COLONIAL

24200



262489 039.03-2-11
3387 Redman Rd

Schleede, Scott D



262489 041.03-1-2.124
2888 Sweden Walker Rd

Stahl, Zachary



262489 054.01-4-3
3262 Lake Rd

Simonds, David J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	5.00	2.53	0.54
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	4 Good	4 Good	4 Good
Grade:	B Good	B Good	C Average
Fireplaces:	0	1	1
Bedrooms:	3	4	4
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	2240	2733	1943
Land Av:	$24,000	$21,500	$19,100
Total Av:	$218,000	$289,000	$149,000
Sale Date:	02/13/15	03/29/17	05/31/16
Time Adj SP:	$243,300	$304,300	$185,900
Time Adj Sp/Sqft:	$108.62	$111.34	$95.68



262489 054.07-2-9
572 Gilmore Rd

Leatham, Joseph B



262489 030.03-1-25
975 Lawrence Rd

Eisenhauer, Jacob



262489 030.03-1-26
935 Lawrence Rd

Cook, Todd M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	264001 Hilton Central	264001 Hilton Central
Land Size:	0.37	3.87	3.82
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	4 Good
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	1
Bedrooms:	3	3	3
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	1538	2146	1818
Land Av:	$14,800	$22,900	$22,800
Total Av:	$124,000	$212,000	$172,800
Sale Date:	06/29/18	02/16/15	08/28/17
Time Adj SP:	$170,900	$240,700	$249,400
Time Adj Sp/Sqft:	$111.12	$112.16	$137.18



262489 030.03-1-27
891 Lawrence Rd

Sullivan, Scott W



262489 054.01-2-54
3494 Lake Rd

Dias, Erica



262489 054.01-1-1.22
3250 Lake Rd

Durnell, Leonard

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	264001 Hilton Central	265201 Brockport Central	265201 Brockport Central
Land Size:	3.81	0.40	0.46
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	4 Good	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	3	4
Full/Half Baths:	2 / 1	1 / 1	2 / 1
Square Foot:	2154	1334	2090
Land Av:	$22,800	$16,000	$17,800
Total Av:	$196,000	$105,000	$162,000
Sale Date:	10/20/17	11/21/17	10/03/16
Time Adj SP:	$239,600	$137,400	$181,100
Time Adj Sp/Sqft:	$111.23	$103.00	$86.65

COLONIAL

24300



262489 030.02-2-18
81 Hideaway Ln

Sheldon, Richard A



262489 041.03-1-23
34 Deer Track Ln

Brown, Julie J



262489 041.03-1-36
58 Deer Track Ln

Coakley, Matthew G

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24300	24300	24300
School Code:	264001 Hilton Central	265201 Brockport Central	265201 Brockport Central
Land Size:	5.22	2.28	2.28
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	4 Good	4 Good	4 Good
Grade:	B Good	B Good	B Good
Fireplaces:	1	1	1
Bedrooms:	4	4	3
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	2545	2608	2033
Land Av:	$40,200	$45,300	$45,300
Total Av:	$253,000	$260,000	$215,000
Sale Date:	11/13/17	09/08/17	06/29/17
Time Adj SP:	$298,500	$295,200	$232,000
Time Adj Sp/Sqft:	$117.29	$113.19	$114.12



262489 041.04-1-12
7 Stag Creek Trl

Miner, Jarrod D



262489 041.04-1-22
8 Stag Creek Trl

Furness, Sandra L



262489 069.01-1-38
1 Amenity Dr

Nenni, Richard A

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24300	24300	24300
School Code:	264001 Hilton Central	264001 Hilton Central	265201 Brockport Central
Land Size:	1.58	1.34	1.11
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	4 Good	3 Normal	4 Good
Grade:	B Good	B Good	B Good
Fireplaces:	0	1	1
Bedrooms:	3	3	3
Full/Half Baths:	2 / 1	2 / 1	3 / 1
Square Foot:	1922	2354	2696
Land Av:	$43,500	$42,000	$40,000
Total Av:	$225,000	$245,000	$340,000
Sale Date:	03/23/18	08/01/17	01/15/15
Time Adj SP:	$259,000	$265,000	$348,500
Time Adj Sp/Sqft:	$134.76	$112.57	$129.27

COLONIAL

24400



262489 054.02-2-60
5 Roman Cir
Brent, Tyler M



262489 054.02-1-1.115
321 Amy Ln
Svyrydyuk, Vasyl



262489 040.03-2-3
75 Woodstock Ln
Shortino, Sabrina M

rop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
eighborhood:	24400	24400	24400
chool Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
and Size:	0.38	0.36	0.56
ldg Style:	05 Colonial	05 Colonial	05 Colonial
ondition:	5 Excellent	4 Good	3 Normal
rade:	B Good	B Good	C Average
ireplaces:	0	1	0
edrooms:	3	3	3
ull/Half Baths:	2 / 1	2 / 1	1 / 1
quare Foot:	1382	1862	1364
and Av:	$28,400	$22,900	$42,100
otal Av:	$135,000	$140,000	$122,000
ale Date:	05/01/15	10/15/16	09/28/17
ime Adj SP:	$137,800	$206,800	$145,000
ime Adj Sp/Sqft:	$99.71	$111.06	$106.30



262489 054.01-2-5
110 Delaina Rose Cir

Giardina, Angie C



262489 054.01-2-5
110 Delaina Rose Cir

Hobart, Matthew A



262489 054.01-3-9
17 Scarlet Pine Cir

Tommaselli, Daniel R

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.36	0.36	0.41
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	3	4
Full/Half Baths:	1 / 1	1 / 1	2 / 1
Square Foot:	1157	1157	1904
Land Av:	$22,500	$22,500	$29,800
Total Av:	$104,000	$104,000	$153,500
Sale Date:	05/18/18	01/21/16	08/12/16
Time Adj SP:	$151,400	$134,200	$160,700
Time Adj Sp/Sqft:	$130.86	$115.99	$84.40



262489 054.07-2-6
404 Benita Dr
Clark, Michael R



262489 054.07-3-2
309 Amy Ln
Walsh, Patricia E



262489 054.07-3-3
311 Amy Ln
Lechner, Timothy J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.29	0.29
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	1
Bedrooms:	3	3	3
Full/Half Baths:	2 / 0	2 / 1	3 / 1
Square Foot:	1608	1781	1678
Land Av:	$25,000	$24,800	$24,800
Total Av:	$134,000	$140,000	$135,000
Sale Date:	12/21/18	09/03/15	01/15/16
Time Adj SP:	$145,200	$169,800	$176,300
Time Adj Sp/Sqft:	$90.30	$95.34	$105.07



262489 054.18-2-2

7 Crescent Dr

Frungillo, Anthony Jr



262489 054.18-4-2

4 Sugar Tree Cir

Mason, Amanda



262489 054.18-4-4

12 Sugar Tree Cir

Peterson, Scott

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.31	0.30	0.26
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	0
Bedrooms:	3	3	4
Full/Half Baths:	1 / 1	2 / 1	2 / 1
Square Foot:	2014	2948	1817
Land Av:	$34,700	$27,100	$23,100
Total Av:	$150,000	$180,000	$136,000
Sale Date:	09/28/18	05/09/18	12/07/15
Time Adj SP:	$177,100	$201,800	$143,700
Time Adj Sp/Sqft:	$87.93	$68.45	$79.09



262489 054.18-4-8
28 Sugar Tree Cir
Pavicic, Christopher



262489 040.03-2-17
47 Woodstock Ln
Roggow-Kim, Anna L



262489 040.03-2-20
40 Woodstock Ln
Zaihra, Tasneem

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.24	0.29	0.31
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	2 / 1	1 / 1
Square Foot:	1734	1668	1256
Land Av:	$21,200	$39,200	$28,100
Total Av:	$127,000	$130,000	$111,000
Sale Date:	06/28/16	01/09/17	05/21/18
Time Adj SP:	$141,300	$159,800	$136,200
Time Adj Sp/Sqft:	$81.49	$95.80	$108.44



262489 040.03-2-26
52 Woodstock Ln
Gingello-Conti, Angelo S



262489 040.03-2-28
56 Woodstock Ln
Hill, Michelle L



262489 040.03-2-38
32 Woodstock Ln
Lang, Nicholas

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.29	0.29
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	0	1
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 1	1 / 1
Square Foot:	1416	1257	1477
Land Av:	$26,100	$26,100	$26,000
Total Av:	$123,000	$110,000	$125,000
Sale Date:	08/29/18	06/26/15	12/05/17
Time Adj SP:	$134,600	$117,400	$164,000
Time Adj Sp/Sqft:	$95.06	$93.40	$111.04



262489 040.03-2-44
35 Woodstock Ln
Hutchison, Shari A



262489 040.03-2-53
17 Woodstock Ln
Santillo, Christopher J



262489 040.03-2-54
15 Woodstock Ln
Green, Zackery Charles Earl

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.37	0.33	0.33
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 1	2 / 1
Square Foot:	1276	1300	1584
Land Av:	$32,800	$29,900	$29,900
Total Av:	$112,000	$115,000	$122,400
Sale Date:	08/02/18	11/04/16	12/27/17
Time Adj SP:	$138,700	$161,600	$123,100
Time Adj Sp/Sqft:	$108.70	$124.31	$77.71



262489 054.01-1-32
12 Tearose Meadow Ln
Fisher, Allison



262489 054.01-1-48
7 Tearose Meadow Ln
Devine, Thomas P



262489 054.01-1-49
5 Tearose Meadow Ln
Lang-Bentley, Johanna L

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.25	0.36	0.32
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 1	1 / 1
Square Foot:	1477	1751	1276
Land Av:	$18,400	$22,800	$21,600
Total Av:	$117,000	$135,000	$103,000
Sale Date:	08/03/15	07/27/17	08/16/18
Time Adj SP:	$134,000	$180,400	$136,700
Time Adj Sp/Sqft:	$90.72	$103.03	$107.13



262489 054.01-1-52
61 Tearose Meadow Ln
DeYoung, Justin



262489 054.01-1-64
60 Tearose Meadow Ln
Mayer, Joshua J



262489 054.01-1-69
36 Tearose Meadow Ln
Gaylor, Lindsay C

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.23	0.24	0.33
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	2 / 1	1 / 1	1 / 1
Square Foot:	1676	1288	1288
Land Av:	$17,300	$17,900	$21,900
Total Av:	$124,000	$125,000	$113,000
Sale Date:	12/11/17	12/21/18	01/19/16
Time Adj SP:	$128,100	$129,900	$142,400
Time Adj Sp/Sqft:	$76.43	$100.85	$110.56



262489 054.01-2-13
116 Delaina Rose Cir

Knapp, Michael



262489 054.01-2-18
126 Delaina Rose Cir

Arena, Joseph A II



262489 054.01-2-21
129 Delaina Rose Cir

Dougherty, Jarrod K

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.24	0.41	0.26
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 1	1 / 1
Square Foot:	1244	1176	1780
Land Av:	$17,900	$24,000	$16,800
Total Av:	$118,000	$119,000	$124,000
Sale Date:	06/23/17	07/29/16	12/28/15
Time Adj SP:	$138,400	$161,000	$141,100
Time Adj Sp/Sqft:	$111.25	$136.90	$79.27



262489 054.01-2-23
125 Delaina Rose Cir

Heimlich, Jeffrey



262489 054.01-2-25
121 Delaina Rose Cir

LaPiana, Anthony



262489 054.01-2-36
315 Chadlee Dr

Schmidt, James R

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.24	0.24	0.29
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 1	1 / 1
Square Foot:	1160	1288	1288
Land Av:	$17,900	$17,900	$20,500
Total Av:	$115,000	$115,000	$119,000
Sale Date:	12/22/16	08/19/16	02/24/17
Time Adj SP:	$132,600	$144,500	$124,600
Time Adj Sp/Sqft:	$114.31	$112.19	$96.74



262489 054.01-2-39
309 Chadlee Dr

Burke, Laura A



262489 054.01-2-46
322 Chadlee Dr

Camman, Ryan R



262489 054.01-2-53
308 Chadlee Dr

Hauck, Jason

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.29	0.39
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 1	1 / 1
Square Foot:	1288	1164	1416
Land Av:	$20,500	$20,500	$23,700
Total Av:	$120,000	$118,000	$121,200
Sale Date:	04/27/18	07/13/16	11/22/17
Time Adj SP:	$146,800	$139,600	$152,300
Time Adj Sp/Sqft:	$113.98	$119.93	$107.56



262489 054.01-2-56
306 Chadlee Dr

Hinkley, Justin K



262489 054.01-2-67
410 Burch Farm Dr

Liotta, Marc D



262489 054.01-2-68
412 Burch Farm Dr

Anders, Gregory S

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.30	0.29	0.29
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	1536	1554	1554
Land Av:	$21,000	$20,500	$20,500
Total Av:	$128,000	$133,000	$127,400
Sale Date:	09/08/16	05/27/16	11/22/16
Time Adj SP:	$162,400	$143,700	$159,500
Time Adj Sp/Sqft:	$105.73	$92.47	$102.64



262489 054.01-2-80
421 Burch Farm Dr
Savigny, Troy



262489 054.01-3-10
19 Scarlet Pine Cir
Litteer, Brandon G



262489 054.01-3-18
24 Scarlet Pine Cir
Maier, Daniel J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.44	0.25
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	4	3	3
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	1839	1776	1173
Land Av:	$20,500	$32,000	$22,300
Total Av:	$132,000	$147,000	$116,000
Sale Date:	09/18/17	04/16/18	04/04/17
Time Adj SP:	$163,700	$161,000	$143,800
Time Adj Sp/Sqft:	$89.02	$90.65	$122.59



262489 054.01-3-21

18 Scarlet Pine Cir

Morris, Keith A



262489 054.01-3-26

4 Scarlet Pine Cir

D'Amuro, Nicholas A



262489 054.02-2-16

20 Larrigan Xing

Sage, Jeremy D

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.24	0.26	0.30
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	4 Good
Grade:	C Average	C Average	C Average
Fireplaces:	1	0	0
Bedrooms:	3	3	3
Full/Half Baths:	2 / 1	1 / 1	2 / 1
Square Foot:	1839	1528	1912
Land Av:	$21,700	$22,900	$32,000
Total Av:	$150,000	$128,000	$152,000
Sale Date:	08/02/18	06/20/16	09/07/18
Time Adj SP:	$169,500	$149,500	$214,900
Time Adj Sp/Sqft:	$92.17	$97.84	$112.40



262489 054.02-2-24
4 Larrigan Xing

Marchetti, Brandi L



262489 054.02-2-32
19 Leanna Cres

Miesner, Sarah L



262489 054.02-2-37
61 Leanna Cres

Ivonin, Roland

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.24	0.41	0.36
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	4 Good
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	1
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	2 / 1	1 / 1
Square Foot:	1320	1468	1544
Land Av:	$27,800	$29,800	$27,700
Total Av:	$123,000	$128,000	$130,000
Sale Date:	04/18/17	05/10/18	11/25/15
Time Adj SP:	$147,100	$155,400	$168,700
Time Adj Sp/Sqft:	$111.44	$105.86	$109.26



262489 054.02-2-44
10 Leanna Cir
Schoepfel, Kelley P



262489 054.06-1-14
211 Darla Dr
Nauerth, Matthew A



262489 054.07-1-12
253 Gina Way
Mastrodonato, Nicholas

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.36	0.75	0.49
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	1
Bedrooms:	3	4	3
Full/Half Baths:	1 / 1	1 / 1	1 / 1
Square Foot:	1288	1702	1352
Land Av:	$27,700	$37,100	$30,700
Total Av:	$121,000	$135,000	$127,000
Sale Date:	08/09/16	07/31/15	12/13/17
Time Adj SP:	$143,400	$155,500	$141,600
Time Adj Sp/Sqft:	$111.34	$91.36	$104.73



262489 054.07-1-17
304 Amy Ln
Hoertz, Glenn C



262489 054.07-3-18
12 Debbie Ln
Borge-Janania, Ana



262489 054.07-3-20
14 Debbie Ln
Swanger, Jessica L

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.33	0.36	0.35
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	4	3
Full/Half Baths:	2 / 0	2 / 1	2 / 1
Square Foot:	1922	1644	1773
Land Av:	$29,100	$27,700	$27,300
Total Av:	$149,000	$141,200	$166,000
Sale Date:	06/27/16	03/09/16	07/28/15
Time Adj SP:	$153,800	$166,500	$186,100
Time Adj Sp/Sqft:	$80.02	$101.28	$104.96



262489 054.07-3-25
426 Benita Dr

Litto, Alexander J



262489 054.17-1-32
96 Lynnwood Dr

Stroup, Mellisa



262489 054.18-1-23
30 Valley View Dr

Coke, Christopher L

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.30	0.35
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	4 Good	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	2	0
Bedrooms:	3	4	4
Full/Half Baths:	1 / 1	2 / 1	2 / 1
Square Foot:	1482	2109	2068
Land Av:	$24,800	$33,500	$31,500
Total Av:	$135,000	$150,000	$145,000
Sale Date:	09/22/17	06/25/18	05/24/18
Time Adj SP:	$170,900	$174,500	$166,400
Time Adj Sp/Sqft:	$115.32	$82.74	$80.46



262489 054.18-1-28
23 Valley View Dr
Marrocco, James J



262489 054.18-1-39
65 Valley View Dr
Davis, Megan E



262489 054.18-2-19
4 Crescent Dr
Haskins, Tyler A

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.34	0.34	0.34
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	2	3	1
Bedrooms:	4	4	3
Full/Half Baths:	1 / 1	2 / 1	1 / 1
Square Foot:	2178	2030	1632
Land Av:	$31,500	$31,500	$31,500
Total Av:	$153,000	$167,000	$124,000
Sale Date:	01/17/18	08/28/18	12/11/18
Time Adj SP:	$185,100	$154,600	$148,100
Time Adj Sp/Sqft:	$84.99	$76.16	$90.75



262489 054.18-2-26
78 Valley View Dr

Lipinczyk, Jason Paul



262489 054.18-2-27
82 Valley View Dr

Decker, Joseph W



262489 054.18-3-10
23 Sherwood Dr

Jopson, Justin M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.34	0.34	0.34
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	2
Bedrooms:	4	3	3
Full/Half Baths:	2 / 1	2 / 1	2 / 0
Square Foot:	1740	1832	2145
Land Av:	$31,500	$31,500	$31,500
Total Av:	$143,000	$145,000	$153,000
Sale Date:	06/18/18	03/16/16	11/10/16
Time Adj SP:	$152,700	$142,300	$177,400
Time Adj Sp/Sqft:	$87.76	$77.67	$82.70



262489 054.18-3-20
63 Sherwood Dr

Cleveland, Bryan L



262489 054.18-3-26
87 Sherwood Dr

Dunbar, Martha



262489 054.18-3-38
135 Sherwood Dr

Logsdon, Trinity L

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.44	0.34	0.41
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	1
Bedrooms:	4	4	3
Full/Half Baths:	2 / 0	2 / 1	2 / 0
Square Foot:	1940	2282	1931
Land Av:	$35,900	$31,500	$33,500
Total Av:	$158,000	$165,000	$151,000
Sale Date:	12/14/16	06/22/18	07/28/17
Time Adj SP:	$187,800	$214,200	$182,500
Time Adj Sp/Sqft:	$96.80	$93.87	$94.51



262489 054.18-4-29
105 Sugar Tree Cir

Marek, Daniel G



262489 054.18-4-48
88 Sugar Tree Cir

Knapp, David



262489 054.01-1-7.4
2 Tearose Meadow Ln

Ward, Stephen J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.25	0.78	0.34
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	2 Fair	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	4	3
Full/Half Baths:	1 / 1	2 / 1	2 / 1
Square Foot:	1309	1780	1320
Land Av:	$22,100	$44,700	$22,200
Total Av:	$116,000	$150,000	$120,000
Sale Date:	08/07/18	10/12/18	06/15/16
Time Adj SP:	$122,200	$166,700	$152,700
Time Adj Sp/Sqft:	$93.35	$93.65	$115.68



262489 068.02-1-17.21

72 Bev Ln

Flanders, Jessica K

Prop Class:	210 1 Family Res
Neighborhood:	24400
School Code:	265201 Brockport Central
Land Size:	1.07
Bldg Style:	05 Colonial
Condition:	4 Good
Grade:	C Average
Fireplaces:	1
Bedrooms:	3
Full/Half Baths:	2 / 1
Square Foot:	1813
Land Av:	$51,900
Total Av:	$165,000
Sale Date:	05/27/16
Time Adj SP:	$188,600
Time Adj Sp/Sqft:	$104.03

COLONIAL

24500



262489 054.01-2-39
309 Chadlee Dr

Burris, Dylan M



262489 054.01-4-13
67 Lacey Ln

Joiner, Keith



262489 054.01-4-22
102 Cassidy Way

Rushford, John M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24500	24500	24500
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.38	
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	4 Good
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	4	3
Full/Half Baths:	1 / 1	2 / 1	2 / 1
Square Foot:	1288	2200	1944
Land Av:	$20,500	$28,400	$24,800
Total Av:	$120,000	$171,000	$155,000
Sale Date:	03/25/15	10/05/16	08/15/14
Time Adj SP:	$131,900	$193,400	$195,600
Time Adj Sp/Sqft:	$102.41	$87.91	$100.62



262489 054.01-4-25
108 Cassidy Way

Dailey, Andrew



262489 054.01-4-29
116 Cassidy Way

Lauritzson, Jonathan D



262489 054.01-4-29
116 Cassidy Way

Zinkievich, Joshua

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24500	24500	24500
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.48	0.48
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	1
Bedrooms:	3	4	4
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	2132	2280	2280
Land Av:	$24,800	$34,900	$34,900
Total Av:	$180,000	$181,000	$181,000
Sale Date:	04/30/15	04/15/15	09/28/18
Time Adj SP:	$198,400	$187,100	$204,000
Time Adj Sp/Sqft:	$93.06	$82.06	$89.47



262489 054.01-4-37
74 Lacey Ln

Bruton, Adam



262489 069.02-1-18
19 Summer Hill Dr

Rybacki, Joshua



262489 069.02-1-41
18 Berry Grove Ln

O'Connors, Kyle S

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24500	24500	24500
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.29	0.32
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	1
Bedrooms:	3	3	4
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	1676	1688	1872
Land Av:	$24,800	$31,300	$32,600
Total Av:	$146,000	$162,000	$173,000
Sale Date:	11/28/18	11/30/16	05/25/18
Time Adj SP:	$187,100	$186,100	$176,600
Time Adj Sp/Sqft:	$111.63	$110.25	$94.34



262489 069.02-1-45
7 Wedgewood Ct

Walker, Grace E



262489 069.02-1-55
17 Chandon Pl

Bradshaw, Justin T



262489 069.02-1-61
16 Chandon Pl

Danno, Jackelin

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24500	24500	24500
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.31	0.24	0.45
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	1
Bedrooms:	3	3	3
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	1846	1679	1868
Land Av:	$26,000	$15,000	$16,000
Total Av:	$175,000	$169,750	$194,000
Sale Date:	05/22/18	06/01/16	07/13/18
Time Adj SP:	$184,700	$198,600	$219,900
Time Adj Sp/Sqft:	$100.05	$118.28	$117.72



262489 069.02-1-62
14 Chandon Pl

Hill, Ashley L



262489 054.14-1-32.21
32 St Katherine Way

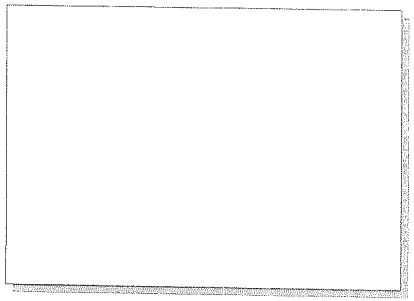
Wencek, Paul J

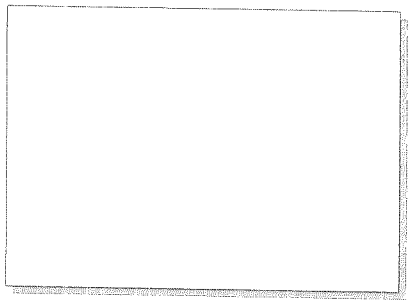


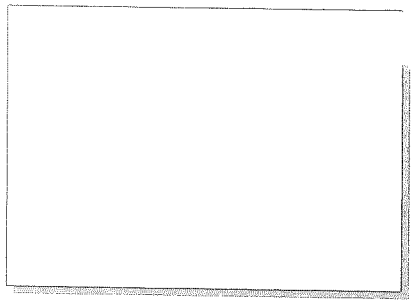
262489 054.14-1-32.35
119 St Katherine Way

Privitera, Victoria J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24500	24500	24500
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.37	0.26	0.34
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	0	1
Bedrooms:	3	3	4
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	1846	1592	1912
Land Av:	$15,000	$23,000	$33,200
Total Av:	$196,000	$145,000	$175,000
Sale Date:	07/16/15	09/13/16	06/21/17
Time Adj SP:	$214,600	$170,900	$219,400
Time Adj Sp/Sqft:	$116.25	$107.35	$114.75







262489 054.14-1-32.42

116 St Katherine Way

Bond-James, Diane

Prop Class:	210 1 Family Res
Neighborhood:	24500
School Code:	265201 Brockport Central
Land Size:	0.37
Bldg Style:	05 Colonial
Condition:	3 Normal
Grade:	C Average
Fireplaces:	1
Bedrooms:	3
Full/Half Baths:	2 / 1
Square Foot:	1965
Land Av:	$34,000
Total Av:	$245,500
Sale Date:	12/17/18
Time Adj SP:	$253,300
Time Adj Sp/Sqft:	$128.91

COLONIAL

24600



262489 029.03-1-56
16 Glidden Cir

Wade, Laura C



262489 054.14-1-32.39
134 St Katherine Way

Bellman, Jonathan

Prop Class:	210 1 Family Res	210 1 Family Res
Neighborhood:	24600	24600
School Code:	265201 Brockport Central	265201 Brockport Central
Land Size:	1.07	6.11
Bldg Style:	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal
Grade:	C Average	C Average
Fireplaces:	0	1
Bedrooms:	4	3
Full/Half Baths:	2 / 1	2 / 1
Square Foot:	1833	2674
Land Av:	$48,600	$57,600
Total Av:	$182,000	$268,000
Sale Date:	03/27/15	01/30/15
Time Adj SP:	$204,700	$305,400
Time Adj Sp/Sqft:	$111.67	$114.21

COLONIAL

24700



262489 041.03-1-38
66 Deer Track Ln

Haines, William S



262489 069.01-1-17
43 Mission Hill Dr

Kiesow, Christopher J



262489 069.01-1-27
50 Mission Hill Dr

True, Alex M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24700	24700	24700
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	1.87	1.18	0.85
Bldg Style:	05 Colonial	05 Colonial	05 Colonial
Condition:	4 Good	4 Good	4 Good
Grade:	B Good	B Good	B Good
Fireplaces:	1	1	1
Bedrooms:	3	4	4
Full/Half Baths:	2 / 1	2 / 1	2 / 1
Square Foot:	2084	2887	2728
Land Av:	$44,000	$48,900	$40,000
Total Av:	$225,000	$271,500	$255,000
Sale Date:	03/20/15	12/20/17	08/01/18
Time Adj SP:	$229,200	$328,200	$309,200
Time Adj Sp/Sqft:	$109.98	$113.68	$113.34



262489 069.01-1-33
98 Mission Hill Dr

Thompson, James Earl



262489 069.01-1-41
19 Amenity Dr

Thomas, Jay

Prop Class:	210 1 Family Res	210 1 Family Res
Neighborhood:	24700	24700
School Code:	265201 Brockport Central	265201 Brockport Central
Land Size:	1.52	1.07
Bldg Style:	05 Colonial	05 Colonial
Condition:	4 Good	4 Good
Grade:	B Good	B Good
Fireplaces:	1	1
Bedrooms:	4	3
Full/Half Baths:	2 / 1	2 / 1
Square Foot:	2623	2140
Land Av:	$42,400	$41,000
Total Av:	$325,000	$272,000
Sale Date:	11/09/17	02/15/17
Time Adj SP:	$373,500	$302,300
Time Adj Sp/Sqft:	$142.39	$141.26

RANCH

24200



262489 029.04-1-34
1191 Lawrence Rd

Donahue, Harry G



262489 029.04-1-19.2
1099 Lawrence Rd

Fasciano, Salvatore A Jr



262489 054.14-1-35.2
8281 Ridge Rd

Blais, Lori A

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	264001 Hilton Central	264001 Hilton Central	265201 Brockport Central
Land Size:	5.23	7.39	0.59
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	4 Good	4 Good	4 Good
Grade:	B Good	B Good	B Good
Fireplaces:	0	1	0
Bedrooms:	3	3	2
Full/Half Baths:	2 / 0	2 / 0	2 / 0
Square Foot:	1532	2100	1719
Land Av:	$24,100	$25,200	$19,200
Total Av:	$172,300	$235,000	$185,000
Sale Date:	05/05/17	08/15/18	09/03/15
Time Adj SP:	$261,800	$324,200	$246,700
Time Adj Sp/Sqft:	$170.89	$154.38	$143.51



262489 041.02-1-10.13
2185 Ireland Rd
Bostley, Timothy



262489 041.02-1-10.131
2185 Ireland Rd
DiSalvo, Brian P



262489 041.02-1-5
2374 Sweden Walker Rd
Larnder, Todd

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	264001 Hilton Central	264001 Hilton Central	265201 Brockport Central
Land Size:	8.90	4.31	1.00
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	4 Good	4 Good	3 Normal
Grade:	B Good	B Good	C Average
Fireplaces:	0	0	1
Bedrooms:	3	3	3
Full/Half Baths:	2 / 0	2 / 0	2 / 0
Square Foot:	1490	1490	1336
Land Av:	$26,000	$22,000	$20,000
Total Av:	$190,000	$190,000	$114,000
Sale Date:	10/02/15	08/11/17	10/29/18
Time Adj SP:	$228,900	$215,100	$143,300
Time Adj Sp/Sqft:	$153.62	$144.36	$107.26



262489 041.02-1-5
2374 Sweden Walker Rd
Grillo, Joseph Jr



262489 052.02-1-2
3518 County Line Rd
Leggett, Adam



262489 054.02-1-9
270 Gilmore Rd
Burandt Empire LLC

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	343204 Holley Central	265201 Brockport Central
Land Size:	1.00	6.30	3.90
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	4 Good	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	0
Bedrooms:	3	3	2
Full/Half Baths:	2 / 0	2 / 0	1 / 1
Square Foot:	1336	2196	1036
Land Av:	$20,000	$24,700	$22,900
Total Av:	$114,000	$177,000	$120,000
Sale Date:	10/12/17	12/02/15	07/24/17
Time Adj SP:	$144,500	$209,400	$140,600
Time Adj Sp/Sqft:	$108.16	$95.36	$135.71



262489 054.17-1-9
3796 Lake Rd
KJBeers Solo 401k Trust



262489 054.17-1-9
3796 Lake Rd
Harter, Edward J



262489 055.02-1-3
2981 Clarkson Parma Town Line Rd
Cannito-Nesbitt, Laura

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	264001 Hilton Central
Land Size:	0.34	0.34	1.00
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	2	2	0
Bedrooms:	3	3	3
Full/Half Baths:	2 / 0	2 / 0	2 / 0
Square Foot:	1718	1718	1912
Land Av:	$13,800	$13,800	$20,100
Total Av:	$121,000	$121,000	$118,000
Sale Date:	12/14/17	08/10/18	07/06/15
Time Adj SP:	$164,100	$183,500	$145,700
Time Adj Sp/Sqft:	$95.52	$106.81	$76.20



262489 030.04-1-21
231 Lawrence Rd
Kearney, William G III



262489 031.03-1-12
2001 Clarkson Parma Town Line Rd
Ziegler, Robert C



262489 031.03-1-17
2041 Clarkson Parma Town Line Rd
Makowski, Donna M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	264001 Hilton Central	264001 Hilton Central	264001 Hilton Central
Land Size:	1.07	0.64	0.63
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 0	2 / 0
Square Foot:	1248	1012	1360
Land Av:	$20,100	$19,300	$19,200
Total Av:	$107,000	$93,000	$115,000
Sale Date:	03/02/17	07/15/16	05/08/15
Time Adj SP:	$136,900	$117,100	$122,600
Time Adj Sp/Sqft:	$109.70	$115.71	$90.15



262489 038.04-1-15
9678 Ridge Rd

Zielinski, Eliot R



262489 039.01-1-16
3014 Redman Rd

Cross, Gerald R



262489 039.03-1-26
9437 Ridge Rd

Jacks, Brian E

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.46	0.46	1.60
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	2	3
Full/Half Baths:	1 / 1	2 / 0	1 / 1
Square Foot:	1040	1466	1508
Land Av:	$17,800	$17,800	$20,600
Total Av:	$87,000	$117,000	$121,000
Sale Date:	03/20/15	10/20/17	03/27/15
Time Adj SP:	$56,400	$136,200	$148,800
Time Adj Sp/Sqft:	$54.23	$92.91	$98.67



262489 040.02-1-11
393 Lawton Rd

Bevins, Bruce



262489 053.01-1-34
9145 Ridge Rd

Brown, Christopher



262489 054.02-2-28
647 Gilmore Rd

Datro, Albert P

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	2.30	0.41	0.46
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	2 Fair	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	1
Bedrooms:	2	3	3
Full/Half Baths:	1 / 0	1 / 0	2 / 0
Square Foot:	912	1080	1365
Land Av:	$21,300	$16,400	$17,800
Total Av:	$85,000	$65,000	$140,000
Sale Date:	09/16/16	12/27/16	06/24/16
Time Adj SP:	$112,200	$110,300	$186,100
Time Adj Sp/Sqft:	$123.03	$102.13	$136.34



262489 054.04-1-55
7664 Ridge Rd

Burris, Samuel



262489 054.14-1-30
8162 Ridge Rd

Turcotte, Jennifer



262489 054.17-2-11
3844 Lake Rd

Pickering, Linda

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.96	1.40	0.60
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	2 / 0	1 / 1
Square Foot:	1092	1280	1329
Land Av:	$19,900	$20,400	$19,200
Total Av:	$97,000	$123,000	$125,000
Sale Date:	03/13/15	09/28/18	05/29/15
Time Adj SP:	$114,600	$129,400	$131,800
Time Adj Sp/Sqft:	$104.95	$101.09	$99.17



262489 054.17-2-15
3822 Lake Rd
Hurley, Joseph



262489 055.01-1-10
126 Gilmore Rd
Tatar, Adam



262489 069.05-1-17
3961 Lake Rd
Marvin, Keith A

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.45	1.90	0.34
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	2	1	1
Bedrooms:	3	3	2
Full/Half Baths:	2 / 0	2 / 0	1 / 0
Square Foot:	1630	1808	984
Land Av:	$16,700	$20,900	$13,800
Total Av:	$135,000	$137,000	$85,000
Sale Date:	04/22/16	09/09/15	07/29/16
Time Adj SP:	$165,400	$152,800	$107,300
Time Adj Sp/Sqft:	$101.47	$84.51	$109.04



262489 069.05-1-20

3939 Lake Rd

Ettinger, Harry A



262489 029.03-1-3.1

599 Clarkson Hamlin Town Line Rd

Hayes, Eric T



262489 052.04-1-6.1

558 Edmunds Rd

Hall, Ronald W

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	343204 Holley Central
Land Size:	0.46	9.71	1.67
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	0
Bedrooms:	2	2	3
Full/Half Baths:	2 / 0	1 / 0	1 / 1
Square Foot:	1551	1224	1508
Land Av:	$17,800	$26,400	$23,300
Total Av:	$111,000	$113,000	$127,000
Sale Date:	09/20/18	11/14/16	06/06/16
Time Adj SP:	$149,200	$140,900	$156,000
Time Adj Sp/Sqft:	$96.20	$115.11	$103.45



262489 041.01-1-28.2
2560 Sweden Walker Rd

Delano, Kimberly



262489 054.04-1-12.2
7894 Ridge Rd

Zwetsch, Clifford



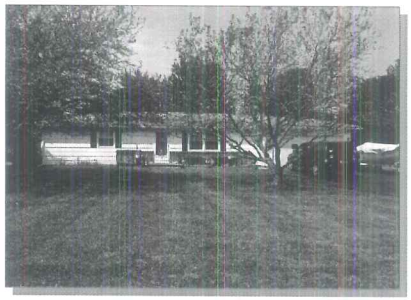
262489 054.13-2-10.1
8523 Ridge Rd

Wissinger, Carolyn

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.90	1.00	1.49
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	4 Good
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	2	3
Full/Half Baths:	1 / 0	1 / 0	2 / 0
Square Foot:	960	800	1572
Land Av:	$19,800	$20,000	$20,500
Total Av:	$88,000	$75,000	$157,000
Sale Date:	08/24/18	05/15/15	11/21/18
Time Adj SP:	$124,700	$95,900	$188,100
Time Adj Sp/Sqft:	$129.90	$119.88	$119.66

RANCH

24400



262489 054.06-1-2
104 Laura Ln

Behage, Thomas E



262489 054.07-1-3
235 Gina Way

Bailey, Kacie L



262489 054.18-1-2
50 Valley View Dr

David, Philip Kirk

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.26	0.34
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	2
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	2 / 0	2 / 0
Square Foot:	1116	1230	2033
Land Av:	$25,000	$23,500	$31,500
Total Av:	$93,000	$112,000	$151,000
Sale Date:	04/15/16	06/27/18	09/07/18
Time Adj SP:	$102,500	$146,900	$169,200
Time Adj Sp/Sqft:	$91.85	$119.43	$83.23



262489 054.18-1-2
50 Valley View Dr
David, Philip Kirk



262489 040.03-2-25
50 Woodstock Ln
Mattison, Michael E



262489 040.03-2-32
2 Woodstock Ln
Kirkey, David S

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.34	0.29	0.29
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	2	0	0
Bedrooms:	3	2	3
Full/Half Baths:	2 / 0	1 / 1	2 / 0
Square Foot:	2033	1008	1027
Land Av:	$31,500	$26,100	$26,100
Total Av:	$151,000	$89,000	$105,500
Sale Date:	09/07/18	07/12/18	06/04/15
Time Adj SP:	$169,200	$115,000	$117,600
Time Adj Sp/Sqft:	$83.23	$114.09	$114.51



262489 054.01-1-37
10 Yellowrose Cir

Jessup, Stephen M



262489 054.01-1-73
21 Tearose Meadow Ln

Henry, Nicholas



262489 054.01-1-79
33 Tearose Meadow Ln

Nowak, Anthony S

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.38	0.32	0.43
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 1	1 / 0
Square Foot:	1362	1085	1040
Land Av:	$21,200	$21,600	$25,800
Total Av:	$117,000	$92,000	$110,000
Sale Date:	07/15/15	12/02/16	04/06/18
Time Adj SP:	$140,800	$122,000	$131,600
Time Adj Sp/Sqft:	$103.38	$112.44	$126.54



262489 054.01-2-34
319 Chadlee Dr

Daniels, Jody B



262489 054.17-1-14
66 Lynnwood Dr

Mendez, Daniella



262489 054.17-1-21
80 Lynnwood Dr

Beers, Jamie L

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.38	0.30
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	2
Bedrooms:	3	3	4
Full/Half Baths:	2 / 0	1 / 1	3 / 0
Square Foot:	1040	1320	1720
Land Av:	$20,500	$32,400	$33,700
Total Av:	$119,000	$115,000	$160,000
Sale Date:	06/20/17	11/19/18	12/19/16
Time Adj SP:	$127,500	$122,000	$174,800
Time Adj Sp/Sqft:	$122.60	$92.42	$101.63



262489 054.01-1-37
10 Yellowrose Cir

Jessup, Stephen M



262489 054.01-1-73
21 Tearose Meadow Ln

Henry, Nicholas



262489 054.01-1-79
33 Tearose Meadow Ln

Nowak, Anthony S

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.38	0.32	0.43
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 1	1 / 0
Square Foot:	1362	1085	1040
Land Av:	$21,200	$21,600	$25,800
Total Av:	$117,000	$92,000	$110,000
Sale Date:	07/15/15	12/02/16	04/06/18
Time Adj SP:	$140,800	$122,000	$131,600
Time Adj Sp/Sqft:	$103.38	$112.44	$126.54

RANCH

24500



262489 069.02-1-22

22 Summer Hill Dr

Burch, Natalie T



262489 069.02-1-42

14 Berry Grove Ln

Newsome, Beverly



262489 069.02-1-53

6 Wedgewood Ct

Matroniano, Peter G

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24500	24500	24500
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.23	0.25	0.30
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	0	1
Bedrooms:	3	3	3
Full/Half Baths:	2 / 0	2 / 0	2 / 0
Square Foot:	1526	1320	1605
Land Av:	$27,100	$28,500	$20,000
Total Av:	$160,000	$138,000	$177,510
Sale Date:	01/16/15	05/09/16	07/22/16
Time Adj SP:	$164,000	$160,500	$196,500
Time Adj Sp/Sqft:	$107.47	$121.59	$122.43



262489 069.02-1-57

23 Chandon Pl

Millis, Joan

Prop Class:	210 1 Family Res
Neighborhood:	24500
School Code:	265201 Brockport Central
Land Size:	0.23
Bldg Style:	01 Ranch
Condition:	3 Normal
Grade:	C Average
Fireplaces:	0
Bedrooms:	3
Full/Half Baths:	2 / 1
Square Foot:	1447
Land Av:	$27,400
Total Av:	$180,000
Sale Date:	03/10/17
Time Adj SP:	$192,700
Time Adj Sp/Sqft:	$133.17

RANCH

24700



262489 069.01-1-42
25 Amenity Dr

Morphet, Daniel



262489 069.01-1-44
2 Amenity Dr

Hammel, Allyn S

Prop Class:	210 1 Family Res	210 1 Family Res
Neighborhood:	24700	24700
School Code:	265201 Brockport Central	265201 Brockport Central
Land Size:	1.21	1.06
Bldg Style:	01 Ranch	01 Ranch
Condition:	4 Good	4 Good
Grade:	B Good	B Good
Fireplaces:	1	1
Bedrooms:	3	3
Full/Half Baths:	2 / 0	2 / 1
Square Foot:	2212	1838
Land Av:	$40,000	$40,000
Total Av:	$349,000	$270,000
Sale Date:	03/28/18	12/29/16
Time Adj SP:	$363,700	$306,600
Time Adj Sp/Sqft:	$164.42	$166.81

RAISED RANCH

24200



262489 029.02-3-3
39 Clarkson Hamlin Town Line Rd
Arnold, Adam J



262489 054.17-2-9
3852 Lake Rd
Tchoudja Njeukwe, Yves G



262489 041.02-1-22
2637 Clarkson Parma Town Line Rd
Moser, Darryl P

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	264001 Hilton Central
Land Size:	6.00	0.70	0.54
Bldg Style:	02 Raised ranch	02 Raised ranch	02 Raised ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	4	3
Full/Half Baths:	2 / 0	3 / 0	2 / 0
Square Foot:	1794	2360	1684
Land Av:	$24,500	$19,400	$19,100
Total Av:	$131,000	$155,000	$117,000
Sale Date:	06/30/15	01/30/17	08/21/17
Time Adj SP:	$133,700	$161,900	$124,700
Time Adj Sp/Sqft:	$74.53	$68.60	$74.05



262489 054.01-2-55
3500 Lake Rd



262489 054.01-2-55
3500 Lake Rd

Scheck, Jerry



262489 029.03-1-45.21
2586 Lake Rd

Thompson, Matthew J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.45	0.45	1.41
Bldg Style:	02 Raised ranch	02 Raised ranch	02 Raised ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 0	1 / 0	1 / 1
Square Foot:	1445	1445	2036
Land Av:	$17,500	$17,500	$19,000
Total Av:	$75,000	$75,000	$128,100
Sale Date:		01/28/15	07/25/16
Time Adj SP:		$76,900	$161,100
Time Adj Sp/Sqft:		$53.22	$79.13

RAISED RANCH

24400



262489 054.02-2-2
11 Larrigan Xing
Caso, Antonio M



262489 040.03-2-62
6 Woodstock Ln
Soule, Natasha S



262489 040.03-2-65
12 Woodstock Ln
Bartlow, Sean M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.25	0.29	0.29
Bldg Style:	02 Raised ranch	02 Raised ranch	02 Raised ranch
Condition:	4 Good	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	4	3	4
Full/Half Baths:	2 / 0	2 / 0	2 / 0
Square Foot:	1472	1535	1678
Land Av:	$28,500	$26,000	$26,000
Total Av:	$110,000	$115,000	$122,000
Sale Date:	06/22/16	07/26/18	05/02/16
Time Adj SP:	$145,200	$141,900	$135,200
Time Adj Sp/Sqft:	$98.64	$92.44	$80.57



262489 040.03-2-67
16 Woodstock Ln

Penna, Alana J



262489 040.03-2-69
20 Woodstock Ln

SANTES-PEREZ, Nicanor



262489 054.01-1-76
27 Tearose Meadow Ln

Powell, Nicole L

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.29	0.35	0.28
Bldg Style:	02 Raised ranch	02 Raised ranch	02 Raised ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	4	3	3
Full/Half Baths:	2 / 0	1 / 0	1 / 0
Square Foot:	1535	1635	1572
Land Av:	$26,000	$26,000	$20,000
Total Av:	$118,500	$116,000	$115,000
Sale Date:	11/02/18	09/15/15	04/19/17
Time Adj SP:	$122,800	$126,600	$123,400
Time Adj Sp/Sqft:	$80.00	$77.43	$78.50



262489 054.06-1-16
207 Darla Dr

Wishman, Lindsay P



262489 054.06-1-25
103 Laura Ln

Beers, David C

Prop Class:	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central
Land Size:	0.75	0.39
Bldg Style:	02 Raised ranch	02 Raised ranch
Condition:	3 Normal	3 Normal
Grade:	C Average	C Average
Fireplaces:	0	1
Bedrooms:	3	4
Full/Half Baths:	1 / 0	2 / 0
Square Foot:	1443	1754
Land Av:	$38,000	$28,800
Total Av:	$123,000	$135,000
Sale Date:	06/13/18	08/09/17
Time Adj SP:	$145,800	$140,300
Time Adj Sp/Sqft:	$101.04	$79.99

RAISED RANCH

24500



262489 054.01-1-58

49 Tearose Meadow Ln

Bonner, Paul



262489 054.06-1-16

207 Darla Dr

Smith, Cody

Prop Class:	210 1 Family Res	210 1 Family Res
Neighborhood:	24500	24500
School Code:	265201 Brockport Central	265201 Brockport Central
Land Size:	0.39	0.75
Bldg Style:	02 Raised ranch	02 Raised ranch
Condition:	3 Normal	3 Normal
Grade:	C Average	C Average
Fireplaces:	0	0
Bedrooms:	3	3
Full/Half Baths:	1 / 0	1 / 0
Square Foot:	1976	1443
Land Av:	$23,700	$38,000
Total Av:	$125,000	$123,000
Sale Date:	03/25/15	03/13/15
Time Adj SP:	$122,300	$115,500
Time Adj Sp/Sqft:	$61.89	$80.04

SPLIT LEVEL

24200



262489 030.02-2-5

1966 Sweden Walker Rd

Marsala, Robert J



262489 054.03-1-6

3923 Lake Rd

Terrigino, Jason M



262489 029.03-1-38

2326 Lake Rd

Troup, Nicholas M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	264001 Hilton Central	265201 Brockport Central	265201 Brockport Central
Land Size:	1.60	0.83	0.46
Bldg Style:	03 Split level	03 Split level	03 Split level
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	0	1
Bedrooms:	3	4	3
Full/Half Baths:	1 / 1	1 / 1	1 / 0
Square Foot:	1816	1784	1536
Land Av:	$20,600	$19,700	$17,800
Total Av:	$119,000	$114,000	$105,000
Sale Date:	08/17/15	06/19/15	09/10/18
Time Adj SP:	$133,900	$120,800	$129,400
Time Adj Sp/Sqft:	$73.73	$67.71	$84.24



262489 040.03-1-19
3026 Lake Rd

Johnson, Andrew C



262489 054.07-1-26
656 Gilmore Rd

Vercruysse, Michele L



262489 055.01-1-18
3191 Sweden Walker Rd

Ross, Jeffery L

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	1.00	0.41	2.30
Bldg Style:	03 Split level	03 Split level	03 Split level
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 0	1 / 0	2 / 0
Square Foot:	2034	1512	1379
Land Av:	$20,000	$16,400	$21,300
Total Av:	$125,000	$105,000	$111,000
Sale Date:	07/02/15	03/30/17	11/09/18
Time Adj SP:	$150,900	$141,600	$143,500
Time Adj Sp/Sqft:	$74.19	$93.65	$104.06



262489 070.01-1-15

3762 Sweden Walker Rd

Wright, Jeffrey W

Prop Class:	210 1 Family Res
Neighborhood:	24200
School Code:	265201 Brockport Central
Land Size:	0.46
Bldg Style:	03 Split level
Condition:	3 Normal
Grade:	C Average
Fireplaces:	0
Bedrooms:	3
Full/Half Baths:	1 / 1
Square Foot:	1507
Land Av:	$17,800
Total Av:	$110,000
Sale Date:	02/01/17
Time Adj SP:	$116,100
Time Adj Sp/Sqft:	$77.04

SPLIT LEVEL

24400



262489 054.02-2-6
21 Larrigan Xing

Cesnales, MaryAnn B



262489 054.01-2-71
418 Burch Farm Dr

Mayes, William T



262489 054.06-1-19
201 Darla Dr

Huff, Alyssa

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.28	0.29	0.77
Bldg Style:	03 Split level	03 Split level	03 Split level
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	3	3
Full/Half Baths:	2 / 0	1 / 1	2 / 0
Square Foot:	1642	1486	2089
Land Av:	$30,600	$20,500	$41,400
Total Av:	$120,000	$112,000	$125,000
Sale Date:	09/29/17	11/06/17	04/15/16
Time Adj SP:	$155,300	$157,500	$153,300
Time Adj Sp/Sqft:	$94.58	$105.99	$73.38



262489 054.18-1-19

14 Valley View Dr

Peterson, Richard F



262489 054.18-2-32

46 Sherwood Dr

Venturelli, Aaron V

Prop Class:	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central
Land Size:	0.34	0.34
Bldg Style:	03 Split level	03 Split level
Condition:	3 Normal	3 Normal
Grade:	C Average	C Average
Fireplaces:	1	1
Bedrooms:	4	3
Full/Half Baths:	2 / 0	1 / 1
Square Foot:	1886	1688
Land Av:	$31,500	$31,500
Total Av:	$144,000	$120,000
Sale Date:	10/19/18	06/08/17
Time Adj SP:	$135,500	$130,500
Time Adj Sp/Sqft:	$71.85	$77.31

CAPE COD

24200



262489 031.03-1-10.112
163 Lawrence Rd
Ritzel, Curtis P



262489 054.13-2-8
8535 Ridge Rd
Williams, Nicholas R



262489 069.06-1-5
405 East Ave
Stevenson, Robert L III

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	264001 Hilton Central	265201 Brockport Central	265201 Brockport Central
Land Size:	10.01	0.91	0.46
Bldg Style:	04 Cape cod	04 Cape cod	04 Cape cod
Condition:	4 Good	3 Normal	3 Normal
Grade:	B Good	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	3	5
Full/Half Baths:	2 / 0	1 / 1	2 / 1
Square Foot:	2184	1777	1839
Land Av:	$40,700	$19,900	$17,800
Total Av:	$259,700	$115,100	$105,000
Sale Date:	07/31/15	05/22/15	10/13/17
Time Adj SP:	$344,900	$124,800	$154,900
Time Adj Sp/Sqft:	$157.92	$70.23	$84.23



262489 029.03-1-46
2548 Lake Rd
Murphy, Timothy P Jr



262489 054.02-1-16
231 Gilmore Rd
Bennett, Mark



262489 068.02-1-25
462 West Ave
Deeren, Seth W

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.46	1.60	0.52
Bldg Style:	04 Cape cod	04 Cape cod	04 Cape cod
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	1
Bedrooms:	4	5	4
Full/Half Baths:	2 / 0	2 / 0	2 / 0
Square Foot:	1659	1976	1554
Land Av:	$17,800	$20,600	$19,000
Total Av:	$113,000	$138,200	$127,000
Sale Date:	09/07/18	09/29/16	01/16/15
Time Adj SP:	$122,400	$192,400	$117,900
Time Adj Sp/Sqft:	$73.78	$97.37	$75.87



262489 069.05-1-12
4033 Lake Rd

McKinney, James



262489 069.05-1-15
3975 Lake Rd

Marx, Beverly J



262489 070.01-1-27
39 Gallup Rd

Sorrell, Larry J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.80	0.41	0.77
Bldg Style:	04 Cape cod	04 Cape cod	04 Cape cod
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	0
Bedrooms:	3	4	4
Full/Half Baths:	1 / 1	2 / 0	2 / 0
Square Foot:	2195	1296	1638
Land Av:	$19,800	$16,400	$19,500
Total Av:	$153,000	$90,000	$102,000
Sale Date:	07/21/16	05/31/17	08/26/16
Time Adj SP:	$171,800	$143,400	$113,600
Time Adj Sp/Sqft:	$78.27	$110.65	$69.35



262489 054.03-1-7.1

3931 Lake Rd

Gee, Marc T

Prop Class:	210 1 Family Res
Neighborhood:	24200
School Code:	265201 Brockport Central
Land Size:	0.88
Bldg Style:	04 Cape cod
Condition:	3 Normal
Grade:	C Average
Fireplaces:	1
Bedrooms:	4
Full/Half Baths:	2 / 0
Square Foot:	2406
Land Av:	$14,500
Total Av:	$158,500
Sale Date:	11/27/17
Time Adj SP:	$195,500
Time Adj Sp/Sqft:	$81.26

CAPE COD

24300



262489 041.03-1-22

30 Deer Track Ln

Harris, Robert R

Prop Class:	210 1 Family Res
Neighborhood:	24300
School Code:	265201 Brockport Central
Land Size:	2.18
Bldg Style:	04 Cape cod
Condition:	4 Good
Grade:	B Good
Fireplaces:	1
Bedrooms:	3
Full/Half Baths:	2 / 1
Square Foot:	2117
Land Av:	$45,200
Total Av:	$230,000
Sale Date:	05/21/18
Time Adj SP:	$277,500
Time Adj Sp/Sqft:	$131.08

CAPE COD

24400



262489 040.03-2-11
59 Woodstock Ln

Gant, Kerry



262489 040.03-2-70
22 Woodstock Ln

O'Mara, Daniel J



262489 054.17-2-17
4 Lynnwood Dr

Henrick, Teri L

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.33	0.29	0.37
Bldg Style:	04 Cape cod	04 Cape cod	04 Cape cod
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	0
Bedrooms:	3	4	3
Full/Half Baths:	2 / 0	2 / 0	2 / 0
Square Foot:	1512	1891	2097
Land Av:	$30,100	$26,000	$31,500
Total Av:	$112,000	$130,000	$126,000
Sale Date:	01/04/19	07/13/18	09/30/15
Time Adj SP:	$0	$165,000	$172,000
Time Adj Sp/Sqft:	$0.00	$87.26	$82.02



262489 054.18-1-24
34 Valley View Dr

Nguyen, Kari B



262489 054.18-3-30
103 Sherwood Dr

Fehrman, James R

Prop Class:	210 1 Family Res	210 1 Family Res
Neighborhood:	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central
Land Size:	0.35	0.31
Bldg Style:	04 Cape cod	04 Cape cod
Condition:	3 Normal	3 Normal
Grade:	C Average	C Average
Fireplaces:	1	2
Bedrooms:	3	4
Full/Half Baths:	2 / 0	1 / 1
Square Foot:	1536	2635
Land Av:	$31,000	$39,100
Total Av:	$130,000	$169,000
Sale Date:	10/23/15	04/01/16
Time Adj SP:	$148,200	$205,100
Time Adj Sp/Sqft:	$96.48	$77.84

OLD STYLE

24200



262489 054.13-2-20

3741 Lake Rd

Grady, Sean M



262489 040.03-1-4

3021 Lake Rd

David, Kevin W



262489 041.03-1-5

2966 Sweden Walker Rd

Ramplin, Ryan M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.91	5.90	0.86
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	4 Good	2 Fair	4 Good
Grade:	B Good	C Average	C Average
Fireplaces:	2	0	1
Bedrooms:	4	4	4
Full/Half Baths:	3 / 0	2 / 0	3 / 0
Square Foot:	3906	2094	2676
Land Av:	$19,800	$24,500	$19,700
Total Av:	$310,000	$109,000	$176,200
Sale Date:	12/14/16	11/20/17	12/07/16
Sale Price:	$286,150	$124,000	$212,900
Sale Price/Sqft:	$73.26	$59.22	$79.56



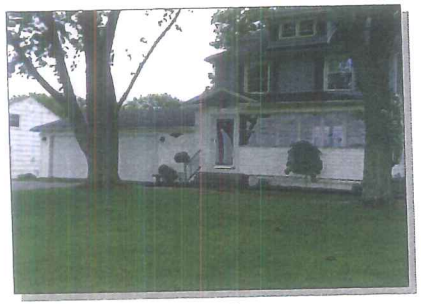
262489 054.18-4-1
8251 Ridge Rd

Selig, Peter



262489 069.01-1-4
269 East Ave

Woodruff, Timothy J



262489 070.02-1-4
7111 Ridge Rd

Connelly, Lauren E

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.86	0.77	0.50
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	0	0
Bedrooms:	3	3	3
Full/Half Baths:	2 / 0	1 / 0	1 / 1
Square Foot:	2364	1456	1743
Land Av:	$19,700	$19,500	$17,200
Total Av:	$142,000	$89,000	$108,000
Sale Date:	05/24/16	07/19/16	03/27/15
Sale Price:	$159,900	$109,900	$94,900
Sale Price/Sqft:	$67.64	$75.48	$54.45



262489 029.04-1-16
1084 Lawrence Rd



262489 029.04-1-16
1084 Lawrence Rd

Sloan, Larry M



262489 041.01-1-30
2674 Sweden Walker Rd

Buell, Zachary S

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	264001 Hilton Central	264001 Hilton Central	265201 Brockport Central
Land Size:	9.50	9.50	0.23
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 0	1 / 0	1 / 0
Square Foot:	2029	2029	1307
Land Av:	$26,300	$26,300	$9,200
Total Av:	$125,000	$125,000	$73,000
Sale Date:		06/19/15	08/22/16
Sale Price:		$138,000	$83,200
Sale Price/Sqft:		$68.01	$63.66



262489 054.13-1-18
8484 Ridge Rd



262489 054.13-1-18
8484 Ridge Rd

Peterson, Ralph



262489 054.13-2-18
3721 Lake Rd

Baron, Frank J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.41	0.41	0.63
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	4
Full/Half Baths:	1 / 1	1 / 1	1 / 0
Square Foot:	2027	2027	2208
Land Av:	$16,400	$16,400	$19,200
Total Av:	$95,000	$95,000	$120,000
Sale Date:		03/27/15	04/06/18
Sale Price:		$95,000	$133,110
Sale Price/Sqft:		$46.87	$60.29



262489 054.14-1-34
8265 Ridge Rd
Murphy, William J

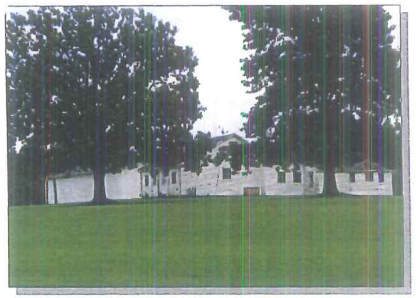


262489 055.02-1-10
3143 Clarkson Parma Town Line Rd
Suhr, Jonathan S



262489 069.05-1-13
4025 Lake Rd
Anderson, Lauren S

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	1.07	2.50	0.52
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	2 Fair	4 Good
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	2	3
Full/Half Baths:	1 / 1	2 / 0	1 / 1
Square Foot:	1640	1970	1410
Land Av:	$20,100	$21,500	$19,000
Total Av:	$110,800	$120,000	$116,000
Sale Date:	06/12/15	04/07/15	06/10/16
Sale Price:	$130,000	$120,000	$129,000
Sale Price/Sqft:	$79.27	$60.91	$91.49



262489 070.01-1-29
7137 Ridge Rd
White, Nicholas J



262489 041.03-1-4.1
2942 Sweden Walker Rd
Sypher, Brian J



262489 038.02-1-3.11
3400 County Line Rd
Rowell , Gerald

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	18.60	1.80	13.93
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	2 Fair	4 Good	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	0
Bedrooms:	2	3	3
Full/Half Baths:	1 / 0	1 / 1	1 / 0
Square Foot:	1606	2576	1572
Land Av:	$30,800	$20,800	$42,000
Total Av:	$123,000	$215,000	$150,000
Sale Date:	08/12/16	12/05/16	06/15/15
Sale Price:	$162,000	$235,000	$69,000
Sale Price/Sqft:	$100.87	$91.23	$43.89



262489 040.03-1-28.1
3118 Lake Rd
Bates, David W



262489 070.01-1-26.2
7165 Ridge Rd
Hartman, Andrew F



262489 054.14-1-24.11
8230 Ridge Rd
Tobin, Jill A

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	3.85	0.92	0.76
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	2 Fair
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	4	3	5
Full/Half Baths:	2 / 0	1 / 0	1 / 0
Square Foot:	2056	1986	1947
Land Av:	$22,600	$19,800	$19,200
Total Av:	$103,200	$112,000	$89,000
Sale Date:	01/20/17	03/24/16	10/16/15
Sale Price:	$185,000	$124,000	$86,240
Sale Price/Sqft:	$89.98	$62.44	$44.29

RURAL RESIDENTIAL

24200



262489 054.02-1-3
362 Gilmore Rd

Keach, Abigail N



262489 040.01-1-19.13
2941 Lake Rd

Carpenter, Thomas



262489 052.02-1-3
3536 County Line Rd

Hernandez, Leslie

Prop Class:	240 Rural res	240 Rural res	240 Rural res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	343204 Holley Central
Land Size:	18.90	23.27	17.30
Bldg Style:	06 Contemporary	01 Ranch	08 Old style
Condition:	3 Normal	4 Good	3 Normal
Grade:	B Good	B Good	C Average
Fireplaces:	3	0	0
Bedrooms:	3	3	4
Full/Half Baths:	2 / 0	2 / 0	1 / 1
Square Foot:	1786	2689	1292
Land Av:	$31,000	$33,100	$30,200
Total Av:	$194,000	$330,000	$107,700
Sale Date:	10/05/16	09/06/16	06/20/18
Time Adj SP:	$229,200	$387,600	$155,900
Time Adj Sp/Sqft:	$128.33	$144.14	$120.67



262489 054.04-1-2
8098 Ridge Rd

Lewis, James D



262489 030.04-1-33
2197 Clarkson Parma Town Line Rd

2197 CPTL, LLC



262489 055.03-1-34.1
3567 Sweden Walker Rd

Miesch, Joshua M

Prop Class:	240 Rural res	240 Rural res	240 Rural res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	264001 Hilton Central	265201 Brockport Central
Land Size:	15.30	65.40	10.10
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	2 Fair	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	3	3	3
Full/Half Baths:	2 / 0	1 / 1	2 / 0
Square Foot:	1776	1582	2971
Land Av:	$29,200	$93,800	$26,600
Total Av:	$117,400	$140,000	$203,700
Sale Date:	01/26/15	01/07/15	07/22/16
Time Adj SP:	$124,200	$162,200	$234,100
Time Adj Sp/Sqft:	$69.93	$102.53	$78.80

COTTAGE

24200



262489 069.02-1-3

727 East Ave

Pratt, Gregory S

Prop Class:	210 1 Family Res
Neighborhood:	24200
School Code:	265201 Brockport Central
Land Size:	0.43
Bldg Style:	09 Cottage
Condition:	2 Fair
Grade:	D Economy
Fireplaces:	0
Bedrooms:	1
Full/Half Baths:	1 / 0
Square Foot:	828
Land Av:	$16,900
Total Av:	$62,000
Sale Date:	06/24/16
Time Adj SP:	$85,500
Time Adj Sp/Sqft:	$103.26

ONE FAMILY W/ APT

24200



262489 039.04-1-10.1
1746 Drake Rd

Brogan, Timothy E



262489 054.01-1-39
6 Yellowrose Cir

Magar, Ashley L



262489 054.18-4-55
116 Sugar Tree Cir

Cosner, Christie A

Prop Class:	215 1 Fam Res w/Apt	215 1 Fam Res w/Apt	215 1 Fam Res w/Apt
Neighborhood:	24200	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	6.20	0.42	0.54
Bldg Style:	08 Old style	05 Colonial	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	4	4	5
Full/Half Baths:	3 / 0	3 / 1	3 / 1
Square Foot:	3060	2397	2350
Land Av:	$24,600	$21,400	$41,200
Total Av:	$160,000	$164,000	$155,000
Sale Date:	01/25/16	06/24/16	07/11/17
Time Adj SP:	$163,800	$182,900	$217,900
Time Adj Sp/Sqft:	$53.53	$76.30	$92.72

TWO FAMILY

24200



262489 040.01-1-3
2603 Lake Rd

Holley Street Properties, LLC



262489 040.01-1-4
2609 Lake Rd

Holley Street Properties LLC



262489 053.02-1-9
9064-9066 Ridge Rd

Vogt, Gregory

Prop Class:	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood:	24200	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.61	0.61	0.58
Bldg Style:	12 Duplex	12 Duplex	12 Duplex
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	4	4	4
Full/Half Baths:	2 / 0	2 / 0	3 / 0
Square Foot:	2072	2072	1920
Land Av:	$19,200	$19,200	$19,100
Total Av:	$97,000	$97,000	$104,000
Sale Date:	06/20/16	06/20/16	05/22/18
Time Adj SP:	$134,400	$139,700	$134,200
Time Adj Sp/Sqft:	$64.86	$67.42	$69.90



262489 054.14-1-26
8212 Ridge Rd

McBoz, Rhonda M



262489 053.04-1-3.1
8793 Ridge Rd

Bhujel, Bhawani

Prop Class:	220 2 Family Res	220 2 Family Res
Neighborhood:	24200	24200
School Code:	265201 Brockport Central	265201 Brockport Central
Land Size:	0.72	5.11
Bldg Style:	08 Old style	08 Old style
Condition:	3 Normal	3 Normal
Grade:	C Average	C Average
Fireplaces:	1	0
Bedrooms:	5	6
Full/Half Baths:	2 / 0	2 / 1
Square Foot:	2240	2855
Land Av:	$19,400	$24,100
Total Av:	$105,000	$132,040
Sale Date:	01/05/17	02/04/15
Time Adj SP:	$132,300	$106,800
Time Adj Sp/Sqft:	$59.06	$37.41

TWO FAMILY

24400



262489 054.18-1-1
54 Valley View Dr

Aradine, Karen C



262489 054.18-4-25
113-115 Sugar Tree Cir

Melton, Walter Louis



262489 054.18-4-25
113-115 Sugar Tree Cir

Phillips, Lynn A

Prop Class:	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood:	24400	24400	24400
School Code:	265201 Brockport Central	265201 Brockport Central	265201 Brockport Central
Land Size:	0.34	0.35	0.35
Bldg Style:	01 Ranch	12 Duplex	12 Duplex
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	3	0	0
Bedrooms:	5	4	4
Full/Half Baths:	2 / 1	3 / 0	3 / 0
Square Foot:	3036	2392	2392
Land Av:	$31,500	$32,000	$32,000
Total Av:	$168,000	$130,000	$130,000
Sale Date:	09/28/18	05/27/15	06/14/16
Time Adj SP:	$204,000	$150,200	$177,500
Time Adj Sp/Sqft:	$67.19	$62.79	$74.21

THREE FAMILY

24200



262489 054.14-1-19

8286 Ridge Rd

Evans, Jean

Prop Class:	230 3 Family Res
Neighborhood:	24200
School Code:	265201 Brockport Central
Land Size:	0.67
Bldg Style:	05 Colonial
Condition:	2 Fair
Grade:	C Average
Fireplaces:	0
Bedrooms:	5
Full/Half Baths:	3 / 0
Square Foot:	2470
Land Av:	$19,400
Total Av:	$22,000
Sale Date:	04/16/15
Time Adj SP:	$15,300
Time Adj Sp/Sqft:	$6.19

LAND

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date	Sale Price	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV	Inv
				Name of Buyer	Prior Owner (Seller)										
262489	027.04-1-2.2	176.40 ac	312	09/29/16	$269,000	119,200	$287,500	0.4431	24200	00229000000	J	Y	N	119,200	Y
Clarkson		2480 County Line Rd		Demallie, Steven C	Albert F Porter			-0.2369	Y	343007					
262489	028.04-1-13.1	94.80 ac	322	08/09/18	$160,000	68,900	$159,600	0.4306	24200	00476000000	J	Y	N	68,900	Y
Clarkson		Clarkson Hamlin Town Line Rd		Baase, Daniel J	Marie F Polito			-0.2494	Y	265201					
262489	030.01-2-1.121	16.28 ac	312	10/27/17	$40,000	34,300	$41,300	0.8575	24200	COM-0004592	J	Y	N	34,300	Y
Clarkson		Roosevelt Hwy		Diawood Properties, LL	Sam Bell			0.1775	Y	264001					
262489	030.03-1-24	3.85 ac	311	10/17/16	$27,000	22,900	$28,800	0.8481	24200	00456500000	J	Y	N	230,000	Y
Clarkson		1011 Lawrence Rd		Turpyn, Raymond J II	Nina Mottern			0.1681	Y	264001					
262489	030.04-1-15.32	5.00 ac	311	06/01/17	$50,000	34,000	$52,300	0.6800	24300	030.04-1-15	J	Y	N	34,000	Y
Clarkson		Hideaway Ln		Beck, James	Harold R Casey			0	Y	264001					
262489	031.03-1-28	5.30 ac	311	04/25/17	$35,000	24,200	$36,800	0.6914	24200	COM-0004632	J	Y	N	24,200	Y
Clarkson		Clarkson Parma Town Line Rd		Dilulio, Paul J	Douglas Metzger			0.0114	Y	264001					
262489	039.01-1-10.11	15.35 ac	321	08/20/15	$35,000	29,200	$38,300	0.8343	24200	00217000000	J	Y	N	29,200	Y
Clarkson		Redman Rd		Reddick, Adam S	Carl J Hartmann			0.1543	Y	265201					
262489	039.01-1-10.12	23.35 ac	311	06/03/16	$52,500	32,000	$56,500	0.6095	24200	COM-0004637	J	Y	N	32,000	Y
Clarkson		3065 Redman Rd		Nicotera, Anna	Michael Malecki			-0.0705	Y	265201					
262489	039.02-1-13	5.03 ac	311	08/10/16	$13,000	4,000	$13,900	0.3077	24500	COM-0004664	J	Y	N	4,000	Y
Clarkson		Pesh Homes Trl		Hettinger, Tony	Frank A Fantigrossi			-0.3723	Y	265201					
262489	039.02-1-26	5.05 ac	311	09/15/17	$15,000	4,000	$15,500	0.2667	24500	COM-0004674	J	Y	N	4,000	Y
Clarkson		Pesh Homes Trl		Duell, Kristopher	James R Kulp			-0.4133	Y	265201					

Swis Parcel Id Municipality	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
262489 039.03-1-16.1 Clarkson	56.82 ac Redman Rd	322	08/04/15 Bosak Properties Grou	$125,000 William W Edwards	91,700	$136,700	0.7336 0.0536	24200 Y	00215500000 265201	J	Y	N	156,700 Y
262489 039.04-1-5.1 Clarkson	60.66 ac Drake Rd	323	10/19/17 Elia, Filippo	$131,000 Nicholas Vaseliv	51,800	$135,300	0.3954 -0.2846	24200 Y	00178000000 265201	J	Y	N	51,800 Y
262489 041.02-1-37 Clarkson	8.29 ac 2371 Ireland Rd	314	10/25/17 Stein, Robert	$26,000 Stephen J Galbreth	25,600	$26,800	0.9846 0.3046	24200 Y	041.02-1-37 265201	J	Y	N	25,600 Y
262489 053.01-1-18 Clarkson	7.10 ac 3752 Redman Rd	312	05/09/16 Conrow, Thomas A	$60,000 Francisco Borrayo	39,500	$64,600	0.6583 -0.0217	24200 Y	00188000000 265201	J	Y	N	39,500 Y
262489 053.04-1-1.2 Clarkson	10.67 ac Ridge Rd	311	11/09/16 Bock, Ronald	$15,000 Anwar Ali Jatoi	26,800	$16,000	1.7867 1.1067	24200 Y	00328000000 265201	J	N	N	26,800 Y
262489 053.04-1-1.3 Clarkson	10.45 ac Ridge Rd	311	01/06/17 Frost, John W	$18,000 White Holdings LLC	26,700	$19,000	1.4833 0.8033	24200 Y	00328000000 265201	J	Y	N	15,000 Y
262489 053.04-1-1.4 Clarkson	10.09 ac Ridge Rd	311	02/07/18 Flaherty, Brian	$15,000 Frank Judd	26,500	$15,300	1.7667 1.0867	24200 Y	00328000000 265201	J	Y	N	26,500 Y
262489 054.14-1-32.42 Clarkson	.37 ac 116 St Katherine Way	311	06/07/18 Rockwood Constructior	$30,000 John Baglio	23,000	$30,200	0.7667 0.0867	24500 Y	054.14-1-32 265201	J	Y	N	245,500 Y
262489 055.01-1-14.2 Clarkson	10.60 ac Gilmore Rd	312	01/04/19 Stahl, Lucas S	$54,000 Ignazio Ippolito	30,200	$0	0.5593 -0.1207	24200 Y	00425600 265201	J	Y	N	30,200 Y
262489 055.03-1-27 Clarkson	52.90 ac Ridge Rd	322	02/05/16 Elba's Property Mgmt L	$80,000 Richard A Trapani	48,000	$86,600	0.6000 -0.0800	24200 Y	00350000000 265201	J	Y	N	48,000 Y

Real Pro[illegible]y System
Sales An[illegible]is Report
Sales listed for Town of Clarkson - 262489
In Parcel ID Sequence
Median AV/SP Ratio: 0.6800 using AV at Sale
Sales have not been adjusted

RPS395 'L001
.oll Year - 2019

Swis Parcel Id Municipality	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV	Inv
262489 055.04-1-1.2 Clarkson	10.72 ac Clarkson Parma Town Line Rd	311	06/15/18 Sheehan, Phillip	$45,000 Scott A Soeffing	17,600	$45,300	0.3911 -0.2889	24200 Y	00001100000 265201	J	Y	N	17,600	Y
262489 055.04-1-1.3 Clarkson	10.65 ac Clarkson Parma Town Line Rd	311	07/12/18 Maxson, Marvin G	$40,000 Scott A Soeffing	17,600	$40,000	0.4400 -0.2400	24200 Y	00001100000 265201	J	Y	N	17,600	Y
262489 055.04-1-17.113 Clarkson	6.00 ac 100 Clarkridge Dr	340	02/02/16 LJ Insulation Services	$38,000 Scott Brunson	39,000	$41,100	1.0263 0.3463	24100 Y	COM-0005178 265201	J	Y	N	39,000	Y

Parcel ID	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	Neighborhood
040.01-1-6.11	72.88 ac Lake Rd	323	3/22/2019 Ronald Breslawski	$276,944 Kenneth Daniels	24200
069.01-1-1.11	77.45 ac Lake Rd	323	3/25/2019 Ronald Breslawski	$460,000 Marilyn Duryea	24200
069.01-1-5.003	26.58 ac East Ave	323	 Ronald Breslawski	 Marilyn Duryea	24200
041.01-1-24	71.30 ac	105	2/1/2019 Kreher	$484,900 Helen	24200
041.02-1-2.1	115.20 ac Sweden Walker Rd	105	Brothers Kreher Brothers	Hwiecko Helen Hwiecko	