

2017 GRIEVANCE: TOWN OF VESTAL SINGLE FAMILY SALES

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NBHD	PCC	LOCATION	BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA		
48001	210	205	Alice	St	01	962	1980	0.22	70	142	21400	102400	4/17/17	\$88,900	\$92.41
48001	210	225	Alice	St	02	1614	1980	0.22	92.22	0	\$21,400	\$131,000	5/10/16	\$126,000	\$ 78.07
48001	210	129	Annetta	St	01	1240	1960	0.31	60	219.69	\$24,200	\$102,600	7/10/14	\$107,500	\$ 86.69
48001	210	209	Avondale	Ct	02	2260	1985	0	95	106.18	\$23,300	\$174,800	6/13/14	\$180,000	\$ 79.65
48001	210	3405	Brentwood	Pl	01	1625	1965	0.38	87	209	\$26,300	\$146,400	7/11/16	\$155,319	\$ 95.58
48001	210	1085	Bunn Hill	Rd	02	2359	1980	0.29	98.88	142.98	\$23,600	\$142,300	1/23/15	\$145,000	\$ 61.47
48001	210	1077	Bunn Hill	Rd	01	1430	1980	0.33	100	141.37	\$24,800	\$152,200	8/10/15	\$145,000	\$ 101.40
48001	210	4205	Fuller Hollow	Rd	13	936	1960	0.5			\$30,000	\$71,300	8/15/13	\$60,000	\$ 64.10
48001	210	3720	Gates	Rd	01	1084	1975	0	60	125	\$19,900	\$110,000	8/22/13	\$106,000	\$ 97.79
48001	210	501	Gates	Rd	08	1093	1965	0.51	130.58	0	\$30,200	\$108,500	10/16/15	\$103,000	\$ 94.24
48001	210	4041	Lauderdale	Dr	01	1249	1985	0	120	182	\$30,000	\$223,200	12/2/13	\$150,000	\$ 120.10
48001	210	4001	Lauderdale	Dr	01	1835	1960	0.46	79.43	259.48	\$28,800	\$166,300	2/11/15	\$184,500	\$ 100.55
48001	210	4064	Lauderdale	Dr	03	1904	1980	0	95	142.53	\$24,200	\$169,800	5/29/15	\$201,000	\$ 105.57
48001	210	4031	Lauderdale	Dr	01	1204	1985	0	120	100	\$23,300	\$127,800	8/4/15	\$135,000	\$ 112.13
48001	210	4013	Lauderdale	Dr	01	1420	1985	0	100	120	\$23,300	\$155,100	10/16/15	\$139,700	\$ 98.38
48001	210	3545	Maplecrest	Dr	04	1512	1985	0.47	82.25	250.99	\$29,100	\$144,900	8/19/13	\$130,000	\$ 85.98
48001	210	3540	Maplecrest	Dr	01	1304	1965	0	96	166.25	\$25,700	\$122,600	11/22/13	\$115,000	\$ 88.19
48001	210	3524	Maplecrest	Dr	04	1860	1980	0.6	75	187	\$32,000	\$135,000	2/6/15	\$123,500	\$ 66.40
48001	210	208	Meadowbrook	Ln	01	1416	1975	0.35	155	97	\$25,400	\$143,800	6/30/14	\$122,500	\$ 86.51
48001	210	152	Meadowbrook	Ln	03	2105	1970	0.36	86.45	176.55	\$25,700	\$149,300	10/8/14	\$138,500	\$ 65.80
48001	210	3836	Pembrooke	Ln	02	1388	1985	0.29	80	150.08	\$23,600	\$131,900	9/18/14	\$137,000	\$ 98.70
48001	210	3817	Pembrooke	Ln	05	1560	1980	0.31	75	179.58	\$24,200	\$143,300	5/12/15	\$177,700	\$ 113.91
48001	210	3704	Pembrooke	Ln	05	1560	1985	0	98.2	112.35	\$22,300	\$140,900	4/6/16	\$139,000	\$ 89.10
48001	210	3805	Pembrooke	Ln	01	1360	1980	0.63	152.97	0	\$32,600	\$139,600	4/26/16	\$168,000	\$ 123.53
48001	210	3845	Pembrooke	Ln	05	1844	1980	0.24	95.05	151.1	\$22,000	\$154,500	7/28/16	\$186,170	\$ 100.96
48001	210	3848	Pembrooke	Ln	02	2316	1990	0.33	72.72	0	\$24,800	\$201,100	3/30/17	\$221,500	\$95.64
48001	210	3604	Pinecrest	Rd	01	1056	1975	0.41	132.97	0	\$27,200	\$123,100	12/5/14	\$125,000	\$ 118.37
48001	210	416	Pinecrest	Rd	01	2224	1985	0.3	104.81	0	\$23,900	\$181,300	1/19/15	\$165,000	\$ 74.19
48001	210	3605	Pinecrest	Rd	03	1774	1965	0.42	100	141.42	\$27,600	\$142,300	9/22/15	\$242,300	\$ 136.58
48001	210	3629	Pinecrest	Rd	01	1802	2000	0.44	105	124.16	\$28,200	\$248,900	10/13/16	\$255,000	\$ 141.51
48001	210	601	Queensbury	Ct	05	1708	1975	0.49	106.75	283.31	\$29,700	\$141,400	5/21/15	\$150,000	\$ 87.82
48001	210	605	Queensbury	Ct	01	1756	1975	0.48	80.36	275.61	\$29,400	\$176,200	12/8/16	\$169,900	\$ 96.75
48001	210	224	Schubmehl	Rd	05	1716	1975	0	115	110	\$23,600	\$145,800	9/23/15	\$126,000	\$ 73.43
48001	210	321	Schubmehl	Rd	04	1571	1970	0	120	103	\$23,300	\$132,100	8/30/16	\$91,000	\$ 57.93
48001	210	3433	Stratford	Dr	01	1305	1980	0.41	90	0	\$27,200	\$133,700	8/6/13	\$124,900	\$ 95.71
48001	210	3521	Stratford	Dr	04	1949	1970	0.29	67.18	192.87	\$23,600	\$152,000	10/21/14	\$155,000	\$ 79.53
48001	210	3413	Stratford	Dr	01	1242	1975	0.65	129	216	\$33,000	\$115,700	3/18/15	\$129,000	\$ 103.87
48001	210	3429	Stratford	Dr	01	1442	1980	0.42	90	0	\$27,600	\$143,200	12/29/15	\$136,000	\$ 94.31
48001	210	4641	Vestal	Pkwy	08	1737	1975	0.59	75	339	\$31,800	\$137,800	1/30/14	\$200,000	\$ 115.14

BLD STYLE KEY: 01 RANCH; 02 RAISED RANCH; 03 SPLIT LVL; 04 CAPE COD; 05 COLONIAL; 06 CONTEMP; 07 MANSION;  
08 OLD STYLE; 09 COTTAGE; 10 ROW; 11 LOG; 12 DUPLEX; 13 BUNG; 14 OTHER; 15 TWN HOUSE; 16 A-FRAME; 17 MH

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NBHD	PCC	LOCATION	BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA	
48001	210	2213	Vestal Rd	01	1146	1970	1.03	0	0	\$41,300	\$115,900	3/12/15	\$60,000	\$ 52.36
48001	210	3621	Vestal Rd	04	1638	1970	0.38	82.94	195.86	\$26,300	\$127,500	2/22/16	\$115,000	\$ 70.21
48001	210	1929	Vestal Rd	08	1610	1965	0.31	100	0	\$18,100	\$68,400	4/8/16	\$90,000	\$ 55.90
48001	210	4637	Vestal Pkwy	08	1196	1975	0	75	341	\$31,800	\$132,700	1/10/14	\$200,000	\$ 167.22
48001	210	4653	Vestal Pkwy	08	1592	1970	0	75	333	\$31,400	\$110,000	2/3/14	\$200,000	\$ 125.63
48001	210	4633	Vestal Pkwy	08	1343	1955	0	75	342	\$31,800	\$99,200	2/11/14	\$200,000	\$ 148.92
48001	210	4629	Vestal Pkwy	08	1299	1970	0	75	340	\$31,800	\$128,900	2/17/14	\$200,000	\$ 153.97
48001	210	4645	Vestal Pkwy	08	1374	1970	0	75	340	\$31,800	\$133,000	2/17/14	\$200,000	\$ 145.56
48001	210	4649	Vestal Pkwy	08	1320	1970	0	75	338	\$31,600	\$132,800	2/24/14	\$200,000	\$ 151.52
48001	210	4665	Vestal Pkwy	08	1440	1938	0.55			\$31,000	\$128,300	2/24/14	\$200,000	\$ 138.89
48001	210	4673	Vestal Pkwy	08	1392	1932	0.58			\$31,600	\$131,000	1/30/14	\$200,000	\$ 143.68
48001	210	3504	Vestal Pkwy	04	2087	1980	0.76	166.66	200	\$35,200	\$176,700	10/19/16	\$586,950	\$ 281.24
48001	210	709	Woods Rd	04	1548	1965	0	50	135	\$19,300	\$122,600	12/16/13	\$123,000	\$ 79.46
48001	210	713	Woods Rd	06	1528	1980	0	50	135	\$19,300	\$134,300	8/9/16	\$135,000	\$ 88.35

48002	210	269	Academy Dr	01	1118	1970	0.22	85	110	\$16,400	\$108,300	9/21/13	\$107,000	\$ 95.71
48002	210	280	Academy Dr	01	1346	1980	0	75	120	\$16,100	\$124,200	5/22/15	\$136,000	\$ 101.04
48002	210	300	Academy Dr	01	1228	1980	0.36	70	132.04	\$20,700	\$122,600	10/29/15	\$118,000	\$ 96.09
48002	210	265	Academy Dr	01	1118	1975	0.21	82	0	\$16,000	\$118,400	1/26/16	\$117,021	\$ 104.67
48002	210	301	Academy Dr	01	1290	1975	0.28	110	0	\$18,300	\$95,300	6/15/16	\$67,000	\$ 51.94
48002	210	281	Academy Dr	01	1092	1975	0	82	110.02	\$16,100	\$114,100	2/15/17	\$152,000	\$139.19
48002	210	412	Alpine Dr	03	2040	1970	0	80	120	\$16,400	\$143,100	2/7/17	\$143,000	\$ 70.10
48002	210	808	Annabelle St	04	1170	1970	0	60	120	\$14,900	\$104,800	8/19/14	\$108,000	\$ 92.31
48002	210	412	Butternut Dr	03	2092	1980	0.25	80	0	\$17,300	\$142,300	7/31/13	\$133,500	\$ 63.82
48002	210	1601	Butternut Dr	03	1980	1980	0.23	90	148.89	\$16,700	\$127,900	11/5/13	\$104,000	\$ 52.53
48002	210	109	Charles St	05	1753	1970	0	51	204	\$17,000	\$149,600	8/20/14	\$131,000	\$ 74.73
48002	210	104	Charles St	08	2040	1980	0.34	109	0	\$20,100	\$142,400	12/16/14	\$149,000	\$ 73.04
48002	210	808	Circle Dr	13	1118	1970	0.21	70	140	\$16,100	\$96,100	6/25/15	\$99,000	\$ 88.55
48002	210	117	Circle Dr	04	1080	1975	0	60	150	\$16,100	\$101,800	10/6/16	\$122,500	\$ 113.43
48002	210	144	Clark St	09	672	1965	0	70	132	\$16,100	\$60,100	9/5/14	\$65,000	\$ 96.73
48002	210	156	Clark St	04	1404	1970	0	69	132	\$16,100	\$120,300	8/9/16	\$130,700	\$ 93.09
48002	210	401	Colonial Ave	13	1130	1970	0	60	132	\$15,200	\$101,700	5/27/15	\$110,638	\$ 97.91
48002	210	516	Delano Ave	01	1872	1980	0	60	140	\$15,500	\$155,200	4/1/16	\$139,900	\$ 74.73
48002	210	305	Doris Ave	05	1326	1970	0.18	90	0	\$15,200	\$112,900	4/23/15	\$110,630	\$ 83.43
48002	210	301	Edgewood Rd	05	1448	1975	0.29	92	0	\$18,600	\$137,000	7/15/15	\$132,000	\$ 91.16
48002	210	212	Elizabeth St	13	1515	1970	0.19	50	174.43	\$11,600	\$101,800	8/11/14	\$85,000	\$ 56.11
48002	210	336	Frey Ave	05	1584	1985	0.2	58.08	0	\$15,200	\$139,600	11/14/13	\$177,000	\$ 111.74
48002	210	418	Frey Ave	13	1277	1965	0.95	270	185	\$34,000	\$131,000	5/11/16	\$115,000	\$ 90.06
48002	210	301	Frey Ave	13	988	1970	0	50	135	\$14,300	\$84,400	11/30/16	\$50,000	\$ 50.61
48002	210	417	Frey Ave	04	1901	1975	0	97.84	105	\$17,000	\$164,500	3/18/17	\$146,000	\$76.80
48002	210	314	Front St	08	1036	1970	0.33	13	0	\$9,900	\$66,000	6/3/14	\$65,000	\$ 62.74
48002	210	321	Front St	08	1006	1970	0.38	45.79	222.75	\$10,700	\$59,200	11/30/14	\$39,900	\$ 39.66
48002	210	1309	Front St	01	1248	1980	0.34	0	0	\$20,100	\$145,400	11/12/15	\$137,234	\$ 109.96

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48002	210	221	Front St	08	1314	1985	0.25	60	177	\$8,700	\$73,900	10/14/16	\$62,000	\$ 47.18
48002	210	229	Harding Ave	04	1260	1975	0	60	125	\$14,900	\$107,900	1/11/16	\$90,000	\$ 71.43
48002	210	328	Harding Ave	01	989	1975	0	60	125	\$14,900	\$91,500	9/19/16	\$100,000	\$ 101.11
48002	210	152	Hawthorne St	13	1322	1965	0	51.1	116.66	\$14,000	\$95,000	12/19/13	\$93,617	\$ 70.82
48002	210	120	Hawthorne St	13	896	1980	0	50	116.66	\$13,700	\$82,500	10/28/16	\$92,268	\$ 102.98
48002	210	405	Hazel Dr	01	1684	1975	0.25	90	120	\$17,300	\$146,400	7/26/13	\$135,500	\$ 80.46
48002	210	104	Hazel Dr	01	1144	1975	0.23	80.4	139	\$16,700	\$96,100	8/15/14	\$109,000	\$ 95.28
48002	210	144	Hazel Dr	04	1376	1975	0.18	60.13	130.15	\$15,200	\$114,200	10/30/14	\$89,000	\$ 64.68
48002	210	513	Hazel Dr	05	1848	1975	0	80	120	\$16,400	\$156,700	12/17/15	\$150,000	\$ 81.17
48002	210	1339	Hillside Dr	05	2876	1990	6.66	0	0	\$88,300	\$280,400	5/13/16	\$285,000	\$ 99.10
48002	210	317	Hoffman Ave	04	1044	1970	0	60	125	\$14,900	\$85,000	7/17/13	\$73,000	\$ 69.92
48002	210	329	Hoffman Ave	04	1184	1970	0	60	125	\$14,900	\$105,700	9/20/13	\$98,000	\$ 82.77
48002	210	225	Hoffman Ave	04	1470	1970	0	60	125	\$14,900	\$112,200	7/27/16	\$89,000	\$ 60.54
48002	210	116	Katherine Ln	13	1342	1960	0.16	45	149.55	\$14,600	\$73,900	8/28/13	\$89,900	\$ 66.99
48002	210	113	Kimball Rd	08	1144	1970	0.16	50	156.78	\$14,600	\$90,300	7/16/13	\$59,900	\$ 52.36
48002	210	121	Kimball Rd	08	1564	1970	0.16	50	134.98	\$14,700	\$129,200	7/17/14	\$100,900	\$ 64.51
48002	210	113	Kimball Rd	08	1144	1970	0.16	50	156.78	\$14,600	\$90,300	5/22/15	\$105,000	\$ 91.78
48002	210	420	Lagrange St	01	1092	1985	0	65	140	\$16,100	\$110,300	10/4/13	\$96,500	\$ 88.37
48002	210	416	Lagrange St	01	1200	1975	0.21			\$16,100	\$117,600	10/19/16	\$125,630	\$ 104.69
48002	210	404	Lagrange St	05	1968	1980	0	65	140	\$16,100	\$156,300	10/14/14	\$177,000	\$ 89.94
48002	210	202	Lagrange St	04	1568	1975	0.24	70.02	143.62	\$17,000	\$129,200	7/28/15	\$125,000	\$ 79.72
48002	210	113	Lagrange St	01	1317	1985	0	50	132	\$14,300	\$121,300	4/8/16	\$105,500	\$ 80.11
48002	210	329	Leland Ave	05	1512	1990	0	100	135	\$19,200	\$148,200	8/13/15	\$152,500	\$ 100.86
48002	210	324	Leroy Ave	04	1409	1975	0.19	65	125.13	\$15,500	\$117,100	3/20/14	\$115,000	\$ 81.62
48002	210	324	Leroy Ave	04	1409	1975	0.19	65	125.13	\$15,500	\$117,100	4/27/16	\$123,900	\$ 87.94
48002	210	321	Leroy Ave	04	1463	1970	0.25	90	125	\$17,300	\$128,400	2/10/17	\$125,000	\$ 85.44
48002	210	204	Lewis St	05	1396	1970	0.23	114.01	140	\$16,700	\$122,300	10/30/14	\$123,900	\$ 88.75
48002	210	401	Main St	01	1568	1986	0.3	105.5	130.06	\$18,900	\$154,500	6/27/14	\$139,500	\$ 88.97
48002	210	517	Main St	13	1226	1970	0.14	45	141	\$14,000	\$92,100	10/8/14	\$82,000	\$ 66.88
48002	210	409	Main St	08	2244	1975	0.53	152.5	182.49	\$25,600	\$163,200	5/19/15	\$170,000	\$ 75.76
48002	210	716	Main St	08	1118	1950	0.19	75	110	\$15,500	\$58,200	8/19/16	\$97,000	\$ 86.76
48002	210	837	Main St	06	2640	1990	1.12	0	0	\$36,200	\$233,900	1/11/17	\$268,000	\$ 101.52
48002	210	216	Marion St	13	714	1975	0.15	53	120.91	\$14,300	\$68,900	10/28/14	\$79,500	\$ 111.35
48002	210	229	Marion St	04	1634	1960	0.18	50	0	\$15,200	\$125,200	7/2/15	\$140,000	\$ 85.68
48002	210	117	Melbourne St	13	1010	1970	0	50	116.66	\$13,700	\$82,900	4/22/15	\$105,319	\$ 104.28
48002	210	148	Melbourne St	08	1584	1975	0.27	50	232.16	\$18,000	\$79,900	12/12/15	\$65,000	\$ 41.04
48002	210	504	Mirador Dr	03	1150	1975	0.25	84	124.49	\$17,300	\$107,500	7/8/13	\$100,000	\$ 86.96
48002	210	501	Mirador Dr	01	960	1975	0.3	72.58	177.15	\$19,000	\$106,400	2/21/14	\$96,000	\$ 100.00
48002	210	609	Mirador Dr	01	1240	1985	0.25	75	141	\$17,300	\$121,400	7/21/14	\$120,000	\$ 96.77
48002	210	704	Mirador Dr	01	1056	1970	0.22	75	129.55	\$16,400	\$100,300	10/30/14	\$93,000	\$ 88.07

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48002	210	1401	Seymour Rd	01	1532	1980	0	56	136.25	\$15,800	\$131,000	7/20/16	\$124,000	\$ 80.94
48002	210	1412	Seymour Rd	01	1332	1980	0.21	85	127.72	\$16,100	\$139,300	3/28/17	\$150,000	\$112.61
48002	210	209	Torrance Ave	01	1036	1965	0.64	126.93	422.69	\$27,800	\$81,500	9/22/13	\$99,900	\$ 96.43
48002	210	408	Torrance Ave	04	1464	1965	0.26	62	224.36	\$17,700	\$104,900	12/10/13	\$96,378	\$ 65.83
48002	210	200	Torrance Ave	01	1128	1970	0.18	60	0	\$15,000	\$94,000	4/1/14	\$100,744	\$ 89.31
48002	210	612	Torrance Ave	03	1761	1965	0	67	191.51	\$18,600	\$138,600	9/29/14	\$117,000	\$ 66.44
48002	210	705	Torrance Ave	08	1608	1960	0.35	86.99	188.58	\$20,400	\$119,000	3/20/15	\$151,000	\$ 93.91
48002	210	337	Torrance Ave	01	1148	1970	0.78	60	0	\$30,600	\$122,300	5/5/15	\$94,000	\$ 81.88
48002	210	216	Torrance Ave	01	1362	1975	0.28	90	0	\$18,300	\$140,800	10/2/15	\$142,000	\$ 104.26
48002	210	228	Torrance Ave	13	720	1970	0.19	60	0	\$15,400	\$76,900	11/24/15	\$68,000	\$ 94.44
48002	210	300	Torrance Ave	04	1375	1970	0	60	139.37	\$15,500	\$103,000	11/24/15	\$103,000	\$ 74.91
48002	210	701	Torrance Ave	05	1574	1970	0	60	188.58	\$17,700	\$129,800	2/10/16	\$119,900	\$ 76.18
48002	210	613	Torrance Ave	05	1450	1970	0	60	188	\$17,700	\$122,100	7/28/16	\$112,000	\$ 77.24
48002	210	716	Torrance Ave	05	1296	1970	0.42	88.88	0	\$22,600	\$121,900	9/21/16	\$95,000	\$ 73.30
48002	210	517	Torrance Ave	08	2076	1980	0	60	188.58	\$17,700	\$145,900	2/14/17	\$134,000	\$ 64.55
48002	210	712	Verna Dr	01	1099	1970	0.33	107.92	150	\$19,800	\$105,000	4/24/14	\$136,500	\$ 124.20
48002	210	800	Verna Dr	01	840	1985	0	90	150	\$19,200	\$107,400	1/21/15	\$70,000	\$ 83.33
48002	210	825	Verna Dr	13	1044	1965	0.23	108.6	120	\$16,700	\$93,200	12/10/16	\$84,500	\$ 80.94
48002	210	425	Virginia Ave	03	1251	1975	0.23	63.43	145.85	\$16,700	\$116,800	10/29/15	\$134,500	\$ 107.51
48002	210	401	Virginia Ave	01	1243	1975	0.27	96.89	0	\$18,000	\$115,000	6/1/16	\$121,649	\$ 97.87
48002	210	313	Woodlawn Dr	01	1118	1970	0.21	79.25	0	\$16,000	\$108,300	3/28/15	\$122,000	\$ 109.12
48002	210	212	Wright Rd	04	2583	1970	0.35	127.8	0	\$20,400	\$185,700	7/28/14	\$175,000	\$ 67.75
48009	210	217	Crest St	01	1104	1970	0.28	90	132	\$7,900	\$53,500	2/21/17	\$80,000	\$ 72.46
48009	210	216	Garden Ln	01	1492	1975	0.21	96.44	132.28	\$6,800	\$85,000	5/17/16	\$90,654	\$ 60.76
48009	210	209	Greenlawn Rd	01	1040	1975	0.29	120	103.22	\$8,000	\$87,400	9/22/14	\$115,000	\$ 110.58
48010	210	109	Andrews Rd	02	1934	1958	3.14	0	0	\$41,100	\$99,000	3/1/17	\$67,500	\$ 34.90
48010	210	182	Baker Hill Rd	01	1176	1975	1.03	0	0	\$25,300	\$102,900	10/5/15	\$130,000	\$ 110.54
48010	210	227	Brown Rd	08	1696	1960	3.14	0	0	\$41,100	\$106,700	3/20/14	\$145,000	\$ 85.50
48010	210	812	Bunn Hill Rd	01	1936	1980	2.29	0	0	\$51,100	\$154,300	9/27/13	\$160,000	\$ 82.65
48010	210	434	Castleman Rd	04	1386	1980	2.03	0	0	\$32,700	\$129,100	6/3/16	\$128,865	\$ 92.98
48010	210	469	Echo Rd	04	2194	2000	1.21	110	165	\$27,100	\$230,200	8/23/13	\$175,000	\$ 79.76
48010	210	623	Echo Rd	02	1976	1990	4.51	0	0	\$51,300	\$172,800	10/1/14	\$168,500	\$ 85.27
48010	210	640	Echo Rd	01	1040	1975	0.29	80	171.8	\$13,600	\$87,500	7/31/15	\$75,000	\$ 72.12
48010	210	636	Echo Rd	01	1296	1975	0.32	80	0	\$14,500	\$92,400	12/29/15	\$100,000	\$ 77.16
48010	242	825	Echo Rd	01	1252	1970	25.4	0	0	\$78,200	\$248,300	6/15/15	\$300,000	\$ 239.62
48010	210	58	Gardner Rd	08	1234	1970	7.21	0	0	\$59,400	\$135,800	1/6/17	\$124,000	\$ 100.49
48010	210	2508	Glenwood Rd	04	1996	1975	6.34	0	0	\$57,700	\$190,600	9/9/13	\$258,000	\$ 129.26
48010	210	2425	Glenwood Rd	01	1276	1980	2.05	0	0	\$32,900	\$132,800	3/19/15	\$175,000	\$ 137.15

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2017 GRIEVANCE: TOWN OF VESTAL SINGLE FAMILY SALES

NBHD	PCC		LOCATION		BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA
48010	210	139	Grippen Hill	Rd	01	1440	1970	0.91	100	382.68	\$24,100	\$139,400	1/28/16	\$119,149	\$ 82.74
48010	210	236	Horan	Rd	04	1552	1970	2	0	0	\$47,500	\$146,400	1/25/16	\$177,660	\$ 114.47
48010	242	292	Horan	Rd	08	1224	1970	24.68	0	0	\$124,400	\$160,100	6/8/16	\$110,000	\$ 89.87
48010	210	648	Jensen	Rd	04	2110	1960	1.14	115	0	\$26,100	\$154,300	12/3/16	\$167,020	\$ 79.16
48010	210	874	Jones	Rd	05	2122	1977	6.02	0	0	\$57,000	\$174,600	1/31/14	\$210,500	\$ 99.20
48010	210	368	Jones	Rd	05	2430	1975	0.78	165	265	\$22,800	\$177,600	3/24/15	\$214,000	\$ 88.07
48010	210	262	Knight	Rd	03	1920	1995	1.55	188.09	0	\$30,300	\$160,100	11/10/16	\$172,000	\$ 89.58
48010	242	165	Knight	Rd	08	2176	1970	10.46	0	0	\$65,900	\$205,500	7/28/14	\$237,500	\$ 109.15
48010	210	215	Mason	Rd	01	1032	1965	1.32	0	0	\$28,200	\$68,000	8/12/16	\$115,000	\$ 111.43
48010	210	209	Meeker	Rd	01	1532	1970	4.94	0	0	\$54,600	\$183,300	12/19/14	\$189,000	\$ 123.37
48010	210	95	Nelson	Rd	02	2728	1990	7.48	0	0	\$60,000	\$236,000	6/12/15	\$236,000	\$ 86.51
48010	210	47	Nelson	Rd	01	1134	1990	4.69	0	0	\$52,700	\$158,400	8/26/16	\$160,000	\$ 141.09
48010	210	241	Noyes	Rd	02	2354	1975	1.06	0	0	\$25,600	\$167,000	10/15/16	\$185,000	\$ 78.59
48010	210	52	O'Connell	Rd	02	2335	1975	9.68	0	0	\$64,400	\$158,600	5/8/15	\$194,000	\$ 83.08
48010	210	340	Pierce Hill	Rd	01	1261	1975	0.69	144	0	\$28,800	\$143,100	8/29/13	\$118,400	\$ 93.89
48010	210	328	Pierce Hill	Rd	02	1809	1980	1.12	100	0	\$26,200	\$135,700	5/12/14	\$150,000	\$ 82.92
48010	210	403	Pierce Hill	Rd	01	1512	1975	2.19	0	0	\$67,400	\$165,000	12/15/15	\$178,000	\$ 117.73
48010	210	173	Pierce Hill	Rd	01	1120	1950	1.3	0	0	\$28,100	\$90,500	3/3/16	\$117,553	\$ 104.96
48010	210	309	Powderhouse	Rd	01	1482	1980	1.35	0	0	\$28,500	\$155,200	7/31/13	\$185,000	\$ 124.83
48010	210	738	Powderhouse	Rd	01	1400	1980	1.97	0	0	\$18,000	\$99,500	10/21/14	\$96,276	\$ 68.77
48010	210	485	Powderhouse	Rd	04	1266	1975	1.75	0	0	\$18,800	\$116,600	11/13/14	\$125,000	\$ 98.74
48010	210	545	Powderhouse	Rd	01	1656	1975	0.39	129.19	219.29	\$16,600	\$155,200	2/4/15	\$149,000	\$ 89.98
48010	210	469	Powderhouse	Rd	04	1344	1975	0.57	150	175	\$10,400	\$115,900	1/24/17	\$125,000	\$ 93.01
48010	210	124	Ridge	Rd	06	1476	2000	9.1	0	0	\$63,200	\$209,000	2/19/15	\$198,936	\$ 134.78
48010	210	494	Ridge	Rd	01	1540	1980	1.29	0	0	\$27,900	\$146,200	8/11/15	\$149,900	\$ 97.34
48010	210	413	Ridge	Rd	04	2072	1995	6.99	0	0	\$59,000	\$198,600	11/3/15	\$179,900	\$ 86.82
48010	210	117	Rock	Rd	06	1928	1985	1.38	0	0	\$28,800	\$170,900	6/12/14	\$240,000	\$ 124.48
48010	210	568	Ross Hill	Rd	02	2196	1990	0	100	200	\$18,800	\$153,700	10/10/13	\$147,000	\$ 66.94
48010	210	517	Skyline	Dr	02	2523	1985	0.91	100	395	\$24,100	\$163,800	10/1/15	\$168,000	\$ 66.59
48010	210	110	State Line	Rd	03	1924	1985	2.2	0	0	\$34,000	\$125,200	7/31/15	\$145,000	\$ 75.36
48010	210	724	Tracy Creek	Rd	09	1051	1965	0.27	96	132	\$13,000	\$67,100	8/26/13	\$68,000	\$ 64.70
48010	210	832	Tracy Creek	Rd	05	1836	1975	7.39	0	0	\$59,800	\$150,700	12/14/15	\$172,500	\$ 93.95
48010	210	609	Tracy Creek	Rd	09	837	1950	1.05	0	0	\$25,400	\$42,400	1/29/16	\$40,000	\$ 47.79
48010	210	1143	Tracy Creek	Rd	08	1660	1975	0.44	138	162	\$18,200	\$113,000	6/30/16	\$129,800	\$ 78.19
48010	210	609	Underwood	Rd	08	2164	1950	2.91	0	0	\$39,300	\$115,500	9/16/14	\$90,000	\$ 41.59
48010	210	285	Underwood	Rd	08	1876	1995	3.81	0	0	\$46,100	\$194,000	11/25/14	\$185,500	\$ 98.88
48010	210	388	West Hill	Rd	13	1452	1975	1	0	0	\$25,000	\$92,100	11/9/16	\$96,276	\$ 66.31

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2017 GRIEVANCE: TOWN OF VESTAL SINGLE FAMILY SALES

NBHD	PCC	LOCATION	BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA	
48011	210	4713	Amherst Ave	01	1161	1980	0.3	100.77	125	\$28,900	\$147,900	6/12/15	\$160,000	\$ 137.81
48011	210	4612	Amherst Ave	02	1740	1980	0.29	84.48	151.55	\$28,600	\$156,400	7/14/15	\$119,000	\$ 68.39
48011	210	4604	Amherst Ave	02	1888	1980	0.25	80	133.77	\$27,300	\$160,100	9/6/16	\$157,000	\$ 83.16
48011	210	94	Audubon Ave	02	1676	1985	0	80	132.91	\$27,000	\$151,300	1/24/17	\$162,000	\$ 96.66
48011	210	1008	Baylor Dr	02	1848	1975	0.26	109.39	96.15	\$27,700	\$147,100	10/16/14	\$150,000	\$ 81.17
48011	210	1321	Cameron Ln	06	3018	2000	0.78	200.29	0	\$40,600	\$369,900	5/13/15	\$300,000	\$ 99.40
48011	210	1408	Campus Dr	02	2032	1975	0.23	80	133.35	\$26,700	\$165,000	6/25/14	\$170,000	\$ 83.66
48011	210	1325	Campus Dr	02	1848	1980	0	80	130	\$27,000	\$157,200	3/4/15	\$167,500	\$ 90.64
48011	210	1312	Campus Dr	05	1964	1980	0.24	75	137.8	\$27,000	\$199,200	10/15/15	\$220,000	\$ 112.02
48011	210	1509	Carnegie Dr	05	2688	1980	0.32	85	190.48	\$29,500	\$215,800	11/5/13	\$247,422	\$ 92.05
48011	210	1413	Carnegie Dr	02	2032	1980	0.28	75	95	\$28,300	\$168,200	6/20/14	\$157,000	\$ 77.26
48011	210	1432	Carnegie Dr	02	1768	1980	0	80	130	\$27,000	\$152,100	7/21/14	\$177,900	\$ 100.62
48011	210	1501	Carnegie Dr	02	2240	1980	0.31	118.55	115	\$29,200	\$155,900	12/18/14	\$139,500	\$ 62.28
48011	210	1404	Carnegie Dr	02	1886	1980	0.24	120	96.07	\$27,000	\$159,600	3/27/15	\$155,789	\$ 82.60
48011	210	1409	Carnegie Dr	02	1960	1975	0.32	75	145	\$29,500	\$152,100	11/23/15	\$160,000	\$ 81.63
48011	210	1517	Carnegie Dr	02	2036	1980	0.32	85	192.08	\$29,500	\$163,500	8/16/16	\$171,125	\$ 84.05
48011	210	917	Case Dr	03	1544	1975	0.26	86.4	129.98	\$27,600	\$113,900	11/18/16	\$135,000	\$ 87.44
48011	210	153	Clifton Blvd	05	2474	1985	0	95	155.75	\$30,700	\$209,700	1/30/15	\$186,000	\$ 75.18
48011	210	154	Clifton Blvd	01	1620	1980	0	100	91.72	\$29,200	\$169,600	4/7/16	\$184,000	\$ 113.58
48011	210	467	Clubhouse Rd	04	2608	1990	1	0	0	\$45,000	\$238,000	3/8/16	\$198,000	\$ 75.92
48011	210	920	Country Club Rd	03	1222	1975	0.26	90.15	116.97	\$27,700	\$123,200	6/23/14	\$143,000	\$ 117.02
48011	210	801	Country Club Rd	02	1680	1975	0.25	79.38	147.59	\$27,300	\$147,900	12/15/14	\$126,800	\$ 75.48
48011	210	4833	Country Club Rd	01	1161	1965	0.27	84.56	0	\$28,000	\$117,500	12/23/14	\$103,000	\$ 88.72
48011	210	908	Country Club Rd	01	1161	1975	0.23	75	132.09	\$26,600	\$133,600	6/25/15	\$151,000	\$ 130.06
48011	210	813	Country Club Rd	03	1362	1975	0.22	78.61	130	\$26,400	\$130,000	4/5/16	\$130,000	\$ 95.45
48011	210	4841	Country Club Rd	01	1245	1975	0.29	84.66	162.99	\$28,600	\$138,100	4/5/17	\$139,785	\$112.28
48011	210	28	Dellwood Rd	05	2160	1980	0.45	155.71	150	\$33,500	\$188,700	8/26/14	\$230,000	\$ 106.48
48011	210	829	Dickinson Dr	03	1196	1975	0	76	145	\$27,300	\$115,700	11/2/15	\$162,000	\$ 135.45
48011	210	824	Dickinson Dr	03	1332	1975	0	76	132	\$26,700	\$115,200	12/16/16	\$133,000	\$ 99.85
48011	210	4117	Drexel Dr	05	2272	1980	0.42	127.5	0	\$32,600	\$195,400	8/18/14	\$195,000	\$ 85.83
48011	210	4004	Drexel Dr	02	2133	1980	0.37	70	166.12	\$31,000	\$175,100	7/29/16	\$150,000	\$ 70.32
48011	210	1509	Drexel Dr	02	1872	1985	0	80	140	\$27,700	\$162,900	9/20/16	\$159,000	\$ 84.94
48011	210	4208	Drexel Dr	05	2848	1980	0.27	85	0	\$28,000	\$228,400	1/4/17	\$216,000	\$ 75.84
48011	210	4516	Forest Ln	01	2464	1980	0.38	104.09	140.67	\$31,300	\$234,600	2/13/14	\$310,000	\$ 125.81
48011	210	3900	Fuller Hollow Rd	09	1030	1950	0.9	89.72	0	\$43,100	\$82,900	7/9/14	\$100,000	\$ 97.09
48011	210	4004	Fuller Hollow Rd	05	1964	1980	0.77	177.4	194.51	\$40,400	\$209,800	7/10/15	\$175,000	\$ 89.10
48011	210	4009	Fuller Hollow Rd	09	1180	1958	0.77	177.8	200.33	\$40,400	\$102,700	8/25/15	\$114,500	\$ 97.03
48011	210	1210	Hartwick Ln	05	2588	1980	0.63	203	147.37	\$37,600	\$216,700	6/9/16	\$265,000	\$ 102.40
48011	210	937	Lehigh Ave	03	1404	1980	0	75	130	\$26,400	\$130,200	8/19/13	\$140,000	\$ 99.72
48011	210	1016	Lehigh Ave	05	2240	1980	0.7	83.75	199.56	\$39,000	\$201,000	7/18/14	\$218,000	\$ 97.32
48011	210	913	Lehigh Ave	02	1740	1975	0	75	130	\$26,400	\$145,600	5/15/15	\$135,000	\$ 77.59

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NBHD	PCC	LOCATION	BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA	
48011	210	908	Lehigh Ave	02	1740	1975	0	78	130	\$26,700	\$144,000	7/1/16	\$154,600	\$ 88.85
48011	210	921	Lehigh Ave	03	1404	1970	0.22	75	130	\$26,400	\$122,100	8/4/16	\$138,257	\$ 98.47
48011	210	925	Lehigh Ave	02	1760	1975	0	75	130	\$26,400	\$149,100	9/8/16	\$154,900	\$ 88.01
48011	210	1417	Livingston Pl	02	1932	1980	0.3	70	0	\$28,900	\$162,000	10/28/13	\$145,360	\$ 75.24
48011	210	1409	Livingston Pl	02	1688	1981	0.27	75	0	\$28,000	\$157,000	7/14/16	\$158,000	\$ 93.60
48011	210	4624	Madison Dr	02	1632	1980	0.25	100.09	0	\$27,300	\$151,600	6/2/16	\$164,893	\$101.04
48011	210	4628	Madison Dr	02	1848	1980	0.26	130.6	129.76	\$27,700	\$160,800	12/16/16	\$155,000	\$ 83.87
48011	210	200	Manchester Rd	05	2384	1985	0.33	100	0	\$29,800	\$235,700	12/27/13	\$258,000	\$108.22
48011	210	313	Manchester Rd	05	2484	1985	0	100	131.56	\$28,900	\$216,200	8/18/15	\$217,500	\$ 87.56
48011	210	4005	Marietta Dr	05	2224	1980	0	80	200	\$31,000	\$214,700	4/14/14	\$210,000	\$ 94.42
48011	210	4201	Marietta Dr	05	2180	1985	0.31	80	162.98	\$29,200	\$210,700	6/11/14	\$175,000	\$ 80.28
48011	210	4101	Marietta Dr	05	2203	1975	0.29	85	0	\$28,600	\$200,500	7/17/14	\$200,500	\$ 91.01
48011	210	4221	Marietta Dr	05	2192	1975	0.77	267.57	113.55	\$40,400	\$208,000	8/21/14	\$233,000	\$106.30
48011	210	4145	Marietta Dr	02	2032	1980	0.26	78	140.47	\$27,700	\$163,800	4/15/15	\$165,000	\$ 81.20
48011	210	4117	Marietta Dr	05	2108	1980	0.32	78	167.85	\$29,500	\$215,200	9/24/15	\$225,000	\$106.74
48011	210	4021	Marietta Dr	05	2096	1980	0	80	200	\$31,000	\$193,400	1/22/16	\$182,000	\$ 86.83
48011	210	4116	Marietta Dr	02	2044	1980	0.27	85	133.11	\$27,900	\$162,200	3/8/16	\$160,000	\$ 78.28
48011	210	4817	Marshall Dr E	05	1988	1975	0.24	80.29	132.47	\$27,200	\$180,800	5/14/14	\$178,000	\$ 89.54
48011	210	4608	Marshall Dr W	02	1808	1980	0.34	81.35	184.2	\$30,100	\$164,100	11/6/14	\$190,000	\$105.09
48011	210	4612	Marshall Dr W	02	2344	1980	0.35	81.35	189.4	\$30,400	\$184,000	12/15/16	\$180,000	\$ 76.79
48011	210	4708	Marshall Dr W	02	1904	1980	0.35	81.35	187.36	\$30,500	\$154,600	3/17/17	\$157,500	\$82.72
48011	210	508	Midvale Rd	01	1856	1985	0.35	100	136.3	\$30,400	\$179,400	8/15/14	\$210,000	\$113.15
48011	210	520	Midvale Rd	05	2452	1985	0.49	105	0	\$34,700	\$236,000	1/28/16	\$315,000	\$128.47
48011	210	1101	Murray Hill Rd	02	1740	1975	0.26	130.09	0	\$27,700	\$149,600	7/23/13	\$136,000	\$ 78.16
48011	210	704	Murray Hill Rd	02	2432	1985	0.5	108	229.9	\$35,000	\$204,800	6/27/14	\$203,000	\$ 83.47
48011	210	817	Murray Hill Rd	03	1694	1975	0	76	132	\$26,700	\$147,000	7/14/14	\$139,900	\$ 82.59
48011	210	1132	Murray Hill Rd	05	2040	1980	0.27	77.33	0	\$28,000	\$178,700	6/19/15	\$170,000	\$ 83.33
48011	210	904	Murray Hill Rd	05	1768	1975	0.28	75	163.68	\$28,400	\$180,600	7/7/15	\$170,000	\$ 96.15
48011	210	1201	Murray Hill Rd	01	1400	1980	0	80	130	\$27,000	\$133,700	8/3/15	\$140,206	\$100.15
48011	210	932	Murray Hill Rd	01	1168	1975	0.41	75	0	\$32,200	\$137,800	12/16/15	\$145,000	\$124.14
48011	210	1121	Murray Hill Rd	02	1848	1970	0	80	130	\$27,000	\$152,100	5/6/16	\$157,000	\$ 84.96
48011	210	1116	Murray Hill Rd	05	2040	1975	0.3	75	171.91	\$28,800	\$160,400	5/12/16	\$165,000	\$ 80.88
48011	210	1008	Murray Hill Rd	01	1140	1975	0.42	75.26	212.44	\$32,600	\$145,600	5/27/16	\$130,000	\$114.04
48011	210	836	Murray Hill Rd	01	972	1975	0.27	75	0	\$28,000	\$100,000	4/13/17	\$105,000	\$108.02
48011	210	808	Pratt Dr	03	1606	1980	0.26	76	146.6	\$27,700	\$145,000	3/24/15	\$145,000	\$ 90.29

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2017 GRIEVANCE: TOWN OF VESTAL SINGLE FAMILY SALES

NBHD	PCC	LOCATION		BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA	
48011	210	4600	Radcliffe	Blvd	03	1864	1980	0.37	75.13	213.4	\$31,000	\$163,400	8/18/16	\$151,000	\$ 81.01
48011	210	4508	Salem	Dr	02	1984	1980	0.22	78	127.44	\$26,400	\$158,700	8/19/15	\$154,900	\$ 78.08
48011	210	4505	Salem	Dr	03	1846	1980	0.25	73.77	139.86	\$27,300	\$158,900	11/9/15	\$159,650	\$ 86.48
48011	210	4528	Salem	Dr	02	1740	1980	0.21	80.01	0	\$26,100	\$155,800	6/30/16	\$146,000	\$ 83.91
48011	210	4516	Salem	Dr	02	1716	1980	0.23	78	131.99	\$26,700	\$144,800	7/14/16	\$161,771	\$ 94.27
48011	210	904	Taylor	Dr	03	1222	1975	0.24	75	126.85	\$27,000	\$119,700	6/19/14	\$155,000	\$126.84
48011	210	825	Taylor	Dr	01	1120	1975	0	75	130	\$26,400	\$122,300	5/22/15	\$110,000	\$ 98.21
48011	210	900	Taylor	Dr	03	1686	1980	0.27	103.96	83.96	\$28,000	\$151,700	8/23/16	\$163,000	\$ 96.68
48011	210	4471	Washington	Dr	03	1434	1970	0.39	130.05	110.57	\$31,600	\$135,000	6/30/14	\$102,000	\$ 71.13
48011	210	4513	Washington	Dr	03	1560	1975	0	76	130	\$26,700	\$136,100	7/3/14	\$133,000	\$ 85.26
48011	210	4705	Washington	Dr	03	1222	1980	0.27	90.02	129.19	\$27,900	\$125,100	11/13/14	\$115,000	\$ 94.11
48011	210	4612	Washington	Dr	01	1120	1970	0.27	98.32	0	\$28,000	\$128,200	4/25/16	\$135,000	\$120.54
48011	210	1212	Wildwood	Ln	05	2366	1975	0	75	240	\$32,200	\$215,700	10/29/14	\$240,000	\$101.44
48011	210	1236	Wildwood	Ln	05	2306	1975	0.3	74.29	113.58	\$28,900	\$208,800	11/7/16	\$188,000	\$ 81.53
48012	210	2313	Acorn	Dr	05	2146	1985	0	90	125	\$32,700	\$207,100	4/22/16	\$230,130	\$107.24
48012	210	205	African	Rd	03	1626	1975	0.6	139.49	0	\$42,000	\$145,900	10/10/14	\$166,000	\$102.09
48012	210	405	African	Rd	02	1924	1990	0.34	80	149.94	\$35,100	\$178,000	6/15/15	\$175,000	\$ 90.96
48012	210	301	African	Rd	01	1280	1975	0.31	150	91.7	\$34,200	\$129,100	6/10/16	\$150,000	\$117.19
48012	210	208	Airborne	Ave	01	1211	1970	0	87.5	130	\$32,700	\$131,800	10/31/14	\$135,000	\$111.48
48012	210	3308	Almar	Dr	02	2234	1985	0.26	86.25	0	\$33,300	\$171,600	9/12/14	\$130,000	\$ 58.19
48012	210	3409	Almar	Dr	03	2317	1965	0.5	82.47	234.59	\$40,000	\$174,600	9/23/14	\$175,000	\$ 75.53
48012	210	3409	Almar	Dr	03	2317	1965	0.5	82.47	234.59	\$40,000	\$174,600	12/16/16	\$165,000	\$ 71.21
48012	210	1712	Ayres	Ct	01	1512	1988	1.16	0	0	\$51,600	\$200,700	12/12/16	\$205,000	\$135.58
48012	210	2504	Bayberry	Ln	05	2472	1990	0	87.5	130	\$32,700	\$239,300	4/10/15	\$248,000	\$100.32
48012	210	2509	Bayberry	Ln	05	2508	1980	0	100	130	\$33,900	\$224,400	8/12/15	\$248,500	\$ 99.08
48012	210	1024	Beechwood	Ln	01	1135	1975	0.24	94.4	0	\$32,000	\$142,500	4/17/15	\$125,000	\$110.13
48012	210	912	Beechwood	Ln	03	2696	1961	0.3	141	102	\$33,900	\$156,700	5/14/15	\$182,000	\$ 67.51
48012	210	3113	Belmont	Ave	05	1908	1980	0	99.05	135	\$34,200	\$175,100	6/20/14	\$182,000	\$ 95.39
48012	210	3124	Belmont	Ave	03	2145	1980	0.25	80.01	131.19	\$32,300	\$167,000	7/16/14	\$169,950	\$ 79.23
48012	210	3101	Belmont	Ave	05	1792	1980	0.26	90	135	\$32,700	\$169,900	12/9/14	\$160,000	\$ 89.29
48012	210	3121	Belmont	Ave	05	1924	1985	0.3	99.36	0	\$33,500	\$193,400	8/2/16	\$235,000	\$122.14
48012	210	416	Benita	Blvd	04	2587	1970	0.38	100	163.32	\$36,300	\$238,800	5/23/14	\$225,000	\$ 86.97
48012	210	509	Benita	Blvd	01	1714	1980	0.33	120	0	\$34,800	\$150,800	6/15/15	\$108,000	\$ 63.01
48012	210	524	Benita	Blvd	02	1998	1975	0.36	120	0	\$35,700	\$163,700	9/4/15	\$175,000	\$ 87.59
48012	210	3132	Briarcliff	Ave	01	1435	1960	0	81.16	122.6	\$31,700	\$137,400	10/24/13	\$145,300	\$101.25
48012	210	3105	Briarcliff	Ave	01	1290	1965	0.26	75	150	\$32,700	\$149,900	4/21/15	\$145,000	\$112.40

BLD STYLE KEY: 01 RANCH; 02 RAISED RANCH; 03 SPLIT LVL; 04 CAPE COD; 05 COLONIAL; 06 CONTEMP; 07 MANSION;  
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2017 GRIEVANCE: TOWN OF VESTAL SINGLE FAMILY SALES

NBHD	PCC	LOCATION	BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA	
48012	210	3100	Briarcliff Ave	03	2082	1985	0.27	90.95	114.86	\$33,000	\$166,200	10/30/15	\$183,500	\$ 88.14
48012	210	304	Brooks Ave	03	1700	1990	1.17	0	0	\$51,700	\$179,200	6/18/15	\$170,000	\$ 100.00
48012	210	208	Brooks Ave	05	2013	1986	0.27	0	0	\$33,000	\$213,200	9/7/16	\$154,500	\$ 76.75
48012	210	201	Brooks Ave	05	1934	1985	0	75	175	\$33,900	\$207,900	3/2/17	\$222,000	\$ 114.79
48012	210	3229	Burriss Rd	01	1304	1970	0.26	120	92	\$32,700	\$132,200	6/4/14	\$100,000	\$ 76.69
48012	210	3141	Burriss Rd	13	806	1960	0.92	85	466.62	\$48,400	\$91,300	6/18/14	\$92,500	\$ 114.76
48012	210	3133	Burriss Rd	09	696	1955	0.49	131	200	\$39,700	\$72,400	10/7/15	\$65,000	\$ 93.39
48012	210	3216	Burriss Rd	02	1593	1984	0.53	75	259.08	\$40,600	\$142,100	6/23/16	\$160,500	\$ 100.75
48012	210	3201	Burriss Rd	09	775	1950	0	70	235	\$36,300	\$54,500	1/13/17	\$42,500	\$ 54.84
48012	210	101	Chalburn Rd	06	3755	1990	0.62	112.3	0	\$42,400	\$346,800	4/15/15	\$310,000	\$ 82.56
48012	210	2420	Charleston Ave	03	2010	1975	0.24	70	0	\$32,000	\$155,800	1/12/15	\$165,000	\$ 82.09
48012	210	2416	Charleston Ave	03	1647	1980	0	75	145.23	\$32,300	\$160,400	11/18/16	\$135,000	\$ 81.97
48012	210	925	Cherry Ln	05	1512	1980	1.49	0	0	\$54,900	\$181,300	5/27/14	\$175,000	\$ 115.74
48012	210	908	Chestnut Ln	01	1620	1975	0.3	70.08	0	\$33,900	\$159,500	11/21/16	\$130,000	\$ 80.25
48012	210	421	Clarkson Dr	05	2448	1975	0	106.92	110	\$34,500	\$211,500	12/12/13	\$247,000	\$ 100.90
48012	210	421	Clarkson Dr	05	2448	1975	0	106.92	110	\$34,500	\$211,500	4/7/17	\$259,500	\$106.00
48012	210	1912	Clover Dr	05	2303	1980	0	74	130	\$31,400	\$198,000	9/9/16	\$150,000	\$ 65.13
48012	210	504	Colgate St	02	1896	1980	0.28	99.64	128.36	\$33,300	\$162,200	8/7/15	\$188,400	\$ 99.37
48012	210	3116	Cornell Ave	02	2345	1990	0.29	89.73	129.14	\$33,600	\$194,100	7/28/14	\$220,000	\$ 93.82
48012	210	3120	Cornell Ave	05	2508	1985	0.29	99.25	0	\$33,600	\$206,500	5/7/15	\$247,000	\$ 98.49
48012	210	3113	Cortland Dr	01	1546	1965	0.25	85	125.32	\$32,300	\$153,900	10/21/15	\$140,959	\$ 91.18
48012	210	3109	Cortland Dr	05	2073	1985	0.26	97.21	109.39	\$32,700	\$203,400	11/4/15	\$240,000	\$ 115.77
48012	210	3105	Cortland Dr	05	1924	1985	0.53	50	210.94	\$40,600	\$203,800	9/30/16	\$193,000	\$ 100.31
48012	210	436	Crescent Ln	01	1507	1975	0	120	148	\$37,200	\$172,300	4/1/14	\$202,300	\$ 134.24
48012	210	421	Crescent Ln	01	2431	1975	0.53	120.15	169.31	\$40,600	\$237,300	10/16/15	\$288,000	\$ 118.47
48012	210	440	Denal Way	05	2280	2007	0	80	122.21	\$32,000	\$275,000	9/11/13	\$270,000	\$ 118.42
48012	210	420	Denal Way	02	2780	1985	0	85	152.75	\$33,000	\$213,200	5/21/14	\$220,000	\$ 79.14
48012	210	437	Denal Way	05	2202	2007	0	80	120	\$31,400	\$290,500	9/24/14	\$250,000	\$ 113.53
48012	210	409	Denal Way	02	2769	1985	0	90	127.3	\$32,700	\$201,300	7/7/15	\$192,000	\$ 69.34
48012	210	433	Denal Way	05	2478	2006	0	80	120	\$31,400	\$286,300	2/17/17	\$295,000	\$ 119.05
48012	210	2312	Donna Dr	01	1225	1985	0.43	120	154.44	\$37,900	\$127,500	7/11/16	\$99,900	\$ 81.55
48012	210	305	Fordham Rd	05	2506	1990	1.02	79.84	0	\$50,300	\$254,900	3/5/15	\$200,000	\$ 79.81
48012	210	300	Fordham Rd	05	2492	1990	0.41	0	0	\$37,200	\$208,000	5/12/15	\$242,000	\$ 97.11
48012	210	300	Fordham Rd	05	2492	1990	0.41	0	0	\$37,200	\$208,000	4/4/17	\$230,000	\$92.30
48012	210	321	Fordham Rd	01	1960	1970	0	100	190.76	\$38,200	\$191,800	5/18/15	\$220,750	\$ 112.63
48012	210	313	Fordham Rd	05	2340	1980	0.5	110	0	\$40,000	\$237,800	5/28/15	\$169,600	\$ 72.48
48012	210	309	Fordham Rd	05	2502	1990	0.6	110	0	\$42,000	\$251,500	10/13/16	\$281,000	\$ 112.31
48012	210	513	Harvard St	02	2328	1967	0.4	91	182.43	\$36,900	\$158,200	12/20/14	\$143,600	\$ 61.68
48012	210	413	Harvard St	03	2173	1990	0.21	89.8	0	\$31,100	\$175,000	11/17/15	\$188,000	\$ 86.52

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NBHD	PCC	LOCATION	BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA		
48012	210	608	Harvard	St	01	1727	1975	0.27	134.6	175.04	\$33,000	\$183,500	12/30/15	\$150,000	\$ 86.86
48012	210	600	Harvard	St	01	1462	1980	0.21	80	0	\$31,100	\$144,000	6/10/16	\$175,000	\$ 119.70
48012	210	509	Harvard	St	02	2472	1985	0.33	90	168.63	\$34,800	\$193,000	8/22/16	\$190,000	\$ 76.86
48012	210	613	Harvard	St	02	2025	1970	0.44	90	180	\$38,200	\$165,900	11/17/16	\$170,000	\$ 83.95
48012	210	2313	Hemlock	Ln	05	2240	1980	0	90	129	\$33,000	\$207,900	8/22/16	\$200,000	\$ 89.29
48012	210	2433	High	Ave	05	2016	1980	0	70	162.47	\$32,700	\$195,400	6/24/15	\$225,000	\$ 111.61
48012	210	133	Holbert	Ave	09	1152	1955	0	118	175	\$39,100	\$91,400	8/28/13	\$79,500	\$ 69.01
48012	210	1032	Imperial Woods	Dr	01	1544	1985	0.79	101.41	0	\$45,800	\$174,300	8/30/13	\$164,600	\$ 106.61
48012	210	901	Imperial Woods	Dr	01	2088	1975	0.4	167.73	0	\$36,900	\$151,500	2/19/15	\$227,650	\$ 109.03
48012	210	312	Jensen	Rd	05	1508	1970	0.32	90.15	0	\$34,500	\$131,400	12/6/13	\$110,000	\$ 72.94
48012	210	449	Jensen	Rd	03	2458	1980	0.36	134.22	77.8	\$35,700	\$175,200	3/7/14	\$197,000	\$ 80.15
48012	210	132	Jensen	Rd	01	1025	1980	0	60	200	\$33,300	\$106,100	7/11/14	\$120,000	\$ 117.07
48012	210	533	Jensen	Rd	02	1132	1980	0.54	219.12	61.3	\$40,800	\$159,300	10/30/14	\$167,000	\$ 147.53
48012	210	121	Jensen	Rd	04	1441	1970	0	75	200	\$35,100	\$111,500	5/8/15	\$93,500	\$ 64.89
48012	210	409	Jensen	Rd	01	1488	1990	0	90	115	\$32,000	\$154,100	10/1/15	\$145,000	\$ 97.45
48012	210	428	Jensen	Rd	03	3488	1985	4.84	0	0	\$98,000	\$347,300	10/30/15	\$467,500	\$ 134.03
48012	210	505	Jensen	Rd	01	1244	1960	0.27	95	140	\$33,000	\$88,900	11/20/15	\$120,000	\$ 96.46
48012	210	3208	Knapp	Rd	02	2352	1966	0.69	150	148.46	\$43,800	\$184,300	11/25/14	\$183,000	\$ 77.81
48012	210	2616	Lynnhurst	Dr	02	1962	1980	0.25	83.93	0	\$32,300	\$171,700	8/9/13	\$175,000	\$ 89.20
48012	210	2417	Lynnhurst	Dr	02	2032	1970	0	154.94	149.64	\$39,100	\$152,100	8/30/13	\$160,000	\$ 78.74
48012	210	2644	Lynnhurst	Dr	02	1900	1980	0.25	100	122	\$32,300	\$161,600	7/23/14	\$180,000	\$ 94.74
48012	210	2600	Lynnhurst	Dr	02	2580	1985	0.31	95	133.82	\$34,200	\$205,500	7/23/15	\$185,000	\$ 71.71
48012	210	2405	Lynnhurst	Dr	05	2120	1980	0.23	85	128.48	\$31,700	\$195,400	8/25/16	\$252,000	\$ 118.87
48012	210	137	Meadowbrook	Ln	01	1225	1970	0.69	100	0	\$43,800	\$133,700	7/12/13	\$120,000	\$ 97.96
48012	210	2624	Pinebluff	Dr	05	2872	1990	0	98	130	\$33,600	\$284,800	10/12/15	\$305,000	\$ 106.20
48012	210	2604	Pinebluff	Dr	05	2630	1995	0.27	96.86	130	\$33,000	\$253,500	4/6/16	\$320,000	\$ 121.67
48012	210	2625	Princeton	Dr	05	2614	1990	0	85	140	\$33,000	\$269,000	3/21/14	\$290,000	\$ 110.94
48012	210	2613	Princeton	Dr	06	2893	1995	0	85	140	\$33,100	\$285,050	10/1/14	\$260,000	\$ 89.87
48012	210	2617	Princeton	Dr	05	2896	1990	0	85	140	\$33,000	\$266,400	7/29/15	\$320,000	\$ 110.50
48012	210	2612	Princeton	Dr	06	1966	1995	0	80	120	\$31,400	\$223,400	9/17/15	\$221,500	\$ 112.67
48012	210	2644	Purdue	Dr	05	2609	1985	0.55	125	194	\$41,000	\$259,100	11/21/16	\$257,700	\$ 98.77
48012	210	718	Rano	Blvd	05	2912	2004	0.45	122	148.38	\$26,900	\$320,700	7/29/13	\$312,000	\$ 107.14
48012	210	804	Rano	Blvd	06	1740	1995	0.22	94.33	0	\$31,400	\$215,300	8/20/13	\$240,000	\$ 137.93
48012	210	404	Rano	Blvd	05	1924	1980	0	78.93	125	\$31,700	\$187,000	9/23/14	\$183,500	\$ 95.37
48012	210	812	Rano	Blvd	06	1606	2000	0.27	95	115	\$33,000	\$226,100	3/8/16	\$210,000	\$ 130.76
48012	210	808	Rano	Blvd	06	3020	1990	0.26	95.67	109.87	\$32,700	\$273,400	5/6/16	\$257,000	\$ 85.10
48012	210	800	Rano	Blvd	04	2618	1990	0.28	106.41	0	\$33,300	\$266,400	5/13/16	\$295,000	\$ 112.68

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2017 GRIEVANCE: TOWN OF VESTAL SINGLE FAMILY SALES

NBHD	PCC	LOCATION			BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA
48012	210	633	Rano	Blvd	01	2006	1990	0.26	95	0	\$32,700	\$228,000	6/28/16	\$219,000	\$ 109.17
48012	210	408	Rano	Blvd	02	2174	1980	0.24	85	0	\$32,000	\$171,400	9/28/16	\$152,500	\$ 70.15
48012	210	705	Redwood	Ln	05	1883	1970	0.24	80	130	\$32,000	\$162,900	10/29/13	\$136,000	\$ 72.23
48012	210	2516	Rhonda	Dr	05	2394	1990	0	110	125	\$34,500	\$254,600	8/15/14	\$245,500	\$ 102.55
48012	210	2445	Rhonda	Dr	05	2052	1985	0	82	130	\$32,000	\$195,700	2/28/17	\$240,000	\$ 116.96
48012	210	436	Robin	Ln	05	2483	1980	0.38	105.02	0	\$36,300	\$215,400	1/23/14	\$219,000	\$ 88.20
48012	210	409	Robin	Ln	02	2408	1985	0.48	70	206.18	\$39,400	\$197,300	1/23/15	\$185,000	\$ 76.83
48012	210	404	Robin	Ln	05	2040	1990	0.23	96.37	0	\$31,700	\$212,800	4/15/15	\$246,000	\$ 120.59
48012	210	408	Robin	Ln	01	1582	1990	0.26	80.93	163	\$32,700	\$149,500	4/15/16	\$134,000	\$ 84.70
48012	210	2505	Saddlebrook	Dr	05	2748	2000	0	100	130	\$33,900	\$307,800	8/12/15	\$315,000	\$ 114.63
48012	210	3105	Sarasota	Ave	05	2852	1990	0	95	141	\$34,200	\$257,200	1/27/15	\$247,422	\$ 86.75
48012	210	700	Sequoia	Ln	01	1605	1980	0.31	100.05	0	\$34,200	\$186,100	8/12/13	\$190,000	\$ 118.38
48012	210	581	Sequoia	Ln	05	2196	1980	0.27	80	0	\$33,000	\$193,800	10/22/14	\$195,000	\$ 88.80
48012	210	124	Southwood	Dr	01	1182	1965	0	150	200	\$43,800	\$137,200	8/27/14	\$174,000	\$ 147.21
48012	210	2604	Stamford	Dr	02	2484	1980	0.28	146.79	86.93	\$33,300	\$200,000	8/21/14	\$241,500	\$ 97.22
48012	210	613	Stonehedge	Dr	05	2388	1990	0.47	85	165.63	\$39,100	\$236,200	11/11/13	\$270,000	\$ 113.07
48012	210	113	Tamarack	Ln	05	2456	2000	0	110	139.97	\$35,400	\$305,600	3/13/14	\$377,500	\$ 153.71
48012	210	305	Warren	St	05	1969	1980	0.22	80	117	\$31,400	\$188,900	1/8/15	\$185,000	\$ 93.96
48012	210	200	Warren	St	02	1706	1980	0.24	84.17	0	\$32,000	\$153,400	2/24/17	\$149,900	\$ 87.87
48012	210	304	William	St	05	2251	1980	0.22	99.6	74.51	\$31,400	\$201,800	1/12/16	\$153,200	\$ 68.06
48012	210	200	William	St	04	1638	1965	0.24	85.73	94.35	\$32,000	\$146,600	6/2/16	\$154,255	\$ 94.17
48012	210	16	Winding	Ln	06	3888	1995	1.67	0	0	\$58,400	\$487,300	10/6/16	\$400,000	\$ 102.88
48012	210	3204	Woodberry	Dr	01	1588	1990	0.23	78	0	\$31,700	\$174,300	8/6/15	\$176,000	\$ 110.83
48015	210	531	Clubhouse	Rd	15	2160	2003	0.15	50	0	\$14,300	\$225,900	7/22/13	\$210,000	\$ 97.22
48015	210	515	Clubhouse	Rd	15	1956	2000	0.15	50	0	\$14,300	\$221,400	8/21/15	\$200,000	\$ 102.25
48015	210	617	Country Club	Rd	15	2142	1990	0.16	53	0	\$14,600	\$177,900	10/10/14	\$166,500	\$ 77.73
48015	210	629	Country Club	Rd	15	2140	1990	0.16	50	0	\$14,600	\$189,400	8/14/15	\$175,000	\$ 81.78
48015	210	260	Loretta	Ln	15	1732	1988	0.52	60.11	0	\$18,900	\$157,400	9/13/13	\$154,000	\$ 88.92
48015	210	260	Loretta	Ln	15	1732	1988	0.52	60.11	0	\$18,900	\$157,400	7/21/15	\$165,000	\$ 95.27
48015	210	224	Vivian	Ln	15	1312	1988	0.18	52	0	\$11,400	\$134,000	7/15/14	\$135,000	\$ 102.90
48015	210	261	Vivian	Ln	15	1493	1990	0.15	52	0	\$10,700	\$137,400	10/22/14	\$134,500	\$ 90.09
48015	210	220	Woodgate	Ln	15	1142	1985	0.22	50	165.8	\$16,400	\$133,000	8/18/16	\$165,000	\$ 144.48
48015	210	236	Woodgate	Ln	15	888	1979	0.24	58.97	166.47	\$17,000	\$127,600	10/24/16	\$130,000	\$ 146.40
48019	210	1200	Edward	St	01	1054	1980	0.21	62	0	\$12,100	\$87,500	6/22/16	\$105,000	\$ 99.62
48019	210	356	First	Ave	01	978	1970	0	50	203	\$12,600	\$67,500	4/3/15	\$67,500	\$ 69.02
48019	210	300	First	Ave	01	960	1970	0.31	57	241	\$14,400	\$63,050	5/25/16	\$78,000	\$ 81.25

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2017 GRIEVANCE: TOWN OF VESTAL SINGLE FAMILY SALES

NBHD	PCC	LOCATION		BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA
48019	210	357	First Ave	05	1508	1980	0	100	150	\$15,100	\$88,100	1/7/17	\$127,000	\$ 84.22
48019	210	360	Oak St	02	1826	1988	0	50	150	\$11,200	\$74,400	2/27/14	\$78,000	\$ 42.72
48019	210	329	Oak St	04	1370	1985	0.2	50	169.91	\$11,900	\$103,700	9/2/16	\$115,000	\$ 83.94
48019	210	153	Vestal Rd	01	1334	1975	0.29	80	148	\$18,600	\$114,400	9/25/15	\$140,000	\$ 104.95
48019	210	1521	Vestal Rd	01	1120	1965	0.29	100	125	\$13,900	\$65,100	2/1/16	\$69,000	\$ 61.61
48019	210	1521	Vestal Rd	01	1250	1980	0.29	100	125	\$13,900	\$65,100	3/20/17	\$123,000	\$98.40
48019	210	1512	Vestal Rd	05	1464	1970	0	50	150	\$11,200	\$51,900	6/9/16	\$76,500	\$ 52.25
48019	210	2102	Walnut St	01	1112	1960	0.65	62.06	200	\$21,000	\$65,700	11/6/14	\$80,000	\$ 71.94
48019	210	2120	Walnut St	04	1381	1965	0.37	50	342	\$15,800	\$84,200	8/18/16	\$82,500	\$ 59.74
48020	210	309	Anderson Rd	01	1072	1965	0.22	65	150	\$16,400	\$89,000	4/15/14	\$99,000	\$ 92.35
48020	210	333	Anderson Rd	08	1768	1960	0.82	90	200	\$22,300	\$111,600	9/24/14	\$129,500	\$ 73.25
48020	210	113	Brook Hill Ave	01	1080	1995	0	100	150	\$20,100	\$171,100	7/8/15	\$175,000	\$ 162.04
48020	210	105	Bunn Hill Rd	01	1440	1985	2.93	0	0	\$44,500	\$201,300	10/30/13	\$182,000	\$ 126.39
48020	210	120	Bunn Hill Rd	08	960	1980	1.61	0	0	\$35,600	\$127,200	12/11/13	\$180,000	\$ 187.50
48020	210	128	Carol Ave	03	1798	1975	0.26	132	99.05	\$17,700	\$131,600	7/17/14	\$151,063	\$ 84.02
48020	210	149	Carol Ave	01	1047	1970	0.26	99.69	80.24	\$17,700	\$113,600	7/21/14	\$107,000	\$ 102.20
48020	210	404	Costley Rd	05	2520	1980	0.89	0	0	\$28,900	\$225,000	12/19/13	\$201,400	\$ 79.92
48020	210	320	Costley Rd	04	1608	1985	0.27	85	108.76	\$18,000	\$147,900	12/12/14	\$140,000	\$ 87.07
48020	210	105	David Ave	01	1479	1960	0.35	70	161.63	\$20,400	\$98,500	10/22/14	\$95,000	\$ 64.23
48020	210	109	David Ave	01	1088	1975	0.31	70	144.19	\$19,200	\$105,600	10/7/15	\$129,500	\$ 119.03
48020	210	109	David Ave	01	1088	1975	0.31	70	144.19	\$19,200	\$105,600	8/4/16	\$138,297	\$ 127.11
48020	210	1153	Ford Rd	04	1443	1975	0.46	52	378.75	\$23,800	\$117,300	9/26/13	\$132,000	\$ 91.48
48020	210	1004	Ford Rd	01	840	1975	0.19	60	127.66	\$15,500	\$92,500	2/18/15	\$88,297	\$ 105.12
48020	210	1104	Ford Rd	08	1465	1975	0.28	68.23	0	\$18,300	\$143,400	11/13/15	\$152,500	\$ 104.10
48020	210	1112	Ford Rd	04	1384	1975	0.53	134.83	145.36	\$25,300	\$139,200	6/15/16	\$155,000	\$ 111.99
48020	210	1805	Gary Dr	02	1176	1980	0.33	75.01	288.59	\$19,800	\$123,800	5/14/14	\$117,000	\$ 99.49
48020	210	1808	Gary Dr	02	1548	1990	0.3	193.1	125.92	\$18,900	\$136,900	10/8/14	\$155,319	\$ 100.34
48020	210	1807	Gary Dr	02	2005	1987	0.23	79.95	0	\$16,700	\$163,800	4/29/16	\$157,500	\$ 78.55
48020	210	1801	Gary Dr	02	1944	1980	0.28	73.73	0	\$18,300	\$141,100	6/29/16	\$143,617	\$ 73.88
48020	210	2217	Glenwood Rd	02	1980	1970	0.48	75	271	\$24,400	\$140,800	2/15/14	\$159,800	\$ 80.71
48020	210	2317	Glenwood Rd	04	1790	1975	1.43	0	0	\$34,300	\$162,600	6/10/14	\$175,000	\$ 97.77
48020	210	2252	Glenwood Rd	02	1736	1977	0.24	75	136	\$16,900	\$131,400	4/27/15	\$120,000	\$ 69.12
48020	210	1112	Glenwood Rd	01	1189	1975	0.22	62	149.58	\$16,400	\$126,100	8/24/15	\$122,000	\$ 102.61
48020	210	1723	Glenwood Rd	08	1742	1965	0.36	87.44	193.55	\$20,700	\$121,300	1/14/16	\$129,900	\$ 74.57
48020	210	2204	Glenwood Rd	02	1652	1976	0	75	130	\$16,400	\$115,500	4/12/16	\$132,500	\$ 80.21
48020	210	2265	Glenwood Rd	05	2092	1975	0.73	159.76	362	\$27,300	\$179,000	7/11/16	\$201,500	\$ 96.32
48020	210	2001	Glenwood Rd	09	897	1985	2.6	0	0	\$27,000	\$92,000	11/11/16	\$85,000	\$ 94.76
48020	210	2064	Glenwood Rd	05	1660	1998	3.73	0	0	\$50,500	\$207,900	1/30/17	\$195,000	\$ 117.47

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2017 GRIEVANCE: TOWN OF VESTAL SINGLE FAMILY SALES

NBHD	PCC	LOCATION	BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA		
48020	210	1108	Glenwood	Rd	01	1264	1975	0.23	65	0	\$16,700	\$118,400	1/31/17	\$114,500	\$ 90.59
48020	210	104	Grand	Ave	04	1300	1970	0.55	100	239	\$12,800	\$88,700	12/21/15	\$99,468	\$ 76.51
48020	210	429	Jodie	Dr	05	1644	2000	0.36	80	189.38	\$20,700	\$200,100	8/23/13	\$259,900	\$ 158.09
48020	210	325	Jodie	Dr	05	1868	2000	0	75	125	\$16,400	\$208,300	4/28/14	\$195,500	\$ 104.66
48020	210	404	Jodie	Dr	05	2175	2000	0.23	105	0	\$16,700	\$224,900	4/15/16	\$215,000	\$ 98.85
48020	210	332	Jones	Rd	05	1956	1980	0.45	75	0	\$23,500	\$178,500	1/7/16	\$205,000	\$ 104.81
48020	210	228	Juneberry	Rd	01	936	1975	0.21	60	159	\$16,100	\$98,500	10/25/13	\$106,000	\$ 113.25
48020	210	240	Juneberry	Rd	01	1392	1970	0.26	65	159.17	\$17,700	\$117,800	7/23/14	\$100,000	\$ 71.84
48020	210	229	Juneberry	Rd	02	1868	1975	0.53	106.2	222.26	\$25,300	\$148,500	10/7/15	\$147,500	\$ 78.96
48020	210	140	Juneberry	Rd	01	1056	1985	0	80	130	\$17,000	\$106,900	1/12/16	\$88,000	\$ 83.33
48020	210	128	Juneberry	Rd	02	1682	1985	0.22	74.83	130	\$16,400	\$125,800	2/10/17	\$110,000	\$ 65.40
48020	210	336	Kane	Dr	05	2107	1995	0.28	100	144.39	\$18,300	\$225,000	1/10/14	\$199,750	\$ 94.80
48020	210	2204	Kathleen	Dr	05	1848	2000	0.22	75	130	\$16,400	\$194,500	6/23/14	\$185,000	\$ 100.11
48020	210	2212	Kathleen	Dr	05	1856	2000	0.22	75	130	\$16,400	\$192,800	7/21/16	\$180,000	\$ 96.98
48020	210	1244	Landon	Rd	13	1068	1965	0	50	115.8	\$13,700	\$63,100	8/29/13	\$60,000	\$ 56.18
48020	210	1260	Landon	Rd	13	879	1970	0.26	101.75	0	\$17,700	\$77,000	11/30/16	\$69,500	\$ 79.07
48020	210	121	Lincoln	Dr	02	2552	1980	0.26	65	0	\$17,700	\$171,800	1/14/14	\$155,000	\$ 60.74
48020	210	156	Lincoln	Dr	01	1452	1975	0.35	60	0	\$20,400	\$115,200	12/27/16	\$105,000	\$ 72.31
48020	210	1213	Main	St	13	1316	1975	0.24	50	196	\$17,000	\$115,000	8/29/14	\$95,876	\$ 72.85
48020	210	1157	Main	St	08	1254	1975	0.3	50	23.67	\$18,900	\$110,000	10/17/14	\$90,000	\$ 71.77
48020	210	2950	NYS Rte 26 S		09	1128	1975	0.91	128	320.34	\$29,100	\$62,300	8/28/14	\$52,000	\$ 46.10
48020	210	1920	NYS Rte 26 S		01	960	1962	0.73	116.84	0	\$27,300	\$92,300	9/16/14	\$85,000	\$ 88.54
48020	210	1833	NYS Rte 26 S		06	1632	1970	1.03	0	0	\$30,300	\$150,500	6/3/16	\$150,000	\$ 91.91
48020	210	2933	NYS Rte 26 S		09	960	1960	0.27	62.24	196.98	\$18,000	\$85,300	3/8/17	\$78,723	\$ 82.00
48020	210	2702	NYS Rte 26 S		01	1083	1965	4.79	0	0	\$58,400	\$144,600	4/7/17	\$133,500	\$123.27
48020	210	141	Park	Ave	13	996	1960	0.22	60	157	\$8,200	\$73,300	8/24/15	\$65,000	\$ 65.26
48020	210	425	Rayelene	Dr	02	1500	1985	0.32	80.02	175	\$19,500	\$113,200	10/4/13	\$117,000	\$ 78.00
48020	210	305	Rayelene	Dr	01	1073	1965	0.39	75	0	\$21,700	\$92,200	12/29/14	\$85,000	\$ 79.22
48020	210	332	Rayelene	Dr	02	2355	1964	0.28	75.71	0	\$18,300	\$146,300	9/30/15	\$189,000	\$ 80.26
48020	210	312	Rayelene	Dr	01	1073	1963	0.37	110	142.88	\$21,000	\$104,600	10/9/15	\$72,000	\$ 67.10
48020	210	324	Rayelene	Dr	05	2016	2008	0.28	85.92	140	\$18,300	\$249,600	6/2/16	\$221,900	\$ 110.07
48020	210	404	Rayelene	Dr	03	1610	1980	0.38	102.69	0	\$21,300	\$130,600	12/2/16	\$131,382	\$ 81.60
48020	210	105	Richards	Ave	01	1368	1975	0.32	135	100	\$9,700	\$105,900	8/20/14	\$101,100	\$ 73.90
48020	210	136	Richards	Ave	01	960	1970	0.29	90	142.16	\$9,300	\$74,700	6/1/15	\$100,000	\$ 104.17
48020	210	1608	Rita	Rd	01	1072	1965	0	65	156	\$16,700	\$90,300	8/19/13	\$116,500	\$ 108.68
48020	210	1637	Rita	Rd	01	1120	1985	0.2	60	150	\$15,800	\$112,100	6/20/14	\$99,700	\$ 89.02
48020	210	1540	Rita	Rd	02	1520	1980	0.84	0	0	\$28,400	\$153,500	7/24/14	\$178,000	\$ 117.11
48020	210	1544	Rita	Rd	01	1120	1995	0.2	64	150	\$15,800	\$139,000	11/24/14	\$132,500	\$ 118.30

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48020	210	1540	Rita	Rd	02	1520	1980	0.84	0	0	\$28,400	\$153,500	6/11/15	\$178,000	\$ 117.11
48020	210	1629	Rita	Rd	01	1120	1985	0.2	60	150	\$15,800	\$110,000	11/13/15	\$104,600	\$ 93.39
48020	210	1604	Rita	Rd	01	992	1980	0	70	156	\$17,300	\$98,800	7/13/16	\$115,000	\$ 115.93
48020	210	121	Sandy	Dr	02	1732	1980	0	75	125	\$16,400	\$138,700	12/11/13	\$145,000	\$ 83.72
48020	210	117	Sandy	Dr	02	1776	1965	0	75	125	\$16,400	\$125,200	9/29/16	\$108,500	\$ 61.09
48020	210	104	Susan	Ct	01	1471	1970	0.43	50	163	\$22,900	\$116,900	10/18/13	\$125,000	\$ 84.98
48020	210	112	Susan	Ct	01	1695	1970	0.4	57.03	100	\$21,900	\$137,800	7/10/15	\$125,000	\$ 73.75
48020	210	1736	Terrace	Dr	01	1604	1975	0.45	60.84	145.41	\$23,500	\$172,800	4/17/14	\$165,000	\$ 102.87
48020	210	1752	Terrace	Dr	06	2258	1990	0	120	135	\$21,000	\$196,600	10/19/15	\$193,000	\$ 85.47
48020	210	125	Tharp	St	01	960	1965	0.29	90	140	\$9,300	\$58,300	5/5/15	\$73,404	\$ 76.46
48020	210	152	Tharp	St	01	960	1975	0.34	65.02	0	\$6,000	\$49,000	1/5/17	\$52,100	\$ 54.27
48025	210	637	Front	St	08	2346	1980	0.31	100	0	\$19,100	\$131,300	7/13/16	\$161,855	\$ 68.99
48025	280	2100	Owego	Rd	08	1640	1965	0.88	0	0	\$28,800	\$124,900	10/15/15	\$65,000	\$ 39.63
48025	280	3424	Vestal	Rd	08	3406	1970	2.17	0	0	\$45,000	\$159,000	5/26/15	\$245,000	\$ 71.93
48030	210	220	Eastland	Rd	08	1268	1970	0.51	150	150	\$20,100	\$94,800	6/11/15	\$159,900	\$ 126.10
48030	210	428	Midland	Dr	06	2216	1995	0.48	87.66	192.42	\$19,400	\$178,200	12/16/16	\$148,000	\$ 66.79
48030	210	325	Norris	Ave	02	1718	1980	0	100	150	\$9,900	\$80,000	2/25/14	\$90,000	\$ 52.39
48030	210	2307	Owego	Rd	01	1320	1965	0	82.5	165	\$14,200	\$88,100	1/21/14	\$75,000	\$ 56.82
48030	210	2065	Owego	Rd	13	1104	1965	1.29	0	0	\$27,900	\$95,000	5/12/14	\$77,659	\$ 70.34
48030	210	2046	Owego	Rd	01	1134	1985	0	80	173.5	\$14,500	\$103,700	8/28/14	\$116,600	\$ 102.82
48030	210	2813	Owego	Rd	01	1176	1985	0.36	98.24	158	\$15,700	\$107,300	11/16/15	\$106,000	\$ 90.14
48030	210	2804	Owego	Rd	01	1041	1990	0	65	150	\$11,400	\$99,500	9/15/16	\$88,297	\$ 84.82
48030	210	2035	Owego	Rd	13	1604	1950	0.61	234.5	47.22	\$21,100	\$77,400	10/3/16	\$66,800	\$ 41.65
48030	210	2042	Owego	Rd	01	1144	1985	0.29	90	160.51	\$13,600	\$106,400	3/1/17	\$129,787	\$ 113.45
48030	210	320	Tracy Creek	Rd	04	1260	1980	0	50	154	\$10,200	\$94,000	4/21/14	\$96,750	\$ 76.79
48030	210	560	Tracy Creek	Rd	09	523	1950	0.21	50	188	\$11,100	\$27,600	2/26/15	\$12,000	\$ 22.95
48030	210	300	Tracy Creek	Rd	04	1248	1980	0	100	154	\$15,400	\$98,600	6/3/15	\$125,000	\$ 100.16
48030	210	316	Tracy Creek	Rd	13	660	1975	0	50	154	\$10,200	\$68,100	7/25/16	\$54,000	\$ 81.82
48030	210	233	Westland	Rd	08	1196	1970	0	50	150	\$9,900	\$96,300	8/7/15	\$95,000	\$ 79.43
48050	210	51	Brown	Rd	05	2828	2008	7.62	0	0	\$90,200	\$351,900	7/30/13	\$470,000	\$ 166.20
48050	210	78	Brown	Rd	06	5584	2007	6.72	0	0	\$88,400	\$688,800	10/9/15	\$735,000	\$ 131.63
48050	242	135	Brown	Rd	11	2584	1990	14.77	0	0	\$104,500	\$294,700	11/12/14	\$324,500	\$ 125.58
48050	210	673	Bunn Hill	Rd	02	2704	1985	6.79	0	0	\$88,600	\$268,900	10/15/13	\$289,000	\$ 106.88
48050	210	856	Bunn Hill	Rd	01	2420	1986	5	0	0	\$85,000	\$265,400	9/2/14	\$300,000	\$ 123.97
48050	210	278	Bunn Hill	Rd	05	3985	2000	7.59	0	0	\$90,200	\$565,400	9/21/16	\$690,000	\$ 173.15

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48050	210	355	Foster	Rd	05	3348	2008	6.5	0	0	\$88,000	\$395,000	9/18/14	\$395,000	\$ 117.98
48050	210	323	Foster	Rd	06	3104	1995	6.62	0	0	\$88,200	\$506,000	12/14/15	\$550,000	\$ 177.19
48050	210	355	Foster	Rd	05	3348	2008	6.5	0	0	\$88,000	\$395,000	10/12/16	\$397,000	\$ 118.58
48050	210	257	Foster	Rd	01	1440	1987	0.51	122.69	172.5	\$25,200	\$122,900	12/2/16	\$115,000	\$ 79.86
48050	210	2017	Fuller Hollow	Rd	04	1840	1990	2.05	0	0	\$48,100	\$175,900	4/29/16	\$160,000	\$ 86.96
48050	210	3908	Fuller Hollow	Rd	05	3450	1995	0.43	112.61	157.92	\$32,900	\$375,300	8/2/16	\$369,000	\$ 106.96
48050	242	25	Hogan	Rd	06	4335	2007	26	0	0	\$101,600	\$689,600	11/29/16	\$815,000	\$ 188.01
48050	210	248	Horan	Rd	06	5225	2005	3.73	0	0	\$69,100	\$581,400	8/12/16	\$700,000	\$ 133.97
48050	210	609	Jensen	Rd	01	1840	2008	0.81	227.19	146.23	\$31,200	\$252,700	7/19/16	\$325,000	\$ 176.63
48050	210	3209	Knapp	Rd	06	2952	1985	1.14	0	0	\$36,400	\$270,000	6/6/14	\$290,000	\$ 98.24
48050	210	405	Meeker	Rd	06	2993	1989	6.58	0	0	\$88,200	\$445,000	1/28/16	\$575,000	\$ 192.12
48050	210	640	Powderhouse	Rd	06	2633	1995	7.27	0	0	\$89,500	\$330,800	9/27/13	\$357,000	\$ 135.59
48050	210	1053	Powderhouse	Rd	04	2732	1970	5.81	0	0	\$87,800	\$257,200	8/8/16	\$239,000	\$ 87.48
48050	210	218	Powderhouse	Rd	05	3496	2000	2.98	0	0	\$59,800	\$279,000	9/8/16	\$238,000	\$ 68.08
48050	210	171	Rock	Rd	01	942	1990	5.62	0	0	\$86,200	\$179,100	8/1/13	\$200,000	\$ 212.31
48050	210	153	Rock	Rd	06	2872	2000	7.26	0	0	\$89,500	\$402,000	1/8/14	\$435,000	\$ 151.46
48050	242	116	Rock	Rd	05	2464	1990	10.04	0	0	\$95,100	\$270,000	10/31/14	\$310,000	\$ 125.81
48050	210	185	Sheedy	Rd	05	1868	1986	1.87	0	0	\$45,600	\$192,200	6/1/15	\$208,000	\$ 111.35
48050	210	1205	Tracy Creek	Rd	12	2964	1975	0.83	0	0	\$28,900	\$187,600	7/12/16	\$235,000	\$ 79.29
48050	210	4121	University	Ct	04	2676	1990	5.79	161.56	0	\$129,900	\$355,500	7/20/14	\$333,060	\$ 124.46
48050	210	4124	University	Ct	05	2760	1990	2.83	299.4	0	\$75,400	\$325,200	6/19/15	\$296,000	\$ 107.25
48050	210	4137	University	Ct	04	2140	1975	2.79	90	0	\$77,900	\$337,800	2/2/17	\$377,705	\$ 176.50
48050	210	4121	University	Ct	04	2676	1990	5.79	161.56	0	\$129,900	\$355,500	2/6/17	\$345,000	\$ 128.92
48050	210	217	Woodgate	Ln	06	3288	1995	0.69	274.24	203.09	\$28,800	\$325,300	6/29/15	\$342,500	\$ 104.17
48055	210	520	Castleman	Rd	05	2512	1995	3.8	0	0	\$82,800	\$307,400	4/18/14	\$339,000	\$ 134.95
48055	210	501	Castleman	Rd	05	2384	1991	5.09	0	0	\$85,200	\$287,100	4/5/16	\$280,000	\$ 117.45
48055	210	29	Grippen Hill	Rd	01	1593	1980	1	0	0	\$52,500	\$198,400	8/15/14	\$196,500	\$ 123.35
48055	210	38	Grippen Hill	Rd	06	2400	1980	5.25	0	0	\$85,500	\$257,600	3/16/16	\$250,000	\$ 104.17
48055	242	170	Grippen Hill	Rd	06	2560	1990	18.15	0	0	\$99,800	\$338,600	8/19/16	\$407,000	\$ 158.98
48055	210	755	Jones	Rd	05	3929	2002	3.16	250	0	\$62,000	\$458,300	7/21/14	\$590,000	\$ 150.17
48055	210	725	Jones	Rd	06	2133	2004	4.96	0	0	\$84,500	\$324,000	12/23/14	\$350,000	\$ 164.09
48055	210	600	Jones	Rd	05	2560	1995	2.42	0	0	\$52,800	\$281,500	9/29/15	\$275,000	\$ 107.42
48055	210	769	Jones	Rd	06	3054	2003	6.89	0	0	\$99,300	\$427,500	6/24/16	\$465,000	\$ 152.26
48055	210	483	Jones	Rd	06	1420	1975	2.74	0	0	\$56,800	\$168,100	12/16/16	\$215,000	\$ 151.41
48055	210	90	Kilmer	Rd	05	2280	1991	5.47	0	0	\$85,900	\$285,100	5/19/15	\$260,000	\$ 114.04
48055	210	235	Knight	Rd	01	1428	1980	1.38	0	0	\$38,800	\$175,800	10/20/14	\$185,000	\$ 129.55

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2017 GRIEVANCE: TOWN OF VESTAL SINGLE FAMILY SALES

NBHD	PCC	LOCATION	BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA	
48055	210	240	Knight Rd	06	2856	1985	1.18	0	0	\$36,800	\$251,300	7/1/15	\$205,000	\$ 71.78
48055	210	235	Knight Rd	01	1428	1980	1.38	0	0	\$38,800	\$175,800	2/10/17	\$199,000	\$ 139.36
48055	210	104	Mason Rd	02	2024	1990	2.6	0	0	\$55,000	\$189,000	6/11/15	\$159,900	\$ 79.00
48055	210	162	Mason Rd	04	1844	1990	8.45	0	0	\$91,900	\$252,200	4/22/16	\$257,000	\$ 139.37
48055	210	46	Nelson Rd	06	3032	1994	29.21	0	0	\$133,400	\$485,500	12/17/14	\$500,000	\$ 164.91
48055	210	85	Nelson Rd	06	2781	2008	5.5	0	0	\$86,000	\$414,000	2/24/15	\$54,000	\$ 19.42
48055	210	130	Nelson Rd	05	2430	1990	3.59	0	0	\$67,400	\$244,900	6/9/16	\$226,804	\$ 93.34
48055	210	49	Noyes Rd	06	2136	1985	2.71	0	0	\$56,400	\$215,100	12/11/13	\$222,000	\$ 103.93
48055	210	422	Ridge Rd	01	2260	2005	3.46	0	0	\$65,800	\$314,100	5/16/14	\$300,000	\$ 132.74
48055	210	63	Ridge Rd	05	2523	1990	6.14	0	0	\$87,300	\$332,000	6/27/14	\$270,000	\$ 107.02
48055	210	123	Ridge Rd	04	2144	1989	6.16	0	0	\$87,300	\$296,200	2/5/16	\$280,000	\$ 130.60
48055	210	441	Ridge Rd	04	2425	2000	5.53	0	0	\$86,100	\$341,100	5/3/16	\$345,000	\$ 142.27
48055	210	680	Ridge Rd	05	2352	2000	2.4	0	0	\$52,500	\$243,000	2/1/17	\$285,463	\$ 121.37
48055	210	168	State Line Rd	01	1112	1974	2.13	0	0	\$49,100	\$170,000	5/14/14	\$163,500	\$ 147.03
48055	210	66	Underwood Rd	05	3082	2000	29.31	0	0	\$69,800	\$305,900	10/30/15	\$292,900	\$ 95.04
48055	210	284	Underwood Rd	11	1400	1995	9.96	0	0	\$94,900	\$224,100	10/21/16	\$200,000	\$ 142.86
48055	242	142	Underwood Rd	06	3246	2006	10.03	0	0	\$95,100	\$382,700	7/25/14	\$385,000	\$ 118.61
48055	210	328	West Hill Rd	05	2958	1995	1.66	0	0	\$42,400	\$321,400	1/17/17	\$290,000	\$ 98.04
48100	210	101	Bay St	05	3313	2009	0.56	150	126.29	\$66,800	\$464,000	9/18/13	\$460,000	\$ 138.85
48100	210	120	Bay St	06	3365	1995	0.64	108.82	217.05	\$138,400	\$468,300	10/6/16	\$400,000	\$ 118.87
48100	210	313	Brook Hill Ave	06	4163	1995	1.89	0	0	\$97,900	\$543,400	9/30/14	\$485,000	\$ 116.50
48100	210	401	Brook Hill Ave	06	4376	1995	0.95	256.06	0	\$78,500	\$491,300	6/12/15	\$430,000	\$ 98.26
48100	210	405	Brook Hill Ave	06	3005	1990	1.31	0	0	\$86,800	\$325,000	12/23/16	\$300,000	\$ 99.83
48100	210	2005	Cambridge Pl	06	2545	2005	0.31	85.76	0	\$59,200	\$361,400	6/24/15	\$402,000	\$ 157.96
48100	210	34	Countrygate Pl	06	5468	2004	1.98	0	0	\$99,600	\$732,500	12/5/14	\$750,000	\$ 137.16
48100	210	61	Countrygate Pl	06	3860	2007	2.52	0	0	\$102,600	\$618,800	8/4/15	\$575,000	\$ 148.96
48100	210	4725	Deerfield Pl	06	3298	2002	0.45	100	0	\$63,500	\$390,000	5/11/15	\$345,000	\$ 104.61
48100	210	8	Green Briar Ct	05	2728	1995	0.26	88.5	130	\$57,700	\$344,700	10/12/13	\$350,000	\$ 128.30
48100	210	9	Green Briar Ct	05	2188	1995	0.26	114.26	100.08	\$57,700	\$311,900	3/18/16	\$294,500	\$ 134.60
48100	210	1005	Holly Hill Rd	05	2992	1995	0.36	105	150	\$60,700	\$338,500	12/4/13	\$340,206	\$ 113.71
48100	210	1005	Holly Hill Rd	05	2992	1995	0.36	105	150	\$60,700	\$338,500	6/15/15	\$342,500	\$ 114.47
48100	210	3108	Knapp Rd	05	3160	1995	0.26	95.69	0	\$57,700	\$315,600	6/18/14	\$270,000	\$ 85.44
48100	210	3105	Knapp Rd	05	2272	2000	0.26	95	0	\$57,700	\$335,000	9/22/16	\$297,000	\$ 130.72
48100	210	101	Mark Ct	06	2285	2003	0.69	0	0	\$70,700	\$363,500	5/22/14	\$385,000	\$ 168.49
48100	210	101	Michael St	06	3372	2006	0.5	0	0	\$65,000	\$528,700	9/26/13	\$612,500	\$ 181.64
48100	210	106	Michael St	05	2882	2008	0.39	0	0	\$61,600	\$483,500	3/30/15	\$525,000	\$ 182.17
48100	210	7	Mountain Brook Dr	05	2650	2000	0.3	100	0	\$58,900	\$364,700	9/13/13	\$395,000	\$ 149.06

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NBHD	PCC		LOCATION		BLDG STYLE	SFLA	EFF YR BLT	AC	FF	DEPTH	LAND VALUE	TOTAL AV	SALE DATE	SALE PRICE	SP/SFLA
48100	210	58	Mountain Brook	Dr	05	2944	2000	0.37	105	135	\$61,100	\$408,700	3/16/16	\$385,000	\$ 130.77
48100	210	2504	Oak Hollow	Rd	05	2640	1995	0	119.08	139.89	\$61,600	\$317,200	8/17/13	\$342,500	\$ 129.74
48100	210	820	Overbrook	Dr	06	2589	1990	0.33	90	0	\$59,800	\$265,900	9/6/13	\$239,000	\$ 92.31
48100	210	832	Overbrook	Dr	06	3142	2000	0.78	160.19	138.69	\$73,400	\$378,200	4/28/14	\$430,000	\$ 136.86
48100	210	833	Overbrook	Dr	06	3064	1985	0.63	50	145.29	\$68,900	\$326,100	7/15/14	\$442,500	\$ 144.42
48100	210	800	Overbrook	Dr	05	2824	1990	0.39	90.41	0	\$61,600	\$305,600	9/2/14	\$252,500	\$ 89.41
48100	210	800	Overbrook	Dr	05	2824	1990	0.39	90.41	0	\$61,600	\$305,600	5/5/15	\$275,000	\$ 97.38
48100	210	5	Pine Meadow	Rd	05	2988	1999	0.45	130	0	\$63,500	\$422,100	9/6/13	\$398,500	\$ 133.37
48100	210	13	Pine Meadow	Rd	05	3200	2005	0.39	116	144.95	\$61,600	\$437,400	7/18/14	\$440,000	\$ 137.50
48100	210	33	Pine Meadow	Rd	05	3000	2004	1.38	106.63	0	\$88,100	\$433,000	10/7/14	\$495,000	\$ 165.00
48100	210	5	Pine Meadow	Rd	05	2988	1999	0.45	130	0	\$63,500	\$422,100	4/30/15	\$440,000	\$ 147.26
48100	210	109	Red Fox Run	Rd	05	3439	2009	0.52	117	0	\$61,000	\$468,300	3/24/14	\$520,000	\$ 151.21
48100	210	100	Red Fox Run	Rd	05	2856	2004	0.49	125	173	\$64,700	\$425,900	11/9/15	\$420,000	\$ 147.06
48100	210	2508	Saddlebrook	Dr	05	3032	1995	0	120	130	\$60,700	\$336,800	6/29/15	\$290,000	\$ 95.65
48100	210	2516	Saddlebrook	Dr	06	3251	1995	0.67	140	131.04	\$70,100	\$348,200	7/17/15	\$310,000	\$ 95.36
48100	210	3112	Sally	Dr	06	4148	2000	0.48	160.46	125.37	\$64,400	\$460,000	2/19/14	\$425,000	\$ 102.46
48100	210	1005	Siena	Ln	06	2928	2004	0.38	206.91	0	\$61,300	\$365,600	11/22/16	\$377,500	\$ 128.93

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