

CITY OF ROCHESTER  
ECF FOR 2025: APT

| # OF SALES | TOTAL SALE<br>PRICE | TOTAL LAND<br>& YARD | TOTAL BLDG RESID | TOTAL COST<br>MAN \$ | ECF   |
|------------|---------------------|----------------------|------------------|----------------------|-------|
| 10         | \$6,468,000         | \$2,881,875          | \$3,586,125      | \$3,250,971          | 1.103 |

| CVT | PARCEL NUMBER    | ADDRESS               | ECF (PROD) | PROP CLASS | SALE DATE  | SALE PRICE  | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1  | OTHER PARCELS 2 | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|-----------------------|------------|------------|------------|-------------|-------------|---------------|-------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 08  | 08-19-36-456-018 | 355 E 14 MILE RD      | APT        | 201        | 7/12/2023  | \$1,725,000 | \$1,264,792 | \$460,208     | \$469,014   |                  |                 |                 |                 |                 |
| 24  | 24-25-34-178-022 | 334 W MARSHALL ST     | APP        | 201        | 5/11/2022  | \$425,000   | \$175,072   | \$249,928     | \$155,451   |                  |                 |                 |                 |                 |
| 64  | 64-14-29-381-019 | 18 LORRAINE CT        | APP        | 201        | 2/2/2024   | \$160,000   | \$9,605     | \$150,395     | \$276,171   |                  |                 |                 |                 |                 |
| 64  | 64-14-30-452-021 | 21 MONROE ST          | APP        | 201        | 1/12/2024  | \$220,000   | \$16,171    | \$203,829     | \$352,654   | 64-14-20-452-022 |                 |                 |                 |                 |
| 64  | 64-14-33-210-065 | 389 OSMUN ST          | APS        | 201        | 8/5/2022   | \$138,000   | \$11,360    | \$126,640     | \$108,033   |                  |                 |                 |                 |                 |
| 80  | 80-21-19-201-012 |                       | APT        | 201        | 12/20/2022 | \$480,000   | \$250,622   | \$229,378     | \$476,204   |                  |                 |                 |                 |                 |
| E   | E -17-10-127-014 | 1111 N COMMERCE RD    | APT        | 201        | 11/21/2023 | \$230,000   | \$125,435   | \$104,565     | \$71,108    |                  |                 |                 |                 |                 |
| K   | K -21-04-251-001 | 57951 GRAND RIVER AVE | APT        | 201        | 3/1/2024   | \$660,000   | \$553,287   | \$106,713     | \$174,835   | K -21-04-151-005 |                 |                 |                 |                 |
| K   | K -21-05-252-024 | 30625 MARTINDALE RD   | APT        | 201        | 9/30/2022  | \$980,000   | \$285,217   | \$694,783     | \$413,529   |                  |                 |                 |                 |                 |
| U   | U -07-03-177-006 | 10660 E HOLLY RD      | APT        | 201        | 7/15/2022  | \$1,450,000 | \$190,314   | \$1,259,686   | \$753,970   |                  |                 |                 |                 |                 |

CITY OF ROCHESTER  
ECF FOR 2025: BMS

| # OF SALES | TOTAL SALE<br>PRICE | TOTAL LAND<br>& YARD | TOTAL BLDG RESID | TOTAL COST<br>MAN \$ | ECF   |
|------------|---------------------|----------------------|------------------|----------------------|-------|
| 16         | \$16,085,467        | \$4,074,972          | \$12,010,495     | \$8,882,771          | 1.352 |

| CVT | PARCEL NUMBER    | ADDRESS                   | ECF (PROD) | PROP CLASS | SALE DATE  | SALE PRICE  | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1  | OTHER PARCELS 2  | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|---------------------------|------------|------------|------------|-------------|-------------|---------------|-------------|------------------|------------------|-----------------|-----------------|-----------------|
| 24  | 24-25-27-381-025 | 177 VESTER ST             | BAR        | 201        | 8/25/2023  | \$700,000   | \$121,724   | \$578,276     | \$396,304   |                  |                  |                 |                 |                 |
| 24  | 24-25-34-126-016 | 141 W 9 MILE RD           | BAR        | 201        | 10/24/2023 | \$650,000   | \$204,180   | \$445,820     | \$419,462   |                  |                  |                 |                 |                 |
| 24  | 24-25-34-127-013 | 22726 WOODWARD AVE        | BAR        | 201        | 5/2/2022   | \$350,000   | \$117,234   | \$232,766     | \$187,676   |                  |                  |                 |                 |                 |
| 28  | 28-25-26-431-025 | 23941 JOHN R RD           | CMD        | 201        | 10/19/2022 | \$325,000   | \$21,257    | \$303,743     | \$169,549   |                  |                  |                 |                 |                 |
| 44  | 44-25-11-228-001 | 255 W 13 MILE RD          | CMD        | 201        | 6/6/2022   | \$1,275,000 | \$224,370   | \$1,050,630   | \$646,619   | 44-25-11-228-028 |                  |                 |                 |                 |
| 44  | 44-25-12-101-057 | 30728 JOHN R RD           | BMS        | 201        | 4/25/2023  | \$625,000   | \$366,195   | \$258,805     | \$239,396   |                  |                  |                 |                 |                 |
| 44  | 44-25-12-376-018 | 649 E 12 MILE RD          | CMD        | 201        | 7/5/2022   | \$173,000   | \$83,814    | \$89,186      | \$119,106   | 44-25-12-376-019 |                  |                 |                 |                 |
| 64  | 64-14-30-380-024 | 732 W HURON ST            | MRU        | 201        | 1/16/2024  | \$189,000   | \$21,605    | \$167,395     | \$316,680   | 64-14-30-380-023 |                  |                 |                 |                 |
| 68  | 68-15-14-108-019 | 265 E 2ND ST              | BMS        | 201        | 11/10/2023 | \$1,100,000 | \$228,061   | \$871,939     | \$418,206   |                  |                  |                 |                 |                 |
| 68  | 68-15-14-153-016 | 313 SOUTH ST              | INL        | 201        | 7/27/2023  | \$200,000   | \$32,367    | \$167,633     | \$97,605    |                  |                  |                 |                 |                 |
| 96  | 96-17-32-354-016 | 49030 PONTIAC TRL STE 300 | BMS        | 201        | 8/4/2023   | \$260,000   | \$55,554    | \$204,446     | \$237,803   |                  |                  |                 |                 |                 |
| E   | E -17-13-326-029 | 8605 RICHARDSON RD        | DCC        | 201        | 5/31/2022  | \$1,500,000 | \$365,177   | \$1,134,823   | \$893,062   |                  |                  |                 |                 |                 |
| K   | K -21-04-151-004 | 58019 GRAND RIVER AVE     | DCC        | 201        | 7/8/2022   | \$3,563,467 | \$433,347   | \$3,130,120   | \$1,816,817 |                  |                  |                 |                 |                 |
| O   | O -09-04-151-007 | 2375 STANTON RD           | CMS        | 201        | 5/15/2023  | \$2,200,000 | \$1,256,167 | \$943,833     | \$1,086,613 | O -09-04-101-001 | P -04-33-300-008 |                 |                 |                 |
| O   | O -09-33-351-029 | 831 BROWN RD              | CMS        | 201        | 7/28/2022  | \$2,200,000 | \$422,310   | \$1,777,690   | \$1,239,876 |                  |                  |                 |                 |                 |
| P   | P -04-26-353-022 | 834 S LAPEER RD           | CMD        | 201        | 6/15/2022  | \$775,000   | \$121,610   | \$653,390     | \$597,997   |                  |                  |                 |                 |                 |

CITY OF ROCHESTER  
ECF FOR 2025: CAS

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 10         | \$8,775,614      | \$2,729,380       | \$6,046,234      | \$4,528,544       | 1.335 |

| CVT | PARCEL NUMBER    | ADDRESS                | ECF (PROD) | PROP CLASS | SALE DATE  | SALE PRICE  | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1  | OTHER PARCELS 2  | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|------------------------|------------|------------|------------|-------------|-------------|---------------|-------------|------------------|------------------|-----------------|-----------------|-----------------|
| 20  | 20-23-28-477-005 | 22145 FARMINGTON RD    | CAS        | 201        | 8/2/2023   | \$1,200,000 | \$305,047   | \$894,953     | \$1,055,976 |                  |                  |                 |                 |                 |
| 28  | 28-25-36-305-052 | 21412 JOHN R RD        | CAS        | 201        | 6/28/2022  | \$169,500   | \$48,479    | \$121,021     | \$68,674    |                  |                  |                 |                 |                 |
| 40  | 40-24-23-229-029 | 26727 SOUTHFIELD RD    | CAS        | 201        | 9/29/2023  | \$890,000   | \$89,563    | \$800,437     | \$532,549   |                  |                  |                 |                 |                 |
| 44  | 44-25-24-106-008 | 26312 JOHN R RD        | CAS        | 201        | 8/3/2022   | \$200,000   | \$113,531   | \$86,469      | \$70,955    |                  |                  |                 |                 |                 |
| 64  | 64-14-19-253-019 | 820 CESAR E CHAVEZ AVE | CAS        | 201        | 7/20/2023  | \$265,000   | \$74,433    | \$190,567     | \$145,312   | 64-14-19-253-012 |                  |                 |                 |                 |
| 92  | 92-17-34-276-023 | 490 N PONTIAC TRL      | CAS        | 201        | 8/17/2022  | \$1,180,000 | \$512,131   | \$667,869     | \$359,332   | 92-17-34-276-024 | 92-17-34-276-025 |                 |                 |                 |
| 96  | 96-22-05-476-026 | 48260 FRANK ST         | CAS        | 201        | 2/23/2023  | \$2,700,000 | \$714,046   | \$1,985,954   | \$1,364,136 |                  |                  |                 |                 |                 |
| 96  | 96-22-08-376-026 | 49160 GRAND RIVER AVE  | CAS        | 201        | 12/27/2023 | \$1,096,114 | \$454,515   | \$641,599     | \$421,774   |                  |                  |                 |                 |                 |
| EW  | EW-17-23-101-015 | 3031 S COMMERCE RD     | CAS        | 201        | 10/31/2022 | \$775,000   | \$282,134   | \$492,866     | \$359,987   |                  |                  |                 |                 |                 |
| LM  | LM-16-11-301-013 | 115 E HURON ST         | CAS        | 201        | 11/4/2023  | \$300,000   | \$135,501   | \$164,499     | \$149,850   |                  |                  |                 |                 |                 |

CITY OF ROCHESTER  
ECF FOR 2025: COF

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 10         | \$20,741,670     | \$8,645,894       | \$12,095,776     | \$12,230,145      | 0.989 |

| CVT | PARCEL NUMBER    | ADDRESS                  | ECF (PROD) | PROP CLASS | SALE DATE | SALE PRICE   | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1  | OTHER PARCELS 2 | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|--------------------------|------------|------------|-----------|--------------|-------------|---------------|-------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 04  | 04-25-17-257-027 | 28471 WOODWARD AVE       | COF        | 201        | 8/28/2023 | \$210,000    | \$78,299    | \$131,701     | \$157,149   |                  |                 |                 |                 |                 |
| 04  | 04-25-18-205-028 | 2985 12 MILE RD          | COF        | 201        | 5/26/2022 | \$500,000    | \$87,773    | \$412,227     | \$413,617   |                  |                 |                 |                 |                 |
| 08  | 08-19-36-285-001 | 1001 S WORTH ST          | COF        | 201        | 6/8/2023  | \$13,875,000 | \$6,897,880 | \$6,977,120   | \$7,131,085 | 08-19-36-284-010 |                 |                 |                 |                 |
| 16  | 16-25-04-129-024 | 655 W 14 MILE RD # 200 A | COF        | 201        | 5/18/2023 | \$551,670    | \$155,193   | \$396,477     | \$394,623   | 16-25-04-129-025 |                 |                 |                 |                 |
| 20  | 20-23-26-351-025 | 22730 ORCHARD LAKE RD    | COF        | 201        | 9/28/2022 | \$390,000    | \$133,377   | \$256,623     | \$275,047   |                  |                 |                 |                 |                 |
| 40  | 40-24-24-154-001 | 26060 SOUTHFIELD RD      | COF        | 201        | 2/21/2023 | \$745,000    | \$162,522   | \$582,478     | \$701,323   |                  |                 |                 |                 |                 |
| 68  | 68-15-15-228-011 | 429 S MAIN ST            | COF        | 201        | 8/1/2022  | \$1,900,000  | \$500,241   | \$1,399,759   | \$1,231,373 |                  |                 |                 |                 |                 |
| 68  | 68-15-15-276-069 | 71 WALNUT BLVD STE 108   | COF        | 201        | 9/9/2022  | \$220,000    | \$66,722    | \$153,278     | \$98,480    |                  |                 |                 |                 |                 |
| E   | E -17-13-326-010 | 4057 PIONEER DR          | COF        | 201        | 4/13/2023 | \$1,500,000  | \$192,644   | \$1,307,356   | \$1,325,630 |                  |                 |                 |                 |                 |
| P   | P -04-26-353-029 | 990 S LAPEER RD          | COF        | 201        | 9/7/2023  | \$850,000    | \$371,243   | \$478,757     | \$501,818   |                  |                 |                 |                 |                 |

CITY OF ROCHESTER  
ECF FOR 2025: CRL

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 13         | \$10,063,267     | \$2,563,406       | \$7,499,861      | \$5,937,542       | 1.263 |

| CVT | PARCEL NUMBER    | ADDRESS               | ECF (PROD) | PROP CLASS | SALE DATE  | SALE PRICE  | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1  | OTHER PARCELS 2 | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|-----------------------|------------|------------|------------|-------------|-------------|---------------|-------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 04  | 04-25-18-227-004 | 2725 12 MILE RD       | CRL        | 201        | 6/9/2022   | \$325,000   | \$97,543    | \$227,457     | \$172,073   |                  |                 |                 |                 |                 |
| 04  | 04-25-18-377-032 | 3650 11 MILE RD       | CRL        | 201        | 6/29/2022  | \$209,000   | \$32,821    | \$176,179     | \$146,609   |                  |                 |                 |                 |                 |
| 20  | 20-23-27-153-012 | 33304 GRAND RIVER AVE | CRL        | 201        | 11/4/2022  | \$220,000   | \$57,546    | \$162,454     | \$119,375   |                  |                 |                 |                 |                 |
| 20  | 20-23-34-355-003 | 20740 FARMINGTON RD   | CRL        | 201        | 8/23/2023  | \$555,000   | \$135,004   | \$419,996     | \$309,239   |                  |                 |                 |                 |                 |
| 24  | 24-25-27-379-003 | 23140 WOODWARD AVE    | CRL        | 201        | 5/9/2023   | \$840,000   | \$249,185   | \$590,815     | \$370,580   |                  |                 |                 |                 |                 |
| 40  | 40-24-13-353-001 | 27300 SOUTHFIELD RD   | CRL        | 201        | 5/2/2023   | \$800,000   | \$154,911   | \$645,089     | \$508,804   |                  |                 |                 |                 |                 |
| 44  | 44-25-12-151-009 | 30100 JOHN R RD       | CRL        | 201        | 11/8/2023  | \$1,150,000 | \$247,746   | \$902,254     | \$620,745   | 44-25-12-151-016 |                 |                 |                 |                 |
| 44  | 44-25-24-251-006 | 26201 DEQUINDRE RD    | CRL        | 201        | 10/5/2023  | \$310,000   | \$110,122   | \$199,878     | \$170,974   |                  |                 |                 |                 |                 |
| 64  | 64-14-16-101-021 | 322 E WALTON BLVD     | CRL        | 201        | 10/25/2022 | \$1,646,667 | \$142,019   | \$1,504,648   | \$1,026,107 |                  |                 |                 |                 |                 |
| 68  | 68-15-10-377-002 | 871 OAKWOOD DR        | CRL        | 201        | 9/6/2023   | \$2,200,000 | \$856,644   | \$1,343,356   | \$1,352,583 |                  |                 |                 |                 |                 |
| 68  | 68-15-14-103-008 | 308 S MAIN ST         | CRL        | 201        | 9/30/2022  | \$1,200,000 | \$334,482   | \$865,518     | \$811,302   |                  |                 |                 |                 |                 |
| 92  | 92-17-34-401-010 | 132 W WALLED LAKE DR  | CRL        | 201        | 11/4/2022  | \$128,000   | \$33,101    | \$94,899      | \$73,760    |                  |                 |                 |                 |                 |
| EW  | EW-17-22-431-027 | 297 GLENGARY RD       | CRL        | 201        | 9/27/2023  | \$479,600   | \$112,282   | \$367,318     | \$255,391   |                  |                 |                 |                 |                 |



CITY OF ROCHESTER  
ECF FOR 2025: CRS

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 10         | \$8,367,500      | \$2,610,487       | \$5,757,013      | \$4,286,062       | 1.343 |

| CVT | PARCEL NUMBER    | ADDRESS               | ECF (PROD) | PROP CLASS | SALE DATE  | SALE PRICE  | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1  | OTHER PARCELS 2 | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|-----------------------|------------|------------|------------|-------------|-------------|---------------|-------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 14  | 14-08-20-451-018 | 18 S MAIN ST          | CRS        | 201        | 6/16/2022  | \$1,600,000 | \$488,736   | \$1,111,264   | \$940,305   | 14-08-20-451-017 |                 |                 |                 |                 |
| 20  | 20-23-27-326-016 | 32704 GRAND RIVER AVE | CRS        | 201        | 2/9/2023   | \$900,000   | \$185,298   | \$714,702     | \$428,915   |                  |                 |                 |                 |                 |
| 20  | 20-23-35-126-010 | 30732 GRAND RIVER AVE | CRS        | 201        | 7/29/2022  | \$247,500   | \$106,213   | \$141,287     | \$80,982    |                  |                 |                 |                 |                 |
| 28  | 28-25-25-452-040 | 1221 E 9 MILE RD      | CRS        | 201        | 8/18/2023  | \$500,000   | \$97,333    | \$402,667     | \$335,118   |                  |                 |                 |                 |                 |
| 36  | 36-18-02-479-065 | 3251 ORCHARD LAKE RD  | CRS        | 201        | 1/17/2023  | \$750,000   | \$289,933   | \$460,067     | \$368,370   |                  |                 |                 |                 |                 |
| 44  | 44-25-01-301-002 | 31660 JOHN R RD       | CRS        | 201        | 9/7/2022   | \$750,000   | \$378,953   | \$371,047     | \$342,566   |                  |                 |                 |                 |                 |
| 44  | 44-25-12-102-001 | 30600 JOHN R RD       | CRS        | 201        | 4/15/2022  | \$350,000   | \$66,501    | \$283,499     | \$193,956   |                  |                 |                 |                 |                 |
| 44  | 44-25-12-102-045 | 30460 JOHN R RD       | CRS        | 201        | 2/3/2023   | \$1,870,000 | \$490,400   | \$1,379,600   | \$774,835   |                  |                 |                 |                 |                 |
| 64  | 64-14-21-403-064 | 804 N PERRY ST        | CRS        | 201        | 8/30/2023  | \$400,000   | \$61,033    | \$338,967     | \$262,924   |                  |                 |                 |                 |                 |
| 68  | 68-15-15-232-026 | 327 S MAIN ST         | CRS        | 201        | 11/16/2022 | \$1,000,000 | \$446,087   | \$553,913     | \$558,090   |                  |                 |                 |                 |                 |

CITY OF ROCHESTER  
ECF FOR 2025: INL

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 11         | \$8,128,000      | \$2,166,760       | \$5,961,240      | \$5,884,124       | 1.013 |

| CVT | PARCEL NUMBER    | ADDRESS          | ECF (PROD) | PROP CLASS | SALE DATE  | SALE PRICE  | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1 | OTHER PARCELS 2 | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|------------------|------------|------------|------------|-------------|-------------|---------------|-------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 24  | 24-25-26-153-060 | 2900 HILTON RD   | INL        | 301        | 12/29/2023 | \$377,000   | \$137,077   | \$239,923     | \$315,057   |                 |                 |                 |                 |                 |
| 24  | 24-25-27-436-010 | 2305 GOODRICH ST | INL        | 201        | 11/2/2023  | \$400,000   | \$138,859   | \$261,141     | \$291,347   |                 |                 |                 |                 |                 |
| 24  | 24-25-27-436-015 | 2335 GOODRICH ST | INL        | 301        | 9/27/2022  | \$1,000,000 | \$290,903   | \$709,097     | \$828,216   |                 |                 |                 |                 |                 |
| 24  | 24-25-33-435-045 | 455 LIVERNOIS ST | INL        | 301        | 5/9/2022   | \$555,000   | \$244,041   | \$310,959     | \$330,144   |                 |                 |                 |                 |                 |
| 24  | 24-25-35-101-005 | 924 E 9 MILE RD  | INL        | 201        | 8/31/2023  | \$350,000   | \$152,924   | \$197,076     | \$215,722   |                 |                 |                 |                 |                 |
| 28  | 28-25-25-477-033 | 1651 E 9 MILE RD | IND        | 201        | 11/8/2023  | \$181,000   | \$39,455    | \$141,545     | \$150,313   |                 |                 |                 |                 |                 |
| 44  | 44-25-11-426-012 | 540 AJAX DR      | IND        | 301        | 6/6/2023   | \$500,000   | \$147,876   | \$352,124     | \$378,858   |                 |                 |                 |                 |                 |
| 44  | 44-25-24-301-001 | 25914 JOHN R RD  | IND        | 201        | 1/29/2024  | \$700,000   | \$141,598   | \$558,402     | \$594,763   |                 |                 |                 |                 |                 |
| 64  | 64-14-33-255-009 | 392 S SANFORD ST | INL        | 301        | 7/12/2023  | \$365,000   | \$96,071    | \$268,929     | \$274,783   |                 |                 |                 |                 |                 |
| 68  | 68-15-14-128-012 | 480 E 2ND ST     | INL        | 301        | 9/28/2022  | \$2,200,000 | \$250,270   | \$1,949,730   | \$1,474,530 |                 |                 |                 |                 |                 |
| 96  | 96-22-06-101-028 | 50853 CENTURY CT | INL        | 301        | 6/17/2022  | \$1,500,000 | \$527,686   | \$972,314     | \$1,030,391 |                 |                 |                 |                 |                 |

CITY OF ROCHESTER  
ECF FOR 2025: NSH

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 10         | \$6,468,000      | \$2,881,875       | \$3,586,125      | \$3,250,971       | 1.103 |

| CVT | PARCEL NUMBER    | ADDRESS               | ECF (PROD) | PROP CLASS | SALE DATE  | SALE PRICE  | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1  | OTHER PARCELS 2 | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|-----------------------|------------|------------|------------|-------------|-------------|---------------|-------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 08  | 08-19-36-456-018 | 355 E 14 MILE RD      | APT        | 201        | 7/12/2023  | \$1,725,000 | \$1,264,792 | \$460,208     | \$469,014   |                  |                 |                 |                 |                 |
| 24  | 24-25-34-178-022 | 334 W MARSHALL ST     | APP        | 201        | 5/11/2022  | \$425,000   | \$175,072   | \$249,928     | \$155,451   |                  |                 |                 |                 |                 |
| 64  | 64-14-29-381-019 | 18 LORRAINE CT        | APP        | 201        | 2/2/2024   | \$160,000   | \$9,605     | \$150,395     | \$276,171   |                  |                 |                 |                 |                 |
| 64  | 64-14-30-452-021 | 21 MONROE ST          | APP        | 201        | 1/12/2024  | \$220,000   | \$16,171    | \$203,829     | \$352,654   | 64-14-20-452-022 |                 |                 |                 |                 |
| 64  | 64-14-33-210-065 | 389 OSMUN ST          | APS        | 201        | 8/5/2022   | \$138,000   | \$11,360    | \$126,640     | \$108,033   |                  |                 |                 |                 |                 |
| 80  | 80-21-19-201-012 |                       | APT        | 201        | 12/20/2022 | \$480,000   | \$250,622   | \$229,378     | \$476,204   |                  |                 |                 |                 |                 |
| E   | E -17-10-127-014 | 1111 N COMMERCE RD    | APT        | 201        | 11/21/2023 | \$230,000   | \$125,435   | \$104,565     | \$71,108    |                  |                 |                 |                 |                 |
| K   | K -21-04-251-001 | 57951 GRAND RIVER AVE | APT        | 201        | 3/1/2024   | \$660,000   | \$553,287   | \$106,713     | \$174,835   | K -21-04-151-005 |                 |                 |                 |                 |
| K   | K -21-05-252-024 | 30625 MARTINDALE RD   | APT        | 201        | 9/30/2022  | \$980,000   | \$285,217   | \$694,783     | \$413,529   |                  |                 |                 |                 |                 |
| U   | U -07-03-177-006 | 10660 E HOLLY RD      | APT        | 201        | 7/15/2022  | \$1,450,000 | \$190,314   | \$1,259,686   | \$753,970   |                  |                 |                 |                 |                 |



CITY OF ROCHESTER  
ECF FOR 2025: OCV

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND<br>& YARD | TOTAL BLDG RESID | TOTAL COST<br>MAN \$ | ECF   |
|------------|------------------|----------------------|------------------|----------------------|-------|
| 10         | \$5,927,670      | \$1,597,395          | \$4,330,275      | \$3,605,701          | 1.201 |

| CVT | PARCEL NUMBER    | ADDRESS                  | ECF (PROD) | PROP CLASS | SALE DATE | SALE PRICE  | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1  | OTHER PARCELS 2 | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|--------------------------|------------|------------|-----------|-------------|-------------|---------------|-------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 04  | 04-25-18-205-028 | 2985 12 MILE RD          | COF        | 201        | 5/26/2022 | \$500,000   | \$87,773    | \$412,227     | \$413,617   |                  |                 |                 |                 |                 |
| 16  | 16-25-03-101-002 | 14 E 14 MILE RD          | COF        | 201        | 4/1/2022  | \$562,500   | \$74,984    | \$487,516     | \$318,529   |                  |                 |                 |                 |                 |
| 16  | 16-25-04-129-024 | 655 W 14 MILE RD # 200 A | COF        | 201        | 5/18/2023 | \$551,670   | \$155,193   | \$396,477     | \$394,623   | 16-25-04-129-025 |                 |                 |                 |                 |
| 20  | 20-23-26-351-025 | 22730 ORCHARD LAKE RD    | COF        | 201        | 9/28/2022 | \$390,000   | \$133,377   | \$256,623     | \$275,047   |                  |                 |                 |                 |                 |
| 20  | 20-23-27-404-006 | 32300 GRAND RIVER AVE    | COF        | 201        | 8/19/2022 | \$245,000   | \$97,392    | \$147,608     | \$118,789   |                  |                 |                 |                 |                 |
| 20  | 20-23-28-280-013 | 23333 FARMINGTON RD      | COF        | 201        | 5/26/2023 | \$600,000   | \$151,930   | \$448,070     | \$322,974   |                  |                 |                 |                 |                 |
| 68  | 68-15-11-157-001 | 1142 N MAIN ST           | OCV        | 201        | 8/12/2022 | \$325,000   | \$212,917   | \$112,083     | \$143,660   |                  |                 |                 |                 |                 |
| 68  | 68-15-15-228-011 | 429 S MAIN ST            | COF        | 201        | 8/1/2022  | \$1,900,000 | \$500,241   | \$1,399,759   | \$1,231,373 |                  |                 |                 |                 |                 |
| 68  | 68-15-15-276-069 | 71 WALNUT BLVD STE 108   | COF        | 201        | 9/9/2022  | \$220,000   | \$66,722    | \$153,278     | \$98,480    |                  |                 |                 |                 |                 |
| 68  | 68-15-15-276-073 | 115 WALNUT BLVD          | OCV        | 201        | 10/4/2023 | \$633,500   | \$116,866   | \$516,634     | \$288,608   |                  |                 |                 |                 |                 |

CITY OF ROCHESTER  
ECF FOR 2025: RCV

| # OF SALES | TOTAL SALE PRICE | TOTAL LAND & YARD | TOTAL BLDG RESID | TOTAL COST MAN \$ | ECF   |
|------------|------------------|-------------------|------------------|-------------------|-------|
| 11         | \$8,765,170      | \$2,713,537       | \$6,051,633      | \$5,451,058       | 1.110 |

| CVT | PARCEL NUMBER    | ADDRESS                  | ECF (PROD) | PROP CLASS | SALE DATE | SALE PRICE  | LAND & YARD | BLDG RESIDUAL | COST MAN \$ | OTHER PARCELS 1  | OTHER PARCELS 2 | OTHER PARCELS 3 | OTHER PARCELS 4 | OTHER PARCELS 5 |
|-----|------------------|--------------------------|------------|------------|-----------|-------------|-------------|---------------|-------------|------------------|-----------------|-----------------|-----------------|-----------------|
| 04  | 04-25-18-205-028 | 2985 12 MILE RD          | COF        | 201        | 5/26/2022 | \$500,000   | \$87,773    | \$412,227     | \$413,617   |                  |                 |                 |                 |                 |
| 16  | 16-25-04-129-024 | 655 W 14 MILE RD # 200 A | COF        | 201        | 5/18/2023 | \$551,670   | \$155,193   | \$396,477     | \$394,623   |                  |                 |                 |                 |                 |
| 20  | 20-23-26-351-025 | 22730 ORCHARD LAKE RD    | COF        | 201        | 9/28/2022 | \$390,000   | \$133,377   | \$256,623     | \$275,047   |                  |                 |                 |                 |                 |
| 20  | 20-23-27-404-006 | 32300 GRAND RIVER AVE    | COF        | 201        | 8/19/2022 | \$245,000   | \$97,392    | \$147,608     | \$118,789   |                  |                 |                 |                 |                 |
| 20  | 20-23-28-280-013 | 23333 FARMINGTON RD      | COF        | 201        | 5/26/2023 | \$600,000   | \$151,930   | \$448,070     | \$322,974   |                  |                 |                 |                 |                 |
| 68  | 68-15-10-377-002 | 871 OAKWOOD DR           | CRL        | 201        | 9/6/2023  | \$2,200,000 | \$856,644   | \$1,343,356   | \$1,352,583 |                  |                 |                 |                 |                 |
| 68  | 68-15-11-157-001 | 1142 N MAIN ST           | OCV        | 201        | 8/12/2022 | \$325,000   | \$212,917   | \$112,083     | \$143,660   | 16-25-04-129-025 |                 |                 |                 |                 |
| 68  | 68-15-14-103-008 | 308 S MAIN ST            | CRL        | 201        | 9/30/2022 | \$1,200,000 | \$334,482   | \$865,518     | \$811,302   |                  |                 |                 |                 |                 |
| 68  | 68-15-15-228-011 | 429 S MAIN ST            | COF        | 201        | 8/1/2022  | \$1,900,000 | \$500,241   | \$1,399,759   | \$1,231,373 |                  |                 |                 |                 |                 |
| 68  | 68-15-15-276-069 | 71 WALNUT BLVD STE 108   | COF        | 201        | 9/9/2022  | \$220,000   | \$66,722    | \$153,278     | \$98,480    |                  |                 |                 |                 |                 |
| 68  | 68-15-15-276-073 | 115 WALNUT BLVD          | OCV        | 201        | 10/4/2023 | \$633,500   | \$116,866   | \$516,634     | \$288,608   |                  |                 |                 |                 |                 |