\$120,000	\$94,400	\$51,681	\$26,081	1.10	\$46,983		Land Table K-4	27.63%
68-15-11-327-047	801 PLATE ST	10/06/23	\$119,222	\$94,400	\$50,903	\$26,081	1.10	\$46,275		Land Table K-4	27.63%
68-15-11-327-104	810 PLATE ST	09/26/23	\$118,000	\$100,623	\$43,458	\$26,081	1.10	\$39,507		Land Table K-4	25.92%
68-15-11-327-076	805 PLATE ST	04/14/23	\$107,000	\$92,923	\$40,158	\$26,081	1.10	\$36,507		Land Table K-4	28.07%
68-15-11-327-050	801 PLATE ST	09/19/22	\$125,000	\$112,012	\$39,069	\$26,081	1.10	\$35,517		Land Table K-4	23.28%
68-15-11-327-109	810 PLATE ST	04/22/22	\$125,000	\$112,012	\$39,069	\$26,081	1.10	\$35,517		Land Table K-4	23.28%
68-15-11-327-079	805 PLATE ST	09/16/22	\$110,000	\$100,241	\$35,840	\$26,081	1.10	\$32,582		Land Table K-4	26.02%
68-15-11-327-087	805 PLATE ST	05/22/23	\$103,000	\$94,400	\$34,681	\$26,081	1.10	\$31,528		Land Table K-4	27.63%
68-15-11-327-058	803 PLATE ST	10/25/22	\$92,000	\$94,400	\$23,681	\$26,081	1.10	\$21,528		Land Table K-4	27.63%
68-15-11-327-060	803 PLATE ST	02/01/22	\$88,000	\$96,855	\$17,226	\$26,081	1.10	\$15,660		Land Table K-4	26.93%

City of Rochester
Land Table K-5

BSA DATABASE		SALES DATA	
Parcel Count	249	# of Sales	27
ECF Nbhd	K-5	Sales Ratio	46.15%
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	39.57%
Max ECF	1.240	% Change	32.00%
Land Table LtoB	22.04%	Projected Land Table LtoB	29.09%
CVT LtoB	25.09%	Sales Sample Size	10.84%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



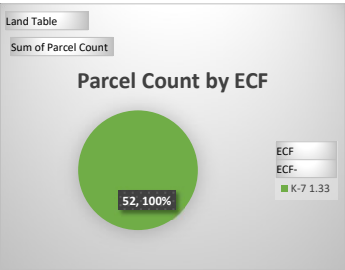
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,469	\$42,527	\$40,219
MINIMUM	\$30,469	\$42,527	\$40,219
MAXIMUM	\$30,469	\$42,527	\$40,219

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-126-089	420 BALDWIN AVE	09/26/23	\$199,900	\$136,526	\$93,843	\$30,469	1.10	\$85,312		Land Table K-5	22.32%
68-15-14-130-004	475 BALDWIN AVE	10/06/23	\$157,000	\$110,393	\$77,076	\$30,469	1.00	\$77,076		Land Table K-5	27.60%
68-15-11-351-040	501 E UNIVERSITY DR	07/28/23	\$229,500	\$184,581	\$75,388	\$30,469	0.04	\$1,884,700		Land Table K-5	16.51%
68-15-11-351-068	507 E UNIVERSITY DR	08/14/23	\$210,000	\$172,615	\$67,854	\$30,469	0.04	\$1,696,350		Land Table K-5	17.65%
68-15-14-126-025	470 BALDWIN AVE	11/27/23	\$165,000	\$136,526	\$58,943	\$30,469	1.10	\$53,585		Land Table K-5	22.32%
68-15-14-126-106	424 BALDWIN AVE	06/21/23	\$172,000	\$144,733	\$57,736	\$30,469	1.10	\$52,487		Land Table K-5	21.05%
68-15-11-351-112	529 E UNIVERSITY DR	03/03/23	\$190,000	\$166,757	\$53,712	\$30,469	0.04	\$1,342,800		Land Table K-5	18.27%
68-15-14-126-081	440 BALDWIN AVE	07/10/23	\$154,000	\$136,699	\$47,770	\$30,469	1.10	\$43,427		Land Table K-5	22.29%
68-15-11-351-094	519 E UNIVERSITY DR	09/16/22	\$165,000	\$147,322	\$48,147	\$30,469	0.04	\$1,203,675		Land Table K-5	20.68%
68-15-11-351-115	529 E UNIVERSITY DR	02/28/23	\$165,000	\$148,533	\$46,936	\$30,469	0.04	\$1,173,400		Land Table K-5	20.51%
68-15-11-351-060	505 E UNIVERSITY DR	06/05/23	\$179,500	\$161,621	\$48,348	\$30,469	0.04	\$1,208,700		Land Table K-5	18.85%
68-15-11-351-047	503 E UNIVERSITY DR	11/16/22	\$163,000	\$147,322	\$46,147	\$30,469	0.04	\$1,153,675		Land Table K-5	20.68%
68-15-14-126-016	490 BALDWIN AVE	12/29/22	\$142,500	\$135,067	\$37,902	\$30,469	1.10	\$34,456		Land Table K-5	22.56%
68-15-11-351-055	505 E UNIVERSITY DR	05/09/22	\$155,000	\$147,322	\$38,147	\$30,469	0.04	\$953,675		Land Table K-5	20.68%
68-15-11-351-107	531 E UNIVERSITY DR	01/27/23	\$158,000	\$150,409	\$38,060	\$30,469	0.04	\$951,500		Land Table K-5	20.26%
68-15-11-351-103	531 E UNIVERSITY DR	03/31/22	\$150,000	\$147,322	\$33,147	\$30,469	0.04	\$828,675		Land Table K-5	20.68%
68-15-14-126-046	460 BALDWIN AVE	03/20/23	\$139,000	\$136,526	\$32,943	\$30,469	1.10	\$29,948		Land Table K-5	22.32%
68-15-14-126-079	430 BALDWIN AVE	07/27/22	\$138,000	\$136,699	\$31,770	\$30,469	1.10	\$28,882		Land Table K-5	22.29%
68-15-14-126-012	490 BALDWIN AVE	09/30/22	\$135,000	\$134,593	\$30,876	\$30,469	1.10	\$28,069		Land Table K-5	22.64%
68-15-11-351-137	523 E UNIVERSITY DR	04/29/22	\$145,000	\$145,446	\$30,023	\$30,469	0.04	\$750,575		Land Table K-5	20.95%
68-15-14-126-090	420 BALDWIN AVE	02/09/22	\$135,000	\$136,526	\$28,943	\$30,469	1.10	\$26,312		Land Table K-5	22.32%
68-15-11-351-095	519 E UNIVERSITY DR	04/25/22	\$144,000	\$147,322	\$27,147	\$30,469	0.04	\$678,675		Land Table K-5	20.68%
68-15-14-126-044	460 BALDWIN AVE	03/25/22	\$132,000	\$136,526	\$25,943	\$30,469	1.10	\$23,585		Land Table K-5	22.32%
68-15-14-126-057	450 BALDWIN AVE	03/21/23	\$130,000	\$136,699	\$23,770	\$30,469	1.10	\$21,609		Land Table K-5	22.29%
68-15-11-351-116	529 E UNIVERSITY DR	06/30/22	\$136,500	\$148,533	\$18,436	\$30,469	0.04	\$460,900		Land Table K-5	20.51%
68-15-14-126-092	424 BALDWIN AVE	03/15/22	\$121,500	\$136,526	\$15,443	\$30,469	1.10	\$14,039		Land Table K-5	22.32%
68-15-14-126-055	450 BALDWIN AVE	07/05/23	\$120,000	\$136,699	\$13,770	\$30,469	1.10	\$12,518		Land Table K-5	22.29%

City of Rochester
Land Table K-7

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	7
ECF Nbhd	K-7	Sales Ratio	49.47%
Min ECF	1.330	(Land Resid.-Est. Land Value)/Est. LV	5.57%
Max ECF	1.330	% Change	20.00%
Land Table LtoB	19.76%	Projected Land Table LtoB	23.72%
CVT LtoB	25.09%	Sales Sample Size	13.46%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$33,607	\$35,478	\$40,328
MINIMUM	\$33,607	\$35,478	\$40,328
MAXIMUM	\$33,607	\$35,478	\$40,328

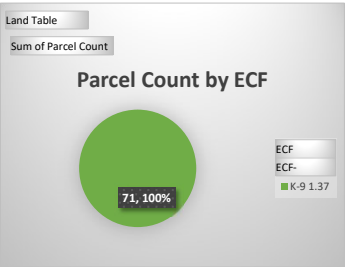
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-126-122	414 BALDWIN AVE	04/20/22	\$183,000	\$166,973	\$49,634	\$33,607	1.00	\$49,634		Land Table K-7	20.13%
68-15-14-126-156	486 MILLER AVE	03/13/23	\$194,000	\$180,806	\$46,801	\$33,607	1.00	\$46,801		Land Table K-7	18.59%
68-15-14-126-157	490 MILLER AVE	01/27/23	\$179,900	\$175,076	\$38,431	\$33,607	1.00	\$38,431		Land Table K-7	19.20%
68-15-14-126-141	455 BALDWIN AVE	10/04/22	\$180,000	\$175,578	\$38,029	\$33,607	1.00	\$38,029		Land Table K-7	19.14%
68-15-14-126-149	450 MILLER AVE	08/21/23	\$185,000	\$184,230	\$34,377	\$33,607	1.00	\$34,377		Land Table K-7	18.24%
68-15-14-126-111	408 MILLER AVE	10/04/22	\$160,000	\$166,973	\$26,634	\$33,607	1.00	\$26,634		Land Table K-7	20.13%
68-15-14-126-142	455 BALDWIN AVE	08/05/22	\$145,000	\$164,170	\$14,437	\$33,607	1.00	\$14,437		Land Table K-7	20.47%

City of Rochester

Land Table K-9

BSA DATABASE		SALES DATA	
Parcel Count	71	# of Sales	14
ECF Nbhd	K-9	Sales Ratio	46.27%
Min ECF	1.370	(Land Resid.-Est. Land Value)/Est. LV	30.41%
Max ECF	1.370	% Change	7.00%
Land Table LtoB	25.82%	Projected Land Table LtoB	27.63%
CVT LtoB	25.09%	Sales Sample Size	19.72%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



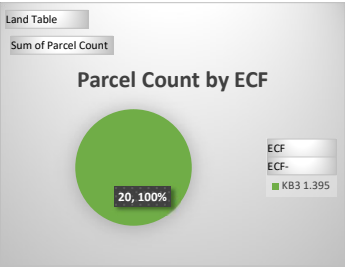
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$37,475	\$48,872	\$40,098
MINIMUM	\$37,475	\$48,872	\$40,098
MAXIMUM	\$37,475	\$48,872	\$40,098

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-129-003	500 ELIZABETH ST	11/22/23	\$150,000	\$113,324	\$74,151	\$37,475	1.00	\$74,151		Land Table K-9	33.07%
68-15-14-129-022	465 MILLER AVE	12/22/23	\$138,000	\$113,324	\$62,151	\$37,475	1.00	\$62,151		Land Table K-9	33.07%
68-15-14-129-066	426 MILLER AVE	07/25/23	\$187,000	\$163,516	\$60,959	\$37,475	1.00	\$60,959		Land Table K-9	22.92%
68-15-14-129-039	433 MILLER AVE	08/23/23	\$165,000	\$146,656	\$55,819	\$37,475	1.00	\$55,819		Land Table K-9	25.55%
68-15-14-129-032	451 MILLER AVE	01/06/23	\$155,000	\$138,343	\$54,132	\$37,475	1.00	\$54,132		Land Table K-9	27.09%
68-15-14-129-065	428 MILLER AVE	03/31/23	\$182,800	\$164,166	\$56,109	\$37,475	1.00	\$56,109		Land Table K-9	22.83%
68-15-14-129-061	401 MILLER AVE	05/16/22	\$126,000	\$113,957	\$49,518	\$37,475	1.00	\$49,518		Land Table K-9	32.89%
68-15-14-129-036	439 MILLER AVE	09/19/22	\$200,000	\$185,132	\$52,343	\$37,475	1.00	\$52,343		Land Table K-9	20.24%
68-15-14-129-052	409 MILLER AVE	07/18/23	\$152,000	\$141,769	\$47,706	\$37,475	1.00	\$47,706		Land Table K-9	26.43%
68-15-14-129-054	405 MILLER AVE	03/01/23	\$155,000	\$146,567	\$45,908	\$37,475	1.00	\$45,908		Land Table K-9	25.57%
68-15-14-129-024	465 MILLER AVE	04/26/22	\$119,000	\$120,909	\$35,566	\$37,475	1.00	\$35,566		Land Table K-9	30.99%
68-15-14-129-008	495 MILLER AVE	01/27/22	\$125,000	\$129,312	\$33,163	\$37,475	1.00	\$33,163		Land Table K-9	28.98%
68-15-14-129-020	471 MILLER AVE	02/17/23	\$155,000	\$161,919	\$30,556	\$37,475	1.00	\$30,556		Land Table K-9	23.14%
68-15-14-129-033	451 MILLER AVE	02/11/22	\$127,000	\$138,343	\$26,132	\$37,475	1.00	\$26,132		Land Table K-9	27.09%

City of Rochester
Land Table KB3

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	8
ECF Nbhd	KB3	Sales Ratio	42.99%
Min ECF	1.395	(Land Resid.-Est. Land Value)/Est. LV	65.69%
Max ECF	1.395	% Change	21.10%
Land Table LtoB	25.78%	Projected Land Table LtoB	31.22%
CVT LtoB	25.09%	Sales Sample Size	40.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



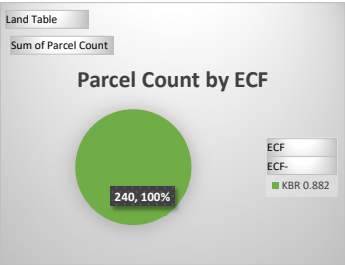
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,433	\$75,278	\$55,019
MINIMUM	\$45,433	\$75,278	\$55,019
MAXIMUM	\$45,433	\$75,278	\$55,019

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-276-029	282 1ST ST	12/21/23	\$235,000	\$177,682	\$102,751	\$45,433	1.00	\$102,751		Land Table KB3	25.57%
68-15-15-276-054	99 WALNUT BLVD	11/21/23	\$260,000	\$198,451	\$114,049	\$52,500	1.00	\$114,049		Land Table KB7	26.45%
68-15-15-276-053	97 WALNUT BLVD	10/20/23	\$254,750	\$198,332	\$108,918	\$52,500	1.00	\$108,918		Land Table KB7	26.47%
68-15-15-276-030	284 1ST ST	09/28/22	\$204,500	\$177,336	\$72,597	\$45,433	1.00	\$72,597		Land Table KB3	25.62%
68-15-15-276-055	101 WALNUT BLVD	06/02/23	\$243,000	\$216,463	\$79,037	\$52,500	1.00	\$79,037		Land Table KB7	24.25%
68-15-15-276-058	107 WALNUT BLVD	07/21/23	\$248,000	\$229,043	\$71,457	\$52,500	1.00	\$71,457		Land Table KB7	22.92%
68-15-15-276-043	256 1ST ST	04/28/23	\$197,000	\$184,983	\$57,450	\$45,433	1.00	\$57,450		Land Table KB3	24.56%
68-15-15-276-056	103 WALNUT BLVD	01/03/23	\$225,000	\$222,985	\$54,515	\$52,500	1.00	\$54,515		Land Table KB7	23.54%

City of Rochester
Land Table KBR

BSA DATABASE		SALES DATA	
Parcel Count	240	# of Sales	38
ECF Nbhd	KBR	Sales Ratio	46.52%
Min ECF	0.882	(Land Resid.-Est. Land Value)/Est. LV	49.79%
Max ECF	0.882	% Change	16.00%
Land Table LtoB	15.22%	Projected Land Table LtoB	17.65%
CVT LtoB	25.09%	Sales Sample Size	15.83%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



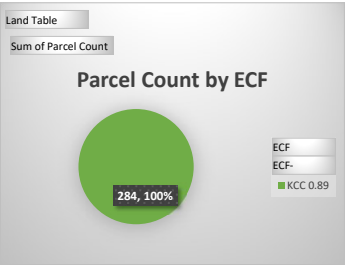
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$34,500	\$51,676	\$40,020
MINIMUM	\$34,500	\$51,676	\$40,020
MAXIMUM	\$34,500	\$51,676	\$40,020

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-12-477-048	1846 FLAGSTONE CIR	12/21/23	\$254,000	\$212,633	\$75,867	\$34,500	1.00	\$75,867		Land Table KBR	16.23%
68-15-12-478-019	1668 DEEPWOOD CIR	09/08/23	\$255,000	\$214,860	\$74,640	\$34,500	1.00	\$74,640		Land Table KBR	16.06%
68-15-12-477-016	1780 FLAGSTONE CIR	08/22/23	\$263,000	\$223,667	\$73,833	\$34,500	1.00	\$73,833		Land Table KBR	15.42%
68-15-12-478-072	1727 DEEPWOOD CIR	09/07/23	\$252,000	\$214,529	\$71,971	\$34,500	1.00	\$71,971		Land Table KBR	16.08%
68-15-12-478-035	1700 DEEPWOOD CIR	07/07/23	\$282,000	\$242,135	\$74,365	\$34,500	1.00	\$74,365		Land Table KBR	14.25%
68-15-12-478-047	1724 DEEPWOOD CIR	03/03/23	\$282,500	\$242,714	\$74,286	\$34,500	1.00	\$74,286		Land Table KBR	14.21%
68-15-12-477-088	1924 FLAGSTONE CIR	07/06/23	\$260,000	\$223,667	\$70,833	\$34,500	1.00	\$70,833		Land Table KBR	15.42%
68-15-12-477-156	1847 FLAGSTONE CIR	05/27/22	\$245,000	\$212,633	\$66,867	\$34,500	1.00	\$66,867		Land Table KBR	16.23%
68-15-12-477-133	1883 FLAGSTONE CIR	07/26/23	\$258,000	\$224,393	\$68,107	\$34,500	1.00	\$68,107		Land Table KBR	15.37%
68-15-12-478-042	1704 DEEPWOOD CIR	12/19/22	\$245,000	\$214,529	\$64,971	\$34,500	1.00	\$64,971		Land Table KBR	16.08%
68-15-12-477-085	1930 FLAGSTONE CIR	12/11/23	\$240,000	\$212,633	\$61,867	\$34,500	1.00	\$61,867		Land Table KBR	16.23%
68-15-12-478-054	1728 DEEPWOOD CIR	05/12/22	\$240,000	\$214,529	\$59,971	\$34,500	1.00	\$59,971		Land Table KBR	16.08%
68-15-12-478-015	1658 DEEPWOOD CIR	12/14/23	\$255,000	\$228,016	\$61,484	\$34,500	1.00	\$61,484		Land Table KBR	15.13%
68-15-12-477-052	1852 FLAGSTONE CIR	04/01/22	\$250,000	\$223,667	\$60,833	\$34,500	1.00	\$60,833		Land Table KBR	15.42%
68-15-12-477-092	1934 FLAGSTONE CIR	07/12/22	\$267,000	\$239,907	\$61,593	\$34,500	1.00	\$61,593		Land Table KBR	14.38%
68-15-12-477-107	1964 FLAGSTONE CIR	08/23/23	\$265,000	\$239,907	\$59,593	\$34,500	1.00	\$59,593		Land Table KBR	14.38%
68-15-12-477-116	1982 FLAGSTONE CIR	06/27/22	\$265,000	\$239,907	\$59,593	\$34,500	1.00	\$59,593		Land Table KBR	14.38%
68-15-12-477-022	1794 FLAGSTONE CIR	05/20/22	\$247,000	\$223,667	\$57,833	\$34,500	1.00	\$57,833		Land Table KBR	15.42%
68-15-12-478-064	1651 DEEPWOOD CIR	09/09/22	\$250,500	\$227,685	\$57,315	\$34,500	1.00	\$57,315		Land Table KBR	15.15%
68-15-12-477-060	1870 FLAGSTONE CIR	04/06/22	\$230,000	\$213,151	\$51,349	\$34,500	1.00	\$51,349		Land Table KBR	16.19%
68-15-12-477-030	1800 FLAGSTONE CIR	03/11/22	\$229,250	\$212,633	\$51,117	\$34,500	1.00	\$51,117		Land Table KBR	16.23%
68-15-12-477-011	1772 FLAGSTONE CIR	09/29/23	\$255,000	\$239,907	\$49,593	\$34,500	1.00	\$49,593		Land Table KBR	14.38%
68-15-12-478-003	1636 DEEPWOOD CIR	09/21/22	\$240,000	\$228,016	\$46,484	\$34,500	1.00	\$46,484		Land Table KBR	15.13%
68-15-12-477-008	1766 FLAGSTONE CIR	06/28/22	\$250,000	\$239,907	\$44,593	\$34,500	1.00	\$44,593		Land Table KBR	14.38%
68-15-12-477-125	1899 FLAGSTONE CIR	09/12/22	\$250,000	\$239,907	\$44,593	\$34,500	1.00	\$44,593		Land Table KBR	14.38%
68-15-12-478-046	1722 DEEPWOOD CIR	12/05/22	\$237,000	\$227,685	\$43,815	\$34,500	1.00	\$43,815		Land Table KBR	15.15%
68-15-12-477-053	1850 FLAGSTONE CIR	06/09/23	\$262,500	\$253,278	\$43,722	\$34,500	1.00	\$43,722		Land Table KBR	13.62%
68-15-12-478-020	1670 DEEPWOOD CIR	06/16/23	\$265,000	\$255,942	\$43,558	\$34,500	1.00	\$43,558		Land Table KBR	13.48%
68-15-12-477-033	1816 FLAGSTONE CIR	11/13/23	\$230,000	\$223,667	\$40,833	\$34,500	1.00	\$40,833		Land Table KBR	15.42%
68-15-12-478-053	1730 DEEPWOOD CIR	10/28/22	\$260,000	\$255,526	\$38,974	\$34,500	1.00	\$38,974		Land Table KBR	13.50%
68-15-12-477-151	1837 FLAGSTONE CIR	03/04/22	\$215,000	\$212,633	\$36,867	\$34,500	1.00	\$36,867		Land Table KBR	16.23%
68-15-12-477-039	1830 FLAGSTONE CIR	03/03/22	\$224,000	\$223,667	\$34,833	\$34,500	1.00	\$34,833		Land Table KBR	15.42%
68-15-12-477-047	1844 FLAGSTONE CIR	11/18/22	\$240,000	\$239,907	\$34,593	\$34,500	1.00	\$34,593		Land Table KBR	14.38%
68-15-12-477-032	1814 FLAGSTONE CIR	08/05/22	\$232,000	\$239,907	\$26,593	\$34,500	1.00	\$26,593		Land Table KBR	14.38%
68-15-12-478-076	1639 DEEPWOOD CIR	05/20/22	\$220,000	\$227,685	\$26,815	\$34,500	1.00	\$26,815		Land Table KBR	15.15%
68-15-12-477-104	1958 FLAGSTONE CIR	10/20/23	\$230,000	\$239,907	\$24,593	\$34,500	1.00	\$24,593		Land Table KBR	14.38%
68-15-12-477-143	1869 FLAGSTONE CIR	08/08/23	\$218,250	\$239,907	\$12,843	\$34,500	1.00	\$12,843		Land Table KBR	14.38%
68-15-12-477-068	1886 FLAGSTONE CIR	10/07/22	\$217,500	\$239,907	\$12,093	\$34,500	1.00	\$12,093		Land Table KBR	14.38%

City of Rochester
Land Table KCC

BSA DATABASE		SALES DATA	
Parcel Count	284	# of Sales	24
ECF Nbhd	KCC	Sales Ratio	47.23%
Min ECF	0.890	(Land Resid.-Est. Land Value)/Est. LV	44.24%
Max ECF	0.890	% Change	12.00%
Land Table LtoB	13.52%	Projected Land Table LtoB	15.15%
CVT LtoB	25.09%	Sales Sample Size	8.45%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

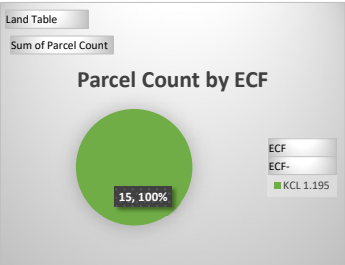


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,403	\$84,243	\$65,411
MINIMUM	\$58,403	\$84,243	\$65,411
MAXIMUM	\$58,403	\$84,243	\$65,411

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-12-230-093	1505 MILLECOQUINS CT	04/07/23	\$502,000	\$396,335	\$164,068	\$58,403	1.00	\$164,068		Land Table KCC	14.74%
68-15-01-481-034	1345 COPPER CIR	11/09/23	\$476,000	\$398,307	\$136,096	\$58,403	1.00	\$136,096		Land Table KCC	14.66%
68-15-12-230-073	400 WYNGATE DR	09/21/23	\$505,000	\$424,455	\$138,948	\$58,403	1.00	\$138,948		Land Table KCC	13.76%
68-15-01-481-010	1424 COPPER CIR	10/23/23	\$450,000	\$400,731	\$107,672	\$58,403	1.00	\$107,672		Land Table KCC	14.57%
68-15-01-427-044	1637 BOULDER CT	07/15/22	\$450,000	\$401,511	\$106,892	\$58,403	1.00	\$106,892		Land Table KCC	14.55%
68-15-12-230-030	1236 ROCK VALLEY DR	04/12/23	\$520,000	\$468,378	\$110,025	\$58,403	1.00	\$110,025		Land Table KCC	12.47%
68-15-12-230-019	1302 ROCK VALLEY DR	12/06/23	\$490,000	\$444,473	\$103,930	\$58,403	1.00	\$103,930		Land Table KCC	13.14%
68-15-01-427-043	1635 BOULDER CT	08/11/23	\$518,000	\$470,752	\$105,651	\$58,403	1.00	\$105,651		Land Table KCC	12.41%
68-15-01-427-061	1616 BOULDER CT	04/28/23	\$465,000	\$424,284	\$99,119	\$58,403	1.00	\$99,119		Land Table KCC	13.77%
68-15-01-427-109	1692 MAPLE CREEK CT	10/11/22	\$499,000	\$455,385	\$102,018	\$58,403	1.00	\$102,018		Land Table KCC	12.82%
68-15-01-427-066	1604 BOULDER CT	11/22/22	\$435,000	\$403,695	\$89,708	\$58,403	1.00	\$89,708		Land Table KCC	14.47%
68-15-01-481-049	827 GARNET CT	09/28/23	\$471,300	\$443,180	\$86,523	\$58,403	1.00	\$86,523		Land Table KCC	13.18%
68-15-01-481-041	832 GARNET CT	02/08/22	\$430,000	\$404,487	\$83,916	\$58,403	1.00	\$83,916		Land Table KCC	14.44%
68-15-12-230-052	1101 ROCK VALLEY DR	07/15/22	\$477,500	\$462,500	\$73,403	\$58,403	1.00	\$73,403		Land Table KCC	12.63%
68-15-12-230-005	518 WYNGATE DR	05/06/22	\$460,000	\$449,201	\$69,202	\$58,403	1.00	\$69,202		Land Table KCC	13.00%
68-15-12-230-095	1517 MILLECOQUINS CT	01/06/23	\$430,000	\$424,221	\$64,182	\$58,403	1.00	\$64,182		Land Table KCC	13.77%
68-15-12-230-018	1308 ROCK VALLEY DR	03/13/23	\$460,000	\$453,899	\$64,504	\$58,403	1.00	\$64,504		Land Table KCC	12.87%
68-15-01-427-032	1613 BOULDER CT	07/29/22	\$465,000	\$462,280	\$61,123	\$58,403	1.00	\$61,123		Land Table KCC	12.63%
68-15-12-230-082	1570 MILLECOQUINS CT	03/23/22	\$480,501	\$479,824	\$59,080	\$58,403	1.00	\$59,080		Land Table KCC	12.17%
68-15-01-481-024	1334 COPPER CIR	07/28/23	\$425,000	\$434,697	\$48,706	\$58,403	1.00	\$48,706		Land Table KCC	13.44%
68-15-01-427-101	1672 MAPLE CREEK CT	09/23/22	\$400,000	\$410,915	\$47,488	\$58,403	1.00	\$47,488		Land Table KCC	14.21%
68-15-01-481-006	1946 CATLIN DR	03/03/23	\$470,000	\$483,815	\$44,588	\$58,403	1.00	\$44,588		Land Table KCC	12.07%
68-15-01-427-070	1871 DUNHAM DR	01/17/23	\$460,000	\$488,105	\$30,298	\$58,403	1.00	\$30,298		Land Table KCC	11.97%
68-15-01-481-018	1370 COPPER CIR	07/20/22	\$459,900	\$493,614	\$24,689	\$58,403	1.00	\$24,689		Land Table KCC	11.83%

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	0
ECF Nbhd	KCL	Sales Ratio	#DIV/0!
Min ECF	1.195	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.195	% Change	0.00%
Land Table LtoB	32.20%	Projected Land Table LtoB	32.20%
CVT LtoB	25.09%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



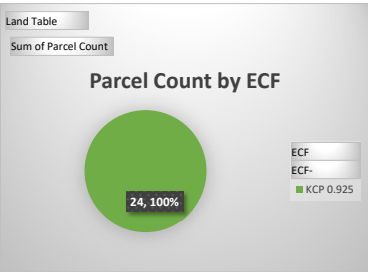
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,816	#DIV/0!	\$139,816
MINIMUM	\$139,816	#DIV/0!	\$139,816
MAXIMUM	\$139,816	#DIV/0!	\$139,816

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

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	4
ECF Nbhd	KCP	Sales Ratio	42.06%
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	78.64%
Max ECF	0.925	% Change	10.50%
Land Table LtoB	25.09%	Projected Land Table LtoB	27.72%
CVT LtoB	25.09%	Sales Sample Size	16.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

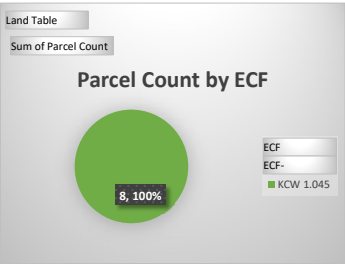


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$181,500	\$324,235	\$200,558
MINIMUM	\$181,500	\$324,235	\$200,558
MAXIMUM	\$181,500	\$324,235	\$200,558

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-183-024	226 S CASTELL AVE	11/03/23	\$825,000	\$662,550	\$343,950	\$181,500	0.15	\$2,293,000		Land Table KCP	27.39%
68-15-15-183-015	885 CUMBERLAND RDG CT	06/05/23	\$995,000	\$814,450	\$362,050	\$181,500	0.20	\$1,810,250		Land Table KCP	22.28%
68-15-15-183-010	858 CUMBERLAND RDG CT	06/08/23	\$980,000	\$821,218	\$340,282	\$181,500	0.14	\$2,430,586		Land Table KCP	22.10%
68-15-15-183-005	830 CUMBERLAND RDG CT	07/28/23	\$795,700	\$726,544	\$250,656	\$181,500	0.14	\$1,790,400		Land Table KCP	24.98%

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	KCW	Sales Ratio	#DIV/0!
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.045	% Change	0.00%
Land Table LtoB	20.68%	Projected Land Table LtoB	20.68%
CVT LtoB	25.09%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



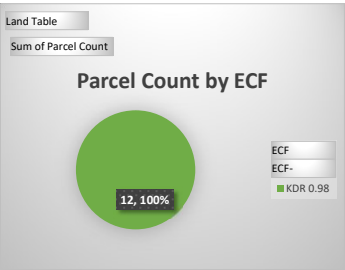
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,839	#DIV/0!	\$31,839
MINIMUM	\$31,839	#DIV/0!	\$31,839
MAXIMUM	\$31,839	#DIV/0!	\$31,839

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

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	3
ECF Nbhd	KDR	Sales Ratio	50.72%
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	-13.46%
Max ECF	0.980	% Change	0.00%
Land Table LtoB	11.53%	Projected Land Table LtoB	11.53%
CVT LtoB	25.09%	Sales Sample Size	25.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



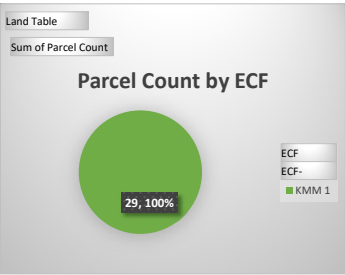
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$140,000	\$121,154	\$140,000
MINIMUM	\$115,000	\$99,519	\$115,000
MAXIMUM	\$165,000	\$142,788	\$165,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-12-231-010	54153 DEER RIDGE CT	02/08/22	\$1,300,000	\$1,235,649	\$179,351	\$115,000	0.45	\$398,558		Land Table KDR	9.31%
68-15-12-231-007	54158 DEER RIDGE CT	10/06/23	\$1,350,000	\$1,324,798	\$140,202	\$115,000	0.35	\$400,577		Land Table KDR	8.68%
68-15-12-231-015	54141 DEER RIDGE CT	05/04/23	\$1,025,000	\$1,167,727	\$22,273	\$165,000	0.83	\$26,835		Land Table KDR	14.13%

City of Rochester
Land Table KMM

BSA DATABASE		SALES DATA	
Parcel Count	29	# of Sales	4
ECF Nbhd	KMM	Sales Ratio	46.20%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	28.99%
Max ECF	1.000	% Change	8.25%
Land Table LtoB	30.74%	Projected Land Table LtoB	33.28%
CVT LtoB	25.09%	Sales Sample Size	13.79%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



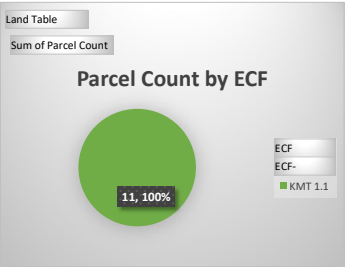
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$200,000	\$257,983	\$200,000
MINIMUM	\$117,154	\$151,118	\$155,815
MAXIMUM	\$258,657	\$333,645	\$258,657

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-155-004	122 MILL ST	6/9/2023	\$550,000	\$413,911	\$253,243	\$117,154	1.00	\$253,243		Land Table KMM	28.30%
68-15-14-155-005	123 MILL ST	6/10/2023	\$550,001	\$413,911	\$253,243	\$117,154	1.00	\$163,243		Land Table KMM	28.30%
68-15-10-480-003	527 PINE ST	4/1/2022	\$882,000	\$908,910	\$231,747	\$258,657	1.00	\$231,747		Land Table KMM	28.46%
68-15-10-480-005	527 PINE ST	2/23/2022	\$882,798	\$910,161	\$231,294	\$258,657	1.00	\$231,294		Land Table KMM	28.42%

City of Rochester
Land Table KMT

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	1
ECF Nbhd	KMT	Sales Ratio	45.86%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	20.58%
Max ECF	1.100	% Change	5.00%
Land Table LtoB	43.35%	Projected Land Table LtoB	45.51%
CVT LtoB	25.09%	Sales Sample Size	9.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



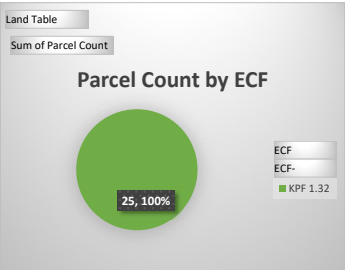
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$155,700	\$187,746	\$163,485
MINIMUM	\$135,000	\$162,785	\$141,750
MAXIMUM	\$468,000	\$564,322	\$491,400

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-311-013	804 N MAIN ST	10/24/22	\$1,161,898	\$1,065,576	\$564,322	\$468,000	1.00	\$564,322		Land Table KMT	43.92%

City of Rochester
Land Table KPF

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	4
ECF Nbhd	KPF	Sales Ratio	46.50%
Min ECF	1.320	(Land Resid.-Est. Land Value)/Est. LV	31.41%
Max ECF	1.320	% Change	25.00%
Land Table LtoB	24.41%	Projected Land Table LtoB	30.51%
CVT LtoB	25.09%	Sales Sample Size	16.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



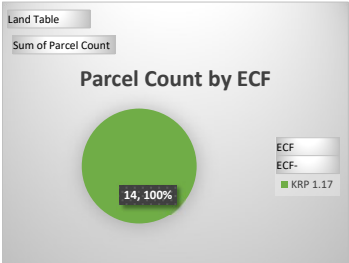
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,089	\$42,169	\$40,111
MINIMUM	\$32,089	\$42,169	\$40,111
MAXIMUM	\$32,089	\$42,169	\$40,111

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-329-009	417 PARKDALE AVE	12/08/22	\$157,000	\$141,394	\$47,695	\$32,089	1.00	\$47,695		Land Table KPF	22.69%
68-15-11-329-021	417 PARKDALE AVE	09/09/22	\$142,000	\$132,198	\$41,891	\$32,089	1.00	\$41,891		Land Table KPF	24.27%
68-15-11-329-012	417 PARKDALE AVE	10/17/22	\$135,000	\$126,974	\$40,115	\$32,089	1.00	\$40,115		Land Table KPF	25.27%
68-15-11-329-025	417 PARKDALE AVE	01/20/23	\$142,500	\$135,613	\$38,976	\$32,089	1.00	\$38,976		Land Table KPF	23.66%

City of Rochester
Land Table KRP

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	3
ECF Nbhd	KRP	Sales Ratio	47.03%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	17.09%
Max ECF	1.170	% Change	6.00%
Land Table LtoB	35.56%	Projected Land Table LtoB	37.69%
CVT LtoB	25.09%	Sales Sample Size	21.43%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



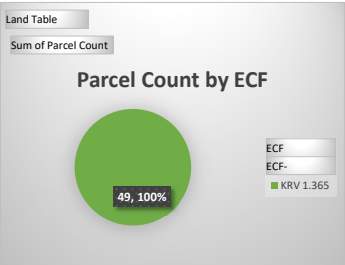
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$335,000	\$392,255	\$355,100
MINIMUM	\$200,000	\$234,182	\$212,000
MAXIMUM	\$600,000	\$702,547	\$636,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-109-011	600 ELIZABETH ST	06/22/23	\$1,450,000	\$1,249,851	\$680,149	\$480,000	1.00	\$680,149		Land Table KRP	38.40%
68-15-14-109-008	600 ELIZABETH ST	03/23/23	\$1,250,000	\$1,219,851	\$480,149	\$450,000	1.00	\$480,149		Land Table KRP	36.89%
68-15-14-109-007	600 ELIZABETH ST	04/26/23	\$900,000	\$916,659	\$303,341	\$320,000	1.00	\$303,341		Land Table KRP	34.91%

City of Rochester
Land Table KRV

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	5
ECF Nbhd	KRV	Sales Ratio	44.81%
Min ECF	1.365	(Land Resid.-Est. Land Value)/Est. LV	36.59%
Max ECF	1.365	% Change	20.00%
Land Table LtoB	31.12%	Projected Land Table LtoB	37.34%
CVT LtoB	25.09%	Sales Sample Size	10.20%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



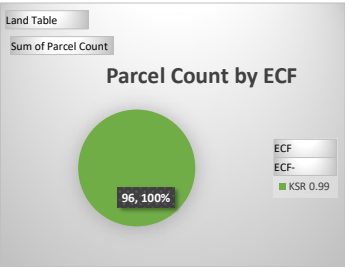
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,295	\$48,210	\$42,354
MINIMUM	\$35,295	\$48,210	\$42,354
MAXIMUM	\$35,295	\$48,210	\$42,354

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-330-013	436 ROMEO RD	11/15/23	\$165,000	\$123,055	\$77,240	\$35,295	1.00	\$77,240		Land Table KRV	28.68%
68-15-11-330-037	500 ROMEO RD	07/19/23	\$121,000	\$112,696	\$43,599	\$35,295	1.00	\$43,599		Land Table KRV	31.32%
68-15-11-330-038	500 ROMEO RD	07/21/22	\$112,000	\$104,359	\$42,936	\$35,295	1.00	\$42,936		Land Table KRV	33.82%
68-15-11-330-012	436 ROMEO RD	04/25/23	\$112,000	\$105,987	\$41,308	\$35,295	1.00	\$41,308		Land Table KRV	33.30%
68-15-11-330-025	454 ROMEO RD	12/30/22	\$112,100	\$111,429	\$35,966	\$35,295	1.00	\$35,966		Land Table KRV	31.67%

City of Rochester
Land Table KSR

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	10
ECF Nbhd	KSR	Sales Ratio	45.78%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	48.76%
Max ECF	0.990	% Change	15.00%
Land Table LtoB	18.78%	Projected Land Table LtoB	21.60%
CVT LtoB	25.09%	Sales Sample Size	10.42%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

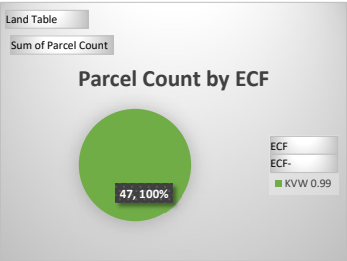


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,449	\$110,749	\$85,616
MINIMUM	\$74,449	\$110,749	\$85,616
MAXIMUM	\$74,449	\$110,749	\$85,616

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-401-046	1072 CHURCHILL CIR	05/04/23	\$550,000	\$385,145	\$239,304	\$74,449	1.00	\$239,304		Land Table KSR	19.33%
68-15-11-401-054	1122 CHURCHILL CIR	07/10/23	\$459,000	\$397,096	\$136,353	\$74,449	1.00	\$136,353		Land Table KSR	18.75%
68-15-11-401-012	932 CHURCHILL CIR	08/31/23	\$474,000	\$415,636	\$132,813	\$74,449	1.00	\$132,813		Land Table KSR	17.91%
68-15-11-401-079	971 CHURCHILL CIR	06/10/22	\$410,000	\$361,807	\$122,642	\$74,449	1.00	\$122,642		Land Table KSR	20.58%
68-15-11-401-067	1200 CHURCHILL CIR	09/28/22	\$425,000	\$397,048	\$102,401	\$74,449	1.00	\$102,401		Land Table KSR	18.75%
68-15-11-401-099	1175 CHURCHILL CIR	02/02/22	\$390,000	\$372,891	\$91,558	\$74,449	1.00	\$91,558		Land Table KSR	19.97%
68-15-11-401-097	1163 CHURCHILL CIR	09/13/22	\$425,000	\$412,964	\$86,485	\$74,449	1.00	\$86,485		Land Table KSR	18.03%
68-15-11-401-063	1176 CHURCHILL CIR	12/19/22	\$365,000	\$363,268	\$76,181	\$74,449	1.00	\$76,181		Land Table KSR	20.49%
68-15-11-401-048	1084 CHURCHILL CIR	06/10/22	\$392,500	\$403,680	\$63,269	\$74,449	1.00	\$63,269		Land Table KSR	18.44%
68-15-11-401-092	1133 CHURCHILL CIR	12/07/22	\$415,000	\$432,966	\$56,483	\$74,449	1.00	\$56,483		Land Table KSR	17.20%

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	6
ECF Nbhd	KVW	Sales Ratio	48.03%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	20.51%
Max ECF	0.990	% Change	10.00%
Land Table LtoB	20.30%	Projected Land Table LtoB	22.33%
CVT LtoB	25.09%	Sales Sample Size	12.77%

Color Key
Vacant Sales
Demo Sales or New Build after sale

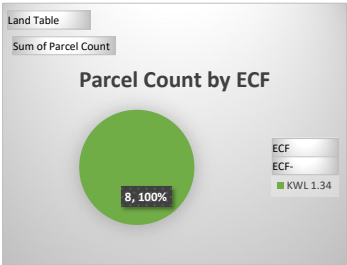


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$99,000	\$119,305	\$108,900
MINIMUM	\$99,000	\$119,305	\$108,900
MAXIMUM	\$99,000	\$119,305	\$108,900

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-427-028	1030 POINTE PLACE BLVD	09/12/23	\$556,000	\$482,591	\$172,409	\$99,000	0.25	\$700,850		Land Table KVW	20.51%
68-15-11-404-005	1006 POINTE PLACE BLVD	05/26/22	\$504,000	\$443,594	\$159,406	\$99,000	0.26	\$625,122		Land Table KVW	22.32%
68-15-11-402-015	1031 POINTE PLACE BLVD	04/25/22	\$550,000	\$510,123	\$138,877	\$99,000	0.27	\$516,271		Land Table KVW	19.41%
68-15-11-427-003	1090 POINTE PLACE BLVD	03/10/23	\$574,000	\$576,612	\$96,388	\$99,000	0.09	\$1,070,978		Land Table KVW	17.17%
68-15-11-402-012	1019 POINTE PLACE BLVD	03/16/22	\$440,000	\$447,882	\$91,118	\$99,000	0.16	\$587,858		Land Table KVW	22.10%
68-15-11-427-013	1050 POINTE PLACE BLVD	02/28/23	\$467,000	\$508,371	\$57,629	\$99,000	0.09	\$640,322		Land Table KVW	19.47%

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	1
ECF Nbhd	KWL	Sales Ratio	49.90%
Min ECF	1.340	(Land Resid.-Est. Land Value)/Est. LV	0.58%
Max ECF	1.340	% Change	0.00%
Land Table LtoB	27.22%	Projected Land Table LtoB	27.22%
CVT LtoB	25.09%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



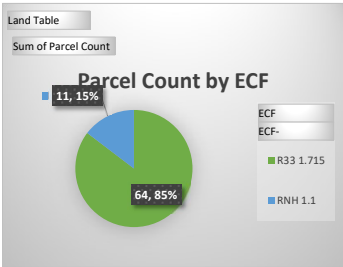
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$125,000	\$125,727	\$125,000
MINIMUM	\$125,000	\$125,727	\$125,000
MAXIMUM	\$125,000	\$125,727	\$125,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-235-017	202 WALNUT BLVD	1/25/2022	\$347,000	\$346,273	\$125,727	\$125,000	1.00	\$125,727		Land Table KWL	36.10%

City of Rochester
Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	75	# of Sales	6
ECF Nbhd	R33, RNH	Sales Ratio	47.32%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	16.71%
Max ECF	1.715	% Change	10.00%
Land Table LtoB	37.04%	Projected Land Table LtoB	40.74%
CVT LtoB	25.09%	Sales Sample Size	8.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



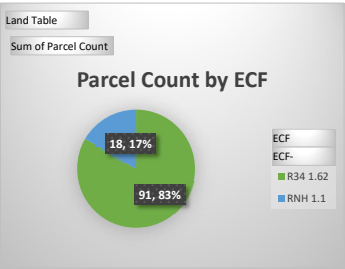
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,343	\$2,734	\$2,577
MINIMUM	\$1,562	\$1,823	\$1,718
MAXIMUM	\$3,123	\$3,645	\$3,435

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-154-019	357 MAYWOOD AVE	06/29/23	\$810,000	\$691,111	\$273,038	\$154,149	0.15	\$1,883,021		Land Table R33	22.30%
68-15-11-154-006	332 NORTHWOOD AVE	01/06/23	\$731,500	\$662,540	\$262,645	\$193,685	0.22	\$1,193,841		Land Table R33	29.23%
68-15-11-151-008	155 NORTHWOOD AVE	12/11/23	\$305,000	\$279,599	\$181,743	\$156,342	0.15	\$1,211,620		Land Table R33	55.92%
68-15-11-153-008	152 NORTHWOOD AVE	08/11/22	\$665,000	\$660,633	\$199,867	\$195,500	0.23	\$888,298		Land Table R33	29.59%
68-15-11-156-008	342 MAYWOOD AVE	09/22/23	\$305,000	\$316,193	\$143,424	\$154,617	0.15	\$982,356		Land Table R33	48.90%
68-15-11-151-005	135 NORTHWOOD AVE	08/31/23	\$330,000	\$367,437	\$119,528	\$156,965	0.15	\$791,576		Land Table R33	42.72%

City of Rochester
Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	7
ECF Nbhd	R34, RNH	Sales Ratio	49.88%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	0.60%
Max ECF	1.620	% Change	5.00%
Land Table LtoB	38.16%	Projected Land Table LtoB	40.07%
CVT LtoB	25.09%	Sales Sample Size	6.42%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

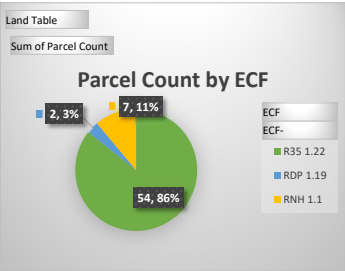


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,852	\$2,869	\$2,995
MINIMUM	\$1,841	\$1,852	\$1,933
MAXIMUM	\$4,048	\$4,072	\$4,250

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-160-007	332 HIGHLAND AVE	10/14/22	\$795,000	\$697,041	\$281,959	\$184,000	0.16	\$1,819,090		Land Table R34	26.40%
68-15-11-155-015	145 LINWOOD AVE	03/09/22	\$490,000	\$484,142	\$189,858	\$184,000	0.16	\$1,224,890		Land Table R34	38.01%
68-15-11-302-008	343 TERRY AVE	03/25/22	\$315,000	\$314,331	\$181,229	\$180,560	0.15	\$1,216,302		Land Table R34	57.44%
68-15-11-158-008	336 LINWOOD AVE	02/23/23	\$585,000	\$597,838	\$171,162	\$184,000	0.16	\$1,104,271		Land Table R34	30.78%
68-15-11-158-024	347 HIGHLAND AVE	06/30/23	\$350,000	\$385,245	\$148,755	\$184,000	0.16	\$959,710		Land Table R34	47.76%
68-15-11-304-008	342 TERRY AVE	09/20/22	\$155,000				0.15	\$1,040,268		Land Table R34	#DIV/0!
68-15-11-156-013	303 LINWOOD AVE	03/03/23	\$280,000	\$329,838	\$134,162	\$184,000	0.16	\$865,561		Land Table R34	55.78%

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	2
ECF Nbhd	R35, RDP, RNH	Sales Ratio	52.60%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	-16.02%
Max ECF	1.220	% Change	5.00%
Land Table LtoB	47.66%	Projected Land Table LtoB	50.05%
CVT LtoB	25.09%	Sales Sample Size	3.17%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

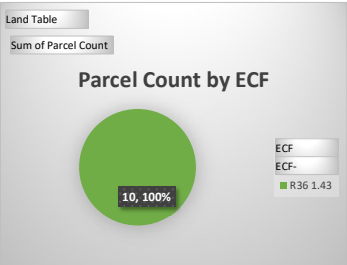


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,076	\$1,744	\$2,180
MINIMUM	\$1,384	\$1,162	\$1,453
MAXIMUM	\$2,768	\$2,325	\$2,906

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-304-010	1002 MAHAFFY AVE	09/30/22	\$329,000	\$328,105	\$187,130	\$186,235	0.22	\$835,402		Land Table R35	56.76%
68-15-11-306-002	204 LYSANDER ST	04/17/23	\$775,000	\$833,255	\$113,654	\$171,909	0.21	\$549,053		Land Table R35	20.63%

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	R36	Sales Ratio	#DIV/0!
Min ECF	1.430	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.430	% Change	10.00%
Land Table LtoB	34.97%	Projected Land Table LtoB	38.47%
CVT LtoB	25.09%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



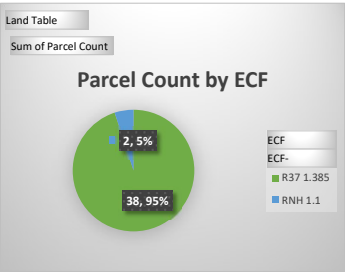
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,130	#DIV/0!	\$2,343
MINIMUM	\$1,392	#DIV/0!	\$1,531
MAXIMUM	\$2,951	#DIV/0!	\$3,246

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-304-025		09/16/22	\$155,000				0.14	\$1,099,291		Land Table R36	#DIV/0!

City of Rochester
Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	3
ECF Nbhd	R37, RNH	Sales Ratio	43.94%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	43.46%
Max ECF	1.385	% Change	22.00%
Land Table LtoB	34.82%	Projected Land Table LtoB	42.48%
CVT LtoB	25.09%	Sales Sample Size	7.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



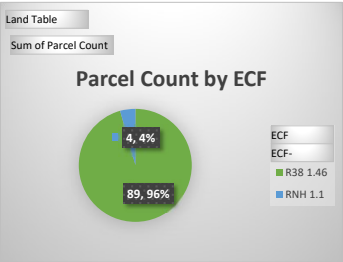
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,725	\$2,474	\$2,104
MINIMUM	\$1,150	\$1,650	\$1,403
MAXIMUM	\$2,299	\$3,298	\$2,805

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-310-010	355 CHARLES RD	07/14/23	\$285,000				0.28	\$1,021,505		Land Table R37	#DIV/0!
68-15-11-351-005	204 CHARLES RD	08/29/23	\$650,000	\$553,958	\$276,278	\$180,236	0.29	\$959,299		Land Table R37	32.54%
68-15-11-310-008	321 CHARLES RD	11/17/22	\$575,000	\$522,662	\$213,498	\$161,160	0.23	\$944,681		Land Table R37	30.83%

City of Rochester
Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	11
ECF Nbhd	R38, RNH	Sales Ratio	48.40%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	7.42%
Max ECF	1.460	% Change	8.00%
Land Table LtoB	40.13%	Projected Land Table LtoB	43.35%
CVT LtoB	25.09%	Sales Sample Size	11.83%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



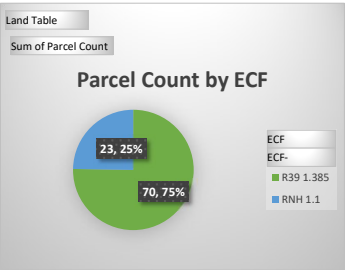
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,520	\$1,632	\$1,641
MINIMUM	\$982	\$1,055	\$1,061
MAXIMUM	\$2,150	\$2,310	\$2,322

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-179-011	1354 MAPLE DR	05/25/23	\$365,501	\$297,427	\$198,725	\$130,651	0.14	\$1,429,676		Land Table R38	43.93%
68-15-11-177-014	1377 CATALPA DR	07/29/22	\$327,750	\$292,490	\$162,985	\$127,725	0.15	\$1,093,859		Land Table R38	43.67%
68-15-11-177-004	1390 SYCAMORE DR	05/25/22	\$358,700	\$326,115	\$158,581	\$125,996	0.15	\$1,078,782		Land Table R38	38.64%
68-15-11-179-030	1136 SYCAMORE DR	04/28/23	\$363,000	\$335,331	\$179,842	\$152,173	0.22	\$821,196		Land Table R38	45.38%
68-15-11-179-020	697 ROMEO RD	04/15/22	\$330,000	\$308,674	\$179,966	\$158,640	0.24	\$737,566		Land Table R38	51.39%
68-15-11-179-015	1306 MAPLE DR	06/14/22	\$336,000	\$325,536	\$148,917	\$138,453	0.17	\$897,090		Land Table R38	42.53%
68-15-11-178-032	1216 SYCAMORE DR	02/17/22	\$340,000	\$332,450	\$151,362	\$143,812	0.21	\$727,702		Land Table R38	43.26%
68-15-11-178-012	1288 CATALPA DR	01/31/22	\$300,000	\$295,026	\$138,246	\$133,272	0.16	\$874,975		Land Table R38	45.17%
68-15-11-179-033	683 ROMEO RD	09/19/22	\$333,000	\$351,250	\$132,840	\$151,090	0.22	\$598,378		Land Table R38	43.01%
68-15-11-176-020	1353 SYCAMORE DR	02/10/22	\$239,000	\$273,219	\$103,331	\$137,550	0.16	\$641,807		Land Table R38	50.34%
68-15-11-179-029	1156 SYCAMORE DR	07/07/23	\$251,000	\$292,963	\$87,194	\$129,157	0.16	\$75,297		Land Table R38	44.09%

City of Rochester
Land Table R39

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	13
ECF Nbhd	R39, RNH	Sales Ratio	48.92%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	5.19%
Max ECF	1.385	% Change	10.00%
Land Table LtoB	37.27%	Projected Land Table LtoB	41.00%
CVT LtoB	25.09%	Sales Sample Size	13.98%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



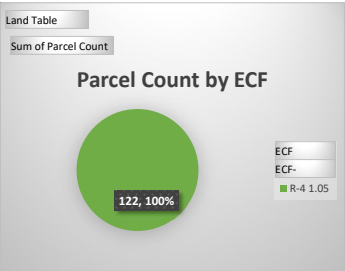
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,921	\$2,021	\$2,113
MINIMUM	\$1,190	\$1,252	\$1,309
MAXIMUM	\$2,920	\$3,072	\$3,212

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-377-015	761 LOUNSBURY AVE	06/16/23	\$230,000				0.17	\$1,337,209		Land Table R39	#DIV/0!
68-15-11-382-009	754 MILLER AVE	07/06/23	\$353,000	\$291,588	\$207,412	\$146,000	0.17	\$1,205,884		Land Table R39	50.07%
68-15-11-378-008	614 PARKDALE AVE	05/11/22	\$365,500	\$327,900	\$190,814	\$153,214	0.19	\$1,004,284		Land Table R39	46.73%
68-15-11-377-021	745 LOUNSBURY AVE	09/14/23	\$399,000	\$360,151	\$175,511	\$136,662	0.22	\$787,045		Land Table R39	37.95%
68-15-11-328-002	836 MILLER AVE	08/25/22	\$296,000	\$278,249	\$163,751	\$146,000	0.17	\$952,041		Land Table R39	52.47%
68-15-11-377-013	773 LOUNSBURY AVE	01/07/22	\$269,600	\$255,735	\$159,865	\$146,000	0.17	\$929,448		Land Table R39	57.09%
68-15-11-378-004	520 PARKDALE AVE	06/09/23	\$315,000	\$298,810	\$174,446	\$158,256	0.20	\$863,594		Land Table R39	52.96%
68-15-11-377-020	749 LOUNSBURY AVE	07/13/23	\$260,000	\$255,528	\$150,472	\$146,000	0.17	\$874,837		Land Table R39	57.14%
68-15-11-377-006	456 PARKDALE AVE	01/25/22	\$320,000	\$321,356	\$139,693	\$141,049	0.16	\$867,658		Land Table R39	43.89%
68-15-11-377-016	757 LOUNSBURY AVE	11/09/22	\$480,000	\$484,364	\$114,686	\$119,050	0.17	\$666,779		Land Table R39	24.58%
68-15-11-377-026	746 ELIZABETH ST	07/05/22	\$360,000	\$386,588	\$92,462	\$119,050	0.17	\$537,570		Land Table R39	30.80%
68-15-11-376-038	741 DELANOY CT	06/29/22	\$385,000	\$415,557	\$137,461	\$168,018	0.33	\$412,796		Land Table R39	40.43%
68-15-11-327-111	603 PARKDALE AVE	02/15/23	\$425,000	\$461,295	\$136,499	\$172,794	0.33	\$413,633		Land Table R39	37.46%

City of Rochester
Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	122	# of Sales	8
ECF Nbhd	R-4	Sales Ratio	51.47%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	-12.63%
Max ECF	1.050	% Change	0.00%
Land Table LtoB	21.48%	Projected Land Table LtoB	21.48%
CVT LtoB	25.09%	Sales Sample Size	6.56%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$750	\$655	\$750
MINIMUM	\$500	\$437	\$500
MAXIMUM	\$1,000	\$874	\$1,000

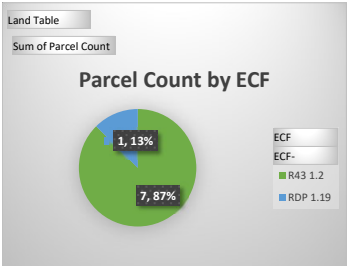
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-329-011	886 ASPEN DR	10/27/23	\$442,000	\$410,996	\$125,696	\$94,692	0.30	\$423,219		Land Table R-4	23.04%
68-15-10-178-012	1030 HEMLOCK DR	07/31/23	\$505,000	\$487,010	\$100,188	\$82,198	0.24	\$422,734		Land Table R-4	16.88%
68-15-10-178-003	1132 HEMLOCK DR	12/08/23	\$435,000	\$422,073	\$112,805	\$99,878	0.27	\$419,349		Land Table R-4	23.66%
68-15-10-329-009	900 ASPEN DR	10/06/23	\$390,000	\$397,358	\$84,246	\$91,604	0.28	\$297,689		Land Table R-4	23.05%
68-15-10-329-012	880 ASPEN DR	04/05/22	\$500,000	\$520,523	\$88,785	\$109,308	0.37	\$237,393		Land Table R-4	21.00%
68-15-10-328-015	816 GREAT OAKS BLVD	10/10/23	\$385,000	\$414,125	\$61,048	\$90,173	0.25	\$240,346		Land Table R-4	21.77%
68-15-10-327-001	980 GREAT OAKS BLVD	08/19/22	\$435,000	\$481,777	\$74,307	\$121,084	0.36	\$205,837		Land Table R-4	25.13%
68-15-10-327-002	968 GREAT OAKS BLVD	05/22/23	\$400,000	\$460,556	\$61,138	\$121,694	0.37	\$163,471		Land Table R-4	26.42%

City of Rochester

Land Table R43

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	1
ECF Nbhd	R43, RDP	Sales Ratio	49.78%
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	1.70%
Max ECF	1.200	% Change	0.00%
Land Table LtoB	43.17%	Projected Land Table LtoB	43.17%
CVT LtoB	25.09%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



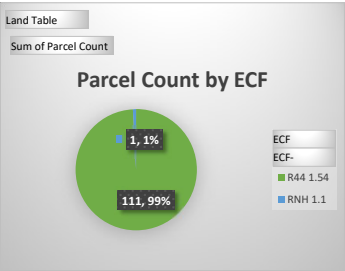
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,608	\$1,635	\$1,608
MINIMUM	\$1,608	\$1,635	\$1,608
MAXIMUM	\$1,608	\$1,635	\$1,608

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-378-011	760 LOUNSBURY AVE	12/20/22	\$550,000	\$547,592	\$144,324	\$141,916	0.49	\$295,746		Land Table R43	25.92%

City of Rochester
Land Table R44

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	11
ECF Nbhd	R44, RNH	Sales Ratio	46.61%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	16.72%
Max ECF	1.540	% Change	17.00%
Land Table LtoB	44.21%	Projected Land Table LtoB	51.73%
CVT LtoB	25.09%	Sales Sample Size	9.82%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,641	\$1,915	\$1,920
MINIMUM	\$1,093	\$1,276	\$1,279
MAXIMUM	\$2,188	\$2,554	\$2,560

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-377-023	425 HILL ST	12/04/23	\$350,000	\$273,753	\$206,066	\$129,819	0.16	\$1,279,913		Land Table R44	47.42%
68-15-11-379-021	529 REWOLD DR	12/27/23	\$374,000	\$312,178	\$193,102	\$131,280	0.17	\$1,170,315		Land Table R44	42.05%
68-15-11-376-033	511 ELIZABETH ST	08/30/23	\$286,000	\$245,486	\$152,957	\$112,443	0.13	\$1,167,611		Land Table R44	45.80%
68-15-11-380-010	528 REWOLD DR	07/29/22	\$425,000	\$384,198	\$175,094	\$134,292	0.17	\$1,012,104		Land Table R44	34.95%
68-15-11-378-026	719 MILLER AVE	07/31/23	\$320,000	\$301,221	\$161,705	\$142,926	0.18	\$898,361		Land Table R44	47.45%
68-15-11-382-016	620 MILLER AVE	07/26/23	\$345,000	\$330,309	\$164,927	\$150,236	0.20	\$828,779		Land Table R44	45.48%
68-15-11-380-019	437 MEADOW LN	04/21/23	\$310,000	\$300,408	\$144,838	\$135,246	0.18	\$827,646		Land Table R44	45.02%
68-15-11-381-009	532 MEADOW LN	12/16/22	\$313,250	\$314,092	\$130,438	\$131,280	0.17	\$790,533		Land Table R44	41.80%
68-15-11-382-013	632 MILLER AVE	10/20/23	\$335,000	\$337,668	\$144,587	\$147,255	0.19	\$753,057		Land Table R44	43.61%
68-15-11-380-022	533 MEADOW LN	08/15/22	\$331,400	\$334,525	\$130,696	\$133,821	0.17	\$759,860		Land Table R44	40.00%
68-15-11-382-014	628 MILLER AVE	08/31/22	\$289,900	\$296,080	\$138,409	\$144,589	0.19	\$748,157		Land Table R44	48.83%

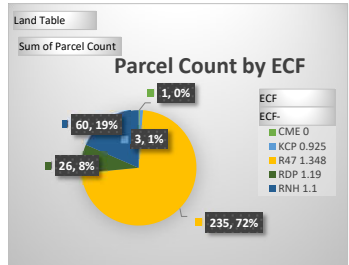
City of Rochester
Land Table R47

BSA DATABASE		SALES DATA	
Parcel Count	325	# of Sales	25
ECF Nbhd	R47, RDP, RNH, CME, KCP	Sales Ratio	48.24%
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	10.66%
Max ECF	1.348	% Change	11.00%
Land Table LtoB	39.56%	Projected Land Table LtoB	43.91%
CVT LtoB	25.09%	Sales Sample Size	7.69%

Color Key

Vacant Sales

Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$3,135	\$3,469	\$3,480
MINIMUM	\$1,568	\$1,735	\$1,740
MAXIMUM	\$82,068	\$90,819	\$91,095

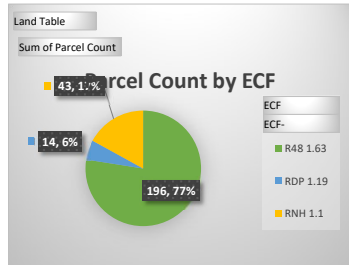
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-254-015	624 RENSHAW ST	06/02/22	\$400,000	\$312,525	\$237,038	\$149,563	0.14	\$1,669,282		Land Table R47	47.86%
68-15-15-133-014	932 ROSELAWN DR	06/17/22	\$850,000	\$670,427	\$320,648	\$141,075	0.15	\$2,211,366		Land Table R47	21.04%
68-15-15-279-008	189 FRASER ST	06/16/23	\$290,000	\$246,716	\$129,352	\$86,068	0.02	\$6,467,600		Land Table R47	34.89%
68-15-15-181-010	211 S ALICE AVE	08/31/23	\$319,000	\$273,936	\$197,270	\$152,206	0.15	\$1,297,829		Land Table R47	55.56%
68-15-15-181-008	203 S ALICE AVE	03/31/22	\$510,000	\$459,595	\$202,611	\$152,206	0.15	\$1,332,967		Land Table R47	33.12%
68-15-15-178-027	122 N HELEN AVE	12/01/22	\$289,000	\$260,956	\$166,228	\$138,184	0.16	\$1,065,564		Land Table R47	52.95%
68-15-15-132-004	222 N ALICE AVE	09/02/22	\$390,000	\$354,040	\$172,860	\$136,900	0.13	\$1,309,545		Land Table R47	38.67%
68-15-15-177-002	128 N ALICE AVE	05/26/22	\$840,000	\$770,013	\$254,400	\$184,413	0.21	\$1,194,366		Land Table R47	23.95%
68-15-15-133-003	915 W 3RD ST	05/02/22	\$279,000	\$258,289	\$176,337	\$155,626	0.16	\$1,116,057		Land Table R47	60.25%
68-15-15-136-004	206 N ALICE AVE	07/18/22	\$325,000	\$304,568	\$158,217	\$137,785	0.13	\$1,189,602		Land Table R47	45.24%
68-15-15-137-012	916 FAIRVIEW AVE	04/21/22	\$320,000	\$300,668	\$176,082	\$156,750	0.16	\$1,093,677		Land Table R47	52.13%
68-15-15-256-011	725 RENSHAW ST	06/09/23	\$812,500	\$768,600	\$196,365	\$152,465	0.15	\$1,354,241		Land Table R47	19.84%
68-15-15-133-015	926 ROSELAWN DR	10/31/22	\$905,000	\$898,657	\$147,418	\$141,075	0.15	\$1,016,676		Land Table R47	15.70%
68-15-15-137-004	913 ROSELAWN DR	06/17/22	\$844,000	\$838,420	\$162,330	\$156,750	0.16	\$1,008,261		Land Table R47	18.70%
68-15-15-178-023	912 1ST ST	07/20/23	\$315,000	\$313,077	\$134,692	\$132,769	0.13	\$1,052,281		Land Table R47	42.41%
68-15-15-182-002	909 1ST ST	08/14/23	\$412,000	\$409,506	\$187,694	\$185,200	0.22	\$872,995		Land Table R47	45.23%
68-15-15-253-002	111 S CASTELL AVE	02/04/22	\$288,000	\$292,067	\$176,262	\$180,329	0.21	\$835,365		Land Table R47	61.74%
68-15-15-181-023	212 S HELEN AVE	09/25/23	\$275,000	\$280,733	\$147,014	\$152,747	0.15	\$960,876		Land Table R47	54.41%
68-15-15-180-014	224 S ALICE AVE	02/03/23	\$300,000	\$310,552	\$145,879	\$156,431	0.15	\$966,086		Land Table R47	50.37%
68-15-15-133-006	903 W 3RD ST	06/02/22	\$645,000	\$691,592	\$128,737	\$175,329	0.18	\$723,242		Land Table R47	25.35%
68-15-15-128-012	930 W 3RD ST	06/10/22	\$250,250	\$269,158	\$136,588	\$155,496	0.16	\$859,044		Land Table R47	57.77%
68-15-15-279-004	122 CAMPBELL ST	07/19/22	\$264,000	\$295,597	\$105,258	\$136,855	0.13	\$835,381		Land Table R47	46.30%
68-15-15-254-003	625 1ST ST	04/29/22	\$641,500	\$742,841	\$62,647	\$163,988	0.16	\$401,583		Land Table R47	22.08%
68-15-15-279-006	197 FRASER ST	03/30/23	\$321,900	\$373,714	\$124,396	\$176,210	0.19	\$651,288		Land Table R47	47.15%
68-15-15-257-002	629 RENSHAW ST	06/15/23	\$175,000				0.14			Land Table R47	#DIV/0!

City of Rochester

Land Table R48

BSA DATABASE		SALES DATA	
Parcel Count	253	# of Sales	24
ECF Nbhd	RNH, R48, RDP	Sales Ratio	48.03%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	11.62%
Max ECF	1.630	% Change	20.00%
Land Table LtoB	39.84%	Projected Land Table LtoB	47.81%
CVT LtoB	25.09%	Sales Sample Size	9.49%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



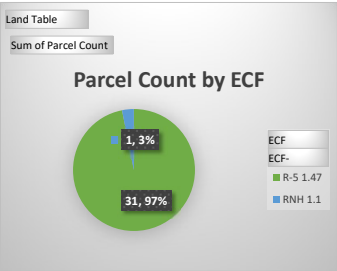
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$201,772	\$225,227	\$242,126
MINIMUM	\$139,755	\$156,001	\$167,706
MAXIMUM	\$225,984	\$252,254	\$271,181

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-15-230-012	308 W 3RD ST	5/20/2022	\$560,000				0.31	\$1,830,065		Land Table R48	#DIV/0!
68-15-15-207-005	527 HARRISON ST	6/1/2022	\$653,900	\$501,506	\$354,166	\$201,772	0.13	\$2,662,902		Land Table R48	40.23%
68-15-15-204-015	311 WESLEY ST	1/25/2023	\$1,400,000	\$1,127,095	\$498,889	\$225,984	0.20	\$2,482,035		Land Table R48	20.05%
68-15-15-129-006	428 TAYLOR AVE	7/26/2022	\$590,000	\$491,247	\$300,525	\$201,772	0.14	\$2,101,573		Land Table R48	41.07%
68-15-15-229-013	315 OAK ST	5/4/2022	\$1,215,000	\$1,019,348	\$421,636	\$225,984	0.20	\$2,087,307		Land Table R48	22.17%
68-15-15-229-008	420 W 3RD ST	6/6/2022	\$1,014,900	\$903,733	\$337,151	\$225,984	0.23	\$1,465,874		Land Table R48	25.01%
68-15-15-202-012	427 WILCOX ST	7/13/2022	\$512,000	\$459,279	\$254,493	\$201,772	0.15	\$1,708,007		Land Table R48	43.93%
68-15-15-206-007	514 HARRISON ST	3/28/2023	\$433,000	\$412,603	\$222,169	\$201,772	0.17	\$1,346,479		Land Table R48	48.90%
68-15-15-204-014	315 WESLEY ST	5/31/2023	\$735,000	\$703,356	\$233,416	\$201,772	0.19	\$1,261,708		Land Table R48	28.69%
68-15-15-205-009	302 WESLEY ST	10/11/2023	\$400,000	\$390,365	\$211,407	\$201,772	0.15	\$1,428,426		Land Table R48	51.69%
68-15-15-276-009	215 W 2ND ST	3/20/2023	\$475,000	\$470,598	\$206,174	\$201,772	0.08	\$2,712,816		Land Table R48	42.88%
68-15-15-130-006	322 TAYLOR AVE	4/6/2022	\$817,000	\$825,023	\$193,749	\$201,772	0.14	\$1,374,106		Land Table R48	24.46%
68-15-15-130-004	330 TAYLOR AVE	2/4/2022	\$365,000	\$371,986	\$194,786	\$201,772	0.14	\$1,381,461		Land Table R48	54.24%
68-15-15-130-012	333 N CASTELL AVE	4/24/2023	\$207,500				0.14	\$1,503,623		Land Table R48	#DIV/0!
68-15-15-128-021	407 TAYLOR AVE	5/31/2022	\$350,000	\$358,783	\$192,989	\$201,772	0.14	\$1,349,573		Land Table R48	56.24%
68-15-15-259-008	109 FRASER ST	3/21/2022	\$340,000	\$364,689	\$177,083	\$201,772	0.17	\$1,029,552		Land Table R48	55.33%
68-15-15-226-014	314 W 4TH ST	12/1/2023	\$650,000	\$697,507	\$178,477	\$225,984	0.21	\$849,890		Land Table R48	32.40%
68-15-15-230-007	318 OAK ST	6/21/2022	\$450,000	\$483,195	\$168,577	\$201,772	0.16	\$1,034,215		Land Table R48	41.76%
68-15-15-204-011	325 WESLEY ST	5/9/2023	\$625,000	\$685,118	\$141,654	\$201,772	0.13	\$1,098,093		Land Table R48	29.45%
68-15-15-202-004	607 W UNIVERSITY DR	4/17/2023	\$685,000	\$755,617	\$131,155	\$201,772	0.18	\$740,989		Land Table R48	26.70%
68-15-15-205-014	317 WILCOX ST	1/25/2022	\$305,000	\$339,954	\$166,818	\$201,772	0.14	\$1,158,458		Land Table R48	59.35%
68-15-15-128-022	403 TAYLOR AVE	7/25/2022	\$465,000	\$553,394	\$113,378	\$201,772	0.14	\$792,853		Land Table R48	36.46%
68-15-15-204-005	316 N CASTELL AVE	4/25/2022	\$275,000	\$337,587	\$139,185	\$201,772	0.16	\$880,918		Land Table R48	59.77%
68-15-15-208-003	531 W 3RD ST	5/6/2022	\$285,000				0.18	\$344,469		Land Table R48	#DIV/0!

City of Rochester
Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	2
ECF Nbhd	R-5, RNH	Sales Ratio	49.26%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	3.35%
Max ECF	1.470	% Change	5.00%
Land Table LtoB	43.09%	Projected Land Table LtoB	45.24%
CVT LtoB	25.09%	Sales Sample Size	6.25%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



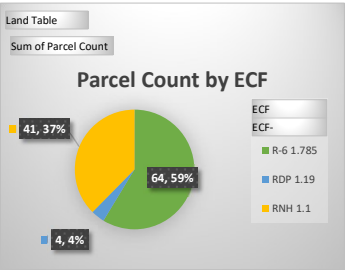
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,511	\$1,561	\$1,586
MINIMUM	\$1,008	\$1,042	\$1,058
MAXIMUM	\$2,013	\$2,080	\$2,114

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-253-021	308 N HILL CIR	08/17/22	\$350,000	\$331,271	\$159,639	\$140,910	0.20	\$794,224		Land Table R-5	42.54%
68-15-10-254-004	303 N HILL CIR	08/19/22	\$320,000	\$328,835	\$145,932	\$154,767	0.23	\$634,487		Land Table R-5	47.07%

City of Rochester
Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	11
ECF Nbhd	R-6, RNH, RDP	Sales Ratio	50.71%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	-4.58%
Max ECF	1.785	% Change	10.00%
Land Table LtoB	32.49%	Projected Land Table LtoB	35.74%
CVT LtoB	25.09%	Sales Sample Size	10.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



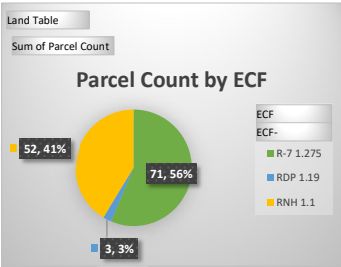
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,665	\$2,543	\$2,932
MINIMUM	\$1,777	\$1,696	\$1,955
MAXIMUM	\$3,553	\$3,390	\$3,908

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-276-021	1208 PINE ST	04/05/23	\$965,000	\$854,427	\$338,486	\$227,913	0.20	\$1,726,969		Land Table R-6	26.67%
68-15-10-277-006	313 GLENDALE CT	11/16/22	\$786,000	\$714,873	\$248,777	\$177,650	0.17	\$1,446,378		Land Table R-6	24.85%
68-15-10-280-001	163 FERNDAL AVE	06/06/22	\$608,800	\$580,204	\$206,246	\$177,650	0.17	\$1,199,105		Land Table R-6	30.62%
68-15-10-280-016	128 WOODWARD AVE	01/28/22	\$348,500	\$345,613	\$180,537	\$177,650	0.17	\$1,049,634		Land Table R-6	51.40%
68-15-10-280-015	132 WOODWARD AVE	03/29/22	\$669,000	\$668,252	\$178,398	\$177,650	0.17	\$1,037,198		Land Table R-6	26.58%
68-15-10-280-006	141 FERNDAL AVE	06/09/23	\$275,000	\$277,034	\$175,616	\$177,650	0.17	\$1,021,023		Land Table R-6	64.13%
68-15-10-277-009	336 FERNDAL AVE	04/04/22	\$435,000	\$439,218	\$154,366	\$158,584	0.14	\$1,094,794		Land Table R-6	36.11%
68-15-10-276-013	302 GLENDALE CT	09/21/23	\$300,000	\$315,509	\$162,141	\$177,650	0.17	\$942,680		Land Table R-6	56.31%
68-15-10-254-021	1313 N OAK ST	08/17/23	\$350,000	\$373,024	\$166,377	\$189,401	0.20	\$848,862		Land Table R-6	50.77%
68-15-10-279-010	321 FERNDAL AVE	05/01/23	\$899,000	\$1,005,548	\$71,102	\$177,650	0.17	\$413,384		Land Table R-6	17.67%
68-15-10-226-044	128 GLENDALE CT	12/22/23	\$805,000	\$958,509	\$9,929	\$163,438	0.16	\$62,842		Land Table R-6	17.05%

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	47.33%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	15.45%
Max ECF	1.275	% Change	16.00%
Land Table LtoB	40.96%	Projected Land Table LtoB	47.51%
CVT LtoB	25.09%	Sales Sample Size	6.35%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



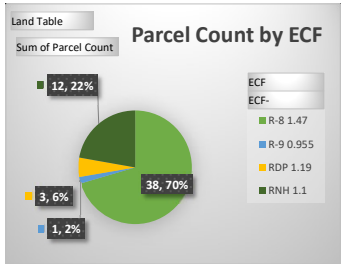
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$4,706	\$5,433	\$5,459
MINIMUM	\$2,354	\$2,718	\$2,731
MAXIMUM	\$5,292	\$6,110	\$6,139

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-429-014	142 GRIGGS ST	06/01/22	\$1,100,000	\$919,366	\$417,108	\$236,474	0.17	\$2,397,172		Land Table R-7	25.72%
68-15-10-430-008	825 PINE ST	03/07/23	\$360,000	\$329,923	\$239,321	\$209,244	0.13	\$1,840,931		Land Table R-7	63.42%
68-15-10-476-011	139 ALBERTSON ST	09/27/22	\$950,000	\$871,108	\$293,435	\$214,543	0.16	\$1,822,578		Land Table R-7	24.63%
68-15-10-428-006	317 DRACE ST	08/19/22	\$365,000	\$335,170	\$266,304	\$236,474	0.17	\$1,530,483		Land Table R-7	70.55%
68-15-10-427-001	161 WOODWARD AVE	07/29/22	\$1,070,000	\$1,034,024	\$272,450	\$236,474	0.17	\$1,565,805		Land Table R-7	22.87%
68-15-10-426-025	302 DRACE ST	05/06/22	\$601,000	\$604,601	\$232,091	\$235,692	0.17	\$1,341,566		Land Table R-7	38.98%
68-15-10-429-007	131 DRACE ST	07/26/22	\$585,000	\$599,554	\$221,920	\$236,474	0.17	\$1,275,402		Land Table R-7	39.44%
68-15-10-427-008	127 WOODWARD AVE	11/12/23	\$289,900	\$342,550	\$183,824	\$236,474	0.17	\$1,056,460		Land Table R-7	69.03%

City of Rochester
Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	4
ECF Nbhd	R-8, RNH, RDP, R-9	Sales Ratio	51.38%
Min ECF	0.955	(Land Resid.-Est. Land Value)/Est. LV	-5.96%
Max ECF	1.470	% Change	5.00%
Land Table LtoB	35.69%	Projected Land Table LtoB	37.47%
CVT LtoB	25.09%	Sales Sample Size	7.41%

Color Key
Vacant Sales
Demo Sales or New Build after sale

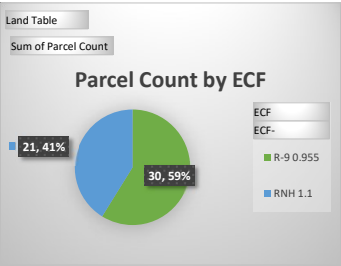


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$4,299	\$4,043	\$4,514
MINIMUM	\$1,808	\$1,700	\$1,898
MAXIMUM	\$5,216	\$4,905	\$5,477

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-451-007	746 LUDLOW AVE	08/19/22	\$385,000	\$329,791	\$231,919	\$176,710	0.21	\$1,120,382		Land Table R-8	53.58%
68-15-10-401-026	821 LUDLOW AVE	08/22/22	\$520,000	\$549,643	\$169,237	\$198,880	0.26	\$645,943		Land Table R-8	36.18%
68-15-10-401-027	815 LUDLOW AVE	03/23/22	\$415,000	\$439,101	\$196,475	\$220,576	0.31	\$625,717		Land Table R-8	50.23%
68-15-10-453-003	603 LUDLOW AVE	04/18/23	\$350,000	\$397,518	\$128,460	\$175,978	0.21	\$620,580		Land Table R-8	44.27%

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	6
ECF Nbhd	R-9, RNH	Sales Ratio	49.08%
Min ECF	0.955	(Land Resid.-Est. Land Value)/Est. LV	4.68%
Max ECF	1.100	% Change	5.00%
Land Table LtoB	37.81%	Projected Land Table LtoB	39.70%
CVT LtoB	25.09%	Sales Sample Size	11.76%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

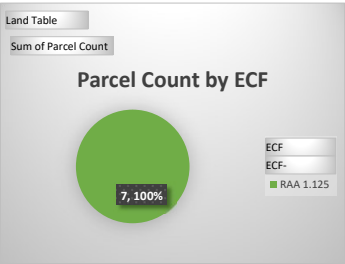


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$271,180	\$283,884	\$284,739
MINIMUM	\$251,803	\$263,599	\$264,393
MAXIMUM	\$484,258	\$506,944	\$508,471

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-10-451-028	604 7TH ST	09/29/23	\$617,100	\$416,915	\$451,988	\$251,803	0.14	\$3,160,755		Land Table R-9	60.40%
68-15-10-452-012	726 WILCOX ST	11/07/23	\$708,000	\$603,272	\$588,986	\$484,258	0.24	\$2,443,925		Land Table R-9	80.27%
68-15-10-455-011	529 MADISON AVE	07/19/22	\$387,500	\$377,050	\$281,630	\$271,180	0.21	\$1,367,136		Land Table R-9	71.92%
68-15-10-454-020	604 W UNIVERSITY DR	03/10/23	\$460,000	\$464,150	\$247,653	\$251,803	0.20	\$1,226,005		Land Table R-9	54.25%
68-15-10-452-010	500 7TH ST	09/21/23	\$2,100,000	\$2,211,811	\$372,447	\$484,258	0.26	\$1,443,593		Land Table R-9	21.89%
68-15-10-479-010	522 OAK ST	04/06/23	\$809,000	\$914,939	\$145,864	\$251,803	0.14	\$1,056,986		Land Table R-9	27.52%

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	0
ECF Nbhd	RAA	Sales Ratio	#DIV/0!
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.125	% Change	0.00%
Land Table LtoB	40.75%	Projected Land Table LtoB	40.75%
CVT LtoB	25.09%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



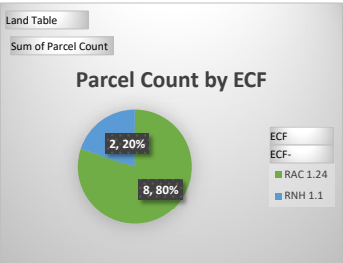
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$200,000	#DIV/0!	\$200,000
MINIMUM	\$805	#DIV/0!	\$805
MAXIMUM	\$275,000	#DIV/0!	\$275,000

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

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	2
ECF Nbhd	RAC, RNH	Sales Ratio	43.22%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	43.72%
Max ECF	1.240	% Change	0.00%
Land Table LtoB	46.40%	Projected Land Table LtoB	46.40%
CVT LtoB	25.09%	Sales Sample Size	20.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$240,000	\$344,921	\$240,000
MINIMUM	\$1,265	\$1,818	\$1,265
MAXIMUM	\$340,000	\$488,638	\$340,000

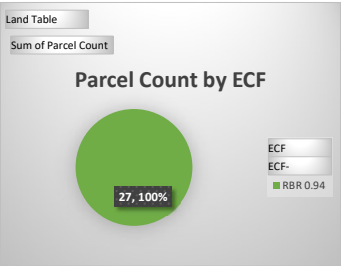
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-276-009	769 BLOOMER RD	05/19/23	\$300,000	\$238,154	\$161,614	\$99,768	0.42	\$384,795		Land Table RAC	41.89%
68-15-14-251-010	600 BLOOMER RD	03/15/22	\$676,000	\$605,398	\$273,801	\$203,199	1.19	\$230,861		Land Table RAC	33.56%

City of Rochester

Land Table RBR

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	2
ECF Nbhd	RBR	Sales Ratio	46.07%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	30.35%
Max ECF	0.940	% Change	0.00%
Land Table LtoB	18.77%	Projected Land Table LtoB	18.77%
CVT LtoB	25.09%	Sales Sample Size	7.41%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



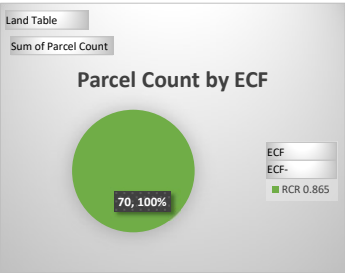
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,125	\$1,466	\$1,125
MINIMUM	\$1,125	\$1,466	\$1,125
MAXIMUM	\$1,125	\$1,466	\$1,125

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-253-004	564 BLOOMER RIDGE DR	07/06/23	\$385,000	\$318,595	\$193,531	\$127,126	0.37	\$518,850		Land Table RBR	39.90%
68-15-14-253-002	576 BLOOMER RIDGE DR	06/30/22	\$480,000	\$478,339	\$98,833	\$97,172	0.30	\$329,443		Land Table RBR	20.31%

City of Rochester
Land Table RCR

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	5
ECF Nbhd	RCR	Sales Ratio	47.54%
Min ECF	0.865	(Land Resid.-Est. Land Value)/Est. LV	39.04%
Max ECF	0.865	% Change	15.90%
Land Table LtoB	13.16%	Projected Land Table LtoB	15.25%
CVT LtoB	25.09%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



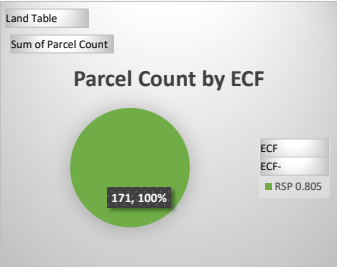
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,035	\$1,439	\$1,200
MINIMUM	\$1,035	\$1,439	\$1,200
MAXIMUM	\$1,035	\$1,439	\$1,200

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-12-303-011	1294 PUTNAM CIR	11/20/23	\$635,800	\$557,808	\$166,804	\$88,812	0.28	\$604,362		Land Table RCR	15.92%
68-15-12-301-007	1339 KENTFIELD DR	06/29/23	\$675,000	\$635,741	\$106,190	\$66,931	0.23	\$459,697		Land Table RCR	10.53%
68-15-12-302-014	1328 KENTFIELD DR	01/12/22	\$650,000	\$634,591	\$81,403	\$65,994	0.20	\$407,015		Land Table RCR	10.40%
68-15-12-301-027	1460 KENTFIELD DR	02/22/22	\$600,000	\$587,730	\$88,606	\$76,336	0.29	\$305,538		Land Table RCR	12.99%
68-15-12-301-028	1454 KENTFIELD DR	08/10/23	\$549,900	\$542,059	\$101,042	\$93,201	0.29	\$347,223		Land Table RCR	17.19%

City of Rochester
Land Table RSN

BSA DATABASE		SALES DATA	
Parcel Count	171	# of Sales	42
ECF Nbhd	RSP	Sales Ratio	49.02%
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	12.79%
Max ECF	0.805	% Change	0.00%
Land Table LtoB	11.77%	Projected Land Table LtoB	11.77%
CVT LtoB	25.09%	Sales Sample Size	24.56%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



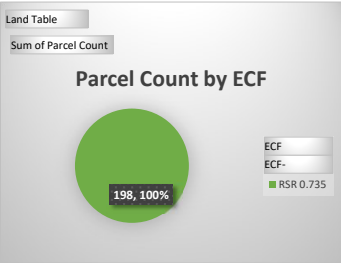
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$93,129	\$105,040	\$93,129
MINIMUM	\$75,104	\$84,710	\$75,104
MAXIMUM	\$97,635	\$110,122	\$97,635

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-12-229-015	1774 RING NECK DR	05/25/23	\$535,000	\$456,473	\$168,650	\$90,123	0.23	\$742,952		Land Table RSN	19.74%
68-15-12-429-006	1712 CHASE DR	06/07/22	\$580,000	\$497,247	\$172,876	\$90,123	0.24	\$720,317		Land Table RSN	18.12%
68-15-12-404-025	1039 BLOOMVIEW CIR	10/30/23	\$611,000	\$527,953	\$173,170	\$90,123	0.24	\$721,542		Land Table RSN	17.07%
68-15-12-404-026	1033 BLOOMVIEW CIR	07/12/23	\$575,000	\$497,174	\$167,949	\$90,123	0.23	\$730,213		Land Table RSN	18.13%
68-15-12-431-005	1964 CLOVERDALE DR	10/14/22	\$600,000	\$521,650	\$171,479	\$93,129	0.26	\$659,535		Land Table RSN	17.85%
68-15-01-381-007	1158 TERRA LN	06/23/22	\$660,000	\$575,485	\$174,638	\$90,123	0.25	\$698,552		Land Table RSN	15.66%
68-15-12-429-001	1682 CHASE DR	05/31/22	\$575,000	\$501,831	\$163,292	\$90,123	0.20	\$816,460		Land Table RSN	17.96%
68-15-12-428-005	1747 CHASE DR	04/25/22	\$770,000	\$692,179	\$167,944	\$90,123	0.21	\$799,733		Land Table RSN	13.02%
68-15-12-405-012	1669 CHASE DR	05/16/22	\$625,000	\$563,290	\$151,833	\$90,123	0.19	\$799,121		Land Table RSN	16.00%
68-15-12-405-006	1058 BLOOMVIEW CIR	11/30/23	\$579,900	\$524,722	\$145,301	\$90,123	0.20	\$726,505		Land Table RSN	17.18%
68-15-01-377-006	1320 WELLAND DR	09/14/23	\$641,000	\$582,400	\$148,723	\$90,123	0.21	\$708,205		Land Table RSN	15.47%
68-15-12-226-024	1993 BEAVER CREEK DR	10/13/22	\$510,000	\$470,146	\$129,977	\$90,123	0.25	\$524,101		Land Table RSN	19.17%
68-15-01-479-008	1034 MINERS RUN	09/22/22	\$675,000	\$623,737	\$147,395	\$96,132	0.36	\$409,431		Land Table RSN	15.41%
68-15-12-404-015	1085 BLOOMVIEW CIR	05/11/22	\$547,000	\$507,426	\$129,697	\$90,123	0.22	\$589,532		Land Table RSN	17.76%
68-15-12-229-046	1886 RING NECK DR	06/27/23	\$535,000	\$509,132	\$115,991	\$90,123	0.23	\$497,815		Land Table RSN	17.70%
68-15-12-226-017	1951 BEAVER CREEK DR	08/11/22	\$575,000	\$554,679	\$110,444	\$90,123	0.22	\$502,018		Land Table RSN	16.25%
68-15-12-227-023	1815 RING NECK DR	06/24/22	\$563,000	\$544,473	\$111,656	\$93,129	0.27	\$413,541		Land Table RSN	17.10%
68-15-12-227-003	1898 BEAVER CREEK DR	02/28/23	\$576,000	\$558,580	\$110,549	\$93,129	0.29	\$379,893		Land Table RSN	16.67%
68-15-12-227-033	737 CARIBOU CT	05/26/23	\$545,000	\$529,842	\$111,290	\$96,132	0.32	\$351,073		Land Table RSN	18.14%
68-15-12-202-001	996 HOLLOW CORNERS C	09/22/23	\$700,000	\$685,266	\$112,369	\$97,635	0.44	\$255,384		Land Table RSN	14.25%
68-15-01-381-015	1140 TERRA LN	05/02/22	\$700,000	\$688,599	\$104,530	\$93,129	0.27	\$387,148		Land Table RSN	13.52%
68-15-12-432-017	442 WEDINGTON CT	03/15/22	\$552,500	\$545,295	\$97,328	\$90,123	0.20	\$486,640		Land Table RSN	16.53%
68-15-01-452-009	1399 WELLAND DR	08/05/22	\$610,000	\$606,389	\$93,734	\$90,123	0.23	\$407,539		Land Table RSN	14.86%
68-15-12-202-025	845 LOGGERS CIR	07/15/22	\$684,250	\$684,623	\$95,759	\$96,132	0.31	\$308,900		Land Table RSN	14.04%
68-15-12-432-022	406 WEDINGTON CT	06/30/23	\$660,000	\$662,199	\$90,930	\$93,129	0.29	\$313,552		Land Table RSN	14.06%
68-15-01-380-014	1191 TERRA LN	12/15/23	\$635,000	\$637,400	\$87,723	\$90,123	0.21	\$417,729		Land Table RSN	14.14%
68-15-12-227-025	1799 RING NECK DR	08/19/22	\$500,000	\$502,768	\$87,355	\$90,123	0.23	\$383,136		Land Table RSN	17.93%
68-15-12-429-008	1724 CHASE DR	09/13/22	\$574,900	\$579,428	\$85,595	\$90,123	0.21	\$407,595		Land Table RSN	15.55%
68-15-01-381-002	1188 TERRA LN	09/05/23	\$615,000	\$623,037	\$82,086	\$90,123	0.22	\$373,118		Land Table RSN	14.47%
68-15-01-380-010	1155 TERRA LN	10/26/23	\$617,000	\$626,800	\$80,323	\$90,123	0.24	\$334,679		Land Table RSN	14.38%
68-15-12-428-010	236 GLENMOOR DR	09/23/22	\$605,000	\$619,449	\$75,674	\$90,123	0.21	\$360,352		Land Table RSN	14.55%
68-15-12-433-005	1844 CLOVERDALE DR	06/23/22	\$630,000	\$647,833	\$72,290	\$90,123	0.21	\$344,238		Land Table RSN	13.91%
68-15-12-201-002	653 WYNGATE DR	05/12/22	\$571,000	\$594,764	\$73,871	\$97,635	0.57	\$129,145		Land Table RSN	16.42%
68-15-12-405-002	1028 BLOOMVIEW CIR	12/07/22	\$568,000	\$598,917	\$59,206	\$90,123	0.21	\$281,933		Land Table RSN	15.05%
68-15-01-380-012	1179 TERRA LN	06/24/22	\$612,000	\$646,060	\$56,063	\$90,123	0.21	\$266,967		Land Table RSN	13.95%
68-15-01-455-015	1385 TULBERRY CIR	08/10/22	\$585,000	\$628,974	\$46,149	\$90,123	0.25	\$184,596		Land Table RSN	14.33%
68-15-12-433-012	1143 WACYCROFT LN	12/30/22	\$575,000	\$620,542	\$44,581	\$90,123	0.20	\$222,905		Land Table RSN	14.52%
68-15-12-202-022	863 LOGGERS CIR	01/28/22	\$626,250	\$677,122	\$42,257	\$93,129	0.28	\$150,918		Land Table RSN	13.75%
68-15-12-204-012	726 LOGGERS CIR	11/29/22	\$600,000	\$652,745	\$43,387	\$96,132	0.30	\$144,623		Land Table RSN	14.73%
68-15-12-226-019	1963 BEAVER CREEK DR	02/09/22	\$475,000	\$521,497	\$46,632	\$93,129	0.29	\$162,481		Land Table RSN	17.86%
68-15-01-455-010	1355 TULBERRY CIR	10/24/23	\$593,750	\$693,024	(\$9,151)	\$90,123	0.24	(\$38,129)		Land Table RSN	13.00%
68-15-01-451-013	1259 TULBERRY CIR	01/14/22	\$550,000	\$644,593	(\$4,470)	\$90,123	0.23	(\$19,435)		Land Table RSN	13.98%

City of Rochester
Land Table RSP

BSA DATABASE		SALES DATA	
Parcel Count	198	# of Sales	16
ECF Nbhd	RSR	Sales Ratio	48.04%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	36.96%
Max ECF	0.735	% Change	18.00%
Land Table LtoB	19.62%	Projected Land Table LtoB	23.16%
CVT LtoB	25.09%	Sales Sample Size	8.08%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



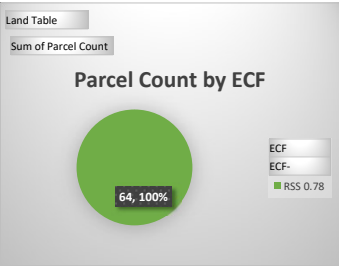
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,516	\$102,059	\$87,928
MINIMUM	\$65,426	\$89,610	\$77,203
MAXIMUM	\$144,101	\$197,367	\$170,039

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-227-008	1595 PEBBLE CREEK DR	05/12/23	\$840,000	\$717,472	\$198,863	\$76,335	0.47	\$423,113		Land Table RSP	10.64%
68-15-11-279-008	1213 CREEK VIEW DR	05/24/23	\$795,000	\$681,934	\$189,401	\$76,335	0.36	\$526,114		Land Table RSP	11.19%
68-15-11-228-002	1424 PEBBLE RIDGE DR	07/28/22	\$885,000	\$785,199	\$165,227	\$65,426	0.47	\$351,547		Land Table RSP	8.33%
68-15-11-228-004	1416 PEBBLE RIDGE DR	08/26/22	\$815,000	\$762,139	\$129,196	\$76,335	0.56	\$230,707		Land Table RSP	10.02%
68-15-12-151-007	1574 STONY CREEK DR	10/12/22	\$1,175,000	\$1,119,672	\$199,429	\$144,101	0.61	\$326,933		Land Table RSP	12.87%
68-15-11-280-019	1020 STONY POINTE BLVD	06/02/23	\$700,000	\$669,552	\$103,144	\$72,696	0.38	\$271,432		Land Table RSP	10.86%
68-15-11-276-021	1399 PEBBLE RIDGE DR	07/14/22	\$875,000	\$838,138	\$113,197	\$76,335	0.42	\$269,517		Land Table RSP	9.11%
68-15-12-151-019	1672 STONY CREEK DR	07/17/23	\$641,900	\$617,696	\$100,539	\$76,335	0.45	\$223,420		Land Table RSP	12.36%
68-15-12-153-002	1572 PEBBLE CREEK DR	06/12/23	\$670,000	\$653,795	\$88,901	\$72,696	0.41	\$216,832		Land Table RSP	11.12%
68-15-11-277-001	1039 STONY POINTE BLVD	02/04/22	\$665,000	\$648,981	\$93,911	\$77,892	0.57	\$164,756		Land Table RSP	12.00%
68-15-11-280-006	1228 CREEK VIEW DR	04/13/23	\$899,000	\$884,169	\$91,166	\$76,335	0.45	\$202,591		Land Table RSP	8.63%
68-15-12-153-005	1558 PEBBLE CREEK DR	08/15/22	\$670,000	\$665,014	\$81,321	\$76,335	0.34	\$239,179		Land Table RSP	11.48%
68-15-11-227-006	1531 STONY CREEK DR	08/19/22	\$605,000	\$605,550	\$72,146	\$72,696	0.41	\$175,966		Land Table RSP	12.00%
68-15-11-226-012	1480 STONY CREEK DR	03/11/22	\$840,000	\$861,550	\$112,947	\$134,497	0.31	\$364,345		Land Table RSP	15.61%
68-15-11-280-016	1044 STONY POINTE BLVD	05/02/22	\$700,000	\$718,611	\$57,724	\$76,335	0.46	\$125,487		Land Table RSP	10.62%
68-15-11-251-012	1295 CREEK POINTE DR	04/28/22	\$730,000	\$787,253	\$15,443	\$72,696	0.45	\$34,318		Land Table RSP	9.23%

City of Rochester
Land Table RSR

BSA DATABASE		SALES DATA	
Parcel Count	198	# of Sales	12
ECF Nbhd	RSR	Sales Ratio	45.97%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	47.44%
Max ECF	0.735	% Change	18.00%
Land Table LtoB	19.62%	Projected Land Table LtoB	23.16%
CVT LtoB	25.09%	Sales Sample Size	6.06%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



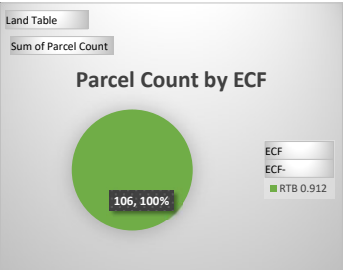
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$166,541	\$245,541	\$196,518
MINIMUM	\$95,025	\$140,101	\$112,130
MAXIMUM	\$266,061	\$392,271	\$313,952

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-12-176-007	463 SPRINGVIEW DR	12/15/23	\$276,450				0.36	\$767,917		Land Table RSR	#DIV/0!
68-15-12-126-010	562 SPRINGVIEW DR	12/15/23	\$885,000	\$726,093	\$298,943	\$140,036	0.31	\$964,332		Land Table RSR	19.29%
68-15-12-127-009	1208 WHEATON CT	06/05/23	\$1,000,000	\$858,309	\$299,236	\$157,545	0.44	\$680,082		Land Table RSR	18.36%
68-15-12-101-012	1140 AUTUMNVIEW DR	01/26/23	\$1,150,000	\$1,014,608	\$275,428	\$140,036	0.35	\$786,937		Land Table RSR	13.80%
68-15-12-401-012	428 SPRINGVIEW DR	08/25/23	\$814,000	\$720,895	\$233,141	\$140,036	0.31	\$752,068		Land Table RSR	19.43%
68-15-12-127-001	619 SPRINGVIEW DR	08/30/23	\$860,000	\$776,511	\$230,523	\$147,034	0.33	\$698,555		Land Table RSR	18.94%
68-15-01-353-005	1049 AUTUMNVIEW CT	03/18/22	\$1,012,000	\$921,782	\$258,260	\$168,042	0.55	\$469,564		Land Table RSR	18.23%
68-15-12-401-003	1619 SPRINGVIEW CT	11/16/22	\$699,000	\$659,826	\$179,210	\$140,036	0.32	\$560,031		Land Table RSR	21.22%
68-15-12-103-022	1143 AUTUMNVIEW DR	08/15/23	\$811,000	\$798,355	\$159,679	\$147,034	0.35	\$456,226		Land Table RSR	18.42%
68-15-12-127-003	607 SPRINGVIEW DR	10/31/22	\$698,000	\$712,177	\$132,857	\$147,034	0.32	\$415,178		Land Table RSR	20.65%
68-15-12-127-029	876 RAMBLEWOOD DR	01/30/23	\$751,000	\$792,295	\$105,739	\$147,034	0.37	\$285,781		Land Table RSR	18.56%
68-15-12-102-006	674 SPRINGVIEW DR	06/15/22	\$200,000				0.34			Land Table RSR	#DIV/0!

City of Rochester
Land Table RSS

BSA DATABASE		SALES DATA	
Parcel Count	64	# of Sales	10
ECF Nbhd	RSS	Sales Ratio	48.84%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	20.36%
Max ECF	0.780	% Change	5.00%
Land Table LtoB	11.94%	Projected Land Table LtoB	12.54%
CVT LtoB	25.09%	Sales Sample Size	15.63%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

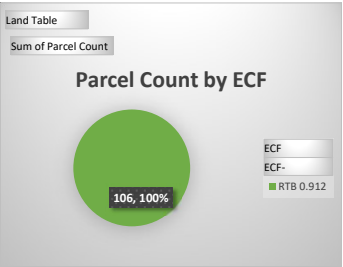


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,000	\$96,286	\$84,000
MINIMUM	\$70,000	\$84,250	\$73,500
MAXIMUM	\$150,048	\$180,594	\$157,550

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-11-204-009	1070 MORAN DR	08/11/23	\$690,000	\$616,811	\$143,206	\$70,017	0.27	\$530,393		Land Table RSS	11.35%
68-15-11-202-003	1221 LETICA DR	02/16/22	\$676,000	\$621,103	\$121,587	\$66,690	0.26	\$467,642		Land Table RSS	10.74%
68-15-11-203-012	1031 MORAN DR	05/11/22	\$785,000	\$729,128	\$135,888	\$80,016	0.26	\$522,646		Land Table RSS	10.97%
68-15-11-201-033	1181 KRISTA CT	06/10/22	\$727,000	\$688,011	\$112,342	\$73,353	0.32	\$351,069		Land Table RSS	10.66%
68-15-11-204-006	1240 LETICA DR	03/07/22	\$630,000	\$597,217	\$106,136	\$73,353	0.26	\$408,215		Land Table RSS	12.28%
68-15-11-203-013	1019 MORAN DR	02/07/22	\$600,000	\$592,476	\$87,540	\$80,016	0.25	\$350,160		Land Table RSS	13.51%
68-15-11-202-009	1136 KRISTA LN	06/02/23	\$580,000	\$578,797	\$74,556	\$73,353	0.21	\$355,029		Land Table RSS	12.67%
68-15-11-204-014	1028 MORAN DR	10/14/22	\$589,000	\$592,068	\$63,622	\$66,690	0.24	\$265,092		Land Table RSS	11.26%
68-15-11-203-015	1007 MORAN DR	09/27/22	\$540,000	\$588,661	\$21,356	\$70,017	0.29	\$73,641		Land Table RSS	11.89%
68-15-11-202-005	1233 LETICA DR	12/02/22	\$525,000	\$591,116	\$574	\$66,690	0.24	\$2,392		Land Table RSS	11.28%

BSA DATABASE		SALES DATA	
Parcel Count	106	# of Sales	5
ECF Nbhd	RTB	Sales Ratio	40.38%
Min ECF	0.912	(Land Resid.-Est. Land Value)/Est. LV	128.68%
Max ECF	0.912	% Change	25.00%
Land Table LtoB	17.78%	Projected Land Table LtoB	22.22%
CVT LtoB	25.09%	Sales Sample Size	4.72%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,044	\$183,045	\$100,055
MINIMUM	\$72,769	\$166,408	\$90,961
MAXIMUM	\$84,094	\$192,306	\$105,118

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
68-15-14-276-035	1026 RIVER MIST DR	11/29/23	\$650,000	\$397,748	\$328,602	\$76,350	0.20	\$1,643,010		Land Table RTB	19.20%
68-15-14-276-057	982 RIVER MIST DR	12/12/22	\$490,000	\$398,877	\$163,892	\$72,769	0.19	\$862,589		Land Table RTB	18.24%
68-15-14-276-054	988 RIVER MIST DR	07/07/22	\$540,000	\$452,099	\$167,945	\$80,044	0.18	\$933,028		Land Table RTB	17.70%
68-15-14-277-011	993 RIVER MIST DR	07/31/23	\$428,000	\$383,103	\$117,666	\$72,769	0.17	\$692,153		Land Table RTB	18.99%
68-15-14-276-032	1032 RIVER MIST DR	12/12/22	\$422,500	\$411,771	\$87,179	\$76,450	0.26	\$335,304		Land Table RTB	18.57%