

RESIDENTIAL SALES STUDY FOR 2023 TAX YEAR

Report Name: C_SalAnal_Res by Area for Board
 April 1st 2020 - March 31st 2022

Sales Study

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

PITTSFIELD TOWNSHIP

10:25 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
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Analysis for Area > 2COMM COMM - COMMERCIAL

2COMM	L-12-23-200-002	201	8.21 Ac	ONE-STORY	D	2 %	08/28/2020	\$625,000	03-ARM'S LENG	0	.00	428,900	BLDG TO BE DEMO'D
									\$625,000	0	\$.00	428,900	
Total No. of Sales 1													
Avg. Sale Price > \$625,000													

Analysis for Area > 2FFRT COMM - RESTAURANT-FAST FOOD

2FFRT	L-12-01-401-015	201	0.26 Ac		D	0 %	06/17/2021	\$1,282,742	03-ARM'S LENG	0	.00	417,400	
2FFRT	L-12-08-475-007	201	0.83 Ac		D	0 %	03/23/2021	\$1,435,874	03-ARM'S LENG	0	.00	504,300	TERMS UNKNOWN
									\$2,718,616	0	\$.00	921,700	
Total No. of Sales 2													
Avg. Sale Price > \$1,359,308													

Analysis for Area > 2GRSR COMM - GARAGE SERVICE,STORAGE,MINI LUBE

2GRSR	L-12-12-300-021	201	1.66 Ac		D	0 %	08/23/2021	\$0	03-ARM'S LENG	0	.00	600,400	
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2GRSR	L -12-13-300-010	201	11.88 Ac		D	0 %	12/23/2020	\$852,000	19-MULTI PARC	0	.00	655,000	NOT USED TERMS UNCERTAIN

\$852,000

0

\$.00

1,255,400

Total No. of Sales 2

Avg. Sale Price > \$426,000

Analysis for Area > 2INEN COMM - IND. ENG. BLDG.

2INEN	L -12-16-101-022	201	4.67 Ac		D	0 %	04/08/2021	\$3,543,889	03-ARM'S LENG	0	.00	1,647,900	
2INEN	L -12-16-101-026	201	5.95 Ac		D	0 %	04/08/2021	\$4,574,444	03-ARM'S LENG	0	.00	2,427,100	
2INEN	L -12-16-103-043	201	4.36 Ac		D	0 %	04/08/2021	\$3,543,889	03-ARM'S LENG	0	.00	1,651,000	
2INEN	L -12-16-101-016	201	3.98 Ac		D	0 %	12/30/2020	\$1,986,708	19-MULTI PARC	0	.00	957,100	
2INEN	L -12-16-103-031	201	2.48 Ac		D	0 %	09/04/2020	\$1,350,000	03-ARM'S LENG	0	.00	858,300	

\$14,998,930

0

\$.00

7,541,400

Total No. of Sales 5

Avg. Sale Price > \$2,999,786

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > 2OFCS				COMM - OFFICE, R&D, LAB									
2OFCS	L -12-02-120-003	201	0.77 Ac		D	0 %	02/01/2022	\$0	19-MULTI PARC	0	.00	149,000	NO PRICE ON DEED
2OFCS	L -12-01-200-017	201	0.55 Ac		D	0 %	01/19/2022	\$662,500	03-ARM'S LENG	0	.00	429,700	
2OFCS	L -12-01-100-030	201	6.60 Ac		D	0 %	12/27/2021	\$6,036,656	19-MULTI PARC	0	.00	1,502,200	
2OFCS	L -12-01-100-029	201	6.60 Ac		D	0 %	12/27/2021	\$10,061,094	19-MULTI PARC	0	.00	2,787,300	
2OFCS	L -12-06-280-005	201	6.02 Ac		D	0 %	10/27/2021	\$0	03-ARM'S LENG	0	.00	7,430,200	1031 SALES EXCHANGE
2OFCS	L -12-16-101-005	201	2.35 Ac		D	0 %	07/14/2021	\$0	03-ARM'S LENG	0	.00	672,900	
2OFCS	L -12-20-100-006	201	10.87 Ac		D	0 %	04/21/2021	\$3,000,000	03-ARM'S LENG	0	.00	2,565,700	TERMS UNCERTAIN
2OFCS	L -12-16-102-038	201	8.17 Ac		D	0 %	04/08/2021	\$7,087,778	03-ARM'S LENG	0	.00	3,463,100	
2OFCS	L -12-20-101-002	201	5.15 Ac		D	0 %	03/09/2021	\$3,890,000	03-ARM'S LENG	0	.00	2,597,100	1031 SALE
2OFCS	L -12-20-101-004	201	2.14 Ac		D	0 %	12/29/2020	\$3,950,000	03-ARM'S LENG	0	.00	1,990,700	WC DID NOT USE NEW ADDED
2OFCS	L -12-01-200-004	201	0.93 Ac		D	0 %	12/29/2020	\$250,000	03-ARM'S LENG	0	.00	173,700	POOR CONDITION
2OFCS	L -12-08-400-019	201	1.01 Ac		D	0 %	11/06/2020	\$0	03-ARM'S LENG	0	.00	734,500	

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20FCS	L-12-08-310-009	201	2.42 Ac		D	0 %	09/14/2020	\$3,119,700	03-ARM'S LENG	0	.00	1,372,500	SALE LEASEBACK
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Total No. of Sales 13

\$38,057,728 0 \$.00 25,868,600

Avg. Sale Price > \$2,927,518

Analysis for Area > **2REST COMM - RESTAURANTS**

2REST	L-12-02-120-010	201	0.77 Ac		D	0 %	02/01/2022	\$0	19-MULTI PARC	0	.00	506,400	NO PRICE ON DEED
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Total No. of Sales 1

\$0 0 \$.00 506,400

Avg. Sale Price > \$0

Analysis for Area > **2SRHS COMM - SR HOUSING-ASSISTED LIVING**

2SRHS	L-12-11-150-024	201	6.13 Ac		D	0 %	12/29/2020	\$18,500,000	03-ARM'S LENG	0	.00	8,688,300	PRIOR EXEMPT
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Total No. of Sales 1

\$18,500,000 0 \$.00 8,688,300

Avg. Sale Price > \$18,500,000

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Comments
Analysis for Area > 2WHSE COMM-WHRS-FLEX-SHEDS													
2WHSE	L -12-17-105-003	201	0.52 Ac		D	0 %	12/30/2021	\$535,990	03-ARM'S LENG	0	.00	240,700	
2WHSE	L -12-17-105-013	201	2.67 Ac		D	0 %	12/16/2021	\$381,843	19-MULTI PARC	0	.00	229,400	8 UNITS IN SALE
2WHSE	L -12-17-105-014	201	2.67 Ac		D	0 %	12/16/2021	\$478,936	19-MULTI PARC	0	.00	262,800	8 UNITS IN SALE
2WHSE	L -12-17-105-015	201	2.67 Ac		D	0 %	12/16/2021	\$422,818	19-MULTI PARC	0	.00	248,900	8 UNITS IN SALE
2WHSE	L -12-17-105-016	201	2.67 Ac		D	0 %	12/16/2021	\$381,249	19-MULTI PARC	0	.00	192,200	8 UNITS IN SALE
2WHSE	L -12-17-105-017	201	0.54 Ac		D	0 %	12/16/2021	\$372,638	19-MULTI PARC	0	.00	196,500	8 UNITS IN SALE
2WHSE	L -12-17-105-009	201	2.67 Ac		D	0 %	12/16/2021	\$508,926	19-MULTI PARC	0	.00	283,700	8 UNITS IN SALE
2WHSE	L -12-17-105-019	201	0.35 Ac		D	0 %	12/16/2021	\$370,857	19-MULTI PARC	0	.00	194,600	8 UNITS IN SALE
2WHSE	L -12-17-105-018	201	0.35 Ac		D	0 %	12/16/2021	\$382,733	19-MULTI PARC	0	.00	192,700	8 UNITS IN SALE
2WHSE	L -12-17-105-021	201	0.72 Ac		D	0 %	12/13/2021	\$323,040	19-MULTI PARC	0	.00	171,500	
2WHSE	L -12-17-105-020	201	0.72 Ac		D	0 %	12/13/2021	\$349,960	19-MULTI PARC	0	.00	184,900	
2WHSE	L -12-17-105-010	201	0.47 Ac		D	0 %	12/13/2021	\$474,000	03-ARM'S LENG	0	.00	243,500	

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2WHSE	L -12-17-105-026	201	0.71 Ac		D	0 %	12/09/2021	\$365,700	19-MULTI PARC	0	.00	200,100	
2WHSE	L -12-17-105-025	201	0.71 Ac		D	0 %	12/09/2021	\$324,300	19-MULTI PARC	0	.00	170,800	
2WHSE	L -12-16-101-002	201	4.31 Ac		D	0 %	11/09/2021	\$3,220,000	03-ARM'S LENG	0	.00	1,151,400	
2WHSE	L -12-14-200-012	201	1.81 Ac		D	0 %	11/01/2021	\$1,225,000	03-ARM'S LENG	0	.00	781,000	
2WHSE	L -12-17-105-005	201	0.44 Ac		D	0 %	08/31/2021	\$493,000	03-ARM'S LENG	0	.00	207,000	
2WHSE	L -12-17-105-024	201	0.35 Ac		D	0 %	08/25/2021	\$325,000	03-ARM'S LENG	0	.00	180,600	
2WHSE	L -12-23-115-003	201	0.24 Ac		D	0 %	05/12/2021	\$185,250	03-ARM'S LENG	0	.00	161,400	EXT FAMILY SALE - NO IMPACT SP
2WHSE	L -12-24-200-022	201	5.65 Ac		D	0 %	12/30/2020	\$1,098,966	03-ARM'S LENG	0	.00	1,074,000	WC-DID NOT USE \$
2WHSE	L -12-23-115-002	201	2.66 Ac		D	0 %	12/01/2020	\$196,571	19-MULTI PARC	0	.00	160,200	
2WHSE	L -12-23-115-007	201	0.24 Ac		D	0 %	10/15/2020	\$220,000	03-ARM'S LENG	0	.00	165,400	
2WHSE	L -12-13-301-004	201	9.00 Ac		D	0 %	09/01/2020	\$200,000	19-MULTI PARC	0	.00	113,800	

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\$12,836,777 0 \$.00 7,007,100

Total No. of Sales 23

Avg. Sale Price > \$558,121