

TOWN OF CUBA

RESIDENTIAL SALES

NEIGHBORHOOD 10 – VILLAGE

NEIGHBORHOOD 30 – OUTSIDE VILLAGE

NEIGHBORHOOD 40 – LAKE VIEW

NEIGHBORHOOD 50 – LAKE FRONT

SORTED BY NEIGHBORHOOD, STYLE

RESIDENTIAL SALES FROM MARCH 2019 TO MARCH 2023

PRINTED MARCH 6TH, 2023

**THIS INFORMATION IS THE PROPERTY OF THE TOWN OF CUBA AND IS BASED ON PUBLIC RECORDS FURNISHED BY THE
TOWN OF CUBA ASSESSOR'S OFFICE**

NEIGHBORHOOD KEY

NEIGHBORHOOD 10 – VILLAGE

NEIGHBORHOOD 30 – OUTSIDE VILLAGE

NEIGHBORHOOD 40 – LAKE VIEW

NEIGHBORHOOD 50 – LAKE FRONT

BUILDING STYLE KEY

01-Ranch

03-Split Level

05-Colonial

07-Mansion

09-Cottage

11-Log Home

13-Bungalow

15-Townhouse

17-Manufactured Housing

02-Raised Ranch

04-Cape Cod

06-Contemporary

08-Old Style

10-Row

12-Duplex

14-Other Style

16-AFrame

NBHD	Prop	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	SSqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
10	210	024801	179.7-5-15	11/15/19	\$90,000	\$108,000	1.2000	01	D	3	1932	\$46.58	1960	4	1	1	1	0.27	24801	27 Champlain Ave	Dyche, James A
		024801	179.7-4-76	09/24/19	\$69,000	\$85,000	1.2319	01	D	3	1592	\$43.34	1950	3	1	0	0	0.12	24801	19 Park Ext	Haas, Brandon
		024801	179.7-4-60	12/20/19	\$91,000	\$109,000	1.1978	01	C	3	1220	\$74.59	1957	3	1	1	0	0.25	24801	25 Grove St	Anger, Stephanie
		024801	179.7-4-16	01/03/20	\$95,000	\$113,000	1.1895	01	C	3	2128	\$44.64	1972	3	2	1	0	0.70	24801	36 Champlain Ave	Castle, Lisa
		024801	179.6-1-61	07/14/21	\$80,000	\$90,000	1.1250	01	D	3	1405	\$56.94	1950	2	1	0	0	0.35	24801	126 Main St	Mann, Guy R
		024801	179.6-1-36.43	01/06/20	\$125,000	\$148,000	1.1840	01	C	3	1152	\$108.51	2000	2	1	1	1	0.70	24801	33 Bristol St	McCluer, Nathan E
		024801	166.19-3-44.1	05/11/20	\$55,000	\$66,000	1.2000	01	C	2	1120	\$49.11	1976	2	1	1	0	0.35	24801	9 Grace St	Freeborn, Jeremy
		024801	166.19-2-54	05/27/22	\$128,000	\$130,000	1.0156	01	C	3	1878	\$68.16	1945	3	2	0	1	0.42	24801	13 Medbury Hts	Charles, Collin Rob
		024801	166.19-2-5	10/26/21	\$92,500	\$96,000	1.0378	01	C	3	960	\$96.35	1945	2	1	0	0	0.15	24801	1 Medbury Hts	VanDruff, Michael C
		024801	179.6-1-36.2	09/06/22	\$116,000	\$122,000	1.0517	02	C	3	2000	\$58.00	1970	3	1	1	0	0.58	24801	119 Bristol St	White, Jaime
		024801	166.19-2-9	07/10/20	\$46,350	\$54,000	1.1650	04	D	3	1152	\$40.23	1947	2	1	0	0	0.20	24801	36 Medbury Ave	Reelick, Lauren J
		024801	179.6-1-22.2	09/23/22	\$242,000	\$242,000	1.0000	05	C	4	2352	\$102.89	1994	4	2	1	1	1.94	24801	26 Bristol St	Zajicek, Katelyn M
		024801	179.7-4-29	08/28/20	\$125,000	\$173,000	1.3840	08	C	3	3272	\$38.20	1880	4	3	0	1	0.34	24801	65 South St	Morrison, Jason
		024801	179.7-4-26	01/27/20	\$96,820	\$115,000	1.1878	08	C	3	2360	\$41.03	1925	3	2	0	1	0.15	24801	83 South St	Worthington, Came
		024801	179.7-4-21.1	11/28/22	\$140,000	\$140,000	1.0000	08	D	3	5288	\$26.48	1840	6	2	0	3	3.20	24801	79 South St	Washburn, Kevin M
		024801	179.7-3-72	07/28/22	\$140,000	\$148,000	1.0571	08	C	4	1400	\$100.00	1900	2	1	1	1	0.18	24801	12 Chapel St	Snyder, Molly
		024801	179.7-3-56.1	01/13/23	\$20,000	\$40,000	2.0000	08	D	2	1384	\$14.45	1925	3	1	0	0	0.21	24801	34 Chapel St	Trezise, Megan E
		024801	179.7-3-40	10/08/21	\$57,000	\$59,000	1.0351	08	D	3	1056	\$53.98	1900	3	1	0	0	0.08	24801	8 Chapel St	Emhof, Haley
		024801	179.7-3-37	06/17/22	\$56,500	\$60,000	1.0619	08	D	3	1398	\$40.41	1900	3	2	0	1	0.21	24801	6 Vincent Ave	Stephens, Donald M
		024801	179.7-3-32	10/08/19	\$119,000	\$145,000	1.2185	08	C	3	3104	\$38.34	1901	4	4	0	3	0.25	24801	33 South St	Dunn, Connor J
		024801	179.7-3-31	12/01/21	\$148,000	\$155,000	1.0473	08	C	4	2864	\$51.68	1850	4	3	0	0	0.32	24801	37 South St	Edwards, Neil R
		024801	179.7-3-25	10/26/20	\$58,000	\$70,000	1.2069	08	D	3	1752	\$33.11	1900	3	2	0	1	0.25	24801	9 Grove St	Burgess, Casey
		024801	179.7-2-59	08/25/20	\$60,000	\$68,000	1.1333	08	D	2	1836	\$32.68	1880	5	2	0	0	0.25	24801	21 Mill St	Militello, Allison M
		024801	179.7-2-52	03/15/21	\$85,000	\$91,000	1.0706	08	C	3	1790	\$47.49	1900	3	1	1	0	0.36	24801	31 Orchard St	Leichner, Charles A
		024801	179.7-2-46	05/18/20	\$121,900	\$141,000	1.1567	08	C	3	3000	\$40.63	1880	4	2	1	0	0.13	24801	76 South St	Young, Michelle
		024801	179.7-2-45	09/08/21	\$125,000	\$131,000	1.0480	08	C	3	2648	\$47.21	1890	4	1	1	1	0.25	24801	72 South St	App, Heather R
		024801	179.7-2-42	09/08/21	\$240,000	\$250,000	1.0417	08	B	4	2784	\$86.21	1875	3	3	0	2	0.25	24801	60 South St	McPhee, Shannen I
		024801	179.7-1-35	04/30/21	\$163,400	\$175,000	1.0710	08	C	3	3660	\$44.64	1880	5	2	0	0	0.19	24801	80 South St	Gospodarski, Audre
		024801	179.7-1-31	08/14/20	\$63,000	\$71,000	1.1270	08	D	3	1152	\$54.69	1880	3	1	0	1	0.15	24801	7 Chamberlain St	Adramonwicz, Bets
		024801	179.6-1-51	12/19/22	\$49,500	\$80,000	1.6162	08	D	3	2422	\$20.44	1882	5	2	1	0	0.43	24801	9 Bristol St	Sirianni, Renaye M
		024801	179.6-1-45	01/06/20	\$69,500	\$83,000	1.1942	08	C	3	1788	\$38.87	1900	3	1	1	0	0.30	24801	125 Main St	Schell, Airl
		024801	179.6-1-42	03/26/21	\$48,000	\$52,000	1.0833	08	D	2	1605	\$29.91	1880	4	1	0	0	0.50	24801	133 Main St	Sweet, Vanessa
		024801	179.6-1-26	05/23/22	\$70,000	\$72,000	1.0286	08	D	3	2032	\$34.45	1880	4	1	0	1	0.41	24801	24 Prospect St	Ward, Maxwell H
		024801	179.6-1-25	04/21/21	\$47,000	\$54,000	1.1489	08	D	2	2060	\$22.82	1900	3	2	0	0	0.50	24801	22 Prospect St	Linn, Justin M
		024801	179.6-1-22.1	09/02/20	\$138,000	\$154,000	1.1159	08	C	3	2496	\$55.29	1880	4	2	0	1	1.60	24801	12 Prospect St	Macwhorter, William
		024801	179.6-1-18	06/03/21	\$72,000	\$79,000	1.0972	08	D	2	2952	\$24.39	1900	4	2	0	1	0.30	24801	97 Main St	O'Neill, Shawn A
		024801	179.6-1-12	07/20/22	\$180,000	\$180,000	1.0000	08	C	3	2968	\$60.65	1880	4	2	0	1	0.54	24801	89 Main St	Meehan, Edward P
		024801	166.19-4-82	10/30/20	\$79,000	\$87,000	1.1013	08	C	3	1820	\$43.41	1919	3	1	1	0	0.19	24801	8 Elm St	Comes, Casey A
		024801	166.19-4-78.1	07/16/21	\$120,000	\$127,000	1.0583	08	C	4	1128	\$106.38	1890	2	1	1	0	0.14	24801	14 Genesee Pkwy	Pesciotta, Daniel T
		024801	166.19-4-63	06/04/21	\$82,000	\$82,000	1.0000	08	C	2	3328	\$24.64	1875	5	2	3	2	0.24	24801	7 Maple St	Steele, Christopher
		024801	166.19-4-12	04/20/21	\$85,500	\$93,000	1.0877	08	C	3	1696	\$50.41	1900	4	1	0	0	0.18	24801	31 Genesee St	Kesler, Todd I
		024801	166.19-3-3	10/31/22	\$125,000	\$125,000	1.0000	08	C	2	2760	\$45.29	1850	4	1	0	2	0.37	24801	46 Main St	Retz, Jonathan
		024801	166.19-3-21	06/07/19	\$42,500	\$85,000	2.0000	08	D	2	1948	\$21.82	1872	3	1	0	0	0.27	24801	49 Spring St	Karst, David
		024801	166.19-3-12	11/11/21	\$100,000	\$104,000	1.0400	08	D	3	2052	\$48.73	1880	3	2	0	0	0.17	24801	74 Main St	Amundson, Robert
		024801	166.19-2-44	11/16/20	\$53,000	\$58,000	1.0943	08	D	3	1614	\$32.84	1900	3	1	0	0	0.16	24801	13 Green St	Vail, John

NBHD	Prop	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	SSqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
10	210	024801	166.19-2-29	02/14/22	\$74,000	\$75,000	1.0135	08	D	3	1826	\$40.53	1900	3	1	2	1	0.12	24801	47 Main St	Marpel, Brian E
		024801	166.19-2-24	11/29/21	\$109,000	\$113,000	1.0367	08	C	4	2017	\$54.04	1875	3	2	0	0	0.52	24801	69 Main St	Prior, Hunter Michael
		024801	166.19-2-2	12/10/21	\$43,500	\$46,000	1.0575	08	D	3	1386	\$31.39	1900	3	1	0	0	0.22	24801	16 Medbury Ave	VanTyne, Peter
10	215	024801	166.19-1-14	01/03/20	\$153,000	\$172,000	1.1242	08	C	3	3098	\$49.39	1840	4	3	0	0	0.99	24801	41 Medbury Ave	Vaccaro, Kelly
10	220	024801	166.19-3-46	06/23/20	\$90,000	\$110,000	1.2222	04	C	2	1647	\$54.64	1950	5	2	0	1	0.40	24801	10 Windsor St	Keith, Matthew
		024801	179.7-3-45	06/09/21	\$58,500	\$62,000	1.0598	08	D	3	1660	\$35.24	1900	4	2	0	0	0.09	24801	7 Park St	O'Brien, Tina
		024801	179.7-2-69	12/23/19	\$34,000	\$54,000	1.5882	08	D	2	2028	\$16.77	1900	3	2	1	0	0.13	24801	3 Orchard St	Maedl, Raymond T
		024801	179.7-1-17	01/28/20	\$47,500	\$57,000	1.2000	08	D	2	1744	\$27.24	1900	4	2	0	0	0.30	24801	16 Orchard St	Bilotta, Leslie A
		024801	166.19-2-40	12/05/22	\$20,000	\$45,000	2.2500	08	D	3	2226	\$8.98	1900	6	2	0	0	0.31	24801	22 Maple St	Green, Gordon H
		024801	166.19-2-35	08/06/21	\$95,000	\$99,000	1.0421	08	C	2	2800	\$33.93	1900	4	2	0	0	0.21	24801	12 Maple St	Oliver, John
		024801	166.19-2-19	11/09/22	\$85,000	\$85,000	1.0000	08	D	3	2888	\$29.43	1900	5	2	1	0	0.20	24801	87-89 Main St	Simons, Linda
10	230	024801	179.7-3-51	10/06/21	\$61,000	\$78,000	1.2787	08	D	2	2164	\$28.19	1880	4	3	0	0	0.22	24801	33 Chapel St	HA.JA, LLC
10	270	024801	166.19-1-29	12/05/19	\$50,000	\$65,000	1.3000	17	D	3	1120	\$44.64	1994	3	2	0	0	0.25	24801	5 Hardy St	Spring, Melissa
10	311	024801	179.7-5-8.21	05/19/20	\$150	\$1,200	8.0000											1.30	24801	27 Champlain Ave	Crowley, Jonathan
		024801	179.7-3-65	05/13/22	\$2,500	\$10,200	4.0800											0.25	24801	14 Chapel St	Jefferies, Jason M
		024801	179.6-1-36.12	10/15/21	\$20,000	\$8,500	0.4250											0.59	24801	W Bristol St	Zayac, Alan M
10	312	024801	166.19-1-50	12/30/20	\$19,000	\$19,000	1.0000											35.40	24801	Branch Rd	Yox, David M
10	330	024801	166.19-4-74.3	12/30/21	\$3,000	\$3,000	1.0000											0.10	24801	Genesee St	Cuba Restorations,
10	331	024801	179.7-5-10.3	01/13/20	\$100	\$1,000	10.0000											0.60	24801	behind Champlain	Burt, Thomas B

Sub Total for Neighborhood: 10

Sale Count:		64	Sale Price		Assessment
Minimum:			\$100		\$1,000
Maximum:			\$242,000		\$250,000
Mean:			\$83,980		\$93,967
Median:			\$79,500		\$85,000
Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:	
1.4498	1.0993	0.4291	1.2957	39.0400	

NBHD	Prop	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	SSqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
30	105	024889	194.-1-3.1	03/24/22	\$36,000	\$36,000	1.0000											31.20	25001	Summit Rd	Fuller, Rebecca L
		024889	155.-1-15	03/11/22	\$65,500	\$65,000	0.9924											53.10	24801	8472 Jackson Hill	Proctor, Jr., Glenn E
30	116	024889	179.-1-44.5	09/12/19	\$203,200	\$210,000	1.0335	01	D	3	2160	\$94.07	2009	3	2	0	2	10.39	24801	9820 Keller Hill Rd	Drum, Joshua P
30	210	024889	193.-1-6.71	08/28/19	\$7,800	\$15,700	2.0128											3.00	24801	4315 Hopkins Rd	General, Wayne S
		024889	193.-1-49.1	12/04/20	\$60,000	\$60,600	1.0100	01	C	3	888	\$67.57	1965	1	1	0	1	5.00	24801	9050 Stout Rd	Keesler, Kent
		024889	192.-1-5	07/17/20	\$180,000	\$236,700	1.3150	01	C	4	1792	\$100.45	2008	3	3	0	0	4.10	24801	4483 Hamilton Hill	Sleggs, Jason M
		024889	180.-1-34	06/17/19	\$66,000	\$89,500	1.3561	01	D	3	1056	\$62.50	1987	2	1	0	0	1.10	24801	9030 Spring St Rd	Cobado, Dakotah G
		024889	179.19-1-8	09/14/21	\$115,000	\$112,100	0.9748	01	C	3	1256	\$91.56	1969	3	1	0	1	1.20	24801	4557 Rt 305	Bell, Devin
		024889	179.19-1-34	09/16/21	\$120,000	\$113,700	0.9475	01	C	3	1200	\$100.00	1971	3	2	0	0	0.43	24801	9318 Beebe Hill Rc	Federowicz, Linda
		024889	179.15-1-16	09/23/21	\$106,000	\$91,700	0.8651	01	C	2	1452	\$73.00	1955	3	1	1	1	0.70	24801	9329 Bradley Ave	Cowher, Darrin
		024889	179.11-1-19	06/30/22	\$129,001	\$123,200	0.9550	01	C	4	1200	\$107.50	1961	3	1	1	0	0.25	24801	4734 Rt 305 S	Colley, Michael A
		024889	168.-1-4.2	12/21/20	\$88,500	\$118,900	1.3435	01	C	2	1152	\$76.82	1976	3	1	0	0	2.10	24801	8353 Jackson Hill	Brundage, Eric
		024889	167.-1-32.2	06/09/20	\$105,000	\$122,500	1.1667	01	C	3	1232	\$85.23	1980	3	1	0	0	4.30	24801	8896 Co Rd 20	Stuck, Dylan C
		024889	166.-1-6	07/23/21	\$215,000	\$174,500	0.8116	01	B	4	1232	\$174.51	1951	2	2	0	2	2.70	24801	5461 Rt 305	Hewlett, Ellen J
		024889	166.-1-39.23	12/10/21	\$220,000	\$222,300	1.0105	01	C	4	1456	\$151.10	1997	3	2	0	0	7.80	24801	5405 Little Rd	Mosgrove, Michael
		024889	166.-1-38.27	12/10/21	\$210,000	\$192,000	0.9143	01	C	3	1960	\$107.14	1997	4	3	0	1	1.00	24801	5389 Little Rd	Morris, Katie L
		024889	166.-1-10	11/20/20	\$129,000	\$129,800	1.0062	01	C	3	1687	\$76.47	1955	4	2	0	1	0.50	24801	5454 Rt 305	Lagos, Francis
		024889	154.-1-22.1	11/24/21	\$335,000	\$323,200	0.9648	01	B	4	1614	\$207.56	2014	3	2	1	0	2.60	24801	8971 Jackson Hill	Putnam, Donald M
		024889	154.-1-18	08/08/22	\$130,000	\$101,900	0.7838	01	C	3	1368	\$95.03	1960	2	2	0	1	1.60	24801	Jackson Hill Rd	Harvey, Dana E
		024889	153.-1-76	04/11/22	\$128,500	\$107,700	0.8381	01	C	2	1536	\$83.66	1970	3	2	0	2	1.70	24801	5870 Mt Monroe Rd	Wilson, Mary Jo
		024889	194.-1-2	07/20/19	\$64,900	\$68,600	1.0570	08	D	3	1248	\$52.00	1890	3	1	1	1	2.00	25001	4495 Summit Rd	Sweet, Justin A
		024889	179.15-1-29	07/16/19	\$83,000	\$88,900	1.0711	08	C	3	1640	\$50.61	1907	3	1	0	1	0.50	24801	4681 Rt 305	Molsberry, John A
		024889	179.15-1-23	10/11/19	\$62,000	\$55,600	0.8968	08	D	3	1656	\$37.44	1904	4	1	1	0	0.25	24801	4688 Rt 305 S	Harrington, Keegan
		024889	179.11-1-9	11/01/19	\$89,000	\$124,000	1.3933	08	C	2	2200	\$40.45	1906	3	1	1	1	0.26	24801	120 South St	Johnson, Amie
		024889	179.11-1-12	08/07/20	\$85,000	\$89,500	1.0529	08	D	3	1608	\$52.86	1910	3	1	0	0	0.39	24801	4767 Rt 305	Oliver, John C
		024889	166.-1-8	12/03/21	\$184,500	\$208,100	1.1279	08	C	3	3444	\$53.57	1905	5	2	1	3	1.70	24801	5471 Rt 305	Day, Phyllis
		024889	166.-1-40	06/12/19	\$105,000	\$119,900	1.1419	08	C	3	1680	\$62.50	1927	2	1	1	1	1.00	24801	5397 Hammond Rd	Scharles, Mark
		024889	193.-1-16.3	02/11/20	\$75,000	\$71,100	0.9480	09	D	3	1264	\$59.34	1985	2	1	0	0	3.40	24801	8695 Farnsworth Rd	DeKay, Staci L
		024889	167.-1-6.14	03/10/22	\$350,000	\$310,600	0.8874	11	B	4	1536	\$227.86	1997	3	3	0	2	12.73	24801	8641 Branch Rd	Treize, Kenneth
		024889	154.-1-17.22	09/04/20	\$125,000	\$99,000	0.7920	11	C	3	1123	\$111.31	2004	2	1	0	2	20.90	24801	5634 Stoll Rd	Stacey, Ronald A
		024889	179.15-1-27.2	11/17/22	\$71,134	\$23,800	0.3346	13	D	2	1500	\$47.42	1920	2	1	0	0	0.19	24801	9405 Keller Hill Rd	Shelley, Christopher
		024889	193.-1-14.21	09/16/22	\$124,900	\$75,300	0.6029	14	C	3	1332	\$93.77	1950	2	1	0	1	0.30	24801	8638 Farnsworth Rd	Fish, Todd J
		024889	194.-1-8.4	03/31/21	\$100,000	\$101,000	1.0100	17	C	3	1568	\$63.78	2004	3	1	1	0	6.30	24801	4004 Hadden Rd	Decker, Amy G
		024889	181.-1-9.2	05/12/21	\$45,000	\$85,000	1.8889	17	D	2	1260	\$35.71	1992	3	2	0	0	2.60	25001	4506 Summit Rd	Bear, Ryan J
		024889	179.19-1-16	01/17/22	\$150,000	\$150,000	1.0000	17	C	4	1568	\$95.66	2003	3	2	0	1	1.00	24801	4500 Rt 305	Galloose, Doris M
30	240	024889	153.-1-53	11/08/22	\$130,000	\$192,600	1.4815	02	C	3	2288	\$56.82	1965	3	3	0	1	10.29	24801	9131 Health Camp	Morehouse, Todd J
		024889	194.-1-4.11	12/05/19	\$129,900	\$113,900	0.8768	04	C	3	1680	\$77.32	1971	3	2	0	0	12.20	25001	4294 Summit Rd	Lafever, Timothy M
		024889	167.-1-3.23	03/29/21	\$119,000	\$112,400	0.9445	11	C	3	1650	\$72.12	1977	3	2	0	0	15.50	24801	8729 Jackson Hill	Marini, David D
30	260	024889	193.-1-13.4	06/04/20	\$129,000	\$133,200	1.0326	09	C	3	1109	\$116.32	2001	2	1	0	1	40.70	24801	8502 Farnsworth Rd	Alejandro, Jessie S
		024889	181.-1-13.2	11/07/19	\$97,500	\$107,700	1.1046	09	C	2	1008	\$96.73	1972	3	1	0	1	59.10	25001	Beebe Hill Rd	McMicking, Deboral
		024889	153.17-1-6.2	06/25/21	\$91,000	\$113,200	1.2440	11	D	3	900	\$101.11	1975	1	1	0	0	1.04	24801	9733 Shore Rd	King's Development
30	270	024889	193.-1-6.4	08/17/21	\$22,000	\$22,000	1.0000											3.20	24801	8917 Bump Rd	Hamer, Charles R
		024889	193.-1-51.6	05/06/22	\$40,000	\$40,000	1.0000											4.50	24801	8907 Stout Rd	Green, Gordon H
		024889	193.-1-49.2	08/09/21	\$25,000	\$13,900	0.5560											0.60	24801	9040 Stout Rd	Ryan, Mark
		024889	181.-1-7.3	11/08/21	\$17,500	\$23,500	1.3429											4.00	25001	8018 Co Rd 20	Greene, Gary A

NBHD	Prop	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	\$SqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
30	270	024889	179.20-1-1	09/22/19	\$29,000	\$32,000	1.1034											0.72	24801	9269 Beebe Hill Rd	Federowicz, Linda E
		024889	167.-1-14.1	06/20/19	\$62,000	\$72,000	1.1613											7.90	24801	8955 Burlingame Rd	Fries, David K
		024889	166.-1-2.2	11/03/21	\$6,000	\$15,000	2.5000											1.00	24801	Little Rd	Bailey, Michael J
30	311	024889	179.11-1-32	07/28/21	\$3,000	\$15,900	5.3000											1.50	24801	Prospect St	Highland Go, LLC
		024889	166.-1-38.21	01/27/20	\$57,000	\$43,300	0.7596											27.50	24801	5383 Little Rd	C & B Real Property
		024889	166.-1-2.113	03/29/19	\$7,500	\$18,400	2.4533											3.00	24801	Little Rd	Patterer, Marilee V
30	312	024889	181.-1-2.43	05/11/20	\$12,250	\$34,000	2.7755											12.10	24801	Southern Tier X-Way	Mego, Rebecca A
		024889	180.-1-21.311	10/02/20	\$37,500	\$80,000	2.1333											10.80	24801	Beebe Hill Rd	Steinel, Dale
		024889	180.-1-21.311	10/14/22	\$80,000	\$80,000	1.0000											10.80	24801	Beebe Hill Rd	Hidy, Nicholas
		024889	153.17-1-7	01/14/21	\$25,000	\$20,100	0.8040											1.90	24801	81 Shore Rd	Stitt, James M
		024889	153.-1-59.1	06/24/19	\$4,700	\$27,700	5.8936											15.72	24801	5597 Smith Rd	5597 Corp.
		024889	153.-1-20	12/17/19	\$15,000	\$37,800	2.5200											2.30	24801	Jackson Hill Rd	Woolhizer, Bobby
30	314	024889	194.-1-15.2	09/09/22	\$18,000	\$25,800	1.4333											8.10	25001	Farnsworth Rd	LaFleur, Arthur W
		024889	193.-1-17	04/09/21	\$4,230	\$21,300	5.0355											4.70	24801	Farnsworth Rd	Williams, Anthony J
		024889	167.-1-18.1	05/03/19	\$11	\$17,900	127.2727											2.70	24801	Hubbell Hill Rd	Murphy, James R
		024889	153.-1-8.4	07/22/22	\$15,000	\$14,400	0.9600											1.00	24801	Health Camp Rd	Lane, Daniel
		024889	153.-1-1.3	08/04/20	\$15,000	\$15,000	1.0000											2.69	24801	Abbotts Rd	Young, Mark E
30	323	024889	180.-1-7.13	09/12/19	\$26,900	\$32,600	1.2119											14.40	24801	Spring Hill Rd	Rosetti, Lee
		024889	180.-1-24.2	04/28/20	\$78,790	\$47,700	0.6054											33.90	24801	Bump Rd	Sabella, Dennis J
		024889	179.-1-26.1	07/02/19	\$28,000	\$32,200	1.1500											35.11	24801	9289 Beebe Hill Rd	Bump, Randell N
		024889	168.-1-6.224	08/28/20	\$60,000	\$35,500	0.5917											7.40	24801	North Branch Rd	Jones, Bruce A
		024889	168.-1-15.8	03/10/21	\$3,000	\$3,900	1.3000											2.30	24801	Hubbell Hill Rd	Esford, Gerald P
		024889	168.-1-1.21	04/01/21	\$19,000	\$50,900	2.6789											38.60	24801	Jackson Hill Rd	Pawenski, Edward J
		024889	168.-1-1.21	03/06/20	\$38,000	\$50,900	1.3395											38.60	24801	Jackson Hill Rd	Pawenski, Edward J
		024889	167.-1-3.21	08/10/20	\$79,000	\$148,000	1.8734											73.20	24801	8691 Jackson Hill Rd	Harrington, Matthew
		024889	155.-1-11.2	03/05/19	\$24,000	\$52,000	2.1667											25.10	24801	8494 Jackson Hill Rd	Walaszek, Michael
		024889	153.-1-8.18	10/24/22	\$138,000	\$52,800	0.3826											41.40	24801	9238 Health Camp Rd	Schmid, Jeffery G
		024889	153.-1-8.18	10/29/21	\$87,500	\$52,800	0.6034											40.40	24801	9238 Health Camp Rd	Morehouse, Todd
		024889	153.-1-58.1	07/28/21	\$25,000	\$21,500	0.8600											4.80	24801	Rt 305	Schwab III, Charles
30	330	024889	179.-1-12.14	08/01/22	\$35,000	\$35,000	1.0000											6.80	24801	9745 Main Rd	Wight, Aaron
		024889	179.-1-12.14	12/10/21	\$30,000	\$35,000	1.1667											6.80	24801	9745 Main Rd	James, Lee

Sub Total for Neighborhood: 30

Sale Count:	76	Sale Price	Assessment
Minimum:		\$11	\$3,900
Maximum:		\$350,000	\$323,200
Mean:		\$81,950	\$84,358
Median:		\$68,567	\$69,850

Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:
22.7385	1.0216	21.8835	22.0895	2142.1851

NBHD	Prop	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	\$SqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
40	210	024889	153.11-1-8.1	08/10/21	\$80,100	\$103,000	1.2859											2.10	24801	9372 Health Camp	Phillips, Scott
		024889	153.13-1-29	01/06/23	\$230,000	\$181,000	0.7870	01	C	3	1400	\$164.29	1970	3	2	0	2	1.30	24801	9609 Shore Rd	Doran, Virginia
		024889	153.13-1-14.2	12/03/20	\$135,000	\$147,000	1.0889	01	C	2	1120	\$120.54	1973	3	1	0	1	1.20	24801	9631 Shore Rd	Doyle, Shawn
		024889	153.10-1-6.4	10/07/21	\$70,000	\$80,000	1.1429	01	D	2	904	\$77.43	1960	2	1	0	0	0.43	24801	9670 Shore Rd	Gonzalez, Alma G
		024889	153.5-1-26	01/21/22	\$165,000	\$169,000	1.0242	04	C	4	1530	\$107.84	1964	4	1	1	1	0.79	24801	Clark Div	Phillips, Scott
		024889	153.-1-29.212	03/09/21	\$200,000	\$215,000	1.0750	05	C	3	1748	\$114.42	1996	3	2	0	0	1.90	24801	9779 Shore Rd	Wagner, Courtney L
		024889	153.-1-29.212	02/11/20	\$192,500	\$215,000	1.1169	05	C	3	1748	\$110.13	1996	2	2	0	0	1.90	24801	9779 Shore Rd	Hubbard, Meredith J
		024889	153.5-1-4	08/20/21	\$64,000	\$68,000	1.0625	08	D	2	920	\$69.57	1900	1	1	0	0	0.17	24801	9826 Shore Rd	O'Neill, Hollis
		024889	153.17-1-12.11	05/27/21	\$175,000	\$185,000	1.0571	17	B	4	1836	\$95.32	1998	3	2	0	0	3.93	24801	9681 Shore Rd	Rose, Jeanine
40	270	024889	153.10-1-6.3	03/18/22	\$20,000	\$33,000	1.6500											0.39	24801	Clark Div	Villafranca, Miguel
		024889	153.10-1-6.2	07/19/22	\$18,000	\$18,000	1.0000											0.31	24801	9646 Co Rd 7	Villafranca, Miguel
40	311	024889	153.10-1-65	10/07/20	\$100	\$21,600	16.000											0.70	24801	9544 Shore Rd	Whitford, Chandler
40	314	024889	153.-1-32	04/05/19	\$30,000	\$28,200	0.9400											2.90	24801	Co Rd 7D	Reis, Galphen A

Sub Total for Neighborhood:			40		
Sale Count:	13		Sale Price	Assessment	
Minimum:			\$100	\$18,000	
Maximum:			\$230,000	\$215,000	
Mean:			\$106,131	\$112,600	
Median:			\$80,100	\$103,000	
Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:	
17.6331	1.0750	16.6472	16.6200	1548.5782	

NBHD	Prop	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	SSqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
50	210	024889	144.22-1-70	07/20/22	\$415,000	\$415,000	1.0000	01	C	4	976	\$425.20	1910	2	1	0	0		24801	70 Cuba Lk	Lowes, Sean D
		024889	144.22-1-249	08/06/21	\$428,000	\$450,000	1.0514	01	C	4	1512	\$283.07	1929	3	2	0	1		24801	249 Cuba Lk	Chiapuso, Joseph C
		024889	144.22-1-92	09/08/20	\$364,000	\$413,000	1.1346	05	C	3	2956	\$123.14	1970	4	1	1	1		24801	92 Cuba Lk	Palumbo, Daniel R
		024889	144.22-1-89	01/31/20	\$265,000	\$337,000	1.2717	05	C	4	1800	\$147.22	1998	3	1	0	1		24801	89 Cuba Lk	Nelson, Thimothy J
		024889	144.22-1-311	11/20/20	\$390,000	\$428,000	1.0974	05	C	3	1800	\$216.67	1990	5	2	1	0		24801	311 Cuba Lk	Caster-Mikush, Bari
		024889	144.22-1-72	06/03/19	\$465,000	\$620,000	1.3333	06	B	4	3265	\$142.42	2005	5	3	1	1		24801	72 Cuba Lk	Dobmeier, Thomas
		024889	144.22-1-69	07/08/22	\$625,000	\$625,000	1.0000	06	B	3	2510	\$249.00	1905	4	2	0	1		24801	69 Cuba Lk	Smith, Nathaniel D
		024889	144.22-1-13	03/23/21	\$479,900	\$514,000	1.0711	08	C	3	2688	\$178.53	1940	4	2	0	0		24801	13 Cuba Lk	Davidson, Sarah
		024889	144.22-1-332	12/15/22	\$290,000	\$328,000	1.1310	09	C	3	1530	\$189.54	1948	2	1	0	1		24801	332 Cuba Lk	Allen, John
		024889	144.22-1-23	09/03/20	\$427,000	\$483,000	1.1311	11	B	4	2200	\$194.09	1999	3	2	0	0		24801	23 Cuba Lk	Senfield, Daren J
		024889	144.22-1-75	07/01/21	\$395,000	\$421,000	1.0658	14	C	3	1824	\$216.56	1940	3	1	1	2		24801	75 Cuba Lk	Stone, Elizabeth
50	260	024889	144.22-1-310	10/22/20	\$170,000	\$560,000	3.2941	09	D	3	1076	\$157.99	1900	2	1	0	0		24801	310 Cuba Lk	Sidaraviciute, Kristi
50	311	024889	144.22-1-235	05/07/21	\$200,000	\$0	0.0000												24801	235 Cuba Lk	Schmidt, Mark
50	312	024889	144.22-1-379.1	07/01/20	\$75,000	\$150,000	2.0000												24801	379.1 Cuba Lk	Palumbo, James J
50	314	024889	153.3-1-6	05/07/21	\$50,000	\$3,500	0.0700											0.07	24801	235 Shore Rd	Schmidt, Mark
		024889	153.3-1-17	05/07/21	\$50,000	\$39,500	0.7900											0.14	24801	Co Rd 7D	Schmidt, Mark

Sub Total for Neighborhood: 50

Grand Total:

Sale Count:		16		Sale Price		Assessment		Parcel Count:		169		Sale Price		Assessment					
Minimum:				\$50,000		\$0		Minimum:				\$11		\$0					
Maximum:				\$625,000		\$625,000		Maximum:				\$625,000		\$625,000					
Mean:				\$318,056		\$361,688		Mean:				\$106,932		\$116,425					
Median:				\$377,000		\$418,000		Median:				\$80,000		\$85,000					
Mean Ratio:		Median Ratio:		Avg. Abs. Dev:		PRD:		COD:		Mean Ratio:		Median Ratio:		Avg. Abs. Dev:		PRD:		COD:	
1.1526		1.0843		0.3966		1.0136		36.5742		12.2402		1.0711		11.3239		11.2421		1057.2256	



024889 153.3-1-17

Co Rd 7D

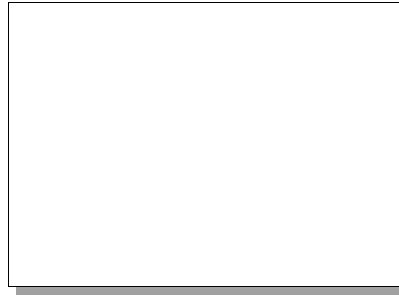
Schmidt, Mark

Prop Class: 314 Rural vac<10
Neighborhood: 50
School Code: 024801 Cuba/rushford
Land Size: 0.14
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$7,000
Total Av: \$39,500
Sale Date: 05/07/21
Sale Price: \$50,000
Sale Price/Sqft:



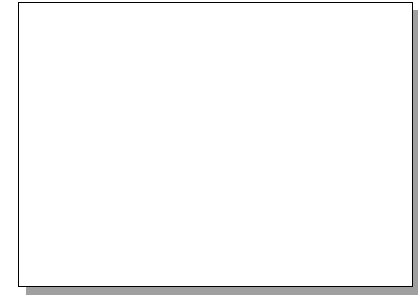
024889 144.22-1-235
235 Cuba Lk

Schmidt, Mark



024889 144.22-1-379.1
379.1 Cuba Lk

Palumbo, James J



024889 153.3-1-6
235 Shore Rd

Schmidt, Mark

Prop Class:	311 Res vac land	312 Vac w/imprv	314 Rural vac<10
Neighborhood:	50	50	50
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:			0.07
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$0	\$0	\$3,500
Total Av:	\$0	\$150,000	\$3,500
Sale Date:	05/07/21	07/01/20	05/07/21
Sale Price:	\$200,000	\$75,000	\$50,000
Sale Price/Sqft:			



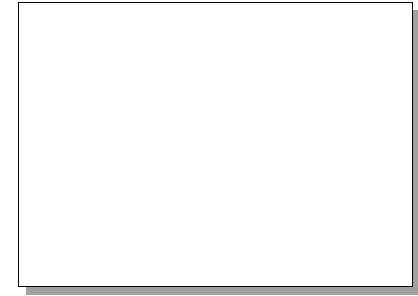
024889 144.22-1-23
23 Cuba Lk

Senfield, Daren J



024889 144.22-1-75
75 Cuba Lk

Stone, Elizabeth



024889 144.22-1-310
310 Cuba Lk

Sidaraviciute, Kristina

Prop Class:	210 1 Family Res	210 1 Family Res	260 Seasonal res
Neighborhood:	50	50	50
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:			
Bldg Style:	11 Log home	14 Other style	09 Cottage
Condition:	4 Good	3 Normal	3 Normal
Grade:	B Good	C Average	D Economy
Fireplaces:	0	2	0
Bedrooms:	3	3	2
Full/Half Baths:	2 / 0	1 / 1	1 / 0
Square Foot:	2200	1824	1076
Land Av:	\$0	\$0	\$0
Total Av:	\$483,000	\$421,000	\$560,000
Sale Date:	09/03/20	07/01/21	10/22/20
Sale Price:	\$427,000	\$395,000	\$170,000
Sale Price/Sqft:	\$194.09	\$216.56	\$157.99



024889 144.22-1-72
72 Cuba Lk

Dobmeier, Thomas N



024889 144.22-1-13
13 Cuba Lk

Davidson, Sarah



024889 144.22-1-332
332 Cuba Lk

Allen, John

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	50	50	50
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:			
Bldg Style:	06 Contemporary	08 Old style	09 Cottage
Condition:	4 Good	3 Normal	3 Normal
Grade:	B Good	C Average	C Average
Fireplaces:	1	0	1
Bedrooms:	5	4	2
Full/Half Baths:	3 / 1	2 / 0	1 / 0
Square Foot:	3265	2688	1530
Land Av:	\$0	\$0	\$0
Total Av:	\$620,000	\$514,000	\$328,000
Sale Date:	06/03/19	03/23/21	12/15/22
Sale Price:	\$465,000	\$479,900	\$290,000
Sale Price/Sqft:	\$142.42	\$178.53	\$189.54



024889 144.22-1-311
311 Cuba Lk

Caster-Mikush, Barbara



024889 144.22-1-92
92 Cuba Lk

Palumbo, Daniel R



024889 144.22-1-69
69 Cuba Lk

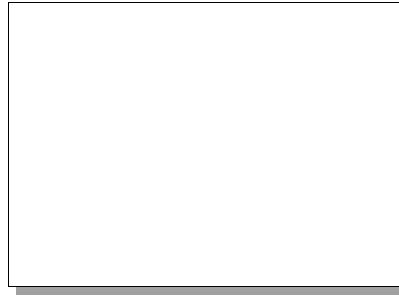
Smith, Nathaniel D

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	50	50	50
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:			
Bldg Style:	05 Colonial	05 Colonial	06 Contemporary
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	B Good
Fireplaces:	0	1	1
Bedrooms:	5	4	4
Full/Half Baths:	2 / 1	1 / 1	2 / 0
Square Foot:	1800	2956	2510
Land Av:	\$0	\$0	\$0
Total Av:	\$428,000	\$413,000	\$625,000
Sale Date:	11/20/20	09/08/20	07/08/22
Sale Price:	\$390,000	\$364,000	\$625,000
Sale Price/Sqft:	\$216.67	\$123.14	\$249.00



024889 144.22-1-70
70 Cuba Lk

Lowes, Sean D



024889 144.22-1-249
249 Cuba Lk

Chiapuso, Joseph G



024889 144.22-1-89
89 Cuba Lk

Nelson, Timothy J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	50	50	50
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:			
Bldg Style:	01 Ranch	01 Ranch	05 Colonial
Condition:	4 Good	4 Good	4 Good
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	1
Bedrooms:	2	3	3
Full/Half Baths:	1 / 0	2 / 0	1 / 0
Square Foot:	976	1512	1800
Land Av:	\$0	\$0	\$0
Total Av:	\$415,000	\$450,000	\$337,000
Sale Date:	07/20/22	08/06/21	01/31/20
Sale Price:	\$415,000	\$428,000	\$265,000
Sale Price/Sqft:	\$425.20	\$283.07	\$147.22



024889 153.-1-32
Co Rd 7D

Reis, Galphen A

Prop Class: 314 Rural vac<10
Neighborhood: 40
School Code: 024801 Cuba/rushford
Land Size: 2.90
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$28,200
Total Av: \$28,200
Sale Date: 04/05/19
Sale Price: \$30,000
Sale Price/Sqft:



024889 153.10-1-6.2
9646 Co Rd 7

Villafranca, Miguel



024889 153.10-1-6.3
Clark Div

Villafranca, Miguel



024889 153.10-1-65
9544 Shore Rd

Whitford, Chandler L

Prop Class:	270 Mfg housing	270 Mfg housing	311 Res vac land
Neighborhood:	40	40	40
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.31	0.39	0.70
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$12,200	\$14,400	\$21,600
Total Av:	\$18,000	\$33,000	\$21,600
Sale Date:	07/19/22	03/18/22	10/07/20
Sale Price:	\$18,000	\$20,000	\$100
Sale Price/Sqft:			



024889 153.-1-29.212
9779 Shore Rd

Wagner, Courtney L



024889 153.5-1-4
9826 Shore Rd

O'Neill, Hollis



024889 153.17-1-12.11
9681 Shore Rd

Rose, Jeanine

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	40	40	40
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	1.90	0.17	3.93
Bldg Style:	05 Colonial	08 Old style	17 Manuf'd Housing
Condition:	3 Normal	2 Fair	4 Good
Grade:	C Average	D Economy	B Good
Fireplaces:	0	0	0
Bedrooms:	3	1	3
Full/Half Baths:	2 / 0	1 / 0	2 / 0
Square Foot:	1748	920	1836
Land Av:	\$26,500	\$7,800	\$29,400
Total Av:	\$215,000	\$68,000	\$185,000
Sale Date:	03/09/21	08/20/21	05/27/21
Sale Price:	\$200,000	\$64,000	\$175,000
Sale Price/Sqft:	\$114.42	\$69.57	\$95.32



024889 153.13-1-29
9609 Shore Rd

Doran, Virginia



024889 153.5-1-26
Clark Div

Phillips, Scott



024889 153.-1-29.212
9779 Shore Rd

Hubbard, Meredith Ann

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	40	40	40
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	1.30	0.79	1.90
Bldg Style:	01 Ranch	04 Cape cod	05 Colonial
Condition:	3 Normal	4 Good	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	2	1	0
Bedrooms:	3	4	2
Full/Half Baths:	2 / 0	1 / 1	2 / 0
Square Foot:	1400	1530	1748
Land Av:	\$25,500	\$21,500	\$26,500
Total Av:	\$181,000	\$169,000	\$215,000
Sale Date:	01/06/23	01/21/22	02/11/20
Sale Price:	\$230,000	\$165,000	\$192,500
Sale Price/Sqft:	\$164.29	\$107.84	\$110.13



024889 153.11-1-8.1
9372 Health Camp Rd

Phillips, Scott



024889 153.10-1-6.4
9670 Shore Rd

Gonzalez, Alma G



024889 153.13-1-14.2
9631 Shore Rd

Doyle, Shawn

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	40	40	40
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	2.10	0.43	1.20
Bldg Style:		01 Ranch	01 Ranch
Condition:		2 Fair	2 Fair
Grade:		D Economy	C Average
Fireplaces:		0	1
Bedrooms:		2	3
Full/Half Baths:		1 / 0	1 / 0
Square Foot:		904	1120
Land Av:	\$27,000	\$15,500	\$25,300
Total Av:	\$103,000	\$80,000	\$147,000
Sale Date:	08/10/21	10/07/21	12/03/20
Sale Price:	\$80,100	\$70,000	\$135,000
Sale Price/Sqft:		\$77.43	\$120.54



024889 179.-1-12.14
9745 Main Rd

Wight, Aaron

Prop Class: 330 Vacant comm
Neighborhood: 30
School Code: 024801 Cuba/rushford
Land Size: 6.80
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$35,000
Total Av: \$35,000
Sale Date: 08/01/22
Sale Price: \$35,000
Sale Price/Sqft:



024889 180.-1-7.13

Spring Hill Rd

Rosetti, Lee



024889 168.-1-6.224

North Branch Rd

Jones, Bruce A



024889 179.-1-12.14

9745 Main Rd

James, Lee

Prop Class:	323 Vacant rural	323 Vacant rural	330 Vacant comm
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	14.40	7.40	6.80
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$32,600	\$35,500	\$35,000
Total Av:	\$32,600	\$35,500	\$35,000
Sale Date:	09/12/19	08/28/20	12/10/21
Sale Price:	\$26,900	\$60,000	\$30,000
Sale Price/Sqft:			



024889 168.-1-15.8

Hubbell Hill Rd

Esford, Gerald P



024889 179.-1-26.1

9289 Beebe Hill Rd

Bump, Randell N



024889 180.-1-24.2

Bump Rd

Sabella, Dennis J

Prop Class:	323 Vacant rural	323 Vacant rural	323 Vacant rural
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	2.30	35.11	33.90
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$3,900	\$32,200	\$47,700
Total Av:	\$3,900	\$32,200	\$47,700
Sale Date:	03/10/21	07/02/19	04/28/20
Sale Price:	\$3,000	\$28,000	\$78,790
Sale Price/Sqft:			



024889 167.-1-3.21
8691 Jackson Hill Rd
Harrington, Matthew D



024889 168.-1-1.21
Jackson Hill Rd
Pawenski, Edward J



024889 168.-1-1.21
Jackson Hill Rd
Pawenski, Edward J

Prop Class:	323 Vacant rural	323 Vacant rural	323 Vacant rural
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	73.20	38.60	38.60
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$79,000	\$50,900	\$50,900
Total Av:	\$148,000	\$50,900	\$50,900
Sale Date:	08/10/20	03/06/20	04/01/21
Sale Price:	\$79,000	\$38,000	\$19,000
Sale Price/Sqft:			



024889 153.-1-8.18
9238 Health Camp Rd

Morehouse, Todd



024889 153.-1-8.18
9238 Health Camp Rd

Schmid, Jeffery G



024889 155.-1-11.2
8494 Jackson Hill Rd

Walaszek, Michael

Prop Class: 323 Vacant rural
Neighborhood: 30
School Code: 024801 Cuba/rushford
Land Size: 40.40
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$52,800
Total Av: \$52,800
Sale Date: 10/29/21
Sale Price: \$87,500
Sale Price/Sqft:

323 Vacant rural
30
024801 Cuba/rushford
41.40

\$52,800
\$52,800
10/24/22
\$138,000

323 Vacant rural
30
024801 Cuba/rushford
25.10

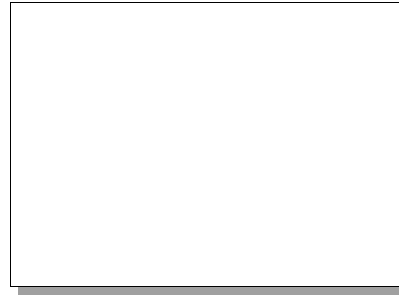
\$41,700
\$52,000
03/05/19
\$24,000



024889 167.-1-18.1

Hubbell Hill Rd

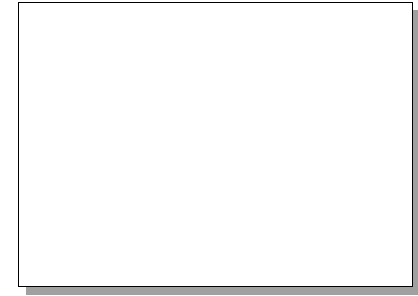
Murphy, James R



024889 194.-1-15.2

Farnsworth Rd

LaFleur, Arthur W



024889 153.-1-58.1

Rt 305

Schwab III, Charles M

Prop Class:	314 Rural vac<10	314 Rural vac<10	323 Vacant rural
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	025001 Friendship	024801 Cuba/rushford
Land Size:	2.70	8.10	4.80
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$17,900	\$25,800	\$21,500
Total Av:	\$17,900	\$25,800	\$21,500
Sale Date:	05/03/19	09/09/22	07/28/21
Sale Price:	\$11	\$18,000	\$25,000
Sale Price/Sqft:			



024889 193.-1-17

Farnsworth Rd

Williams, Anthony J



024889 153.-1-1.3

Abbotts Rd

Young, Mark E



024889 153.-1-8.4

Health Camp Rd

Lane, Daniel

Prop Class:	314 Rural vac<10	314 Rural vac<10	314 Rural vac<10
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	4.70	2.69	1.00
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$21,300	\$15,000	\$14,400
Total Av:	\$21,300	\$15,000	\$14,400
Sale Date:	04/09/21	08/04/20	07/22/22
Sale Price:	\$4,230	\$15,000	\$15,000
Sale Price/Sqft:			



024889 181.-1-2.43

Southern Tier X-Way

Mego, Rebecca A



024889 180.-1-21.311

Beebe Hill Rd

Steinel, Dale



024889 180.-1-21.311

Beebe Hill Rd

Hidy, Nicholas

Prop Class: 312 Vac w/imprv
Neighborhood: 30
School Code: 024801 Cuba/rushford
Land Size: 12.10
Bldg Style:
Condition:
Grade:
Fireplaces:
Bedrooms:
Full/Half Baths:
Square Foot:
Land Av: \$7,300
Total Av: \$34,000
Sale Date: 05/11/20
Sale Price: \$12,250
Sale Price/Sqft:

312 Vac w/imprv
30
024801 Cuba/rushford
10.80

\$75,000
\$80,000
10/02/20
\$37,500

312 Vac w/imprv
30
024801 Cuba/rushford
10.80

\$75,000
\$80,000
10/14/22
\$80,000



024889 153.-1-20
Jackson Hill Rd
Woolhizer, Bobby



024889 153.17-1-7
81 Shore Rd
Stitt, James M



024889 153.-1-59.1
5597 Smith Rd
5597 Corp.

Prop Class:	312 Vac w/imprv	312 Vac w/imprv	312 Vac w/imprv
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	2.30	1.90	15.72
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$17,200	\$16,600	\$18,000
Total Av:	\$37,800	\$20,100	\$27,700
Sale Date:	12/17/19	01/14/21	06/24/19
Sale Price:	\$15,000	\$25,000	\$4,700
Sale Price/Sqft:			



024889 179.11-1-32
Prospect St
Highland Go, LLC



024889 166.-1-2.113
Little Rd
Patterer, Marilee V



024889 166.-1-38.21
5383 Little Rd
C & B Real Property Holdg LLC

Prop Class:	311 Res vac land	311 Res vac land	311 Res vac land
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	1.50	3.00	27.50
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$15,900	\$18,400	\$43,300
Total Av:	\$15,900	\$18,400	\$43,300
Sale Date:	07/28/21	03/29/19	01/27/20
Sale Price:	\$3,000	\$7,500	\$57,000
Sale Price/Sqft:			



024889 167.-1-14.1
8955 Burlingame Rd

Fries, David K



024889 193.-1-49.2
9040 Stout Rd

Ryan, Mark



024889 193.-1-51.6
8907 Stout Rd

Green, Gordon H

Prop Class:	270 Mfg housing	270 Mfg housing	270 Mfg housing
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	7.90	0.60	4.50
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$25,500	\$12,100	\$21,000
Total Av:	\$72,000	\$13,900	\$40,000
Sale Date:	06/20/19	08/09/21	05/06/22
Sale Price:	\$62,000	\$25,000	\$40,000
Sale Price/Sqft:			



024889 179.20-1-1
9269 Beebe Hill Rd

Federowicz, Linda E



024889 181.-1-7.3
8018 Co Rd 20

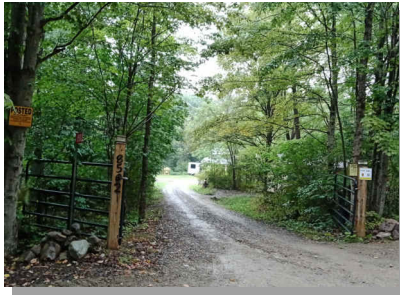
Greene, Gary A



024889 193.-1-6.4
8917 Bump Rd

Hamer, Charles R

Prop Class:	270 Mfg housing	270 Mfg housing	270 Mfg housing
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	025001 Friendship	024801 Cuba/rushford
Land Size:	0.72	4.00	3.20
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$14,000	\$20,000	\$18,800
Total Av:	\$32,000	\$23,500	\$22,000
Sale Date:	09/22/19	11/08/21	08/17/21
Sale Price:	\$29,000	\$17,500	\$22,000
Sale Price/Sqft:			



024889 193.-1-13.4
8502 Farnsworth Rd

Alejandro, Jessie S



024889 153.17-1-6.2
9733 Shore Rd

King's Development of WNY , LLC



024889 166.-1-2.2
Little Rd

Bailey, Michael J

Prop Class:	260 Seasonal res	260 Seasonal res	270 Mfg housing
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	40.70	1.04	1.00
Bldg Style:	09 Cottage	11 Log home	
Condition:	3 Normal	3 Normal	
Grade:	C Average	D Economy	
Fireplaces:	1	0	
Bedrooms:	2	1	
Full/Half Baths:	1 / 0	1 / 0	
Square Foot:	1109	900	
Land Av:	\$52,300	\$15,000	\$14,300
Total Av:	\$133,200	\$113,200	\$15,000
Sale Date:	06/04/20	06/25/21	11/03/21
Sale Price:	\$129,000	\$91,000	\$6,000
Sale Price/Sqft:	\$116.32	\$101.11	



024889 194.-1-4.11
4294 Summit Rd

Lafever, Timothy M



024889 167.-1-3.23
8729 Jackson Hill Rd

Marini, David D



024889 181.-1-13.2
Beebe Hill Rd

McMicking, Deborah A

Prop Class: 240 Rural res
Neighborhood: 30
School Code: 025001 Friendship
Land Size: 12.20
Bldg Style: 04 Cape cod
Condition: 3 Normal
Grade: C Average
Fireplaces: 0
Bedrooms: 3
Full/Half Baths: 2 / 0
Square Foot: 1680
Land Av: \$30,400
Total Av: \$113,900
Sale Date: 12/05/19
Sale Price: \$129,900
Sale Price/Sqft: \$77.32

240 Rural res
30
024801 Cuba/rushford
15.50
11 Log home
3 Normal
C Average
0
3
2 / 0
1650
\$20,800
\$112,400
03/29/21
\$119,000
\$72.12

260 Seasonal res
30
025001 Friendship
59.10
09 Cottage
2 Fair
C Average
1
3
1 / 0
1008
\$62,700
\$107,700
11/07/19
\$97,500
\$96.73



024889 194.-1-8.4
4004 Hadden Rd

Decker, Amy G



024889 179.19-1-16
4500 Rt 305

Galloose, Doris M



024889 153.-1-53
9131 Health Camp Rd

Morehouse, Todd J

Prop Class:	210 1 Family Res	210 1 Family Res	240 Rural res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	6.30	1.00	10.29
Bldg Style:	17 Manuf'd Housing	17 Manuf'd Housing	02 Raised ranch
Condition:	3 Normal	4 Good	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	1
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	2 / 0	3 / 0
Square Foot:	1568	1568	2288
Land Av:	\$23,500	\$15,000	\$28,500
Total Av:	\$101,000	\$150,000	\$192,600
Sale Date:	03/31/21	01/17/22	11/08/22
Sale Price:	\$100,000	\$150,000	\$130,000
Sale Price/Sqft:	\$63.78	\$95.66	\$56.82



024889 179.15-1-27.2
9405 Keller Hill Rd

Shelley, Christopher Michael



024889 193.-1-14.21
8638 Farnsworth Rd

Fish, Todd J



024889 181.-1-9.2
4506 Summit Rd

Bear, Ryan J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	025001 Friendship
Land Size:	0.19	0.30	2.60
Bldg Style:	13 Bungalow	14 Other style	17 Manuf'd Housing
Condition:	2 Fair	3 Normal	2 Fair
Grade:	D Economy	C Average	D Economy
Fireplaces:	0	1	0
Bedrooms:	2	2	3
Full/Half Baths:	1 / 0	1 / 0	2 / 0
Square Foot:	1500	1332	1260
Land Av:	\$6,300	\$8,700	\$17,800
Total Av:	\$23,800	\$75,300	\$85,000
Sale Date:	11/17/22	09/16/22	05/12/21
Sale Price:	\$71,134	\$124,900	\$45,000
Sale Price/Sqft:	\$47.42	\$93.77	\$35.71



024889 193.-1-16.3
8695 Farnsworth Rd

DeKay, Staci L



024889 154.-1-17.22
5634 Stoll Rd

Stacey, Ronald A



024889 167.-1-6.14
8641 Branch Rd

Trezise, Kenneth

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	3.40	20.90	12.73
Bldg Style:	09 Cottage	11 Log home	11 Log home
Condition:	3 Normal	3 Normal	4 Good
Grade:	D Economy	C Average	B Good
Fireplaces:	0	2	2
Bedrooms:	2	2	3
Full/Half Baths:	1 / 0	1 / 0	3 / 0
Square Foot:	1264	1123	1536
Land Av:	\$19,100	\$38,800	\$26,900
Total Av:	\$71,100	\$99,000	\$310,600
Sale Date:	02/11/20	09/04/20	03/10/22
Sale Price:	\$75,000	\$125,000	\$350,000
Sale Price/Sqft:	\$59.34	\$111.31	\$227.86



024889 166.-1-40
5397 Hammond Rd

Scharles, Mark



024889 179.11-1-9
120 South St

Johnson, Amie



024889 166.-1-8
5471 Rt 305

Day, Phyllis

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	1.00	0.26	1.70
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:	1	1	3
Bedrooms:	2	3	5
Full/Half Baths:	1 / 1	1 / 1	2 / 1
Square Foot:	1680	2200	3444
Land Av:	\$15,000	\$8,200	\$16,200
Total Av:	\$119,900	\$124,000	\$208,100
Sale Date:	06/12/19	11/01/19	12/03/21
Sale Price:	\$105,000	\$89,000	\$184,500
Sale Price/Sqft:	\$62.50	\$40.45	\$53.57



024889 179.11-1-12
4767 Rt 305

Oliver, John C



024889 179.15-1-29
4681 Rt 305

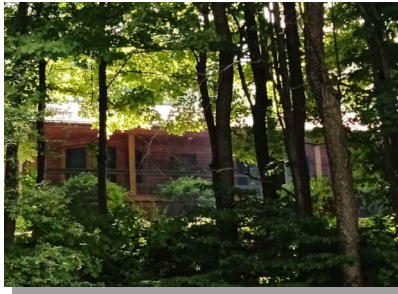
Molsberry, John A



024889 179.15-1-23
4688 Rt 305 S

Harrington, Keegan

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.39	0.50	0.25
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	D Economy	C Average	D Economy
Fireplaces:	0	1	0
Bedrooms:	3	3	4
Full/Half Baths:	1 / 0	1 / 0	1 / 1
Square Foot:	1608	1640	1656
Land Av:	\$9,900	\$11,300	\$8,100
Total Av:	\$89,500	\$88,900	\$55,600
Sale Date:	08/07/20	07/16/19	10/11/19
Sale Price:	\$85,000	\$83,000	\$62,000
Sale Price/Sqft:	\$52.86	\$50.61	\$37.44



024889 192.-1-5
4483 Hamilton Hill Rd

Sleggs, Jason M



024889 166.-1-38.27
5389 Little Rd

Morris, Katie L



024889 194.-1-2
4495 Summit Rd

Sweet, Justin A

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	025001 Friendship
Land Size:	4.10	1.00	2.00
Bldg Style:	01 Ranch	01 Ranch	08 Old style
Condition:	4 Good	3 Normal	3 Normal
Grade:	C Average	C Average	D Economy
Fireplaces:	0	1	1
Bedrooms:	3	4	3
Full/Half Baths:	3 / 0	3 / 0	1 / 1
Square Foot:	1792	1960	1248
Land Av:	\$20,300	\$15,000	\$16,700
Total Av:	\$236,700	\$192,000	\$68,600
Sale Date:	07/17/20	12/10/21	07/20/19
Sale Price:	\$180,000	\$210,000	\$64,900
Sale Price/Sqft:	\$100.45	\$107.14	\$52.00



024889 153.-1-76
5870 Mt Monroe Rd

Wilson, Mary Jo



024889 154.-1-22.1
8971 Jackson Hill Rd

Putnam, Donald M



024889 166.-1-10
5454 Rt 305

Lagos, Francis

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	1.70	2.60	0.50
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	2 Fair	4 Good	3 Normal
Grade:	C Average	B Good	C Average
Fireplaces:	2	0	1
Bedrooms:	3	3	4
Full/Half Baths:	2 / 0	2 / 1	2 / 0
Square Foot:	1536	1614	1687
Land Av:	\$16,200	\$17,800	\$11,300
Total Av:	\$107,700	\$323,200	\$129,800
Sale Date:	04/11/22	11/24/21	11/20/20
Sale Price:	\$128,500	\$335,000	\$129,000
Sale Price/Sqft:	\$83.66	\$207.56	\$76.47



024889 154.-1-18

Jackson Hill Rd

Harvey, Dana E



024889 179.15-1-16

9329 Bradley Ave

Cowher, Darrin



024889 166.-1-39.23

5405 Little Rd

Mosgrove, Michael W

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	1.60	0.70	7.80
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	2 Fair	4 Good
Grade:	C Average	C Average	C Average
Fireplaces:	1	1	0
Bedrooms:	2	3	3
Full/Half Baths:	2 / 0	1 / 1	2 / 0
Square Foot:	1368	1452	1456
Land Av:	\$16,100	\$12,900	\$25,400
Total Av:	\$101,900	\$91,700	\$222,300
Sale Date:	08/08/22	09/23/21	12/10/21
Sale Price:	\$130,000	\$106,000	\$220,000
Sale Price/Sqft:	\$95.03	\$73.00	\$151.10



024889 166.-1-6
5461 Rt 305

Hewlett, Ellen J



024889 167.-1-32.2
8896 Co Rd 20

Stuck, Dylan C



024889 179.19-1-8
4557 Rt 305

Bell, Devin

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	2.70	4.30	1.20
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	4 Good	3 Normal	3 Normal
Grade:	B Good	C Average	C Average
Fireplaces:	2	0	1
Bedrooms:	2	3	3
Full/Half Baths:	2 / 0	1 / 0	1 / 0
Square Foot:	1232	1232	1256
Land Av:	\$17,900	\$20,600	\$15,500
Total Av:	\$174,500	\$122,500	\$112,100
Sale Date:	07/23/21	06/09/20	09/14/21
Sale Price:	\$215,000	\$105,000	\$115,000
Sale Price/Sqft:	\$174.51	\$85.23	\$91.56



024889 168.-1-4.2
8353 Jackson Hill Rd

Brundage, Eric



024889 179.11-1-19
4734 Rt 305 S

Colley, Michael A



024889 179.19-1-34
9318 Beebe Hill Rd

Federowicz, Linda

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	2.10	0.25	0.43
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	2 Fair	4 Good	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	3
Full/Half Baths:	1 / 0	1 / 1	2 / 0
Square Foot:	1152	1200	1200
Land Av:	\$16,900	\$12,600	\$10,400
Total Av:	\$118,900	\$123,200	\$113,700
Sale Date:	12/21/20	06/30/22	09/16/21
Sale Price:	\$88,500	\$129,001	\$120,000
Sale Price/Sqft:	\$76.82	\$107.50	\$100.00



024889 193.-1-6.71
4315 Hopkins Rd

General, Wayne S



024889 193.-1-49.1
9050 Stout Rd

Keesler, Kent



024889 180.-1-34
9030 Spring St Rd

Cobado, Dakotah G

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	3.00	5.00	1.10
Bldg Style:		01 Ranch	01 Ranch
Condition:		3 Normal	3 Normal
Grade:		C Average	D Economy
Fireplaces:		1	0
Bedrooms:		1	2
Full/Half Baths:		1 / 0	1 / 0
Square Foot:		888	1056
Land Av:	\$15,700	\$21,800	\$15,200
Total Av:	\$15,700	\$60,600	\$89,500
Sale Date:	08/28/19	12/04/20	06/17/19
Sale Price:	\$7,800	\$60,000	\$66,000
Sale Price/Sqft:		\$67.57	\$62.50



024889 155.-1-15
8472 Jackson Hill Rd

Proctor, Jr., Glenn Edward



024889 194.-1-3.1
Summit Rd

Fuller, Rebecca L



024889 179.-1-44.5
9820 Keller Hill Rd

Drum, Joshusa P

Prop Class:	105 Vac farmland	105 Vac farmland	116 Other stock
Neighborhood:	30	30	30
School Code:	024801 Cuba/rushford	025001 Friendship	024801 Cuba/rushford
Land Size:	53.10	31.20	10.39
Bldg Style:			01 Ranch
Condition:			3 Normal
Grade:			D Economy
Fireplaces:			2
Bedrooms:			3
Full/Half Baths:			2 / 0
Square Foot:			2160
Land Av:	\$65,000	\$36,000	\$20,000
Total Av:	\$65,000	\$36,000	\$210,000
Sale Date:	03/11/22	03/24/22	09/12/19
Sale Price:	\$65,500	\$36,000	\$203,200
Sale Price/Sqft:			\$94.07



024801 166.19-2-35
12 Maple St

Oliver, John



024801 166.19-2-19
87-89 Main St

Simons, Linda



024801 179.7-3-51
33 Chapel St

HA.JA, LLC

Prop Class:	220 2 Family Res	220 2 Family Res	230 3 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.21	0.20	0.22
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	2 Fair	3 Normal	2 Fair
Grade:	C Average	D Economy	D Economy
Fireplaces:	0	0	0
Bedrooms:	4	5	4
Full/Half Baths:	2 / 0	2 / 1	3 / 0
Square Foot:	2800	2888	2164
Land Av:	\$8,800	\$8,500	\$9,200
Total Av:	\$99,000	\$85,000	\$78,000
Sale Date:	08/06/21	11/09/22	10/06/21
Sale Price:	\$95,000	\$85,000	\$61,000
Sale Price/Sqft:	\$33.93	\$29.43	\$28.19



024801 166.19-1-50
Branch Rd

Yox, David M



024801 166.19-4-74.3
Genesee St

Cuba Restorations, LLC



024801 179.7-5-10.3
behind Champlain Ave

Burt, Thomas B

Prop Class:	312 Vac w/imprv	330 Vacant comm	331 Com vac w/imp
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	35.40	0.10	0.60
Bldg Style:			
Condition:			
Grade:			
Fireplaces:			
Bedrooms:			
Full/Half Baths:			
Square Foot:			
Land Av:	\$19,000	\$3,000	\$1,000
Total Av:	\$19,000	\$3,000	\$1,000
Sale Date:	12/30/20	12/30/21	01/13/20
Sale Price:	\$19,000	\$3,000	\$100
Sale Price/Sqft:			



024801 179.7-1-17
16 Orchard St

Bilotta, Leslie A



024801 179.7-2-69
3 Orchard St

Maedl, Raymond T II



024801 166.19-2-40
22 Maple St

Green, Gordon H

Prop Class:	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.30	0.13	0.31
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	2 Fair	2 Fair	3 Normal
Grade:	D Economy	D Economy	D Economy
Fireplaces:	0	0	0
Bedrooms:	4	3	6
Full/Half Baths:	2 / 0	2 / 1	2 / 0
Square Foot:	1744	2028	2226
Land Av:	\$12,000	\$6,000	\$12,100
Total Av:	\$57,000	\$54,000	\$45,000
Sale Date:	01/28/20	12/23/19	12/05/22
Sale Price:	\$47,500	\$34,000	\$20,000
Sale Price/Sqft:	\$27.24	\$16.77	\$8.98



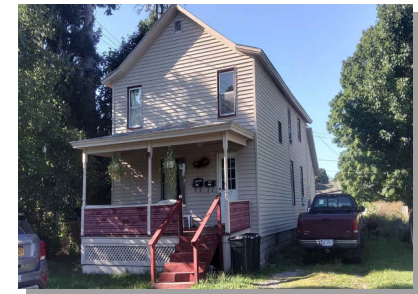
024801 166.19-1-14
41 Medbury Ave

Vaccaro, Kelly



024801 166.19-3-46
10 Windsor St

Keith, Matthew



024801 179.7-3-45
7 Park St

O'Brien, Tina

Prop Class:	215 1 Fam Res w/Apt	220 2 Family Res	220 2 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.99	0.40	0.09
Bldg Style:	08 Old style	04 Cape cod	08 Old style
Condition:	3 Normal	2 Fair	3 Normal
Grade:	C Average	C Average	D Economy
Fireplaces:	0	1	0
Bedrooms:	4	5	4
Full/Half Baths:	3 / 0	2 / 0	2 / 0
Square Foot:	3098	1647	1660
Land Av:	\$19,800	\$13,400	\$4,600
Total Av:	\$172,000	\$110,000	\$62,000
Sale Date:	01/03/20	06/23/20	06/09/21
Sale Price:	\$153,000	\$90,000	\$58,500
Sale Price/Sqft:	\$49.39	\$54.64	\$35.24



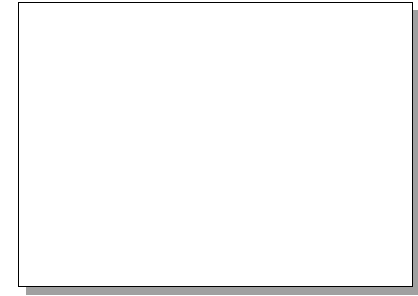
024801 166.19-4-63
7 Maple St

Steele, Christopher A



024801 179.7-1-35
80 South St

Gospodarski, Audrelle



024801 179.7-4-21.1
79 South St

Washburn, Kevin M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.24	0.19	3.20
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	2 Fair	3 Normal	3 Normal
Grade:	C Average	C Average	D Economy
Fireplaces:	2	0	3
Bedrooms:	5	5	6
Full/Half Baths:	2 / 3	2 / 0	2 / 0
Square Foot:	3328	3660	5288
Land Av:	\$9,900	\$8,100	\$27,800
Total Av:	\$82,000	\$175,000	\$140,000
Sale Date:	06/04/21	04/30/21	11/28/22
Sale Price:	\$82,000	\$163,400	\$140,000
Sale Price/Sqft:	\$24.64	\$44.64	\$26.48



024801 179.7-2-46
76 South St

Young, Michelle



024801 179.7-3-32
33 South St

Dunn, Connor J



024801 179.7-4-29
65 South St

Morrison, Jason

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.13	0.25	0.34
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	3	1
Bedrooms:	4	4	4
Full/Half Baths:	2 / 1	4 / 0	3 / 0
Square Foot:	3000	3104	3272
Land Av:	\$6,000	\$10,200	\$12,500
Total Av:	\$141,000	\$145,000	\$173,000
Sale Date:	05/18/20	10/08/19	08/28/20
Sale Price:	\$121,900	\$119,000	\$125,000
Sale Price/Sqft:	\$40.63	\$38.34	\$38.20



024801 179.7-3-31
37 South St

Edwards, Neil R



024801 179.6-1-18
97 Main St

O'Neill, Shawn A



024801 179.6-1-12
89 Main St

Meehan, Edward P III

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.32	0.30	0.54
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	4 Good	2 Fair	3 Normal
Grade:	C Average	D Economy	C Average
Fireplaces:	0	1	1
Bedrooms:	4	4	4
Full/Half Baths:	3 / 0	2 / 0	2 / 0
Square Foot:	2864	2952	2968
Land Av:	\$12,200	\$12,000	\$16,700
Total Av:	\$155,000	\$79,000	\$180,000
Sale Date:	12/01/21	06/03/21	07/20/22
Sale Price:	\$148,000	\$72,000	\$180,000
Sale Price/Sqft:	\$51.68	\$24.39	\$60.65



024801 179.7-2-45
72 South St

App, Heather R



024801 166.19-3-3
46 Main St

Retz, Jonathan



024801 179.7-2-42
60 South St

McPhee, Shannen C

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.25	0.37	0.25
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	2 Fair	4 Good
Grade:	C Average	C Average	B Good
Fireplaces:	1	2	2
Bedrooms:	4	4	3
Full/Half Baths:	1 / 1	1 / 0	3 / 0
Square Foot:	2648	2760	2784
Land Av:	\$10,200	\$13,000	\$10,200
Total Av:	\$131,000	\$125,000	\$250,000
Sale Date:	09/08/21	10/31/22	09/08/21
Sale Price:	\$125,000	\$125,000	\$240,000
Sale Price/Sqft:	\$47.21	\$45.29	\$86.21



024801 179.7-4-26

83 South St

Worthington, Cameron D



024801 179.6-1-51

9 Bristol St

Sirianni, Renaye M



024801 179.6-1-22.1

12 Prospect St

Macwhorter, William E

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.15	0.43	1.60
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	D Economy	C Average
Fireplaces:	1	0	1
Bedrooms:	3	5	4
Full/Half Baths:	2 / 0	2 / 1	2 / 0
Square Foot:	2360	2422	2496
Land Av:	\$6,700	\$14,300	\$22,000
Total Av:	\$115,000	\$80,000	\$154,000
Sale Date:	01/27/20	12/19/22	09/02/20
Sale Price:	\$96,820	\$49,500	\$138,000
Sale Price/Sqft:	\$41.03	\$20.44	\$55.29



024801 179.6-1-26
24 Prospect St

Ward, Maxwell H



024801 166.19-3-12
74 Main St

Amundson, Robert



024801 179.6-1-25
22 Prospect St

Linn, Justin M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.41	0.17	0.50
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	2 Fair
Grade:	D Economy	D Economy	D Economy
Fireplaces:	1	0	0
Bedrooms:	4	3	3
Full/Half Baths:	1 / 0	2 / 0	2 / 0
Square Foot:	2032	2052	2060
Land Av:	\$13,700	\$8,800	\$16,300
Total Av:	\$72,000	\$104,000	\$54,000
Sale Date:	05/23/22	11/11/21	04/21/21
Sale Price:	\$70,000	\$100,000	\$47,000
Sale Price/Sqft:	\$34.45	\$48.73	\$22.82



024801 179.7-2-59
21 Mill St

Militello, Allison M



024801 166.19-3-21
49 Spring St

Karst, David



024801 166.19-2-24
69 Main St

Prior, Hunter Michael

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.25	0.27	0.52
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	2 Fair	2 Fair	4 Good
Grade:	D Economy	D Economy	C Average
Fireplaces:	0	0	0
Bedrooms:	5	3	3
Full/Half Baths:	2 / 0	1 / 0	2 / 0
Square Foot:	1836	1948	2017
Land Av:	\$10,200	\$10,900	\$16,400
Total Av:	\$68,000	\$85,000	\$113,000
Sale Date:	08/25/20	06/07/19	11/29/21
Sale Price:	\$60,000	\$42,500	\$109,000
Sale Price/Sqft:	\$32.68	\$21.82	\$54.04



024801 179.7-2-52
31 Orchard St

Leichner, Charles A



024801 166.19-4-82
8 Elm St

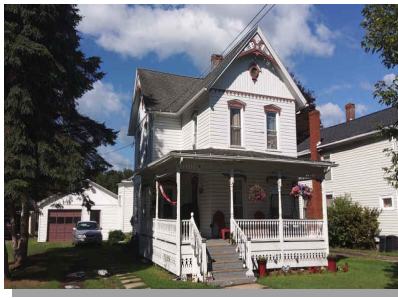
Comes, Casey A



024801 166.19-2-29
47 Main St

Marpel, Brian E

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.36	0.19	0.12
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	D Economy
Fireplaces:	0	0	1
Bedrooms:	3	3	3
Full/Half Baths:	1 / 1	1 / 1	1 / 2
Square Foot:	1790	1820	1826
Land Av:	\$12,800	\$8,100	\$5,700
Total Av:	\$91,000	\$87,000	\$75,000
Sale Date:	03/15/21	10/30/20	02/14/22
Sale Price:	\$85,000	\$79,000	\$74,000
Sale Price/Sqft:	\$47.49	\$43.41	\$40.53



024801 166.19-4-12
31 Genesee St

Kesler, Todd I



024801 179.7-3-25
9 Grove St

Burgess, Casey



024801 179.6-1-45
125 Main St

Schell, Airl

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.18	0.25	0.30
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	D Economy	C Average
Fireplaces:	0	1	0
Bedrooms:	4	3	3
Full/Half Baths:	1 / 0	2 / 0	1 / 1
Square Foot:	1696	1752	1788
Land Av:	\$8,500	\$10,200	\$12,000
Total Av:	\$93,000	\$70,000	\$83,000
Sale Date:	04/20/21	10/26/20	01/06/20
Sale Price:	\$85,500	\$58,000	\$69,500
Sale Price/Sqft:	\$50.41	\$33.11	\$38.87



024801 179.7-3-72
12 Chapel St

Snyder, Molly



024801 179.6-1-42
133 Main St

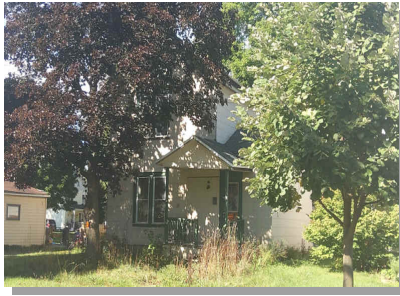
Sweet, Vanessa



024801 166.19-2-44
13 Green St

Vail, John

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.18	0.50	0.16
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	4 Good	2 Fair	3 Normal
Grade:	C Average	D Economy	D Economy
Fireplaces:	1	0	0
Bedrooms:	2	4	3
Full/Half Baths:	1 / 1	1 / 0	1 / 0
Square Foot:	1400	1605	1614
Land Av:	\$7,800	\$16,300	\$7,400
Total Av:	\$148,000	\$52,000	\$58,000
Sale Date:	07/28/22	03/26/21	11/16/20
Sale Price:	\$140,000	\$48,000	\$53,000
Sale Price/Sqft:	\$100.00	\$29.91	\$32.84



024801 179.7-3-56.1
34 Chapel St

Trezise, Megan E



024801 166.19-2-2
16 Medbury Ave

VanTyne, Peter



024801 179.7-3-37
6 Vincent Ave

Stephens, Donald M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.21	0.22	0.21
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	2 Fair	3 Normal	3 Normal
Grade:	D Economy	D Economy	D Economy
Fireplaces:	0	0	1
Bedrooms:	3	3	3
Full/Half Baths:	1 / 0	1 / 0	2 / 0
Square Foot:	1384	1386	1398
Land Av:	\$8,800	\$9,200	\$10,200
Total Av:	\$40,000	\$46,000	\$60,000
Sale Date:	01/13/23	12/10/21	06/17/22
Sale Price:	\$20,000	\$43,500	\$56,500
Sale Price/Sqft:	\$14.45	\$31.39	\$40.41



024801 179.7-3-40
8 Chapel St

Emhof, Haley



024801 166.19-4-78.1
14 Genesee Pkwy

Pesciotta, Daniel T



024801 179.7-1-31
7 Chamberlain St

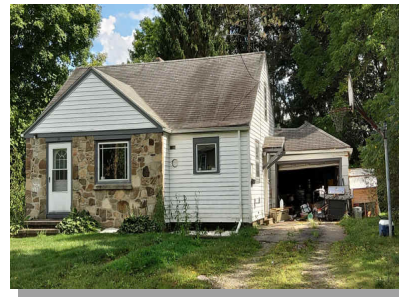
Adramonwicz, Betsy

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.08	0.14	0.15
Bldg Style:	08 Old style	08 Old style	08 Old style
Condition:	3 Normal	4 Good	3 Normal
Grade:	D Economy	C Average	D Economy
Fireplaces:	0	0	1
Bedrooms:	3	2	3
Full/Half Baths:	1 / 0	1 / 1	1 / 0
Square Foot:	1056	1128	1152
Land Av:	\$4,300	\$6,400	\$6,700
Total Av:	\$59,000	\$127,000	\$71,000
Sale Date:	10/08/21	07/16/21	08/14/20
Sale Price:	\$57,000	\$120,000	\$63,000
Sale Price/Sqft:	\$53.98	\$106.38	\$54.69



024801 179.6-1-36.2
119 Bristol St

White, Jaime



024801 166.19-2-9
36 Medbury Ave

Reelick, Lauren J



024801 179.6-1-22.2
26 Bristol St

Zajicek, Katelyn M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.58	0.20	1.94
Bldg Style:	02 Raised ranch	04 Cape cod	05 Colonial
Condition:	3 Normal	3 Normal	4 Good
Grade:	C Average	D Economy	C Average
Fireplaces:	0	0	1
Bedrooms:	3	2	4
Full/Half Baths:	1 / 1	1 / 0	2 / 1
Square Foot:	2000	1152	2352
Land Av:	\$16,800	\$8,500	\$23,300
Total Av:	\$122,000	\$54,000	\$242,000
Sale Date:	09/06/22	07/10/20	09/23/22
Sale Price:	\$116,000	\$46,350	\$242,000
Sale Price/Sqft:	\$58.00	\$40.23	\$102.89



024801 166.19-2-54
13 Medbury Hts

Charles, Collin Robert



024801 179.7-5-15
27 Champlain Ave

Dyche, James A



024801 179.7-4-16
36 Champlain Ave

Castle, Lisa

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.42	0.27	0.70
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	D Economy	C Average
Fireplaces:	1	1	0
Bedrooms:	3	4	3
Full/Half Baths:	2 / 0	1 / 1	2 / 1
Square Foot:	1878	1932	2128
Land Av:	\$14,000	\$10,900	\$17,500
Total Av:	\$130,000	\$108,000	\$113,000
Sale Date:	05/27/22	11/15/19	01/03/20
Sale Price:	\$128,000	\$90,000	\$95,000
Sale Price/Sqft:	\$68.16	\$46.58	\$44.64



024801 179.7-4-60
25 Grove St

Anger, Stephanie



024801 179.6-1-61
126 Main St

Mann, Guy R



024801 179.7-4-76
19 Park Ext

Haas, Brandon

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.25	0.35	0.12
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	D Economy	D Economy
Fireplaces:	0	0	0
Bedrooms:	3	2	3
Full/Half Baths:	1 / 1	1 / 0	1 / 0
Square Foot:	1220	1405	1592
Land Av:	\$10,200	\$12,700	\$5,700
Total Av:	\$109,000	\$90,000	\$85,000
Sale Date:	12/20/19	07/14/21	09/24/19
Sale Price:	\$91,000	\$80,000	\$69,000
Sale Price/Sqft:	\$74.59	\$56.94	\$43.34



024801 166.19-2-5
1 Medbury Hts

VanDruff, Michael Dean



024801 166.19-3-44.1
9 Grace St

Freeborn, Jeremy



024801 179.6-1-36.43
33 Bristol St

McCluer, Nathan E

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	10	10	10
School Code:	024801 Cuba/rushford	024801 Cuba/rushford	024801 Cuba/rushford
Land Size:	0.15	0.35	0.70
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	2 Fair	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	2	2	2
Full/Half Baths:	1 / 0	1 / 1	1 / 1
Square Foot:	960	1120	1152
Land Av:	\$6,700	\$12,700	\$17,500
Total Av:	\$96,000	\$66,000	\$148,000
Sale Date:	10/26/21	05/11/20	01/06/20
Sale Price:	\$92,500	\$55,000	\$125,000
Sale Price/Sqft:	\$96.35	\$49.11	\$108.51