

APPRAISAL REPORT – FORM FORMAT FOR NON-COMPLEX COMMERCIAL OR RESIDENTIAL PROPERTIES

ASSIGNMENT INFORMATION		
Property Address: 4351 Tichenor Point Drive, Town of Canandaigua, Ontario County, NY Tax Map Number: 126.16-1-1.1 Current Tax Assessment: \$1,382,000(a) Current R.E. Taxes: \$36,356 Current Record Owner: Silver Springs Associates	Report Prepared By: Bruckner, Tillett, Rossi, Cahill & Associates 500 Linden Oaks, Suite 130 Rochester, New York, 14625 Kevin L. Bruckner, MAI, CCIM (585) 383-4501 Kevin@btrca.com	Report Prepared For (Client): Silver Springs Associates E-mail: mbkellcgg7@gmail.com <div style="border: 1px solid black; padding: 5px; text-align: center;"> TOWN OF CANANDAIGUA TOWN CLERK RECEIVED FEB - 4 2021 </div>

FINAL VALUE ESTIMATE				
Date of Report	Date of Inspection	Effective Date of Value	Interest Appraised	Market Value
January 20, 2021	January 6, 2021	January 6, 2021	Fee Simple	\$5,700,000

SALE, OPTION, LISTING AND OFFER HISTORY

Comments: There are no agreements of sale, options or listings current as of the effective date of the appraisal, except that the property is currently listed for sale through Mitchell Pierson Jr. Inc. Realtors for \$5,900,000. It was originally listed on November 13, 2020. The Town of Canandaigua has passed a Resolution No. 2020-267 authorizing the town to pursue the acquisition of the subject for a public park at a price range of not less than \$5.3 million and not more than \$7.0 million. According to the broker there are two other parties that have expressed an interest in the property if the acquisition by the town falls through. There have been no sales that have occurred within three (3) years prior to the effective date of the appraisal. The subject has been under the same ownership since 1990. (a) Although the town of Canandaigua assesses property at 100% of market value, the above assessment does not reflect the market value of the property as it does not adequately take into account the value of this unique piece of lakefront property.

MARKET AND NEIGHBORHOOD ANALYSIS

Comments: The subject property is located along the western shore of Canandaigua Lake about four miles south of the city of Canandaigua situated at the north end of Canandaigua Lake. The immediate neighborhood of the subject has been referred to as "millionaires row" as many wealthy individuals from the Rochester area have their year-round or seasonal residences along this area of the lake. Of all the Finger Lakes, Canandaigua has the second highest front foot value after Skaneateles Lake outside of Syracuse. Neighboring properties are a mix of large estate type lakefront homes, more modest lakefront homes and season cottages.

PROPERTY DESCRIPTION

Bldg Area (Sq.Ft.)	See comments	Occupancy (owner vs. tenant / %)	100% Owner Occupied
Site Size (Acres)	4.077	Zoning	RLD Residential Lakeshore District
Yr. Built	1922	Conformance to Zoning	Yes
Rem. Econ. Life	10+ years	Property Type	Seasonal cottage
Quality	Fair	Current Use	Seasonal cottage
Condition	Fair	Source of Bldg Area	Appraiser's measurements at time of inspection

Comments: The subject property is a lakefront parcel which is generally level with a slight slope from West Lake Road to the lake. The parcel has 398.5 feet of level frontage comprised of a shale beach and peninsula with panoramic views both to the north and south. Along the south side and creating the southern border is a creek with a concrete flood control wall. The southwestern portion of the site is wooded with the balance of the site being relatively open with some mature trees. An asphalt driveway winds down from West Lake Road (a public road) to the improvements near the lake. The driveway is known as Tichenor Point Road which provides access via easements to other adjacent properties along the lake. There is a regulation size tennis court on the site. Tennis courts may or may not have a material contributory value. Public water and sewer is available which significantly enhances the property over those that just have well, lake water and/or septic.

There are four seasonal buildings on the property which according to public records were built in 1922. They are identified as the main cottage, bunkhouse/garage, shed and boathouse. The main cottage is a 1-story wood frame structure on piers (no foundation or slab). It totals 1,144± sq.ft. and includes a living-dining room, kitchen, bathroom two bedrooms and a 276 sq.ft. enclosed porch. The living room has a stone fireplace with a woodstove insert and baseboard electric heat. The kitchen is old style with wood cabinets, metal sink base, electric stove, refrigerator and washer/dryer. The bathroom is old style with a small shower. The bedrooms each have a small closet. The exterior is wood with an asphalt shingled roof. Hot water is provided by an electric hot water tank.

The bunkhouse/garage is a 1-story wood frame building partially on piers with the garage on slab. The bunkhouse totaling 644± sq.ft. has two bedrooms with a common half bathroom (no shower) and a separate bedroom with a bathroom with a shower. The garage totaling 473± sq.ft. is used for storage and has a separate entry door. The wood shed totals 240± sq.ft. The boathouse is a 1-story wood frame structure with a gravel floor that is no longer used as a boathouse but used as storage. The boathouse totals 752± sq.ft.

The overwhelming majority of the value of this property is in the lakefront site as the improvements contribute minimally to the overall value of the property.

HIGHEST AND BEST USE

Comments: The current use as a lakefront residential property is a legal use. Although there may exist a future possibility of subdivision, there are no preliminary plans or approvals for such subdivision and therefore the property is valued as a single parcel. Physically the subject is currently developed and used as a lakefront residential property. The current use is a financially feasible use; however, a future potential use would be to redevelop the site with a new residential dwelling as has been common with other prime lakefront sites along the lake. The highest and best use is as a seasonal residential property with the future potential to be redeveloped with a new residential dwelling.

SCOPE / INTENDED USE / INTENDED USER

The Scope of Work for this assignment is as follows:

- Prior to accepting the assignment, the intended users of the appraisal report, the appropriate definition of Market Value and the interest to be appraised was identified. Any special assumptions or limiting conditions were also discussed.
- Once engaged, the appraiser made contact with the property representative and inspected the property. Present at the inspection were the Trip Pierson and Bill Wheeler from Mitchell Pierson Jr. Realtors.
- Relevant data for this analysis as it relates to the property and market was obtained from various public and private sources which are deemed to be reliable by the appraiser. The verification of sale data, rental data and other market data is made with a reliable third-party source, a source involved with the transaction and/or one who has specific relevant knowledge of the transaction.
- Given that the overwhelming majority of the value is in the land, the **Sales Comparison Approach** is the most applicable valuation approach because there is a sufficient number of recent comparable land sales of similar properties in the defined market. The **Cost Approach** is used to estimate the contribution value of the improvements.
- The appraiser's findings and conclusions are contained in this **Appraisal Report** in accordance with the *Uniform Standards of Professional Appraisal Practice* (USPAP). The format of this report is in that of a Form rather than a traditional Narrative report.

The intended use of the appraisal is to estimate the market value of the fee simple estate as of the effective date of the appraisal to appropriately analyze the subject property for a potential acquisition by the town of Canandaigua. The client and intended user of this appraisal report is: Silver Springs Associates.

EXTRAORDINARY ASSUMPTION AND HYPOTHETICAL CONDITION DEFINED

Extraordinary Assumption Defined: An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an appraisal only if it is required to properly develop credible opinions and conclusions; there is a reasonable basis for the extraordinary assumption; and the use of the extraordinary assumption results in a credible analysis.

Extraordinary Assumptions Related to this Assignment:

- ✓ None

Hypothetical Condition Defined: A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if the use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; and the use of the hypothetical condition results in a credible analysis.

Hypothetical Conditions Related to this Assignment:

- ✓ None

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This analysis has been made with the following general assumptions and limited conditions:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in the report.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in the report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The Intended User is urged to retain an expert in this field, if desired.
12. I have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

13. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. Possession of this report, or a copy thereof, does not carry with it the right of publication.
15. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
16. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

DEFINITION OF MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of the sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash and U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Appraisal of Real Estate, 14th Edition, page 59.*

Valuation - SALES COMPARISON APPROACH

Discussion of Sales and Adjustments: Given that the overwhelming majority of the value of the subject is in the lakefront site, five lakefront land sales, three on Canandaigua Lake and two on Skaneateles Lake were developed and analyzed. The subject is a very unique site and it is highly unusual to find four very comparable pure land sales that have sold within the past two years. In fact, three of the sales occurred within the most recent two months.

Adjustments are kept to a minimum as the sales are very comparable. No time adjustment is made to Sale 3 although it is over three years old as market conditions are reasonably similar. With respect to location, Sales 1 and 2, located in the village of Skaneateles, are superior to the locations on Canandaigua Lake. Skaneateles has the highest lakefront values in the Finger Lakes region. As such, a negative 25% adjustment is made for the superior location. Since the lake frontage is the most relevant characteristic of lakefront sites and most often the surplus land is secondary, no adjustments are made for the differences in land area. The sales are similar in zoning and topography. A positive adjustment is made to Sale 3 for the lack of public water and sewer. A minor adjustment is made for the boathouse included in the Sale 1 and a large negative adjustment is made for the contribution value of the existing house (which was eventually demolished by the buyer) included in Sale 3. No other adjustments are deemed necessary.

SALES COMPARISON LAND GRID						
	SUBJECT	SALE #1	SALE #2	SALE #3	SALE #4	SALE #5
SALES PRICE	N/A	\$5,600,000	\$5,800,000	\$3,350,000	\$2,300,000	\$2,550,000
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Adjustment		0%	0%	0%	0%	0%
FINANCING	TYPICAL CASH(to seller)	CASH(to seller)	CASH(to seller)	CASH(to seller)	CASH(to seller)	CASH(to seller)
Adjustment		0%	0%	0%	0%	0%
SALES CONDITIONS	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
Adjustment		0%	0%	0%	0%	0%
DATE OF SALE/APPRaisal	Jan-21	Dec-20	Apr-19	Jul-17	Nov-20	Dec-20
Adjustment		0%	0%	0%	0%	0%
TIME ADJUSTED NORMAL PRICE		\$5,600,000	\$5,800,000	\$3,350,000	\$2,300,000	\$2,550,000
OTHER ADJUSTMENTS						
TOWN/VILLAGE/CITY	CANANDAIGUA	SKANEATELES	SKANEATELES	CANANDAIGUA	CANANDAIGUA	CANANDAIGUA
COUNTY	ONARTIO	ONONDAGA	ONONDAGA	ONTARIO	ONTARIO	ONTARIO
SETTING	LAKE	LAKE-VILLAGE	LAKE-VILLAGE	LAKE	LAKE	LAKE
OVERALL LOCATION RATING	GOOD	SUPERIOR	SUPERIOR	GOOD	GOOD	GOOD
Location Adjustment		-25%	-25%	0%	0%	0%
SITE SIZE (Acres)	4.077	4.80	4.00	1.90	1.646	6.53
Lot Size Adjustment		0%	0%	0%	0%	0%
ZONING	RESID	RESID	RESID	RESID	RESID	RESID
Zoning Adjustment		0%	0%	0%	0%	0%
LAKEFRONTAGE TOPOGRAPHY	LEVEL	LEVEL	LEVEL	LEVEL	LEVEL	LEVEL
Topography Adjustment		0%	0%	0%	0%	0%
UTILITIES	PUB W/S	PUB W/S	PUB W/S	WELL/SEPTIC	PUB W/S	PUB W/S
Utilities Adjustment		0%	0%	10%	0%	0%
LAKE FRONT FOOTAGE	398.50	269.00	311.00	205.38	202.90	217.00
Economies of Scale Adjustment		0%	0%	0%	0%	0%
IMPROVEMENTS	NONE*	BOATHOUSE	NONE	HOUSE	NONE	NONE
Other Features Adjustment		-1%	0%	-20%	0%	0%
TOTAL OTHER ADJUSTMENTS		-26%	-25%	-10%	0%	0%
FINAL ADJUSTED SALES PRICE		\$4,144,000	\$4,350,000	\$3,015,000	\$2,300,000	\$2,550,000
LAKE FRONT FRONTAGE		269.00	311.00	205.38	202.90	217.00
SALES PRICE/FF OF LAKE FRONTAGE		\$20,818	\$18,650	\$16,311	\$11,336	\$11,751
ADJUSTED SALES PRICE/FF		\$15,405	\$13,987	\$14,680	\$11,336	\$11,751

*IMPROVEMENTS ARE VALUED SEPARATELY

Analysis of Sales and Reconciliation: The adjusted sales price per front foot range is \$11,336 to \$15,405 with a mean of \$13,432. The median is \$13,987. Given all the characteristics of the subject site, the estimated market value is \$14,000 per front foot. In addition to the land value, the contribution value of the seasonal cottage improvements is estimated using a Cost Approach as summarized below.

DEPRECIATED VALUE OF IMPROVEMENTS	
Main House & Bunk House	
1,788 sq.ft. x \$80.50/sq.ft. =	\$ 143,934
Add for Fireplace	\$ 2,750
Garage	
473 sq.ft. x \$26.25/sq.ft. =	\$ 12,416
Enclosed Porch	
276 sq.ft. x \$39.36/sq.ft. =	\$ 10,863
Boat House & Shed	
992 sq.ft. x \$21.25/sq.ft. =	\$ 21,080
Sub-Total Cost New	\$ 191,043
Current Cost Multiplier	1.03
Local Cost Multiplier	1.13
Total Cost New	\$ 222,355
Less: Depreciation @ 50%	\$ (111,178)
Depreciated Value of Buildings	\$ 111,177
Add for Driveway	
4,000 sq.ft. @ \$5/sq.ft.	\$ 20,000
Tennis Court	\$ 5,000
Miscellaneous Landscaping	\$ 4,000
Total Depreciated Value of Imps.	\$ 140,177
Round to:	\$ 140,000

\$14,000 per FF x 398.5 FF + \$140,000 (improvement value) = \$5,719,000 round to \$5,700,000

EXPOSURE AND MARKETING TIME

Exposure Time: 1 Year

Marketing Time: 1 Year

ASSIGNMENT CONDITIONS

Identify / describe relevant conditions / assumptions pertinent to the valuation assignment (eg access, title, legal, etc.): None

ADDENDA ITEMS

MAIN COTTAGE



MAIN COTTAGE



LIVING ROOM – MAIN COTTAGE



KITCHEN – MAIN COTTAGE



BATHROOM – MAIN COTTAGE



ENCLOSED PORCH – MAIN COTTAGE



BUNKHOUSE - GARAGE



BUNKHOUSE – GARAGE



BUNKHOUSE BEDROOM



SHED



BOATHOUSE



BOATHOUSE



INTERIOR OF BOATHOUSE



INTERIOR OF BOATHOUSE



LAKEFRONTAGE



CREEK – SOUTHERN BORDER



VIEW TO THE NORTH



VIEW TO THE SOUTH



VIEW ALONG DRIVEWAY



VIEW OF TENNIS COURT



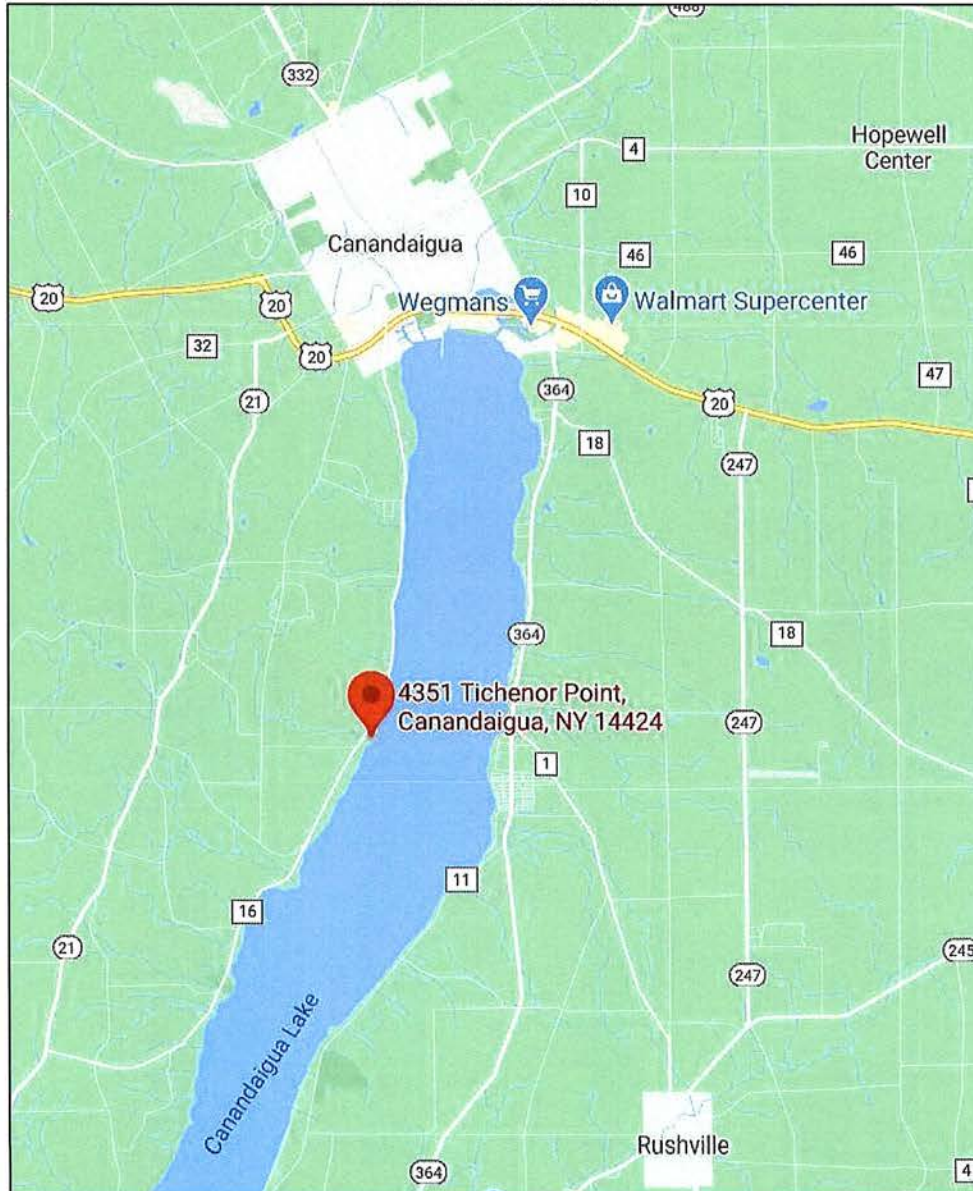
WEST LAKE ROAD LOOKING NORTH



WEST LAKE ROAD LOOKING SOUTH



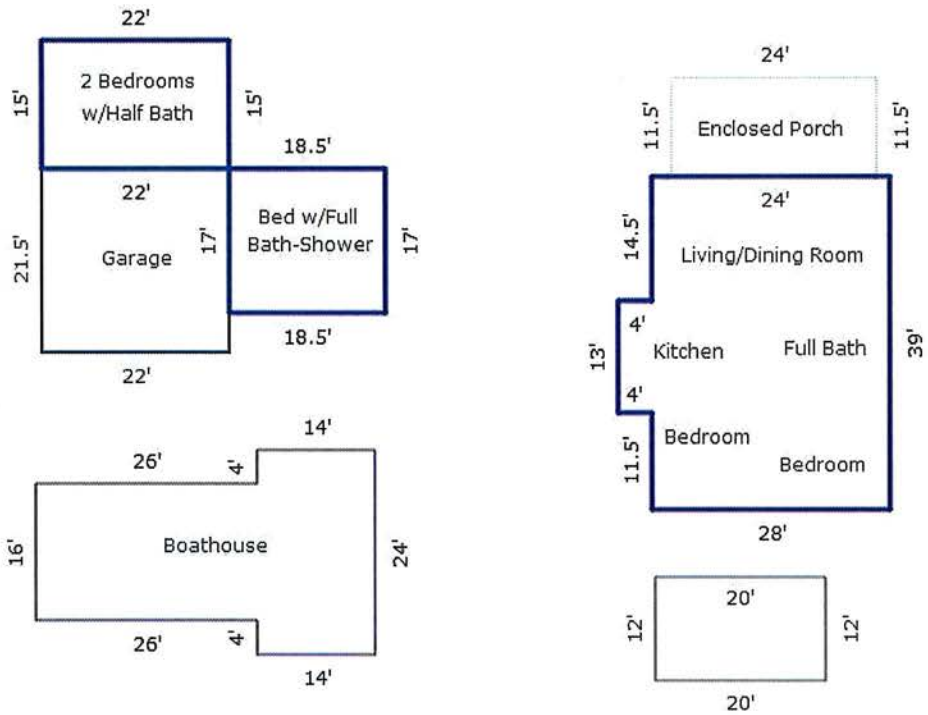
SUBJECT LOCATION MAP



GIS TAX MAP



BUILDING SKETCH



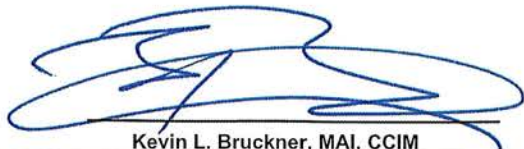
BUILDING CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Bunk House 1	330.0	
	Bunk House 2	314.5	
	Main House	1144.0	1788.5
GAR	Garage	473.0	473.0
P/P	Enclosed Porch	276.0	276.0
OTH	Wood Shed	240.0	
	Boat House	752.0	992.0

CERTIFICATION – KEVIN L. BRUCKNER, MAI, CCIM

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice; and the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the person signing this report.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.
- as of the date of this report, I am a New York State Certified General Real Estate Appraiser, certification #46-3998, expiration November 18, 2021.
- I have performed no services, as an appraiser or in any other capacity, regarding the subject property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.



Kevin L. Bruckner, MAI, CCIM

Date: January 20, 2021

QUALIFICATIONS – KEVIN L. BRUCKNER, MAI, CCIM

Employment

Principal - Bruckner, Tillett & Rossi, Inc., d/b/a Bruckner, Tillett, Rossi, Cahill & Associates, a real estate appraisal and consulting firm located in Rochester, New York; 1993 to present

President - Rockbridge Realty Group, Inc., real estate brokerage firm specializing in commercial and investment properties.

Managing Member - KANDA Properties LLC, a commercial real estate investment, development and management company comprising a portfolio of multi-family, office and retail properties in the greater Rochester and Upstate New York market; 1990 to present

Vice President - Rynne, Murphy & Associates, Inc., a real estate consultation, appraisal, and business valuation firm located in Rochester, New York; 1986 to 1992

Staff Appraiser - Eastern Appraisal Associates, Ltd., a real estate appraisal firm located in Rochester, New York; 1983 to 1986

Professional

Awarded the MAI (Member, Appraisal Institute) designation (1989) by the Appraisal Institute, formerly the American Institute of Real Estate Appraisers.

New York State Certified General Real Estate Appraiser, Certification #46-3998. Expires November 18, 2021.

Awarded the CCIM (Certified Commercial Investment Member) designation (2009) by the CCIM Institute.

New York State Real Estate Broker, License #10311201667. Expires 1/19/2022.

Past-President (2009 & 2010), Rochester Area Chapter of the New York State Commercial Association of Realtors (RAC-NYSCAR), Officer & Board Member since 2001

Past-President (1994), Upstate New York Chapter of the Appraisal Institute, served in many related positions while moving up to President (1988-1994)

Member/Participant - 1987 & 1988 Young Advisory Council (National) of S.R.E.A.

Articles Published and Seminars Developed

"Mid-Year Versus Year-End Present Worth Factors in DCF Analysis," The Appraisal Journal, January 1991

Developed the seminar "Case Studies in the Valuation of Upstate NY Real Estate" for the Upstate NY Chapter of the Appraisal Institute. The seminar has been conducted every year since 2001.

Developed the seminar "Solving Appraisal Problems - A Practical Approach" for the Upstate NY Chapter of the Appraisal Institute.

Qualified As Expert Witness

- United States Bankruptcy Court
- New York State Supreme Court
- New York State Court of Claims
- Pennsylvania Court of Common Pleas

STATE LICENSE OR CERTIFICATION OF APPRAISER(S)

UNIQUE ID NUMBER 46000003998	<i>State of New York</i> <i>Department of State</i> DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 117367
PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO. DAY YR. 11 19 19
BRUCKNER KEVIN L C/D BRUCKNER TILLET & ROSSI I 500 LINDEN OAKS STE 130 ROCHESTER, NY 14625-3884		EXPIRATION DATE MO. DAY YR. 11 18 21
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. GENERAL APPRAISER		
		In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed. ROSSANA ROSADO SECRETARY OF STATE
DOS-1098 (Rev. 3/01)		

SALE 1

Class Code: 313 Waterfront Vacant Lots



Address: 5735 Seneca Point Road
 Town: South Bristol
 Description: Waterfront Lot for Redevelopment

County: Ontario

State: NY

Sale Price: \$3,350,000
 Contract Date: 06/2017
 Deed Recorded: 07/14/2017

Days on Market: 195
 Sale Conditions: Normal
 Rights Conveyed: Fee Simple

Frontage Feet: 205.38

Price Per Front Foot: \$16,311.23

Financing: Cash to Seller
 Grantor: Susanne G. Kennedy
 Grantee: Seneca Point Properties LLC

Tax Map Number: 178.07-1-2
 Liber: 1388
 Page: 165

Taxes: N/A
 Assessment: N/A
 Zoning: Residential

Lot Size: 1.9
 Price Per Acre: \$1,763,158
 Price Per SqFt: \$40.48

Utilities: Electric
 Gas
 Water
 Sewer
 Other (See Comments)

Verification: MLS #R1017040, Broker, NYS Form 5217

Date: 01/15/2021

This is the sale of a 1.9 acre waterfront lot with 205.38 feet of waterfrontage on Canandaigua Lake about 2/3 rds of the way down the west side of the lake. At the time of sale, the lot was improved with a 4,880 sq. ft. 2-story residential dwelling built in 1928 with a boathouse and tennis court. The improvements were demolished after the sale for the complete redevelopment of the lot. Hence, this is effectively a land sale. The frontage is a level shale beach with southern and eastern lake views. The lot is serviced by well (shore well) and septic. There is no public water or sewer available. Original list price was \$4,490,000. Site was improved in 2020 with a 11,660 sq. ft. mansion. The sale price per front foot is \$16,311.

SALE 2

Class Code: 313 Waterfront Vacant Lots



Address: 130 East Genesee Street
 Village: Skaneateles
 Description: Vacant Waterfront Lot in Village

County: Onondaga

State: NY

Sale Price: \$5,600,000
 Contract Date: 09/2020
 Deed Recorded: 12/01/2020

Days on Market: 76
 Sale Conditions: Normal
 Rights Conveyed: Fee Simple

Frontage Feet: 269

Price Per Front Foot: \$20,817.84

Financing: Cash to Seller
 Grantor: Project Bookends LLC
 Grantee: Gracen Investors LLC

Tax Map Number: 12.00-1-38.1
 Liber: 2020
 Page: 45928

Taxes: N/A
 Assessment: N/A
 Zoning: Residential

Lot Size: 4.8
 Price Per Acre: \$1,166,667
 Price Per SqFt: \$26.78

Utilities: Electric
 Gas
 Water
 Sewer
 Other (See Comments)

Verification: MLS #S1273714, Deed, Broker

Date: 01/15/2021

In 2015 an investment group purchased the 8.8 acre parcel with 580 feet of frontage for \$8,400,000 and proceeded to demolish the improvements and split the site in two. This is the sale of Lot 1A comprising 4.8 acres with 269 feet of waterfrontage. At the water, a 16' x 48' boathouse was preserved because it is a pre-existing use. The property is located at the north end of Skaneateles Lake within walking distance of the village business district. This is a prime lake front lot on one of the highest priced fingerlakes in the Upstate New York region. The price per front foot is \$20,817.

SALE 3

Class Code: 313 Waterfront Vacant Lots



Address: 124 East Gensee Street
 Village: Skaneateles
 Description: Vacant Waterfront Lot in Village

County: Onondaga

State: NY

Sale Price: \$5,800,000
 Contract Date:
 Deed Recorded: 04/01/2019

Days on Market: N/A
 Sale Conditions: Normal
 Rights Conveyed: Fee Simple

Frontage Feet: 311

Price Per Front Foot: \$18,649.52

Financing: Cash to Seller
 Grantor: Project Bookends LLC
 Grantee: FMK Two LLC

Tax Map Number: 12.00-1-38.3
 Liber: 2019
 Page: 11987

Taxes: N/A
 Assessment: N/A
 Zoning: Residential

Lot Size: 4
 Price Per Acre: \$1,450,000
 Price Per SqFt: \$33.29

Utilities: Electric
 Gas
 Water
 Sewer
 Other (See Comments)

Verification: Deed, NYS Form 5217

Date: 01/15/2021

In 2015 an investment group purchased the 8.8 acre parcel with 580 feet of frontage for \$8,400,000 and proceeded to demolish the improvements and split the site in two. This is the sale of Lot 2A comprising 4.0 acres with 311 feet of waterfrontage. The property is located at the north end of Skaneateles Lake within walking distance of the village business district. This is a prime lake front lot on one of the highest priced fingerlakes in the Upstate New York region. The price per front foot is \$18,650.

SALE 4

Class Code: 313 Waterfront Vacant Lots



Address: 3439 West Lake Road
Town: Canandaigua
Description: Vacant Waterfront Lot

County: Ontario

State: NY

Sale Price: \$2,300,000
Contract Date: 08/2020
Deed Recorded: 11/05/2020

Days on Market: 25
Sale Conditions: Normal
Rights Conveyed: Fee Simple

Frontage Feet: 202.9

Price Per Front Foot: \$11,335.63

Financing: Cash to Seller
Grantor: Laura L & Todd D Cook
Grantee: Analog Properties LLC

Tax Map Number: 98.13-1-16
Liber: 1460
Page: 648

Taxes: N/A
Assessment: N/A
Zoning: Residential

Lot Size: 1.646
Price Per Acre: \$1,397,327
Price Per SqFt: \$32.08

Utilities: Electric
 Gas
 Water
 Sewer
 Other (See Comments)

Verification: MLS #R1280137, Broker, Deed

Date: 01/15/2021

This is the sale of a vacant (improvements were previously demolished prior to the sale) waterfront lot on the west shore of Canandaigua Lake just south of the City of Canandaigua. The lot is level with level frontage. The lot is on a private road with all public utilities available. There is no formal HOA for the private road. Original list price was \$2,400,000. Price per front foot is \$11,335. Due to the realignment of the property lines, a new tax map number will be assigned.

SALE 5

Class Code: 313 Waterfront Vacant Lots



Address: 3443 West Lake Road
Town: Canandaigua
Description: Vacant Waterfront Lot

County: Ontario

State: NY

Sale Price: \$2,550,000
Contract Date: 08/2020
Deed Recorded: 12/23/2020

Days on Market: 43
Sale Conditions: Normal
Rights Conveyed: Fee Simple

Frontage Feet: 217

Price Per Front Foot: \$11,751.15

Financing: Cash to Seller
Grantor: Laura L and Todd D Cook
Grantee: L and J Lakehouse LLC

Tax Map Number: 98.13-1-36.11, 17.1 & *
Liber: 1463
Page: 814

Taxes: N/A
Assessment: N/A
Zoning: Residential

Lot Size: 6.53
Price Per Acre: \$390,505
Price Per SqFt: \$8.96

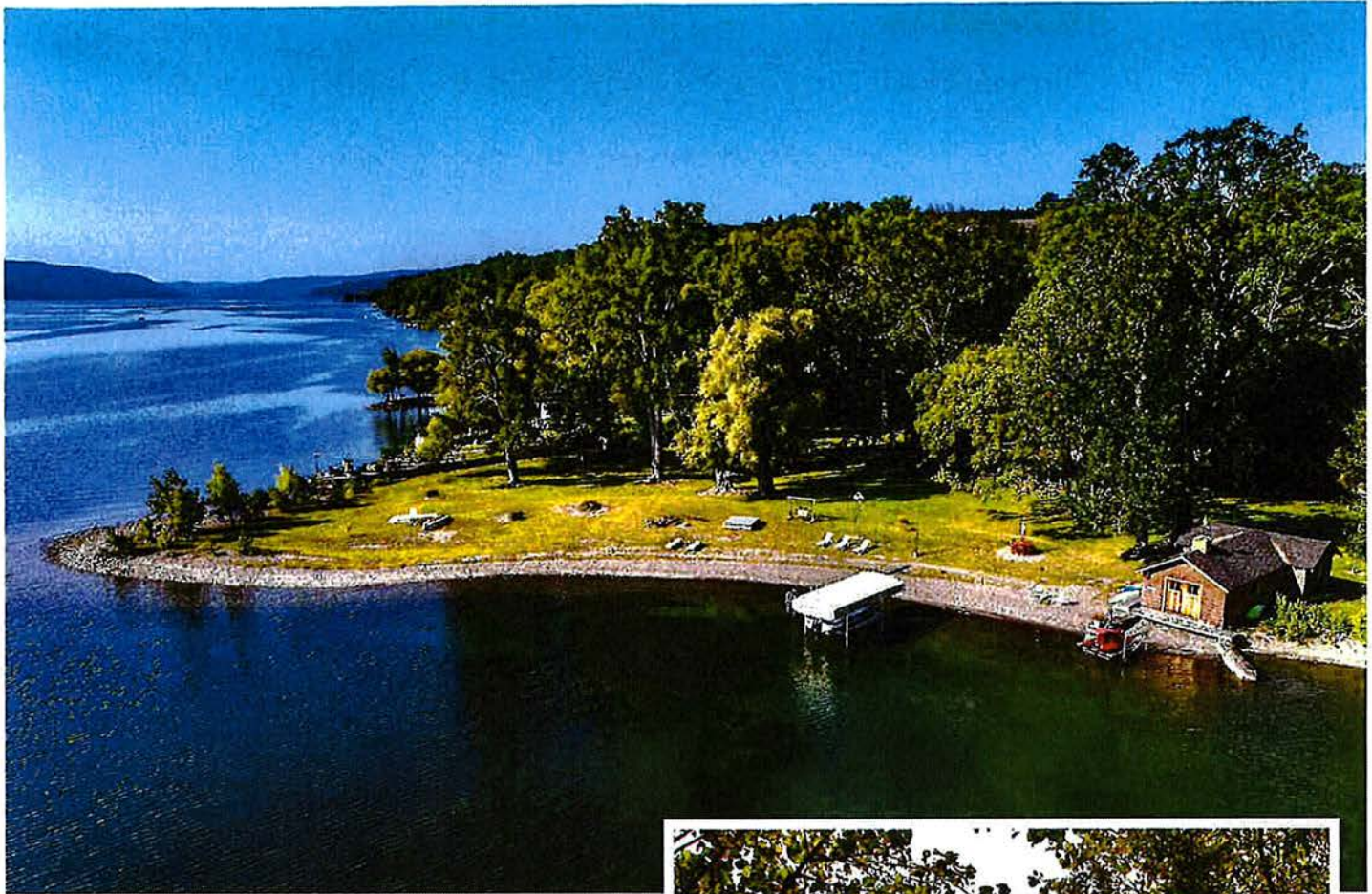
Utilities: Electric
 Gas
 Water
 Sewer
 Other (See Comments)

Verification: MLS #R1278967, Broker, Deed

Date: 01/15/2021

* 17.2. This is the sale of a vacant (improvements were previously demolished prior to the sale) waterfront lot on the west shore of Canandaigua Lake just south of the City of Canandaigua. The lot is level with level frontage. The lot is on a private road with all public utilities available. There is no formal HOA for the private road. The waterfront portion of the lot totals an estimated 1.5 acres with the remaining 5 acres separated by the private road. Original list price was \$3,600,000. Price per front foot is \$11,751. Note that 52' feet was subdivided from the northern most tax parcel and annexed to the parcel to the north. The total remaining lakefront is 217 feet. A new tax map number will be assigned.

FOR SALE: 4351 TICHENOR POINT DR, CANANDAIGUA LAKE



The Kellogg property on Tichenor Point is a singular property on Canandaigua Lake, "The Chosen Spot". Historians believe that the Tichenor location was a special place for the Seneca Indians for hundreds of years. There are indications that a large Sycamore located just north of the property was used as a meeting place for their council fires.

The almost 400 feet of linear lake frontage commands views of 270 degrees. This span, which includes both ends of the lake, can leave even the most artistic souls speechless. With a little over 4 acres of mature trees, the effect is one of privacy and seclusion yet with endless possibilities. The tranquil country setting is located only 4.5 miles from the amenities of the city of Canandaigua and the north shore of the lake. This ideal location affords a short boat ride to both the new, luxurious Lake House and the Canandaigua Finger Lakes Resort at Steamboat Landing.

 **mitchell
pierson jr, inc.**
realtors



**mitchell
pierson jr, inc.
realtors**

Contact:

WILLIAM (BILL) W. WHEELER

wwwheeler47@yahoo.com

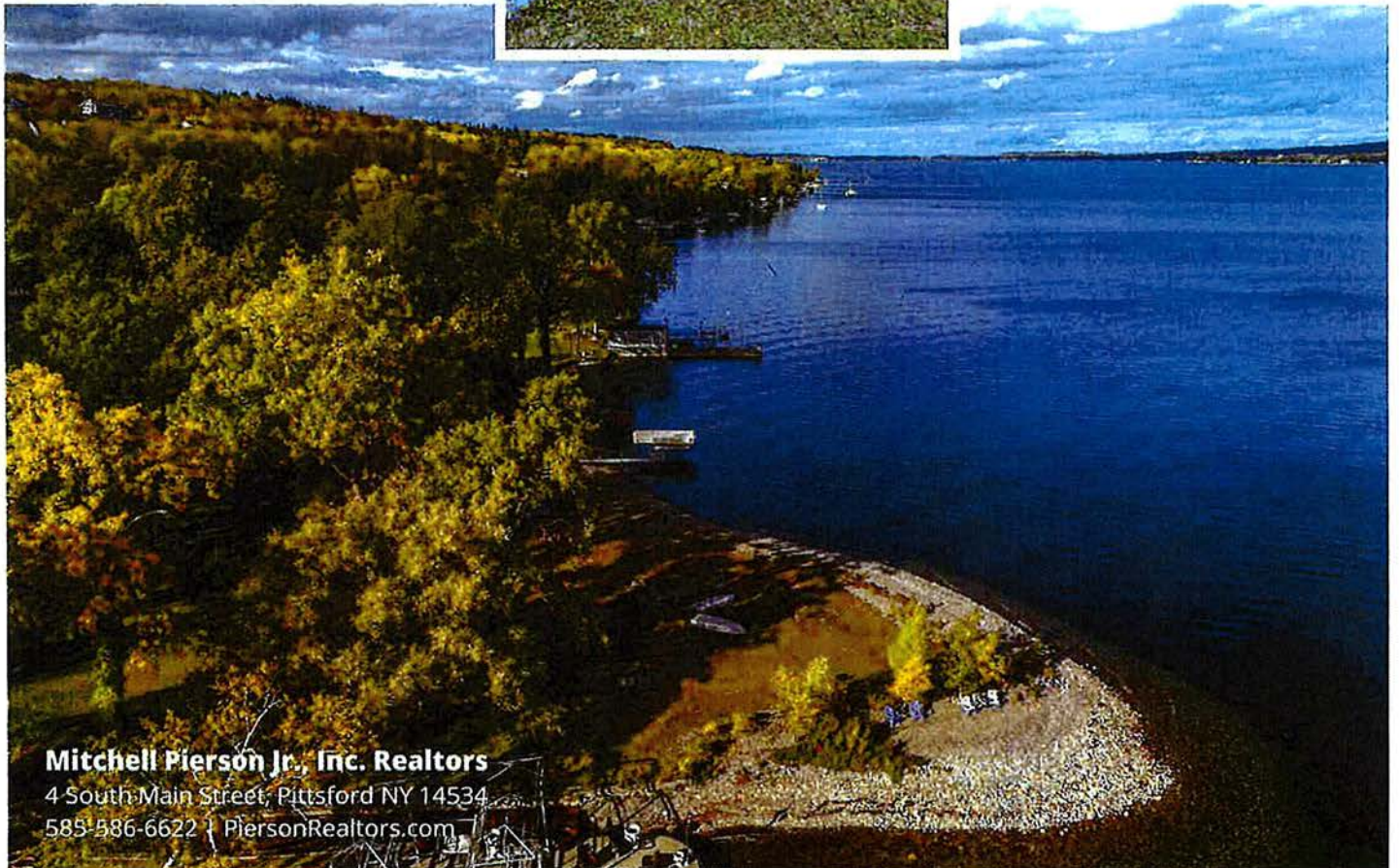
585-278-4047



MITCHELL (TRIP) PIERSON III

trip.pierson@gmail.com

585-202-0742



Mitchell Pierson Jr., Inc. Realtors

4 South Main Street, Pittsford NY 14534

585-586-6622 | PiersonRealtors.com

This magical spot also benefits from a rich history in both the Canandaigua and Rochester communities. Originally part of the Phelps and Gorham Land Purchase of 1788, the point gained its name when the property was transferred to pioneers Issac and Jeremiah Tichenor, descendants of the founders of New Jersey.

The uniqueness of this land was not lost on Professor Albert Arey of the Rochester Free Academy and Mechanics Institute (now RIT) who, in the 1890's, chose this spot as the original location in Canandaigua for his Natural Science Camp. It was the perfect place to educate young men and women. It allowed them to go beyond books, to become experientially immersed in the exploration of nature's beauty and bounty that surrounds Tichenor Point. Several years later, following the Science Camp's relocation to Keuka Lake, this property acted as the home to camps run by the YMCA and the Rochester Boy Scouts.

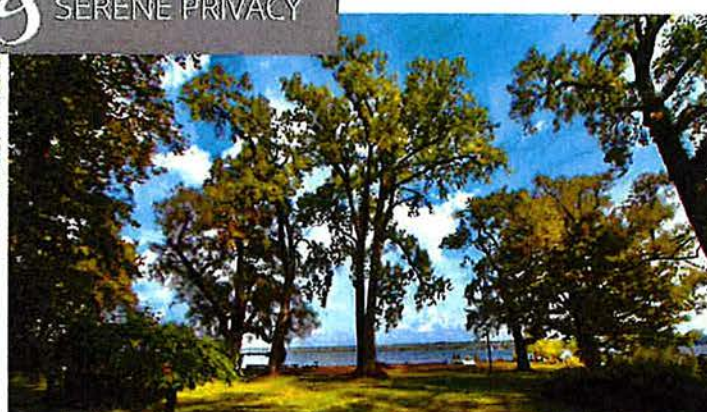


In the early 1920's, the Tichenor estate sold the point to Frank K. Marks who planned a development called the Silver Spring Colony. His intention was to build up a colony where lovers of outdoor life would be able to maintain summer houses of moderate price, under easy and reasonable restrictions which would benefit and protect its members. When this scheme didn't come to fruition, Jack L. Gorham, a close advisor to George Eastman and Treasurer of Eastman Kodak, purchased a portion of the proposed colony.

For 50 years Jack loved and enjoyed the changing seasons at Tichenor Point. He sold it at the age of 98 when he decided on a family to whom he knew he could entrust the stewardship of his cherished land. He found that trust in the Kellogg family who purchased it from him and have held it dear for over 50 years.

This unique and outstanding property remains one of the most attractive and convenient points on beautiful Canandaigua Lake.

INCREDIBLE VIEWS & SERENE PRIVACY





4.07
LUSH ACRES

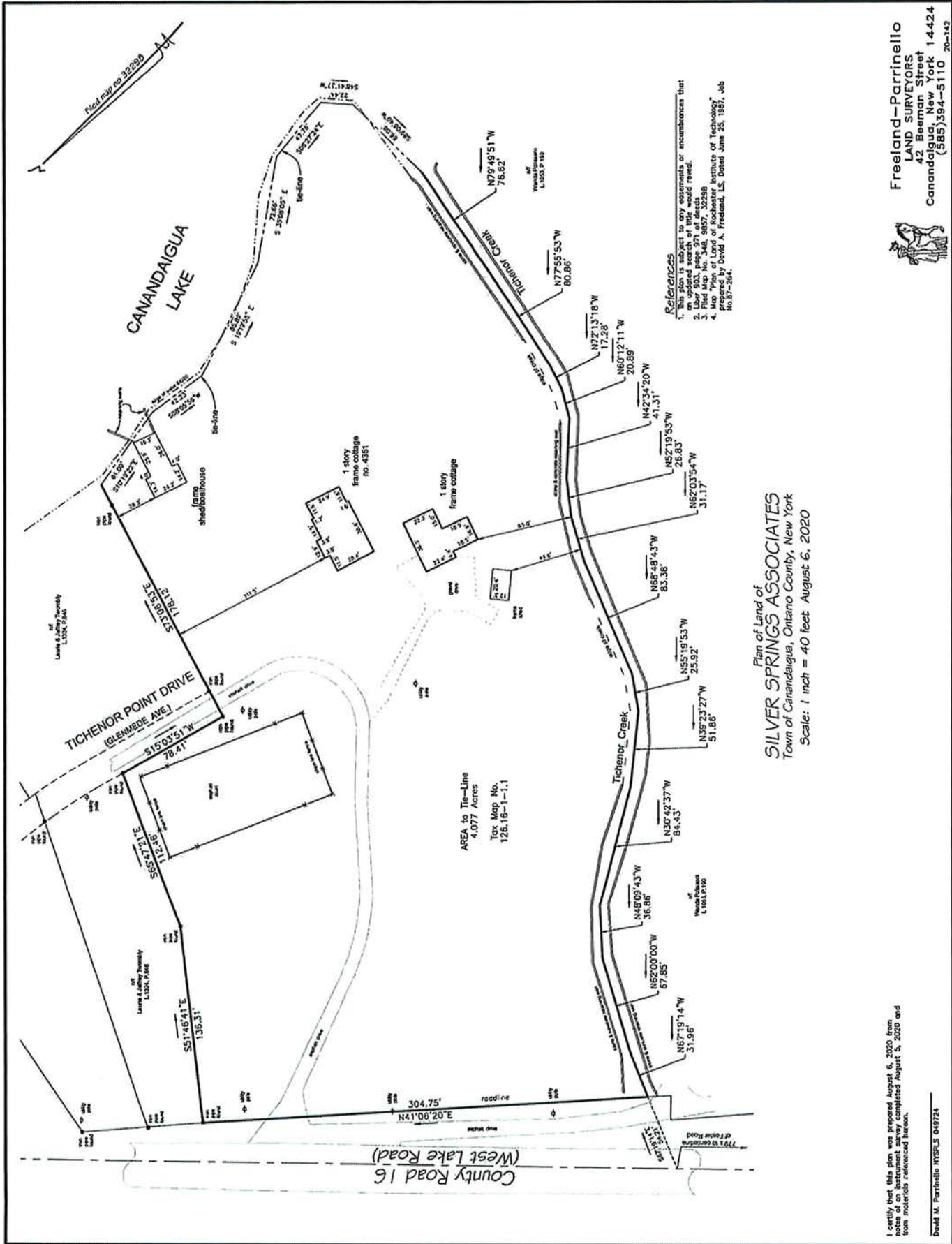
397 ft.
CANANDAIGUA
LAKEFRONT



**mitchell
pierson jr, inc.**
realtors



This offering is subject to errors, omissions, prior sales, or withdrawal without notice.



References

1. The plan is based on any statements or encumbrances that in an updated search of title would reveal.
2. Lotter 303, page 971 of deeds.
3. File No. 146, 3557, 32289 Institute of Technology.
4. The map is based on the survey of the land prepared by David A. Freedland, L.S., dated June 25, 1897, Job No. 87-264.

Plan of Land of
SILVER SPRINGS ASSOCIATES
 Town of Canandaigua, Ontario County, New York
 Scale: 1 inch = 40 feet August 6, 2020

I certify that this plan was prepared August 6, 2020 from notes of an instrument survey completed August 5, 2020 and from materials referenced hereon.

David M. Parrinello NYSES 040724

Freeland-Parrinello
 LAND SURVEYORS
 42 Beeman Street
 Canandaigua, New York 14424
 (585)394-5110 20-143



CALCULATOR METHOD

SINGLE-FAMILY RESIDENCES (351)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
C	Excellent	Face brick, cut stone, heavy roof structure, shakes, tile, slate	Plaster, ornamental detail, fine carpet, parquet, or plank	Some special fixtures, more than one bath per bedroom	Warm and cool air	2152.78	25.00	200.00
	Very good	Good brick, stone trim, shakes or concrete tile roof on good structure	Very good plaster and detail, good-quality carpet or hardwood	Top-quality standard fixtures, electrical and plumbing	Heat pump system	1786.81	20.75	166.00
	Good	Brick or good block and stucco, concrete, shakes or wood shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one bathroom per two bedrooms	Package A.C.	1506.95	17.50	140.00
	Average	Brick or block, concrete w/SIP forms, wood or good asphalt shingle roof	Plaster or drywall, hardwood, vinyl composition, average carpet	Adequate lighting/plumbing per good building codes	Forced air	1071.01	12.44	99.50
	Fair	Block or brick, concrete w/SIP forms, standard sash, asphalt shingle roof	Drywall or tinted plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric baseboard	914.93	10.63	85.00
	Low cost	Block or cheap brick, asphalt shingle roof, few windows	Drywall, exposed block, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace	769.62	8.94	71.50
	Cheap	Cheap block, composition roof, cheap sash	Painted block, few partitions, asphalt tile, softwood	Minimum, substandard by most building codes	None	645.83	7.50	60.00
	Excellent	Face brick, cut stone veneer, heavy rafters, shakes, tile, slate, etc.	Plaster, ornamental detail, fine carpet, parquet, or plank	Some special fixtures, more than one bath per bedroom	Warm and cool air	2142.02	24.88	199.00
	Very good	Good brick veneer, stone trim, conc. tile or shakes or slate	Very good plaster and detail, good-quality carpet or hardwood	Top-quality standard fixtures, electrical and plumbing	Heat pump system	1776.04	20.63	165.00
	Good	Select common or used brick veneer, shakes or good shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one bath per two bedrooms	Package A.C.	1496.18	17.38	139.00
D	Average	Brick veneer, some trim, wood or good asphalt shingles	Plaster or drywall, hardwood, carpet, vinyl composition	Adequate lighting/plumbing per good building codes	Forced air	1071.01	12.44	99.50
	Fair	Brick veneer, little trim, standard sash, asphalt shingles	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric baseboard	920.31	10.69	85.50
	Low cost	Brick or block veneer, few windows, asphalt shingles	Drywall/tinted plaster, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace	775.00	9.00	72.00
	Excellent	Half-timber, stone or brick trim, heavy rafters, slate, tile, shakes	Plaster, ornamental detail, fine carpet, terrazzo, slate, etc.	Some special fixtures, more than one bath per bedroom	Warm and cool air	1980.56	23.00	184.00
	Very good	Best stucco, EIFS, or siding, brick or stone trim, shakes, concrete tile	Very good plaster and detail, good-quality carpet or hardwood	Top-quality standard fixtures, electrical and plumbing	Heat pump system	1646.88	19.13	153.00
	Good	Good stucco, EIFS, or siding, tile, light shakes or good shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one bath per two bedrooms	Package A.C.	1399.31	16.25	130.00
	Average	Stucco or siding, EIFS, some trim, wood or good asphalt shingles	Plaster or drywall, hardwood, carpet, vinyl composition	Adequate lighting/plumbing per good building codes	Forced air	1006.42	11.69	93.50
	Fair	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric baseboard	866.49	10.06	80.50
	Low cost	Low-cost stucco or siding, asphalt shingle roof, few windows	Drywall/tinted plaster, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace	731.95	8.50	68.00
	Cheap	Box frame or light studs, cheap stucco/siding, windows, comp. roof	Drywall, cheap ceiling or none, softwood or asphalt tile on slab	Minimum, substandard by most building codes	None	613.54	7.13	57.00
S	Average	Pre-engineered frame, insulated sandwich panels, average windows	Gypsum board or acoustic tile, vinyl composition and carpet	Adequate lighting/plumbing per good building codes	Forced air	968.75	11.25	90.00

Fireplaces, balconies, porches and built-in appliances are not included, see Pages 38-41. For average wall heights over 8 feet (2.44 meters), excluding gables, add 3% for each foot (.305 meter). For small residential elevators and fire sprinkler systems, see notes on Page 38 and 39. See Page 35 for garage costs. For basements, see Page 26; for basement garage Lump-sum addition, see Page 32.

CALCULATOR METHOD

RESIDENTIAL GARAGES – DETACHED (152)

CLASS	TYPE	DESCRIPTION	200	400	600	800	1,000	1,400	ROOF (Sq. Ft.)	WALL (Lin. Ft.)
C	Excellent	Face brick or cut stone walls, heavy roof, slate, tile, lightweight concrete, heavy reinforced slab, plaster interior, good windows and lighting	112.00	85.00	76.00	71.00	66.50	61.50	20.35	264.00
	Very good	Good brick, adobe stone, heavy roof structure, tile heavy shake, finished interior, good overhead and pedestrian doors, good windows and lighting	96.00	71.00	64.00	59.50	56.00	52.00	16.95	227.00
	Good	Brick, ornamental block, adobe, good roof structure and roofing, good reinforced slab, overhead door, window, pedestrian door, good lighting	76.00	56.00	50.50	47.00	44.75	40.25	14.10	188.00
	Average	8" brick or block, 2 x 4 rafters, gable roof, wood or good asphalt shingles, reinforced slab, overhead door, window, pedestrian door, lighting	57.00	41.25	37.00	34.50	32.50	29.25	9.73	140.00
	Low cost	Concrete block, low-cost brick, structural tile, asphalt shingles or composition roofing, unreinforced slab, low cost overhead or hinged doors	43.00	30.75	27.50	25.50	24.00	21.55	6.66	105.00
	Excellent	Best face brick or cut stone veneer, heavy roof, slate, tile, good reinforced slab, plaster interior, good windows and lighting	108.00	82.00	74.00	70.00	65.50	60.50	20.35	249.00
	Very good	Good brick or stone veneer, heavy roof structure, tile, heavy shake, finished interior, good overhead and pedestrian doors, good windows and lighting	93.00	69.50	62.50	59.00	54.50	51.00	16.95	215.00
	Good	Face brick veneer, good roof, shakes, tile, etc., reinforced slab, good overhead doors, good windows, pedestrian door, good lighting	73.50	54.50	49.50	46.50	44.00	39.50	14.05	180.00
	Average	Brick veneer, 2 x 4 rafters, gable roof, wood or good asphalt shingles, reinforced slab, overhead door, window, pedestrian door, lighting	55.50	40.75	37.00	34.00	32.25	29.00	9.61	136.00
	Low cost	Low-cost brick or block veneer, composition or asphalt shingle roof, unreinforced slab, low-cost overhead or hinged doors, one window or light	42.25	30.25	27.25	25.00	23.80	21.25	6.68	103.00
D	Excellent	Best stucco, stone or brick trim, heavy rafters or steep roof, heavy slab, finished interior, good doors, good lighting and windows	92.00	71.50	65.50	62.00	58.00	53.50	20.25	187.00
	Very good	Good sidings, stone trim, heavy roof, tile, heavy shake, finished interior, good overhead and pedestrian doors, good fenestration and lighting	78.50	61.00	55.50	52.50	49.00	45.75	16.85	162.00
	Good	Good stucco or siding, good roof, shakes, tile, etc., reinforced slab, good overhead doors, good windows, pedestrian door, good lighting	62.00	47.50	43.50	41.00	38.25	35.50	13.90	134.00
	Average	Stucco or siding, 2 x 4 rafters, gable roof, wood or good asphalt shingles, reinforced slab, overhead door, window, pedestrian door, lighting	46.75	35.25	32.00	30.00	28.50	25.75	9.55	103.00
	Low cost	Low-cost stucco or siding, light studs, composition or asphalt shingle roof, unreinforced slab, low-cost overhead or hinged door, one window or light	35.50	26.25	23.85	22.30	21.25	19.05	6.55	78.50
	Cheap	Cheap siding, vertical boards, hardboard, no floor, windows or lighting	28.25	20.30	18.35	16.90	---	---	6.05	66.50
	Low cost	Single wall, enameled metal on wood pole frame, concrete slab	29.25	22.30	20.05	18.80	---	---	4.79	56.50
	Average	Insulated sandwich panels on pre-engineered frame, reinforced slab, pedestrian door, windows, electric light and outlet	51.00	38.50	37.25	33.25	32.00	---	9.35	118.00
	Low cost	Single wall, enameled metal on low-cost pre-engineered frame, concrete slab	30.25	23.05	21.70	19.55	---	---	4.92	60.50

For attached garages (153) deduct the cost of the common wall. For built-in garages (154) deduct the cost of the common wall and the roof cost. For open carports use roof and wall costs as required, add supports from Section 51 or 42. Costs do not include interior finish or electric door operators except as specifically mentioned; typical cabinets will run 17.00 – 165.00 per linear foot, add from Sections 52 and 53 if necessary.

For average wall heights over 8 feet, excluding gables, add 6% for detached and 4% for attached and built-in for each added foot of height.
 To convert square foot costs to square meter costs, multiply by 10.764. To convert linear foot costs to meter costs, multiply by 3.281. For rustic log construction, add 10%; baled-straw add 5% to Class D costs.

MULTIPLE GARAGES OR CARPORTS

Costs per square foot include back wall, end wall, and roof with necessary supports and girders. For metric conversion, see note above. Add 595.00 to per single space for doors. Average and Good costs include lockers and partitions commensurate with the quality. Concrete floors are included; deduct 1.50 to 2.23 for asphalt. Open individual carport covers with concrete floors, will cost 9.31 to 18.60 per square foot. Large installations of prefabricated metal shelters can run 50% lower than the Class D carports.

CLASSES C AND D MASONRY VENEER

QUALITY	4-Car	8-Car	12-Car	16-Car	20-Car	CLASS D	4-Car	8-Car	12-Car	16-Car	20-Car
Good	39.25	36.00	34.75	34.50	34.25	Good	33.50	31.25	30.50	30.00	29.75
Average	30.25	27.75	26.50	26.25	26.00	Average	24.65	22.85	22.15	21.90	21.55
Low cost	23.50	21.25	20.45	20.20	19.95	Low cost	18.15	16.65	16.25	15.95	15.85

CALCULATOR METHOD

PORCHES -Single Family										
TYPE	Square Ft.	Floor Structure			Wall Enclosure			Add For Roof	Add For Ceiling	Add
		Open Slab	Open w/ steps	Wood Deck	Screen Only	Knee- Wall w/glass	Solid Walls			
Low Quality	25	7.29	20.55	38.75	17.15	70.50	37.00	15.65	5.64	5.64
	50	6.62	16.55	26.25	11.45	47.00	24.65	13.55	4.61	4.61
	75	6.45	14.80	22.30	9.54	39.25	20.55	13.00	4.27	4.27
	100	6.28	13.05	18.30	8.59	35.25	18.50	12.45	4.10	4.10
	150	6.17	12.30	16.35	6.68	27.50	14.40	11.90	3.92	3.92
	200	6.06	11.60	14.40	5.72	23.55	12.30	11.40	3.84	3.84
Fair Quality	25	5.83	10.10	10.45	4.77	19.60	10.25	10.30	3.75	3.75
	50	7.86	21.70	41.25	19.55	76.00	42.50	17.00	6.42	6.42
	75	7.15	17.80	29.50	13.00	50.50	28.50	14.80	5.19	5.19
	100	6.96	16.15	24.90	10.85	42.25	23.65	14.20	4.77	4.77
	150	6.66	13.70	18.30	7.59	29.50	16.55	13.10	4.36	4.36
	200	6.55	12.90	16.15	6.51	25.25	14.20	12.55	4.26	4.26
Average Quality	25	6.31	11.30	11.90	5.42	21.10	11.85	11.45	4.16	4.16
	50	8.47	22.90	43.75	22.45	82.00	49.25	18.45	8.52	8.52
	75	7.74	19.15	32.75	14.95	54.50	32.75	16.15	6.44	6.44
	100	7.54	17.65	27.75	12.45	45.50	27.25	15.55	5.75	5.75
	150	7.22	15.25	20.50	8.73	31.75	19.15	14.40	5.05	5.05
	200	7.10	14.40	18.15	7.48	27.25	16.40	13.85	4.88	4.88
Good Quality	25	6.87	12.65	13.45	6.23	22.75	13.65	12.65	4.71	4.71
	50	10.00	26.00	49.25	28.75	95.50	66.50	23.60	8.83	8.83
	75	9.18	22.65	41.00	19.20	64.00	44.50	21.15	7.45	7.45
	100	8.94	21.45	34.75	16.00	53.00	37.00	20.55	6.82	6.82
	150	8.57	19.15	25.75	11.20	47.75	33.25	19.95	6.54	6.54
	200	8.44	18.15	22.90	9.61	32.00	22.25	18.75	6.05	6.05
Very Good Quality	25	8.18	16.05	17.30	8.01	26.50	18.50	17.50	5.85	5.85
	50	10.95	27.75	52.00	33.50	105.00	78.00	26.00	11.20	11.20
	75	10.10	24.80	46.00	22.40	70.00	52.00	23.45	9.15	9.15
	100	9.83	23.80	39.00	18.65	58.50	43.25	22.85	8.28	8.28
	150	9.44	21.65	28.75	13.05	40.75	30.25	21.55	7.50	7.50
	200	9.29	20.50	25.75	11.20	35.00	26.00	20.95	7.26	7.26
Excellent Quality	25	9.01	18.25	19.65	9.33	29.25	21.65	19.65	7.01	7.01
	50	12.20	30.25	55.50	39.50	116.00	92.50	40.00	15.05	15.05
	75	11.30	27.50	51.50	28.25	77.50	61.50	37.25	12.25	12.25
	100	10.95	26.75	43.50	21.90	64.50	51.50	36.50	10.85	10.85
	150	10.65	26.25	35.50	19.70	58.00	46.25	36.00	10.25	10.25
	200	10.50	24.90	32.25	15.30	45.25	36.00	35.25	9.27	9.27
Average Quality	25	10.05	21.05	22.25	10.95	32.25	25.75	33.25	8.40	8.40
	50	12.20	30.25	55.50	39.50	116.00	92.50	40.00	15.05	15.05
	75	11.30	27.50	51.50	28.25	77.50	61.50	37.25	12.25	12.25
	100	10.95	26.75	43.50	21.90	64.50	51.50	36.50	10.85	10.85
	150	10.65	26.25	35.50	19.70	58.00	46.25	36.00	10.25	10.25
	200	10.50	24.90	32.25	15.30	45.25	36.00	35.25	9.27	9.27

PORCHES -Multiple Family										
TYPE	Square Ft.	Floor Structure			Wall Enclosure			Add For Roof	Add For Ceiling	Add
		Open Slab	Open w/ steps	Wood Deck	Cement Composite Deck	Screen Only	Knee- Wall w/glass			
Low Quality	25	7.29	20.55	38.75	29.75	17.15	70.50	14.50	5.64	5.64
	50	6.62	16.55	26.25	24.55	11.45	47.00	12.45	4.61	4.61
	75	6.45	14.80	22.30	22.70	9.54	39.25	11.85	4.27	4.27
	100	6.28	13.05	18.30	21.45	8.59	35.25	11.40	4.10	4.10
	150	6.17	12.30	16.35	20.65	6.68	27.50	10.80	3.92	3.92
	200	6.06	11.60	14.40	20.65	5.72	23.55	10.40	3.84	3.84
Fair Quality	25	5.83	10.10	10.45	18.40	4.77	19.60	9.39	3.75	3.75
	50	7.86	21.70	41.25	32.00	19.55	76.00	15.55	6.42	6.42
	75	7.15	17.80	29.50	27.00	13.00	50.50	13.50	5.19	5.19
	100	6.96	16.15	24.90	24.85	10.85	42.25	12.85	4.77	4.77
	150	6.66	13.70	18.30	22.40	7.59	29.50	11.80	4.36	4.36
	200	6.55	12.90	16.15	21.65	6.51	25.25	11.35	4.26	4.26
Average Quality	25	6.31	11.30	11.90	19.70	5.42	21.10	10.30	4.16	4.16
	50	8.47	22.90	43.75	34.75	22.45	82.00	16.85	8.52	8.52
	75	7.74	19.15	32.75	30.50	14.95	54.50	14.65	6.44	6.44
	100	7.54	17.65	27.75	28.00	12.45	45.50	14.00	5.75	5.75
	150	7.22	15.25	20.50	25.25	8.73	31.75	12.90	5.05	5.05
	200	7.10	14.40	18.15	24.25	7.48	27.25	12.50	4.88	4.88
Good Quality	25	6.87	12.65	13.45	21.80	6.23	22.75	11.40	4.71	4.71
	50	10.00	26.00	49.25	44.50	28.75	95.50	22.25	8.83	8.83
	75	9.18	22.65	41.00	41.25	19.20	64.00	20.00	7.45	7.45
	100	8.94	21.45	34.75	37.50	16.00	53.00	19.30	6.82	6.82
	150	8.57	19.15	25.75	32.25	11.20	47.75	18.85	6.54	6.54
	200	8.44	18.15	22.90	30.50	9.61	32.00	17.65	6.05	6.05
Very Good Quality	25	8.18	16.05	17.30	27.00	8.01	26.50	16.50	5.85	5.85
	50	10.95	27.75	52.00	49.25	33.50	105.00	24.05	11.20	11.20
	75	10.10	24.80	46.00	47.50	22.40	70.00	21.75	9.15	9.15
	100	9.83	23.80	39.00	42.75	18.65	58.50	21.05	8.28	8.28
	150	9.44	21.65	28.75	36.50	16.80	52.50	20.55	7.91	7.91
	200	9.29	20.50	25.75	34.25	13.05	40.75	19.85	7.50	7.50
Excellent Quality	25	9.01	18.25	19.65	29.75	9.33	29.25	18.15	7.01	7.01
	50	12.20	30.25	55.50	49.75	39.50	116.00	26.50	15.05	15.05
	75	11.30	27.50	51.50	48.75	28.25	77.50	24.05	12.25	12.25
	100	10.95	26.75	43.50	45.50	21.90	64.50	23.35	10.85	10.85
	150	10.65	26.25	35.50	43.25	19.70	58.00	22.85	10.21	10.21
	200	10.50	24.90	32.25	40.25	15.30	45.25	22.15	9.27	9.27
Average Quality	25	10.05	21.05	22.25	33.00	10.95	32.25	20.40	8.40	8.40
	50	12.20	30.25	55.50	49.75	39.50	116.00	26.50	15.05	15.05
	75	11.30	27.50	51.50	48.75	28.25	77.50	24.05	12.25	12.25
	100	10.95	26.75	43.50	45.50	21.90	64.50	23.35	10.85	10.85
	150	10.65	26.25	35.50	43.25	19.70	58.00	22.85	10.21	10.21
	200	10.50	24.90	32.25	40.25	15.30	45.25	22.15	9.27	9.27

CALCULATOR METHOD RESIDENCES AND MOTELS REFINEMENTS

On this page and the next are means of making adjustments to the base costs given in this section in addition to those given on the cost pages. The component parts which are not defined, such as the roof or foundation, are considered to be commensurate with the general quality of the building. If further refinements are required or the construction is unusual, either price entirely, or adjust the base costs by the Segregated Cost System, Section 42, or the Unit-in-Place Cost Sections.

HEATING AND COOLING

These costs are averages of the total installed costs of the entire heating or cooling installation including the prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being appraised is different from that indicated for the base being used, take the difference between the costs of the two and add to or subtract from the base square foot cost. If a cubic foot cost is used, use one-eighth the difference shown to adjust the base cubic foot cost (one-ninth for Multiples and Motels, one-tenth for Lodges and High-Value Residences). All of the heating costs included in the base costs are those listed under "Moderate Climate". For specific system costs not found below, see Section 42 or 53.

HEATING ONLY

TYPE	SQUARE METER COSTS		SQUARE FOOT COSTS	
	Mild Climate	Moderate Climate	Mild Climate	Moderate Climate
Electric, cable or baseboard.....	26.69	39.61	2.48	3.68
Electric panels.....	25.30	35.31	2.35	3.28
Electric wall heaters.....	13.67	18.62	1.27	1.73
Forced air furnace.....	29.28	44.67	2.72	4.15
Hot water.....	51.45	77.07	4.78	7.16
Radiant floor or ceiling.....	49.94	79.11	4.64	7.35
Space heaters, w/fan.....	10.98	18.94	1.02	1.76
Space heaters, radiant.....	14.32	22.93	1.33	2.13
Steam (including boiler).....	46.50	66.95	4.32	6.22
without boiler.....	36.81	55.33	3.42	5.14
Wall or floor furnace.....	15.72	20.77	1.46	1.93
Add for wood burning furnace.....	11.63	16.36	1.08	1.52

supplemental exterior source, add 55%

HEATING AND COOLING EXCEPT HIGH-VALUE RESIDENCES

Package A.C. (short ductwork) ..	48.11	75.99	120.02	4.47	7.06	11.15
Warm & cooled air (zoned).....	71.80	104.73	152.85	6.67	9.73	14.20
Hot & chilled water (zoned).....	118.40	162.00	222.27	11.00	15.05	20.65
Heat pump system.....	53.28	84.07	132.40	4.95	7.81	12.30
add for ground-loop heat source.....	16.04	24.11	36.17	1.49	2.24	3.36
Individual Thru-wall heat pumps.....	25.30	42.63	71.80	2.35	3.96	6.67

Small individual heat pumps cost 1540.00 to 2100.00 per ton of rated capacity.

COOLING ONLY

Cooling costs vary greatly but, in general, the following figures will serve as a guide:						
Central refrigeration with ducts and zone control.....	49.94	72.66	105.81	4.64	6.75	9.83
Package unit, short ducts.....	35.52	49.84	69.97	3.30	4.63	6.50
Central evaporative(with ducts)....	25.94	33.58	43.59	2.41	3.12	4.05
Package refrigeration.....	1730.00-2210.00	per ton of rated capacity				
Evaporative coolers.....	222.00-335.00	per thousand CFM of rated capacity				

VENTILATION ONLY

Ventilation (blowers & ducts).....	9.36	13.02	18.08	0.87	1.21	1.68
simple exhaust fan & air inlets only....	5.38	7.64	10.98	0.50	0.71	1.02
Air-to-air heat exchange system (utilizing heating ducts).....	11.63	15.93	21.96	1.08	1.48	2.04

EXTERIOR BALCONIES

Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.

TYPE	LOW	AVG.	GOOD	EXCL
Concrete.....	24.15	30.75	39.25	49.75
Steel.....	23.35	31.00	41.25	55.00
Wood.....	20.00	26.50	35.25	46.75
Add for ornate finishes, balustrades.....	20.35	25.00	31.00	38.25
Add for roofs or awnings.....	11.30	15.05	20.00	26.50

CANOPIES

This is the cantilevered portion of a building that extends over an entrance. The distance that the canopy is cantilevered should be considered when selecting rank.

TYPE	LOW	AVG.	GOOD	EXCL
Wood frame.....	25.75	31.75	39.25	49.00
light false-mansard.....	12.90	15.90	19.65	24.50
Steel frame.....	31.50	40.00	50.50	64.00
light false-mansard.....	15.75	20.00	25.25	32.00

ELEVATORS

Lump sum cost per apartment type elevator, plus the cost per stop or landing including the ground level. Use the cost per stop for basement stops. For small residential elevators, decrease cost by 60%. See Section 58 for more detailed costs and for incliners and dumbwaiters.

TYPE	LOW	AVG.	GOOD	EXCL
Base cost, passenger, two to three stories.....	42800.00	50000.00	58500.00	69000.00
add, cost per stop.....	5950.00	6950.00	8150.00	9500.00
Vertical wheelchair lifts, each.....	10300.00	13200.00	17100.00	21900.00

FIREPLACES

Cost per fireplace. For each additional opening using the same chimney, add 30% to 50% (custom, 20% to 40%). Buildings with basements, add 40% (custom, 25%) to extend the foundation to the basement level. Steel with flue is the prefabricated hanging or free-standing type fireplace or stove.

TYPE	LOW	AVG.	GOOD	EXCL
One-story.....	2725.00	4050.00	5950.00	8850.00
add per additional story of chimney flue.....	730.00	985.00	1320.00	1770.00
Steel, with flue.....	1450.00	2060.00	2900.00	4125.00
pellet or corn cob stoves.....	2875.00	3550.00	4425.00	5450.00
add per additional story of chimney stack direct vent.....	324.00	489.00	725.00	1090.00
Custom or oversized, one-story.....	1690.00	2360.00	3325.00	4675.00
masonry heaters, soapstone, etc.....	9450.00	13300.00	17400.00	22700.00
add per additional story of chimney flue.....	1910.00	2180.00	2500.00	2875.00
steel, direct vent.....	4225.00	5350.00	6850.00	8850.00
Add for Heatilator type.....	410.00	545.00	725.00	975.00
Add for raised hearth.....	244.00	381.00	585.00	895.00
Add for log lighter.....	285.00	324.00	365.00	415.00
Mantels, special designs or antique reproductions, add: (See note at bottom of Page 39).				
Cast stone (bonded limestone).....	4750.00	6800.00	9850.00	14100.00
Custom marble, granite or onyx.....	8700.00	13700.00	21300.00	32400.00
Ornate wood, carved.....	4750.00	5350.00	6000.00	6750.00
Precast plaster.....	2440.00	3300.00	4450.00	5950.00

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

CALCULATOR COST SECTIONS

SEGREGATED COST SECTIONS

(Effective Date of Cost Pages)	11 (11/20)	12 (8/20)	13 (5/20)	14 (2/20)	15 (11/19)	16 (8/19)	17 (5/19)	18 (2/19)	(Effective Date of Cost Pages)	41 (12/18)	42 (9/20)	43 (6/20)	44 (3/20)	45 (12/19)	46 (9/19)	47 (6/19)	48 (3/19)
EASTERN	A	1.03	1.03	1.03	1.01	1.03	1.03	1.04	A	1.06	1.03	1.03	1.01	1.03	1.03	1.04	1.06
	B	1.05	1.05	1.03	1.05	1.03	1.05	1.06	B	1.08	1.05	1.03	1.05	1.03	1.05	1.06	1.08
	C	1.03	1.03	1.05	1.04	1.06	1.06	1.07	C	1.06	1.03	1.05	1.04	1.06	1.06	1.07	1.04
	D	1.02	1.03	1.04	1.03	1.04	1.05	1.04	D	1.04	1.03	1.04	1.03	1.04	1.05	1.04	1.04
	S	1.06	1.06	1.05	1.04	1.06	1.04	1.03	S	1.09	1.06	1.05	1.04	1.06	1.04	1.03	1.07
CENTRAL	A	0.98	0.97	0.97	0.98	0.98	0.99	0.99	A	1.01	0.97	0.97	0.98	0.98	0.99	0.99	0.99
	B	0.97	0.99	0.98	0.99	1.01	1.00	0.99	B	1.01	0.99	0.98	0.99	1.01	1.00	0.99	1.00
	C	0.98	0.99	1.00	0.99	1.00	0.99	1.00	C	1.01	0.99	1.00	0.99	1.00	0.99	0.99	1.00
	D	0.97	1.00	1.00	1.00	1.03	1.02	0.99	D	1.00	1.00	1.00	1.00	1.03	1.02	0.99	1.00
	S	0.96	0.98	0.97	0.99	0.99	0.98	1.00	S	0.98	0.98	0.97	0.99	0.99	0.98	1.00	0.99
WESTERN	A	1.00	1.03	1.04	1.05	1.04	1.03	1.02	A	1.03	1.03	1.04	1.05	1.04	1.03	1.02	1.01
	B	0.99	1.00	1.05	1.03	1.04	1.06	1.05	B	1.03	1.00	1.05	1.03	1.04	1.06	1.05	1.03
	C	1.00	1.03	1.02	1.05	1.04	1.05	1.03	C	1.03	1.03	1.02	1.05	1.04	1.05	1.03	1.05
	D	1.03	1.02	1.03	1.05	1.03	1.03	1.06	D	1.05	1.02	1.03	1.05	1.03	1.03	1.06	1.04
	S	1.00	1.00	1.04	1.04	1.03	1.07	1.05	S	1.03	1.00	1.04	1.04	1.03	1.07	1.05	1.01

This page supersedes the October 2020 Green Supplement.

UNIT-IN-PLACE COST SECTIONS (51 - 70)

Sec. Page	Date	Eastern	Central	Western	Sec. Page	Date	Eastern	Central	Western
51 - 2-3 (3/19)	Concrete Foundations.....	1.06	1.01	1.05	61 - 1-8 (12/18)	Tanks.....	1.03	1.01	1.04
51 - 4 (3/19)	Pilings.....	1.05	0.99	1.04	62 - 1 (6/20)	Industrial Pumps & Boilers.....	1.04	0.96	1.07
51 - 7-8 (3/19)	Steel and Concrete Frame.....	1.06	1.00	1.05	62 - 2-3, 6 (6/20)	Piping.....	1.04	0.96	1.07
51 - 3, 7 (3/19)	Wood Foundations, Frame.....	1.03	1.00	1.05	62 - 4 (6/20)	Electrical Motors.....	1.04	0.96	1.07
52 - 1-4, 6 (3/19)	Interior Construction.....	1.03	1.01	1.04	62 - 5 (6/20)	Steel Stacks, Chutes.....	1.04	0.96	1.07
52 - 5 (3/19)	Bank Vaults and Equipment.....	1.06	1.00	1.03	62 - 5 (6/20)	Masonry & Concrete Chimneys..	1.03	0.97	1.06
53 - 1-8 (6/19)	Heating, Cooling & Ventilating.....	1.04	1.00	1.05	62 - 6 (6/20)	Compactors, Incinerators.....	1.04	0.96	1.07
53 - 9-12 (6/19)	Plumbing, Fire Protection, etc.....	1.04	0.99	1.06	63 - 1-4 (9/20)	Trailer and Mfg. Housing Parks..	1.00	0.99	1.05
54 - 1-6 (6/19)	Electrical, Security.....	1.01	1.02	1.02	63 - 5-10 (9/20)	Manufactured Housing.....	1.01	1.00	1.04
55 - 3-7 (8/19)	Wall Costs.....	1.04	0.99	1.06	64 - 1-6 (3/20)	Service Stations, Car Washes.....	1.05	1.00	1.02
56 - 1-2 (8/19)	Stained Glass.....	1.04	1.00	1.05	64 - 7-9 (3/20)	Prefabricated Metal Structures...	1.03	0.99	1.05
56 - 3-6 (8/19)	Storefronts.....	1.04	1.00	1.05	64 - 7-8 (3/20)	Prefab. Wood & Air Structures....	1.04	1.00	1.05
56 - 7 (8/19)	Stonework.....	1.02	1.01	1.06	65 - 1-12 (3/20)	Equipment Costs.....	1.03	1.02	1.02
56 - 8 (8/19)	Columns, Stone & Concrete.....	1.02	1.01	1.06	66 - 1 (12/19)	Subdivision Costs.....	1.04	0.99	1.05
56 - 8 (8/19)	Columns, Wood & Aluminum.....	1.03	1.00	1.06	66 - 2-9 (12/19)	Yard Improvements.....	1.03	0.99	1.06
57 - 1-6 (9/19)	Roofs.....	1.03	1.01	1.04	66 - 10-11 (12/19)	Demolition & Remediation.....	1.03	1.00	1.05
58 - 1 (9/19)	Cold Storage.....	1.03	1.00	1.05	67 - 1-2 (12/19)	Golf Courses.....	1.03	1.02	1.04
58 - 2-8 (9/19)	Elevators, Conveying Systems...	1.02	0.99	1.03	67 - 3-7 (12/19)	Recreational Facilities.....	1.03	1.00	1.05
					70 - 1-32 (1/20)	Green Section.....	1.01	1.01	1.06

