

TOWN OF VESTAL 2018 GRIEVANCE: VALUATION USEABLE RESIDENTIAL SALES

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48001	210	225	Alice	St	02	1614	1980	0.22	92.22	0	\$21,400	\$131,000	5/10/2016	\$126,000	\$78.07
48001	210	205	Alice	St	01	962	1980	0.22	70	142	\$21,400	\$102,400	4/17/2017	\$88,900	\$92.41
48001	210	129	Annetta	St	01	1240	1960	0.31	60	219.69	\$24,200	\$102,600	7/10/2014	\$107,500	\$86.69
48001	210	137	Annetta	St	01	1214	1955	0.34	80	186.04	\$25,700	\$102,600	6/23/2017	\$130,000	\$107.08
48001	210	3405	Brentwood	Pl	01	1625	1965	0.38	87	209	\$26,300	\$146,400	7/11/2016	\$155,319	\$95.58
48001	210	3420	Brentwood	Pl	03	1682	1985	0.38	0	0	\$26,300	\$132,300	12/15/2017	\$145,000	\$86.21
48001	210	1085	Bunn Hill	Rd	02	2359	1980	0.29	98.88	142.98	\$23,600	\$142,300	1/23/2015	\$145,000	\$61.47
48001	210	1077	Bunn Hill	Rd	01	1430	1980	0.33	100	141.37	\$24,800	\$152,200	8/10/2015	\$145,000	\$101.40
48001	210	501	Gates	Rd	08	1093	1965	0.51	130.58	0	\$30,200	\$108,500	10/16/2015	\$103,000	\$94.24
48001	210	4001	Lauderdale	Dr	01	1835	1960	0.46	79.43	259.48	\$28,800	\$166,300	2/11/2015	\$184,500	\$100.55
48001	210	4064	Lauderdale	Dr	03	1904	1980	0.31	95	142.53	\$24,200	\$169,800	5/29/2015	\$201,000	\$105.57
48001	210	4031	Lauderdale	Dr	01	1204	1985	0.28	120	100	\$23,300	\$127,800	8/4/2015	\$135,000	\$112.13
48001	210	4013	Lauderdale	Dr	01	1420	1985	0.28	100	120	\$23,300	\$155,100	10/16/2015	\$139,700	\$98.38
48001	210	4032	Lauderdale	Dr	06	3662	1975	0.56	175.82	122.52	\$31,200	\$220,000	12/14/2017	\$217,000	\$59.26
48001	210	3524	Maplecrest	Dr	04	1860	1980	0.6	75	187	\$32,000	\$135,000	2/6/2015	\$123,500	\$66.40
48001	210	3532	Maplecrest	Dr	04	1792	1965	0.39	97	176.15	\$26,600	\$128,300	4/25/2017	\$115,000	\$64.17
48001	210	152	Meadowbrook	Ln	03	2105	1970	0.36	86.45	176.55	\$25,700	\$149,300	10/8/2014	\$138,500	\$65.80
48001	210	333	Myrtle	St	04	1545	1970	0.17	50	150	\$14,900	\$77,600	6/29/2017	\$103,000	\$66.67
48001	210	3836	Pembrooke	Ln	02	1388	1985	0.29	80	150.08	\$23,600	\$131,900	9/18/2014	\$137,000	\$98.70
48001	210	3817	Pembrooke	Ln	05	1560	1980	0.31	75	179.58	\$24,200	\$143,300	5/12/2015	\$177,700	\$113.91
48001	210	3704	Pembrooke	Ln	05	1560	1985	0.25	98.2	112.35	\$22,300	\$140,900	4/6/2016	\$139,000	\$89.10
48001	210	3805	Pembrooke	Ln	01	1360	1980	0.63	152.97	0	\$32,600	\$139,600	4/26/2016	\$168,000	\$123.53
48001	210	3845	Pembrooke	Ln	05	1844	1980	0.24	95.05	151.1	\$22,000	\$154,500	7/28/2016	\$186,170	\$100.96
48001	210	3848	Pembrooke	Ln	02	2316	1990	0.33	72.72	0	\$24,800	\$201,100	3/30/2017	\$221,500	\$95.64
48001	210	3604	Pincrest	Rd	01	1056	1975	0.41	132.97	0	\$27,200	\$123,100	12/5/2014	\$125,000	\$118.37
48001	210	416	Pincrest	Rd	01	2224	1985	0.3	104.81	0	\$23,900	\$181,300	1/19/2015	\$165,000	\$74.19
48001	210	3605	Pincrest	Rd	03	1774	1965	0.42	100	141.42	\$27,600	\$142,300	9/22/2015	\$242,300	\$136.58
48001	210	3629	Pincrest	Rd	01	1802	2000	0.44	105	124.16	\$28,200	\$248,900	10/13/2016	\$255,000	\$141.51
48001	210	601	Queensbury	Ct	05	1708	1975	0.49	106.75	283.31	\$29,700	\$141,400	5/21/2015	\$150,000	\$87.82
48001	210	605	Queensbury	Ct	01	1756	1975	0.48	80.36	275.61	\$29,400	\$176,200	12/8/2016	\$169,900	\$96.75
48001	210	224	Schubmehl	Rd	05	1716	1975	0.29	115	110	\$23,600	\$145,800	9/23/2015	\$126,000	\$73.43
48001	210	321	Schubmehl	Rd	04	1571	1970	0.28	120	103	\$23,300	\$132,100	8/30/2016	\$91,000	\$57.93
48001	210	3521	Stratford	Dr	04	1949	1970	0.29	67.18	192.87	\$23,600	\$152,000	10/21/2014	\$155,000	\$79.53
48001	210	3413	Stratford	Dr	01	1242	1975	0.65	129	216	\$33,000	\$115,700	3/18/2015	\$129,000	\$103.87
48001	210	3429	Stratford	Dr	01	1442	1980	0.42	90	0	\$27,600	\$143,200	12/29/2015	\$136,000	\$94.31
48001	210	3621	Vestal	Rd	04	1638	1970	0.38	82.94	195.86	\$26,300	\$127,500	2/22/2016	\$115,000	\$70.21
48001	210	1929	Vestal	Rd	08	1610	1965	0.31	100	0	\$18,100	\$68,400	4/8/2016	\$90,000	\$55.90
48001	210	3520	Vestal	Rd	13	1066	1960	0.28	0	0	\$23,300	\$92,300	6/29/2017	\$107,000	\$100.38
48001	210	2201	Vestal	Rd	01	1088	1975	1.33	0	0	\$43,300	\$122,600	10/31/2017	\$128,750	\$118.34
48001	210	3504	Vestal	Pkwy	04	2087	1980	0.76	166.66	200	\$35,200	\$176,700	10/19/2016	\$586,950	\$281.24

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48002	210	280	Academy	Dr	01	1346	1980	0.21	75	120	\$16,100	\$124,200	5/22/2015	\$136,000	\$101.04
48002	210	300	Academy	Dr	01	1228	1980	0.36	70	132.04	\$20,700	\$122,600	10/29/2015	\$118,000	\$96.09
48002	210	265	Academy	Dr	01	1118	1975	0.21	82	0	\$16,000	\$118,400	1/26/2016	\$117,021	\$104.67
48002	210	301	Academy	Dr	01	1290	1975	0.28	110	0	\$18,300	\$95,300	6/15/2016	\$67,000	\$51.94
48002	210	281	Academy	Dr	01	1092	1975	0.21	82	110.02	\$16,100	\$114,100	2/15/2017	\$152,000	\$139.19
48002	210	277	Academy	Dr	01	1290	1975	0.2	85	0	\$15,800	\$137,500	4/21/2017	\$159,000	\$123.26
48002	210	412	Alpine	Dr	03	2040	1970	0.22	80	120	\$16,400	\$143,100	2/7/2017	\$143,000	\$70.10
48002	210	808	Annabelle	St	04	1170	1970	0.17	60	120	\$14,900	\$104,800	8/19/2014	\$108,000	\$92.31
48002	210	404	Butternut	Dr	01	1456	1980	0.24	80	130	\$17,000	\$152,000	9/22/2017	\$154,900	\$106.39
48002	210	109	Charles	St	05	1753	1970	0.24	51	204	\$17,000	\$149,600	8/20/2014	\$131,000	\$74.73
48002	210	104	Charles	St	08	2040	1980	0.34	109	0	\$20,100	\$142,400	12/16/2014	\$149,000	\$73.04
48002	210	112	Charles	St	08	1342	1970	0.15	54.57	136.45	\$14,300	\$97,700	12/22/2017	\$95,000	\$70.79
48002	210	808	Circle	Dr	13	1118	1970	0.21	70	140	\$16,100	\$96,100	6/25/2015	\$99,000	\$88.55
48002	210	117	Circle	Dr	04	1080	1975	0.21	60	150	\$16,100	\$101,800	10/6/2016	\$122,500	\$113.43
48002	210	849	Circle	Dr	04	1372	1975	0.21	75	120	\$16,100	\$119,700	5/5/2017	\$94,000	\$68.51
48002	210	144	Clark	St	09	672	1965	0.21	70	132	\$16,100	\$60,100	9/5/2014	\$65,000	\$96.73
48002	210	156	Clark	St	04	1404	1970	0.21	69	132	\$16,100	\$123,300	8/9/2016	\$130,700	\$93.09
48002	210	424	Clayton	Ave	13	998	1975	0.15	54.14	117.75	\$14,100	\$84,400	10/10/2017	\$90,000	\$90.18
48002	210	421	Clayton	Ave	13	960	1975	0.15	54.14	117.75	\$14,100	\$83,800	10/20/2017	\$92,000	\$95.83
48002	210	401	Colonial	Ave	13	1130	1970	0.18	60	132	\$15,200	\$101,700	5/27/2015	\$110,638	\$97.91
48002	210	401	Colonial	Ave	13	1130	1970	0.18	60	132	\$15,200	\$101,700	12/14/2017	\$104,000	\$92.04
48002	210	516	Delano	Ave	01	1872	1980	0.19	60	140	\$15,500	\$155,200	4/1/2016	\$139,900	\$74.73
48002	210	500	Delano	Ave	04	1729	1980	0.19	60	140	\$15,500	\$129,800	6/16/2017	\$136,500	\$78.95
48002	210	305	Doris	Ave	05	1326	1970	0.18	90	0	\$15,200	\$112,900	4/23/2015	\$110,630	\$83.43
48002	210	301	Edgewood	Rd	05	1448	1975	0.29	92	0	\$18,600	\$137,000	7/15/2015	\$132,000	\$91.16
48002	210	212	Elizabeth	St	13	1515	1970	0.19	50	174.43	\$11,600	\$101,800	8/11/2014	\$85,000	\$56.11
48002	210	312	Elizabeth	St	08	1474	1975	0.19	50	152	\$11,600	\$115,700	8/11/2017	\$110,000	\$74.63
48002	210	418	Frey	Ave	13	1277	1965	0.95	270	185	\$34,000	\$131,000	5/11/2016	\$115,000	\$90.06
48002	210	301	Frey	Ave	13	988	1970	0.15	50	135	\$14,300	\$84,400	11/30/2016	\$50,000	\$50.61
48002	210	321	Front	St	08	1006	1970	0.38	45.79	222.75	\$10,700	\$59,200	11/30/2014	\$39,900	\$39.66
48002	210	1309	Front	St	01	1248	1980	0.34	0	0	\$20,100	\$145,400	11/12/2015	\$137,234	\$109.96
48002	210	221	Front	St	08	1314	1985	0.25	60	177	\$8,700	\$73,900	10/14/2016	\$62,000	\$47.18
48002	210	229	Harding	Ave	04	1260	1975	0.17	60	125	\$14,900	\$107,900	1/11/2016	\$90,000	\$71.43
48002	210	328	Harding	Ave	01	989	1975	0.17	60	125	\$14,900	\$91,500	9/19/2016	\$100,000	\$101.11
48002	210	312	Harding	Ave	04	1830	1980	0.26	90	125	\$17,700	\$161,600	9/29/2017	\$155,000	\$84.70
48002	210	120	Hawthorne	St	13	896	1980	0.13	50	116.66	\$13,700	\$82,500	10/28/2016	\$92,268	\$102.98
48002	210	104	Hazel	Dr	01	1144	1975	0.23	80.4	139	\$16,700	\$96,100	8/15/2014	\$109,000	\$95.28
48002	210	144	Hazel	Dr	04	1376	1975	0.18	60.13	130.15	\$15,200	\$114,200	10/30/2014	\$89,000	\$64.68
48002	210	513	Hazel	Dr	05	1848	1975	0.22	80	120	\$16,400	\$156,700	12/17/2015	\$150,000	\$81.17
48002	210	112	Hazel	Dr	01	912	1975	0.28	65	190	\$18,300	\$89,900	11/13/2017	\$102,000	\$111.84
48002	210	405	Hazel	Dr	01	1684	1975	0.25	90	120	\$17,300	\$146,400	11/17/2017	\$161,000	\$95.61

2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/
16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48002	210	136	Hazel	Dr	01	1460	1985	0.19	63.04	130.53	\$15,600	\$137,800	12/20/2017	\$124,500	\$85.27
48002	210	1339	Hillside	Dr	05	2876	1990	6.66	0	0	\$88,300	\$280,400	5/13/2016	\$285,000	\$99.10
48002	210	1104	Hillside	Dr	05	2592	1999	0.26	75	149.33	\$17,700	\$198,700	4/25/2017	\$215,000	\$82.95
48002	210	1356	Hillside	Dr	03	1656	1980	0.39	114	91.19	\$21,600	\$167,000	8/4/2017	\$189,500	\$114.43
48002	210	1320	Hillside	Dr	05	3286	1990	0.28	87.91	140.18	\$18,000	\$296,500	11/15/2017	\$276,500	\$84.15
48002	210	225	Hoffman	Ave	04	1470	1970	0.17	60	125	\$14,900	\$112,200	7/27/2016	\$89,000	\$60.54
48002	210	212	Hoffman	Ave	01	1275	1980	0.27			\$18,000	\$119,900	2/22/2018	\$131,000	\$102.75
48002	210	121	Kimball	Rd	08	1564	1970	0.16	50	134.98	\$14,700	\$129,200	7/17/2014	\$100,900	\$64.51
48002	210	113	Kimball	Rd	08	1144	1970	0.16	50	156.78	\$14,600	\$90,300	5/22/2015	\$105,000	\$91.78
48002	210	220	Kimball	Rd	04	1422	1960	0.20	60	145	\$15,800	\$108,900	1/26/2018	\$123,000	\$86.50
48002	210	404	Lagrange	St	05	1968	1980	0.21	65	140	\$16,100	\$156,300	10/14/2014	\$177,000	\$89.94
48002	210	202	Lagrange	St	04	1568	1975	0.24	70.02	143.62	\$17,000	\$129,200	7/28/2015	\$125,000	\$79.72
48002	210	113	Lagrange	St	01	1317	1985	0.15	50	132	\$14,300	\$121,300	4/8/2016	\$105,500	\$80.11
48002	210	416	Lagrange	St	01	1200	1975	0.21	65	140	\$16,100	\$117,600	10/19/2016	\$125,630	\$104.69
48002	210	408	Lagrange	St	01	1696	1975	0.21	65	140	\$16,100	\$148,600	8/30/2017	\$148,000	\$87.26
48002	210	128	Lagrange	St	08	1492	1980	0.18	70.65	108.28	\$15,200	\$122,800	10/27/2017	\$122,000	\$81.77
48002	210	124	Lagrange	St	04	1572	1980	0.16	63	108.28	\$14,600	\$132,600	12/14/2017	\$123,000	\$78.24
48002	210	329	Leland	Ave	05	1512	1990	0.31	100	135	\$19,200	\$148,200	8/13/2015	\$152,500	\$100.86
48002	210	301	Leroy	Ave	04	1344	1970	0.32			\$19,500	\$113,000	2/12/2018	\$125,000	\$93.01
48002	210	324	Leroy	Ave	04	1409	1975	0.19	65	125.13	\$15,500	\$117,100	4/27/2016	\$123,900	\$87.94
48002	210	321	Leroy	Ave	04	1463	1970	0.25	90	125	\$17,300	\$128,400	2/10/2017	\$125,000	\$85.44
48002	210	320	Leroy	Ave	09	800	1970	0.19	70	117.38	\$15,500	\$82,400	6/1/2017	\$85,000	\$106.25
48002	210	329	Leroy	Ave	04	1620	1980	0.17	60	125	\$14,900	\$121,300	10/18/2017	\$144,845	\$89.41
48002	210	204	Lewis	St	05	1396	1970	0.23	114.01	140	\$16,700	\$122,300	10/30/2014	\$123,900	\$88.75
48002	210	517	Main	St	13	1226	1970	0.14	45	141	\$14,000	\$92,100	10/8/2014	\$82,000	\$66.88
48002	210	409	Main	St	08	2244	1975	0.53	152.5	182.49	\$25,600	\$163,200	5/19/2015	\$170,000	\$75.76
48002	210	716	Main	St	08	1118	1950	0.19	75	110	\$15,500	\$58,200	8/19/2016	\$97,000	\$86.76
48002	210	837	Main	St	06	2640	1990	1.12	0	0	\$36,200	\$233,900	1/11/2017	\$268,000	\$101.52
48002	210	216	Marion	St	13	714	1975	0.15	53	120.91	\$14,300	\$68,900	10/28/2014	\$79,500	\$111.35
48002	210	229	Marion	St	04	1634	1960	0.18	50	0	\$15,200	\$125,200	7/2/2015	\$140,000	\$85.68
48002	210	301	Marion	St	05	1848	1970	0.21	50	182.99	\$16,100	\$136,300	7/21/2017	\$140,206	\$75.87
48002	210	305	Marion	St	13	1008	1965	0.22	50	192.14	\$16,400	\$95,800	7/31/2017	\$92,500	\$91.77
48002	210	100	Mary	St	13	945	1960	0.33	112.45	124.99	\$19,800	\$92,200	5/16/2017	\$110,000	\$116.40
48002	210	104	Mary	St	01	1488	1975	0.26			\$17,700	\$134,000	2/21/2018	\$152,000	\$102.15
48002	210	705	Medina	St	04	1158	1970	1.25	0	0	\$37,500	\$128,400	9/6/2017	\$138,000	\$119.17
48002	210	117	Melbourne	St	13	1010	1970	0.13	50	116.66	\$13,700	\$82,900	4/22/2015	\$105,319	\$104.28
48002	210	148	Melbourne	St	08	1584	1975	0.27	50	232.16	\$18,000	\$79,900	12/12/2015	\$65,000	\$41.04
48002	210	609	Mirador	Dr	01	1240	1985	0.25	75	141	\$17,300	\$121,400	7/21/2014	\$120,000	\$96.77
48002	210	704	Mirador	Dr	01	1056	1970	0.22	75	129.55	\$16,400	\$100,300	10/30/2014	\$93,000	\$88.07
48002	210	705	Mirador	Dr	05	1296	1960	0.26	69.79	143.57	\$17,600	\$102,300	9/28/2017	\$112,000	\$86.42
48002	210	220	Reese	Ave	01	1280	1980	0.28	60	0	\$18,300	\$100,200	12/1/2017	\$95,000	\$74.22
48002	210	1401	Seymour	Rd	01	1532	1980	0.18	56	136.25	\$15,800	\$131,000	7/20/2016	\$124,000	\$80.94
48002	210	1412	Seymour	Rd	01	1332	1980	0.21	85	127.72	\$16,100	\$139,300	3/28/2017	\$150,000	\$112.61
48002	210	612	Torrance	Ave	03	1761	1965	0.29	67	191.51	\$18,600	\$138,600	9/29/2014	\$117,000	\$66.44

2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/16 A-F/17 MH

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>	
48002	210	705	Torrance Ave	08	1608	1960	0.35	86.99	188.58	\$20,400	\$119,000	3/20/2015	\$151,000	\$93.91
48002	210	337	Torrance Ave	01	1148	1970	0.78	60	0	\$30,600	\$122,300	5/5/2015	\$94,000	\$81.88
48002	210	216	Torrance Ave	01	1362	1975	0.28	90	0	\$18,300	\$140,800	10/2/2015	\$142,000	\$104.26
48002	210	228	Torrance Ave	13	720	1970	0.19	60	0	\$15,400	\$76,900	11/24/2015	\$68,000	\$94.44
48002	210	300	Torrance Ave	04	1375	1970	0.19	60	139.37	\$15,500	\$103,000	11/24/2015	\$103,000	\$74.91
48002	210	701	Torrance Ave	05	1574	1970	0.26	60	188.58	\$17,700	\$129,800	2/10/2016	\$119,900	\$76.18
48002	210	613	Torrance Ave	05	1450	1970	0.26	60	188	\$17,700	\$122,100	7/28/2016	\$112,000	\$77.24
48002	210	716	Torrance Ave	05	1296	1970	0.42	88.88	0	\$22,600	\$121,900	9/21/2016	\$95,000	\$73.30
48002	210	517	Torrance Ave	08	2076	1980	0.26	60	188.58	\$17,700	\$145,900	2/14/2017	\$134,000	\$64.55
48002	210	209	Torrance Ave	01	1036	1965	0.64	126.93	422.69	\$27,800	\$81,500	4/21/2017	\$104,000	\$100.39
48002	210	800	Verna Dr	01	840	1985	0.31	90	150	\$19,200	\$107,400	1/21/2015	\$70,000	\$83.33
48002	210	825	Verna Dr	13	1044	1965	0.23	108.6	120	\$16,700	\$93,200	12/10/2016	\$84,500	\$80.94
48002	210	425	Virginia Ave	03	1251	1975	0.23	63.43	145.85	\$16,700	\$116,800	10/29/2015	\$134,500	\$107.51
48002	210	401	Virginia Ave	01	1243	1975	0.27	96.89	0	\$18,000	\$115,000	6/1/2016	\$121,649	\$97.87
48002	210	404	Virginia Ave	01	1038	1970	0.15	90	75	\$15,800	\$99,000	12/22/2017	\$107,500	\$103.57
48002	210	313	Woodlawn Dr	01	1118	1970	0.21	79.25	0	\$16,000	\$108,300	3/28/2015	\$122,000	\$109.12
48009	210	217	Crest St	01	1104	1970	0.28	90	132	\$7,900	\$53,500	2/21/2017	\$80,000	\$72.46
48009	210	216	Garden Ln	01	1492	1975	0.21	96.44	132.28	\$6,800	\$85,000	5/17/2016	\$90,654	\$60.76
48009	210	232	Garden Ln	01	1233	1965	0.21	70	132.28	\$6,800	\$80,000	10/30/2017	\$81,600	\$66.18
48010	210	417	Anderson Rd	01	960	1990	0.34	150	125	\$15,100	\$120,600	7/17/2017	\$138,000	\$143.75
48010	210	109	Andrews Rd	02	1934	1958	3.14	0	0	\$41,100	\$112,800	6/7/2017	\$135,000	\$69.80
48010	210	182	Baker Hill Rd	01	1176	1975	1.03	0	0	\$25,300	\$102,900	10/5/2015	\$130,000	\$110.54
48010	210	434	Castleman Rd	04	1386	1980	2.03	0	0	\$32,700	\$129,100	6/3/2016	\$128,865	\$92.98
48010	210	623	Echo Rd	02	1976	1990	4.51	0	0	\$51,300	\$172,800	10/1/2014	\$168,500	\$85.27
48010	210	640	Echo Rd	01	1040	1975	0.29	80	171.8	\$13,600	\$87,500	7/31/2015	\$75,000	\$72.12
48010	210	636	Echo Rd	01	1296	1975	0.32	80	0	\$14,500	\$92,400	12/29/2015	\$100,000	\$77.16
48010	210	468	Echo Rd	08	2126	1970	0.21	60	0	\$11,400	\$125,700	11/1/2017	\$100,000	\$47.04
48010	242	825	Echo Rd	01	1252	1970	25.4	0	0	\$78,200	\$332,900	6/15/2015	\$300,000	\$239.62
48010	210	58	Gardner Rd	08	1234	1970	7.21	0	0	\$59,400	\$135,800	1/6/2017	\$124,000	\$100.49
48010	210	2425	Glenwood Rd	01	1276	1980	2.05	0	0	\$32,900	\$132,800	3/19/2015	\$175,000	\$137.15
48010	210	2425	Glenwood Rd	01	1276	1980	2.05	0	0	\$32,900	\$132,800	5/2/2017	\$205,000	\$160.66
48010	210	2600	Glenwood Rd	04	1452	2005	0.55	0	0	\$20,500	\$154,300	5/23/2017	\$170,000	\$117.08
48010	210	2514	Glenwood Rd	08	2156	1960	4.1	0	0	\$48,300	\$154,300	8/25/2017	\$219,000	\$101.58
48010	210	139	Grippen Hill Rd	01	1440	1970	0.91	100	382.68	\$24,100	\$139,400	1/28/2016	\$119,149	\$82.74
48010	210	153	Grippen Hill Rd	01	1834	1970	1.6	0	0	\$30,500	\$165,000	7/21/2017	\$173,900	\$94.82
48010	210	236	Horan Rd	04	1552	1970	2	0	0	\$47,500	\$146,400	1/25/2016	\$177,660	\$114.47
48010	242	292	Horan Rd	08	1224	1970	24.68	0	0	\$124,400	\$160,100	6/8/2016	\$110,000	\$89.87

2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/
16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48010	210	648	Jensen	Rd	04	2110	1960	1.14	115	0	\$26,100	\$154,300	12/3/2016	\$167,020	\$79.16
48010	210	601	Jensen	Rd	08	1269	1990	0.29	100	125	\$20,400	\$130,000	6/15/2017	\$145,000	\$114.26
48010	210	605	Jensen	Rd	05	1946	1985	0.68	106	285	\$21,800	\$174,300	6/21/2017	\$255,000	\$131.04
48010	210	368	Jones	Rd	05	2430	1975	0.78	165	265	\$22,800	\$177,600	3/24/2015	\$214,000	\$88.07
48010	210	262	Knight	Rd	03	1920	1995	1.55	188.09	0	\$30,300	\$160,100	11/10/2016	\$172,000	\$89.58
48010	242	165	Knight	Rd	08	2176	1970	10.46	0	0	\$65,900	\$205,500	7/28/2014	\$237,500	\$109.15
48010	210	215	Mason	Rd	01	1032	1965	1.32	0	0	\$28,200	\$68,000	8/12/2016	\$115,000	\$111.43
48010	210	209	Meeker	Rd	01	1532	1970	4.94	0	0	\$54,600	\$183,300	12/19/2014	\$189,000	\$123.37
48010	210	205	Meeker	Rd	01	1973	1960	4.98	0	0	\$54,900	\$183,400	10/16/2017	\$170,000	\$86.16
48010	210	95	Nelson	Rd	02	2728	1990	7.48	0	0	\$60,000	\$236,000	6/12/2015	\$236,000	\$86.51
48010	210	47	Nelson	Rd	01	1134	1990	4.69	0	0	\$52,700	\$158,400	8/26/2016	\$160,000	\$141.09
48010	210	241	Noyes	Rd	02	2354	1975	1.06	0	0	\$25,600	\$167,000	10/15/2016	\$185,000	\$78.59
48010	210	52	O'Connell	Rd	02	2335	1975	9.68	0	0	\$64,400	\$158,600	5/8/2015	\$194,000	\$83.08
48010	210	403	Pierce Hill	Rd	01	1512	1975	2.19	0	0	\$67,400	\$182,000	12/15/2015	\$178,000	\$117.73
48010	210	173	Pierce Hill	Rd	01	1120	1950	1.3	0	0	\$28,100	\$90,500	3/3/2016	\$117,553	\$104.96
48010	210	738	Powderhouse	Rd	01	1400	1980	1.97	0	0	\$18,000	\$99,500	10/21/2014	\$96,276	\$68.77
48010	210	485	Powderhouse	Rd	04	1266	1975	1.75	0	0	\$18,800	\$116,600	11/13/2014	\$125,000	\$98.74
48010	210	545	Powderhouse	Rd	01	1656	1975	0.39	129.19	219.29	\$16,600	\$155,200	2/4/2015	\$149,000	\$89.98
48010	210	469	Powderhouse	Rd	04	1344	1975	0.57	150	175	\$10,400	\$115,900	1/24/2017	\$125,000	\$93.01
48010	210	529	Powderhouse	Rd	13	1368	1970	0.69	150	200	\$11,000	\$103,600	10/19/2017	\$120,608	\$88.16
48010	210	124	Ridge	Rd	06	1476	2000	9.1	0	0	\$63,200	\$209,000	2/19/2015	\$198,936	\$134.78
48010	210	494	Ridge	Rd	01	1540	1980	1.29	0	0	\$27,900	\$146,200	8/11/2015	\$149,900	\$97.34
48010	210	413	Ridge	Rd	04	2072	1995	6.99	0	0	\$59,000	\$198,600	11/3/2015	\$179,900	\$86.82
48010	210	517	Skyline	Dr	02	2523	1985	0.91	100	395	\$24,100	\$163,800	10/1/2015	\$168,000	\$66.59
48010	210	110	State Line	Rd	03	1924	1985	2.2	0	0	\$34,000	\$125,200	7/31/2015	\$145,000	\$75.36
48010	210	353	State Line	Rd	01	1392	2015	2.5	0	0	\$36,300	\$131,900	9/21/2017	\$146,000	\$104.89
48010	210	832	Tracy Creek	Rd	05	1836	1975	7.39	0	0	\$59,800	\$150,700	12/14/2015	\$172,500	\$93.95
48010	210	609	Tracy Creek	Rd	09	837	1950	1.05	0	0	\$25,400	\$42,400	1/29/2016	\$40,000	\$47.79
48010	210	1143	Tracy Creek	Rd	08	1660	1975	0.44	138	162	\$18,200	\$113,000	6/30/2016	\$129,800	\$78.19
48010	210	609	Underwood	Rd	08	2164	1950	2.91	0	0	\$39,300	\$115,500	9/16/2014	\$90,000	\$41.59
48010	210	285	Underwood	Rd	08	1876	1995	3.81	0	0	\$46,100	\$194,000	11/25/2014	\$185,500	\$98.88
48010	210	225	Underwood	Rd	08	2118	1950	1.23	0	0	\$22,300	\$96,600	7/18/2017	\$117,021	\$55.25
48010	210	388	West Hill	Rd	13	1452	1975	1	0	0	\$25,000	\$92,100	11/9/2016	\$96,276	\$66.31

2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>	
48011	210	4713	Amherst Ave	01	1161	1980	0.3	100.77	125	\$28,900	\$147,900	6/12/2015	\$160,000	\$137.81
48011	210	4612	Amherst Ave	02	1740	1980	0.29	84.48	151.55	\$28,600	\$156,400	7/14/2015	\$119,000	\$68.39
48011	210	4604	Amherst Ave	02	1888	1980	0.25	80	133.77	\$27,300	\$160,100	9/6/2016	\$157,000	\$83.16
48011	210	4705	Amherst Ave	02	2488	1980	0.24	80.11	126.55	\$27,000	\$163,500	11/7/2017	\$205,000	\$82.40
48011	210	94	Audubon Ave	02	1676	1985	0.24	80	132.91	\$27,000	\$151,300	1/24/2017	\$162,000	\$96.66
48011	210	90	Audubon Ave	01	1734	1970	0.32	80	112	\$29,500	\$193,900	8/14/2017	\$175,000	\$100.92
48011	210	1008	Baylor Dr	02	1848	1975	0.26	109.39	96.15	\$27,700	\$147,100	10/16/2014	\$150,000	\$81.17
48011	210	1321	Cameron Ln	06	3018	2000	0.78	200.29	0	\$40,600	\$369,900	5/13/2015	\$300,000	\$99.40
48011	210	1305	Cameron Ln	06	2673	2003	0.32	127.01	120	\$29,500	\$308,000	5/23/2017	\$307,000	\$114.85
48011	210	1325	Campus Dr	02	1848	1980	0.24	80	130	\$27,000	\$157,200	3/4/2015	\$167,500	\$90.64
48011	210	1312	Campus Dr	05	1964	1980	0.24	75	137.8	\$27,000	\$199,200	10/15/2015	\$220,000	\$112.02
48011	210	1432	Carnegie Dr	02	1768	1980	0.24	80	130	\$27,000	\$152,100	7/21/2014	\$177,900	\$100.62
48011	210	1501	Carnegie Dr	02	2240	1980	0.31	118.55	115	\$29,200	\$155,900	12/18/2014	\$139,500	\$62.28
48011	210	1404	Carnegie Dr	02	1886	1980	0.24	120	96.07	\$27,000	\$159,600	3/27/2015	\$155,789	\$82.60
48011	210	1409	Carnegie Dr	02	1960	1975	0.32	75	145	\$29,500	\$152,100	11/23/2015	\$160,000	\$81.63
48011	210	1517	Carnegie Dr	02	2036	1980	0.32	85	192.08	\$29,500	\$163,500	8/16/2016	\$171,125	\$84.05
48011	210	917	Case Dr	03	1544	1975	0.26	86.4	129.98	\$27,600	\$113,900	11/18/2016	\$135,000	\$87.44
48011	210	153	Clifton Blvd	05	2474	1985	0.34	95	155.75	\$30,700	\$209,700	1/30/2015	\$186,000	\$75.18
48011	210	154	Clifton Blvd	01	1620	1980	0.21	100	91.72	\$29,200	\$169,600	4/7/2016	\$184,000	\$113.58
48011	210	467	Clubhouse Rd	04	2608	1990	1	0	0	\$45,000	\$238,000	3/8/2016	\$198,000	\$75.92
48011	210	801	Country Club Rd	02	1680	1975	0.25	79.38	147.59	\$27,300	\$147,900	12/15/2014	\$126,800	\$75.48
48011	210	4833	Country Club Rd	01	1161	1965	0.27	84.56	0	\$28,000	\$117,500	12/23/2014	\$103,000	\$88.72
48011	210	908	Country Club Rd	01	1161	1975	0.23	75	132.09	\$26,600	\$133,600	6/25/2015	\$151,000	\$130.06
48011	210	813	Country Club Rd	03	1362	1975	0.22	78.61	130	\$26,400	\$130,000	4/5/2016	\$130,000	\$95.45
48011	210	4841	Country Club Rd	01	1245	1975	0.29	84.66	162.99	\$28,600	\$139,300	4/5/2017	\$139,785	\$112.28
48011	210	4609	Deerfield Pl	03	2052	1990	0.41	100	173.56	\$32,200	\$220,300	6/29/2017	\$250,000	\$121.83
48011	210	28	Dellwood Rd	05	2160	1980	0.45	155.71	150	\$33,500	\$188,700	8/26/2014	\$230,000	\$106.48
48011	210	829	Dickinson Dr	03	1196	1975	0.25	76	145	\$27,300	\$115,700	11/2/2015	\$162,000	\$135.45
48011	210	824	Dickinson Dr	03	1332	1975	0.23	76	132	\$26,700	\$115,200	12/16/2016	\$133,000	\$99.85
48011	210	802	Dickinson Dr	03	1452	1985	0.28	86.48	0	\$28,300	\$136,800	8/17/2017	\$165,000	\$113.64
48011	210	817	Dickinson Dr	01	1120	1975	0.26	76	0	\$27,700	\$120,400	9/21/2017	\$130,000	\$116.07
48011	210	4117	Drexel Dr	05	2272	1980	0.42	127.5	0	\$32,600	\$195,400	8/18/2014	\$195,000	\$85.83
48011	210	4004	Drexel Dr	02	2133	1980	0.37	70	166.12	\$31,000	\$175,100	7/29/2016	\$150,000	\$70.32
48011	210	1509	Drexel Dr	02	1872	1985	0.26	80	140	\$27,700	\$162,900	9/20/2016	\$159,000	\$84.94
48011	210	4208	Drexel Dr	05	2848	1980	0.27	85	0	\$28,000	\$228,400	1/4/2017	\$216,000	\$75.84
48011	210	3900	Fuller Hollow Rd	09	1030	1950	0.9	89.72	0	\$43,100	\$82,900	7/9/2014	\$100,000	\$97.09
48011	210	4004	Fuller Hollow Rd	05	1964	1980	0.77	177.4	194.51	\$40,400	\$209,800	7/10/2015	\$175,000	\$89.10
48011	210	4009	Fuller Hollow Rd	09	1180	1958	0.77	177.8	200.33	\$40,400	\$102,700	8/25/2015	\$114,500	\$97.03
48011	210	3916	Fuller Hollow Rd	04	2127	1995	0.31	112.55	110	\$29,200	\$237,600	6/5/2017	\$249,000	\$117.07
48011	210	4216	Fuller Hollow Rd	05	2344	1990	0.47	90	196.68	\$34,100	\$248,000	6/16/2017	\$243,500	\$103.88
48011	210	1210	Hartwick Ln	05	2588	1980	0.63	203	147.37	\$37,600	\$216,700	6/9/2016	\$265,000	\$102.40
48011	210	1016	Lehigh Ave	05	2240	1980	0.7	83.75	199.56	\$39,000	\$201,000	7/18/2014	\$218,000	\$97.32
48011	210	913	Lehigh Ave	02	1740	1975	0.22	75	130	\$26,400	\$145,600	5/15/2015	\$135,000	\$77.59
48011	210	908	Lehigh Ave	02	1740	1975	0.23	78	130	\$26,700	\$144,000	7/1/2016	\$154,600	\$88.85
48011	210	921	Lehigh Ave	03	1404	1970	0.22	75	130	\$26,400	\$122,100	8/4/2016	\$138,257	\$98.47
48011	210	925	Lehigh Ave	02	1760	1975	0.22	75	130	\$26,400	\$149,100	9/8/2016	\$154,900	\$88.01
48011	210	1409	Livingston Pl	02	1688	1981	0.27	75	0	\$28,000	\$157,000	7/14/2016	\$158,000	\$93.60
48011	210	4624	Madison Dr	02	1632	1980	0.25	100.09	0	\$27,300	\$151,600	6/2/2016	\$164,893	\$101.04

2018 Town of Vestal Residential Sales

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48011	210	4628	Madison	Dr	02	1848	1980	0.26	130.6	129.76	\$27,700	\$160,800	12/16/2016	\$155,000	\$83.87
48011	210	313	Manchester	Rd	05	2484	1985	0.30	100	131.56	\$28,900	\$216,200	8/18/2015	\$217,500	\$87.56
48011	210	317	Manchester	Rd	05	2264	1975	0.31	100	135.12	\$29,200	\$201,300	7/8/2017	\$205,000	\$90.55
48011	210	4508	Mansfield	Rd	05	2266	1985	0.29	100	127.05	\$28,600	\$207,200	7/3/2017	\$200,000	\$88.26
48011	210	908	Marguerite	Ct	03	1350	1975	0.46	57.06	143.78	\$33,800	\$135,800	5/25/2017	\$138,500	\$102.59
48011	210	4101	Marietta	Dr	05	2203	1975	0.29	85	0	\$28,600	\$200,500	7/17/2014	\$200,500	\$91.01
48011	210	4221	Marietta	Dr	05	2192	1975	0.77	267.57	113.55	\$40,400	\$208,000	8/21/2014	\$233,000	\$106.30
48011	210	4145	Marietta	Dr	02	2032	1980	0.26	78	140.47	\$27,700	\$163,800	4/15/2015	\$165,000	\$81.20
48011	210	4117	Marietta	Dr	05	2108	1980	0.32	78	167.85	\$29,500	\$215,200	9/24/2015	\$225,000	\$106.74
48011	210	4021	Marietta	Dr	05	2096	1980	0.37	80	200	\$31,000	\$193,400	1/22/2016	\$182,000	\$86.83
48011	210	4116	Marietta	Dr	02	2044	1980	0.27	85	133.11	\$27,900	\$162,200	3/8/2016	\$160,000	\$78.28
48011	210	4608	Marshall Dr W		02	1808	1980	0.34	81.35	184.2	\$30,100	\$164,100	11/6/2014	\$190,000	\$105.09
48011	210	4612	Marshall Dr W		02	2344	1980	0.35	81.35	189.4	\$30,400	\$184,000	12/15/2016	\$180,000	\$76.79
48011	210	4609	Marshall Dr W		05	2168	1980	0.25	75.05	139.45	\$27,300	\$199,100	3/17/2017	\$190,000	\$87.64
48011	210	4708	Marshall Dr W		02	1904	1980	0.35	81.35	187.36	\$30,500	\$154,600	3/17/2017	\$157,500	\$82.72
48011	210	508	Midvale	Rd	01	1856	1985	0.35	100	136.3	\$30,400	\$179,400	8/15/2014	\$210,000	\$113.15
48011	210	520	Midvale	Rd	05	2452	1985	0.49	105	0	\$34,700	\$236,000	1/28/2016	\$315,000	\$128.47
48011	210	701	Midvale	Rd	06	1592	1985	0.71	125	253.66	\$39,200	\$215,300	9/29/2017	\$217,000	\$136.31
48011	210	704	Midvale	Rd	01	1900	1985	0.46	104.09	185.55	\$33,800	\$203,300	12/12/2017	\$235,000	\$123.68
48011	210	532	Murray Hill	Rd	01	1692	1985	0.56			\$36,200	\$182,400	2/16/2018	\$180,000	\$106.38
48011	210	817	Murray Hill	Rd	03	1694	1975	0.23	76	132	\$26,700	\$147,000	7/14/2014	\$139,900	\$82.59
48011	210	1132	Murray Hill	Rd	05	2040	1980	0.27	77.33	0	\$28,000	\$178,700	6/19/2015	\$170,000	\$83.33
48011	210	904	Murray Hill	Rd	05	1768	1975	0.28	75	163.68	\$28,400	\$180,600	7/7/2015	\$170,000	\$96.15
48011	210	1201	Murray Hill	Rd	01	1400	1980	0.24	80	130	\$27,000	\$133,700	8/3/2015	\$140,206	\$100.15
48011	210	932	Murray Hill	Rd	01	1168	1975	0.41	75	0	\$32,200	\$137,800	12/16/2015	\$145,000	\$124.14
48011	210	1121	Murray Hill	Rd	02	1848	1970	0.24	80	130	\$27,000	\$152,100	5/6/2016	\$157,000	\$84.96
48011	210	1116	Murray Hill	Rd	05	2040	1975	0.3	75	171.91	\$28,800	\$160,400	5/12/2016	\$165,000	\$80.88
48011	210	1008	Murray Hill	Rd	01	1140	1975	0.42	75.26	212.44	\$32,600	\$145,600	5/27/2016	\$130,000	\$114.04
48011	210	1221	Murray Hill	Rd	02	2016	1980	0.29	100	130	\$28,600	\$169,100	4/5/2017	\$197,000	\$97.72
48011	210	836	Murray Hill	Rd	01	972	1975	0.27	75	0	\$28,000	\$100,000	4/13/2017	\$105,000	\$108.03
48011	210	700	Murray Hill	Rd	05	2232	1980	0.59	108	229.9	\$36,700	\$206,300	6/5/2017	\$285,000	\$127.69
48011	210	301	Murray Hill	Rd	05	3104	1980	0.43	135.24	125.4	\$32,900	\$259,300	9/29/2017	\$275,000	\$88.60
48011	210	1009	Murray Hill	Rd	02	1790	1975	0.27	97.43	80.11	\$28,000	\$149,000	10/12/2017	\$160,000	\$89.39
48011	210	1112	Murray Hill	Rd	01	1284	1970	0.32	75.26	171.91	\$29,500	\$148,100	10/27/2017	\$179,900	\$140.11
48011	210	808	Pratt	Dr	03	1606	1980	0.26	76	146.6	\$27,700	\$145,000	3/24/2015	\$145,000	\$90.29
48011	210	4600	Radcliffe	Blvd	03	1864	1980	0.37	75.13	213.4	\$31,000	\$163,400	8/18/2016	\$151,000	\$81.01
48011	210	4621	Radcliffe	Blvd	01	1189	1970	0.35			\$30,400	\$120,000	2/20/2018	\$139,900	\$117.66
48011	210	4508	Salem	Dr	02	1984	1980	0.22	78	127.44	\$26,400	\$158,700	8/19/2015	\$154,900	\$78.08
48011	210	4505	Salem	Dr	03	1846	1980	0.25	73.77	139.86	\$27,300	\$158,900	11/9/2015	\$159,650	\$86.48
48011	210	4508	Salem	Dr	02	1984	1980	0.22	78	127.44	\$26,400	\$158,700	8/11/2017	\$162,500	\$81.91
48011	210	4528	Salem	Dr	02	1740	1980	0.21	80.01	0	\$26,100	\$155,800	6/30/2016	\$146,000	\$83.91
48011	210	4516	Salem	Dr	02	1716	1980	0.23	78	131.99	\$26,700	\$144,800	7/14/2016	\$161,771	\$94.27
48011	210	825	Taylor	Dr	01	1120	1975	0.22	75	130	\$26,400	\$122,300	5/22/2015	\$110,000	\$98.21

2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/
16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>		<u>LOCATION</u>		<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>
48011	210	900	Taylor	Dr	03	1686	1980	0.27	103.96	83.96	\$28,000	\$151,700	8/23/2016	\$163,000	\$96.68
48011	210	4513	Washington	Dr	03	1560	1975	0.23	76	130	\$26,700	\$136,100	7/3/2014	\$133,000	\$85.26
48011	210	4705	Washington	Dr	03	1222	1980	0.27	90.02	129.19	\$27,900	\$125,100	11/13/2014	\$115,000	\$94.11
48011	210	4612	Washington	Dr	01	1120	1970	0.27	98.32	0	\$28,000	\$128,200	4/25/2016	\$135,000	\$120.54
48011	210	4700	Washington	Dr	03	1222	1975	0.34	133.47	0	\$30,100	\$121,100	9/5/2017	\$137,000	\$112.11
48011	210	1212	Wildwood	Ln	05	2366	1975	0.41	75	240	\$32,200	\$215,700	10/29/2014	\$240,000	\$101.44
48012	210	2313	Acorn	Dr	05	2146	1985	0.26	90	125	\$32,700	\$207,100	4/22/2016	\$230,130	\$107.24
48012	210	205	African	Rd	03	1626	1975	0.6	139.49	0	\$42,000	\$145,900	10/10/2014	\$166,000	\$102.09
48012	210	405	African	Rd	02	1924	1990	0.34	80	149.94	\$35,100	\$178,000	6/15/2015	\$175,000	\$90.96
48012	210	301	African	Rd	01	1280	1975	0.31	150	91.7	\$34,200	\$129,100	6/10/2016	\$150,000	\$117.19
48012	210	505	African	Rd	05	2032	1995	0.35	133.68	0	\$35,400	\$220,000	7/17/2017	\$216,000	\$106.30
48012	210	208	Airborne	Ave	01	1211	1970	0.26	87.5	130	\$32,700	\$131,800	10/31/2014	\$135,000	\$111.48
48012	210	3308	Almar	Dr	02	2234	1985	0.26	86.25	0	\$33,300	\$171,600	9/12/2014	\$130,000	\$58.19
48012	210	3308	Almar	Dr	02	2234	1985	0.26	86.25	0	\$33,300	\$171,600	6/1/2017	\$172,900	\$77.40
48012	210	3409	Almar	Dr	03	2317	1965	0.5	82.47	234.59	\$40,000	\$174,600	9/23/2014	\$175,000	\$75.53
48012	210	3409	Almar	Dr	03	2317	1965	0.5	82.47	234.59	\$40,000	\$174,600	12/16/2016	\$165,000	\$71.21
48012	210	3416	Almar	Dr	05	2974	1985	0.30	99.5	130	\$35,100	\$217,000	6/30/2017	\$199,900	\$67.22
48012	210	1712	Ayres	Ct	01	1512	1988	1.16	0	0	\$51,600	\$200,700	12/12/2016	\$205,000	\$135.58
48012	210	2504	Bayberry	Ln	05	2472	1990	0.26	87.5	130	\$32,700	\$239,300	4/10/2015	\$248,000	\$100.32
48012	210	2509	Bayberry	Ln	05	2508	1980	0.30	100	130	\$33,900	\$224,400	8/12/2015	\$248,500	\$99.08
48012	210	1024	Beechwood	Ln	01	1135	1975	0.24	94.4	0	\$32,000	\$142,500	4/17/2015	\$125,000	\$110.13
48012	210	912	Beechwood	Ln	03	2696	1961	0.3	141	102	\$33,900	\$156,700	5/14/2015	\$182,000	\$67.51
48012	210	1004	Beechwood	Ln	05	2016	1975	0.23	86	120	\$31,700	\$147,500	10/24/2017	\$155,000	\$76.89
48012	210	1009	Beechwood	Ln	05	1944	1975	0.26	113	106	\$32,700	\$150,400	12/5/2017	\$150,000	\$77.16
48012	210	3124	Belmont	Ave	03	2145	1980	0.25	80.01	131.19	\$32,300	\$167,000	7/16/2014	\$169,950	\$79.23
48012	210	3101	Belmont	Ave	05	1792	1980	0.26	90	135	\$32,700	\$169,900	12/9/2014	\$160,000	\$89.29
48012	210	3121	Belmont	Ave	05	1924	1985	0.3	99.36	0	\$33,500	\$193,400	8/2/2016	\$235,000	\$122.14
48012	210	3113	Belmont	Ave	05	1908	1980	0.31	99.05	135	\$34,200	\$175,100	7/24/2017	\$200,000	\$104.82
48012	210	509	Benita	Blvd	01	1714	1980	0.33	120	0	\$34,800	\$150,800	6/15/2015	\$108,000	\$63.01
48012	210	524	Benita	Blvd	02	1998	1975	0.36	120	0	\$35,700	\$163,700	9/4/2015	\$175,000	\$87.59
48012	210	532	Benita	Blvd	02	3210	1970	0.33	100	150	\$34,800	\$190,000	10/27/2017	\$206,250	\$64.25
48012	210	3105	Briarcliff	Ave	01	1290	1965	0.26	75	150	\$32,700	\$149,900	4/21/2015	\$145,000	\$112.40
48012	210	3100	Briarcliff	Ave	03	2082	1985	0.27	90.95	114.86	\$33,000	\$166,200	10/30/2015	\$183,500	\$88.14
48012	210	304	Brooks	Ave	03	1700	1990	1.17	0	0	\$51,700	\$179,200	6/18/2015	\$170,000	\$100.00
48012	210	208	Brooks	Ave	05	2013	1986	0.27	0	0	\$33,000	\$204,900	9/7/2016	\$154,500	\$76.75
48012	210	201	Brooks	Ave	05	1934	1985	0.30	75	175	\$33,900	\$207,900	3/2/2017	\$222,000	\$114.79
48012	210	3133	Burriss	Rd	09	696	1955	0.49	131	200	\$39,700	\$72,400	10/7/2015	\$65,000	\$93.39
48012	210	3216	Burriss	Rd	02	1593	1984	0.53	75	259.08	\$40,600	\$142,100	6/23/2016	\$160,500	\$100.75
48012	210	3201	Burriss	Rd	09	775	1950	0.38	70	235	\$36,300	\$54,500	1/13/2017	\$42,500	\$54.84

2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/
16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48012	210	101	Chalburn	Rd	06	3755	1990	0.62	112.3	0	\$42,400	\$346,800	4/15/2015	\$310,000	\$82.56
48012	210	2420	Charleston	Ave	03	2010	1975	0.24	70	0	\$32,000	\$155,800	1/12/2015	\$165,000	\$82.09
48012	210	2416	Charleston	Ave	03	1647	1980	0.25	75	145.23	\$32,300	\$160,400	11/18/2016	\$135,000	\$81.97
48012	210	908	Chestnut	Ln	01	1620	1975	0.3	70.08	0	\$33,900	\$159,500	11/21/2016	\$130,000	\$80.25
48012	210	305	Chestnut	Ln	01	1616	1975	0.31	92	172	\$34,200	\$149,100	5/19/2017	\$149,000	\$92.20
48012	210	405	Clarkson	Dr	05	2464	1990	0.4	237.08	0	\$36,900	\$236,900	3/28/2017	\$257,500	\$104.51
48012	210	421	Clarkson	Dr	05	2448	1975	0.27	106.92	110	\$34,500	\$211,500	4/7/2017	\$259,500	\$106.01
48012	210	1912	Clover	Dr	05	2303	1980	0.22	74	130	\$31,400	\$198,000	9/9/2016	\$150,000	\$65.13
48012	210	504	Colgate	St	02	1896	1980	0.28	99.64	128.36	\$33,300	\$162,200	8/7/2015	\$188,400	\$99.37
48012	210	512	Colgate	St	01	1478	1985	0.27	90	130	\$33,000	\$168,200	4/26/2017	\$170,000	\$115.02
48012	210	516	Colgate	St	01	1522	1985	0.26	87.73	130	\$32,700	\$171,200	8/11/2017	\$205,000	\$134.69
48012	210	3116	Cornell	Ave	02	2345	1990	0.29	89.73	129.14	\$33,600	\$194,100	7/28/2014	\$220,000	\$93.82
48012	210	3120	Cornell	Ave	05	2508	1985	0.29	99.25	0	\$33,600	\$206,500	5/7/2015	\$247,000	\$98.49
48012	210	3109	Cornell	Ave	05	2398	1975	0.29	110	131.81	\$33,600	\$205,400	10/19/2017	\$205,000	\$85.49
48012	210	3113	Cortland	Dr	01	1546	1965	0.25	85	125.32	\$32,300	\$153,900	10/21/2015	\$140,959	\$91.18
48012	210	3109	Cortland	Dr	05	2073	1985	0.26	97.21	109.39	\$32,700	\$203,400	11/4/2015	\$240,000	\$115.77
48012	210	3105	Cortland	Dr	05	1924	1985	0.53	50	210.94	\$40,600	\$203,800	9/30/2016	\$193,000	\$100.31
48012	210	3136	Cortland	Dr	05	2072	1990	0.63	80	264.16	\$42,600	\$216,700	7/27/2017	\$218,000	\$105.21
48012	210	421	Crescent	Ln	01	2431	1975	0.53	120.15	169.31	\$40,600	\$237,300	10/16/2015	\$288,000	\$118.47
48012	210	412	Crescent	Ln	04	2279	1970	0.36	100	158.06	\$35,700	\$211,100	2/2/2018	\$225,000	\$98.73
48012	210	2617	Dartmouth	Dr	05	2581	1990	0.37	90.08	117.06	\$36,000	\$238,800	10/12/2017	\$240,000	\$92.99
48012	210	437	Denal	Way	05	2202	2007	0.22	80	120	\$31,400	\$290,500	9/24/2014	\$250,000	\$113.53
48012	210	409	Denal	Way	02	2769	1985	0.26	90	127.3	\$32,700	\$201,300	7/7/2015	\$192,000	\$69.34
48012	210	433	Denal	Way	05	2478	2006	0.22	80	120	\$31,400	\$286,300	2/17/2017	\$295,000	\$119.05
48012	210	2312	Donna	Dr	01	1225	1985	0.43	120	154.44	\$37,900	\$114,900	7/11/2016	\$99,900	\$81.55
48012	210	2204	Donna	Dr	01	1976	1985	0.32	90.43	153.18	\$34,500	\$187,800	8/22/2017	\$160,000	\$80.97
48012	210	305	Fordham	Rd	05	2506	1990	1.02	79.84	0	\$50,300	\$254,900	3/5/2015	\$200,000	\$79.81
48012	210	300	Fordham	Rd	05	2492	1990	0.41	0	0	\$37,200	\$208,000	5/12/2015	\$242,000	\$97.11
48012	210	300	Fordham	Rd	05	2492	1990	0.41	0	0	\$37,200	\$208,000	4/4/2017	\$230,000	\$92.30
48012	210	321	Fordham	Rd	01	1960	1970	0.44	100	190.76	\$38,200	\$191,800	5/18/2015	\$220,750	\$112.63
48012	210	313	Fordham	Rd	05	2340	1980	0.5	110	0	\$40,000	\$184,500	5/28/2015	\$169,600	\$72.48
48012	210	309	Fordham	Rd	05	2502	1990	0.6	110	0	\$42,000	\$251,500	10/13/2016	\$281,000	\$112.31
48012	210	513	Harvard	St	02	2328	1967	0.4	91	182.43	\$36,900	\$158,200	12/20/2014	\$143,600	\$61.68
48012	210	413	Harvard	St	03	2173	1990	0.21	89.8	0	\$31,100	\$175,000	11/17/2015	\$188,000	\$86.52
48012	210	608	Harvard	St	01	1727	1975	0.27	134.6	175.04	\$33,000	\$183,500	12/30/2015	\$150,000	\$86.86
48012	210	600	Harvard	St	01	1462	1980	0.21	80	0	\$31,100	\$144,000	6/10/2016	\$175,000	\$119.70
48012	210	509	Harvard	St	02	2472	1985	0.33	90	168.63	\$34,800	\$193,000	8/22/2016	\$190,000	\$76.86
48012	210	613	Harvard	St	02	2025	1970	0.44	90	180	\$38,200	\$165,900	11/17/2016	\$170,000	\$83.95
48012	210	2313	Hemlock	Ln	05	2240	1980	0.27	90	129	\$33,000	\$207,900	8/22/2016	\$200,000	\$89.29
48012	210	2316	Hemlock	Ln	05	2190	1980	0.24	85	125	\$32,000	\$206,100	5/25/2017	\$172,500	\$78.77
48012	210	2433	High	Ave	05	2016	1980	0.26	70	162.47	\$32,700	\$195,400	6/24/2015	\$225,000	\$111.61

2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48012	210	2416	High	Ave	02	2532	1980	0.21	70	130	\$31,100	\$180,100	11/8/2017	\$215,000	\$84.91
48012	210	608	Holly Hill	Rd	05	3332	1990	1.3	0	0	\$53,800	\$317,500	4/19/2017	\$335,051	\$100.56
48012	210	600	Holly Hill	Rd	05	2420	1990	0.46	89.99	0	\$38,800	\$250,200	6/29/2017	\$285,000	\$117.77
48012	210	901	Imperial Woods	Dr	01	2088	1975	0.4	167.73	0	\$36,900	\$151,500	2/19/2015	\$227,650	\$109.03
48012	210	925	Imperial Woods	Dr	01	1280	1965	0.26	82	144	\$32,700	\$110,000	2/7/2018	\$106,000	\$82.81
48012	210	132	Jensen	Rd	01	1025	1980	0.28	60	200	\$33,300	\$106,100	7/11/2014	\$120,000	\$117.07
48012	210	533	Jensen	Rd	02	1132	1980	0.54	219.12	61.3	\$40,800	\$159,300	10/30/2014	\$167,000	\$147.53
48012	210	121	Jensen	Rd	04	1441	1970	0.34	75	200	\$35,100	\$111,500	5/8/2015	\$93,500	\$64.89
48012	210	409	Jensen	Rd	01	1488	1990	0.24	90	115	\$32,000	\$154,100	10/1/2015	\$145,000	\$97.45
48012	210	428	Jensen	Rd	03	3488	1985	4.84	0	0	\$98,000	\$347,300	10/30/2015	\$467,500	\$134.03
48012	210	505	Jensen	Rd	01	1244	1960	0.27	95	140	\$33,000	\$88,900	11/20/2015	\$120,000	\$96.46
48012	210	449	Jensen	Rd	03	2458	1980	0.36	134.22	77.8	\$35,700	\$175,200	7/21/2017	\$214,000	\$87.06
48012	210	444	Jensen	Rd	02	1848	1981	0.29	100	0	\$33,600	\$147,700	11/13/2017	\$194,000	\$104.98
48012	210	3208	Knapp	Rd	02	2352	1966	0.69	150	148.46	\$43,800	\$184,300	11/25/2014	\$183,000	\$77.81
48012	210	3208	Knapp	Rd	02	2352	1966	0.69	150	148.46	\$43,800	\$184,300	9/15/2017	\$196,900	\$83.72
48012	210	2644	Lynnhurst	Dr	02	1900	1980	0.25	100	122	\$32,300	\$161,600	7/23/2014	\$180,000	\$94.74
48012	210	2600	Lynnhurst	Dr	02	2580	1985	0.31	95	133.82	\$34,200	\$205,500	7/23/2015	\$185,000	\$71.71
48012	210	2405	Lynnhurst	Dr	05	2120	1980	0.23	85	128.48	\$31,700	\$195,400	8/25/2016	\$252,000	\$118.87
48012	210	413	Magnolia	Dr	01	1327	1965	0.25	72.32	130	\$32,300	\$146,600	7/31/2017	\$142,000	\$107.01
48012	210	2624	Pinebluff	Dr	05	2872	1990	0.29	98	130	\$33,600	\$284,800	10/12/2015	\$305,000	\$106.20
48012	210	2604	Pinebluff	Dr	05	2630	1995	0.27	96.86	130	\$33,000	\$253,500	4/6/2016	\$320,000	\$121.67
48012	210	2617	Pinebluff	Dr	05	2916	2000	0.27	90	130	\$33,000	\$352,400	7/24/2017	\$357,446	\$122.58
48012	210	2613	Princeton	Dr	06	2893	1995	0.27	85	140	\$33,100	\$285,050	10/1/2014	\$260,000	\$89.87
48012	210	2617	Princeton	Dr	05	2896	1990	0.27	85	140	\$33,000	\$294,000	7/29/2015	\$320,000	\$110.50
48012	210	2612	Princeton	Dr	06	1966	1995	0.22	80	120	\$31,400	\$223,400	9/17/2015	\$221,500	\$112.67
48012	210	2609	Princeton	Dr	05	2782	1995	0.27	85	140	\$33,000	\$285,700	8/17/2017	\$305,000	\$109.63
48012	210	2644	Purdue	Dr	05	2609	1985	0.55	125	194	\$41,000	\$259,100	11/21/2016	\$257,700	\$98.77
48012	210	2604	Purdue	Dr	04	2409	1985	0.27	90	130	\$33,000	\$220,800	4/20/2017	\$287,500	\$119.34
48012	210	404	Rano	Blvd	05	1924	1980	0.23	78.93	125	\$31,700	\$187,000	9/23/2014	\$183,500	\$95.37
48012	210	812	Rano	Blvd	06	1606	2000	0.27	95	115	\$33,000	\$226,100	3/8/2016	\$210,000	\$130.76
48012	210	808	Rano	Blvd	06	3020	1990	0.26	95.67	109.87	\$32,700	\$265,000	5/6/2016	\$257,000	\$85.10
48012	210	800	Rano	Blvd	04	2618	1990	0.28	106.41	0	\$33,300	\$266,400	5/13/2016	\$295,000	\$112.68
48012	210	633	Rano	Blvd	01	2006	1990	0.26	95	0	\$32,700	\$228,000	6/28/2016	\$219,000	\$109.17
48012	210	408	Rano	Blvd	02	2174	1980	0.24	85	0	\$32,000	\$171,400	9/28/2016	\$152,500	\$70.15
48012	210	501	Rano	Blvd	03	1780	1980	0.23	87	120	\$31,700	\$155,200	7/14/2017	\$145,000	\$81.46
48012	210	700	Redwood	Ln	05	2394	1970	0.31	0	0	\$51,300	\$192,100	8/24/2017	\$203,000	\$84.80
48012	210	708	Redwood	Ln	05	3032	1965	0.45	110	184	\$38,500	\$210,000	9/1/2017	\$304,000	\$100.26
48012	210	2516	Rhonda	Dr	05	2394	1990	0.32	110	125	\$34,500	\$254,600	8/15/2014	\$245,500	\$102.55
48012	210	2445	Rhonda	Dr	05	2052	1985	0.24	82	130	\$32,000	\$195,700	2/28/2017	\$240,000	\$116.96
48012	210	409	Robin	Ln	02	2408	1985	0.48	70	206.18	\$39,400	\$197,300	1/23/2015	\$185,000	\$76.83
48012	210	404	Robin	Ln	05	2040	1990	0.23	96.37	0	\$31,700	\$212,800	4/15/2015	\$246,000	\$120.59

2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/
16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48012	210	408	Robin	Ln	01	1582	1990	0.26	80.93	163	\$32,700	\$149,500	4/15/2016	\$134,000	\$84.70
48012	210	445	Robin	Ln	05	5174	1995	0.76	159.99	130	\$45,200	\$588,900	9/27/2017	\$750,000	\$144.96
48012	210	2505	Saddlebrook	Dr	05	2748	2000	0.30	100	130	\$33,900	\$307,800	8/12/2015	\$315,000	\$114.63
48012	210	2513	Saddlebrook	Dr	05	2906	2000	0.34	115	130	\$35,100	\$340,100	7/13/2017	\$379,000	\$130.42
48012	210	3105	Sarasota	Ave	05	2852	1990	0.31	95	141	\$34,200	\$257,200	1/27/2015	\$247,422	\$86.75
48012	210	581	Sequoia	Ln	05	2196	1980	0.27	80	0	\$33,000	\$193,800	10/22/2014	\$195,000	\$88.80
48012	210	576	Sequoia	Ln	05	2080	1985	0.24	80	130	\$32,000	\$205,000	6/23/2017	\$245,000	\$117.79
48012	210	805	Sequoia	Ln	03	2316	1970	0.25	91.2	0	\$32,300	\$162,900	11/4/2017	\$192,500	\$83.12
48012	210	124	Southwood	Dr	01	1182	1965	0.69	150	200	\$43,800	\$552,400	8/27/2014	\$174,000	\$147.21
48012	210	2604	Stamford	Dr	02	2484	1980	0.28	146.79	86.93	\$33,300	\$200,000	8/21/2014	\$241,500	\$97.22
48012	210	121	Tamarack	Ln	06	2877	2000	0.45	141	139.97	\$40,600	\$334,300	11/1/2017	\$468,000	\$162.67
48012	210	305	Warren	St	05	1969	1980	0.22	80	117	\$31,400	\$188,900	1/8/2015	\$185,000	\$93.96
48012	210	200	Warren	St	02	1706	1980	0.24	84.17	0	\$32,000	\$153,400	2/24/2017	\$149,900	\$87.87
48012	210	304	William	St	05	2251	1980	0.22	99.6	74.51	\$31,400	\$201,800	1/12/2016	\$153,200	\$68.06
48012	210	200	William	St	04	1638	1965	0.24	85.73	94.35	\$32,000	\$146,600	6/2/2016	\$154,255	\$94.17
48012	210	16	Winding	Ln	06	3888	1995	1.67	0	0	\$58,400	\$487,300	10/6/2016	\$400,000	\$102.88
48015	210	515	Clubhouse	Rd	15	1956	2000	0.15	50	0	\$14,300	\$221,400	8/21/2015	\$200,000	\$102.25
48015	210	617	Country Club	Rd	15	2142	1990	0.16	53	0	\$14,600	\$177,900	10/10/2014	\$166,500	\$77.73
48015	210	629	Country Club	Rd	15	2140	1990	0.16	50	0	\$14,600	\$189,400	8/14/2015	\$175,000	\$81.78
48015	210	268	Loretta	Ln	15	1854	1988	0.28	52	187	\$13,700	\$161,800	8/14/2014	\$136,000	\$73.36
48015	210	224	Loretta	Ln	15	1248	1990	0.18	52	0	\$11,400	\$118,100	4/24/2015	\$105,000	\$84.14
48015	210	260	Loretta	Ln	15	1732	1988	0.52	60.11	0	\$18,900	\$157,400	7/21/2015	\$165,000	\$95.27
48015	210	273	Loretta	Ln	15	1164	1990	0.16	52	138	\$10,900	\$130,000	6/5/2017	\$121,000	\$103.95
48015	210	224	Vivian	Ln	15	1312	1988	0.18	52	0	\$11,400	\$134,000	7/15/2014	\$135,000	\$102.90
48015	210	224	Vivian	Ln	15	1312	1988	0.18	52	0	\$11,400	\$134,000	11/17/2017	\$135,000	\$102.90
48015	210	261	Vivian	Ln	15	1493	1990	0.15	52	0	\$10,700	\$137,400	10/22/2014	\$134,500	\$90.09
48015	210	220	Woodgate	Ln	15	1142	1985	0.22	50	165.8	\$16,400	\$133,000	8/18/2016	\$165,000	\$144.48
48015	210	236	Woodgate	Ln	15	888	1979	0.24	58.97	166.47	\$17,000	\$127,600	10/24/2016	\$130,000	\$146.40

2018 Town of Vestal Residential Sales

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16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48019	210	324	Birch	St	04	1236	1970	0.18	50	155	\$11,400	\$94,400	7/24/2017	\$100,000	\$80.91
48019	210	1200	Edward	St	01	1054	1980	0.21	62	0	\$12,100	\$87,500	6/22/2016	\$105,000	\$99.62
48019	210	1228	Edward	St	01	1088	1980	0.21	62	154.3	\$12,100	\$87,000	12/11/2017	\$131,958	\$121.29
48019	210	101	Eldredge	Dr	01	1144	1975	0.27	75.95	0	\$18,000	\$108,100	10/27/2017	\$115,957	\$101.36
48019	210	356	First	Ave	01	978	1970	0.23	50	203	\$12,600	\$67,500	4/3/2015	\$67,500	\$69.02
48019	210	300	First	Ave	01	960	1970	0.31	57	241	\$14,400	\$63,050	5/25/2016	\$78,000	\$81.25
48019	210	357	First	Ave	05	1508	1980	0.34	100	150	\$15,100	\$88,100	1/7/2017	\$127,000	\$84.22
48019	210	341	Maple	St	05	1471	1965	0.18	50	155	\$11,400	\$84,200	7/7/2017	\$90,000	\$61.18
48019	210	316	Myrtle	St	08	1260	1950	1.4	100.8	0	\$27,000	\$52,600	12/18/2017	\$106,382	\$84.43
48019	210	329	Oak	St	04	1370	1985	0.2	50	169.91	\$11,900	\$103,700	9/2/2016	\$115,000	\$83.94
48019	210	805	Old Vestal	Ln	04	1618	1970	0.2	62	0	\$11,900	\$88,400	12/27/2017	\$99,000	\$61.19
48019	210	1301	Valley	Rd	01	1336	1970	0.26	75	150	\$13,200	\$63,000	6/8/2017	\$134,000	\$100.30
48019	210	153	Vestal	Rd	01	1334	1975	0.29	80	148	\$18,600	\$114,400	9/25/2015	\$140,000	\$104.95
48019	210	1521	Vestal	Rd	01	1120	1965	0.29	100	125	\$13,900	\$65,100	2/1/2016	\$69,000	\$61.61
48019	210	1521	Vestal	Rd	01	1250	1980	0.29	100	125	\$13,900	\$65,100	3/20/2017	\$123,000	\$98.40
48019	210	1512	Vestal	Rd	05	1464	1970	0.17	50	150	\$11,200	\$51,900	6/9/2016	\$76,500	\$52.25
48019	210	305	Vestal	Rd	04	1760	1960	0.68	118	0	\$28,600	\$110,500	11/2/2017	\$138,000	\$78.41
48019	210	2102	Walnut	St	01	1112	1960	0.65	62.06	200	\$21,000	\$65,700	11/6/2014	\$80,000	\$71.94

48020	210	333	Anderson	Rd	08	1768	1960	0.82	90	200	\$22,300	\$111,600	9/24/2014	\$129,500	\$73.25
48020	210	113	Brook Hill	Ave	01	1080	1995	0.34	100	150	\$20,100	\$171,100	7/8/2015	\$175,000	\$162.04
48020	210	312	Burd	Dr	05	2344	1985	0.27	75	130	\$18,000	\$186,500	3/16/2017	\$155,000	\$66.13
48020	210	128	Carol	Ave	03	1798	1975	0.26	132	99.05	\$17,700	\$131,600	7/17/2014	\$151,063	\$84.02
48020	210	149	Carol	Ave	01	1047	1970	0.26	99.69	80.24	\$17,700	\$113,600	7/21/2014	\$107,000	\$102.20
48020	210	320	Costley	Rd	04	1608	1985	0.27	85	108.76	\$18,000	\$147,900	12/12/2014	\$140,000	\$87.07
48020	210	105	David	Ave	01	1479	1960	0.35	70	161.63	\$20,400	\$98,500	10/22/2014	\$95,000	\$64.23
48020	210	109	David	Ave	01	1088	1975	0.31	70	144.19	\$19,200	\$105,600	10/7/2015	\$129,500	\$119.03
48020	210	109	David	Ave	01	1088	1975	0.31	70	144.19	\$19,200	\$105,600	8/4/2016	\$138,297	\$127.11
48020	210	1004	Ford	Rd	01	840	1975	0.19	60	127.66	\$15,500	\$92,500	2/18/2015	\$88,297	\$105.12
48020	210	1104	Ford	Rd	08	1465	1975	0.28	68.23	0	\$18,300	\$143,400	11/13/2015	\$152,500	\$104.10
48020	210	1112	Ford	Rd	04	1384	1975	0.53	134.83	145.36	\$25,300	\$139,200	6/15/2016	\$155,000	\$111.99
48020	210	2016	Galaxy	Dr	02	1800	1975	2.04	157.5	0	\$37,800	\$161,100	11/30/2017	\$166,900	\$92.72
48020	210	1808	Gary	Dr	02	1548	1990	0.3	193.1	125.92	\$18,900	\$136,900	10/8/2014	\$155,319	\$100.34
48020	210	1807	Gary	Dr	02	2005	1987	0.23	79.95	0	\$16,700	\$163,800	4/29/2016	\$157,500	\$78.55
48020	210	1801	Gary	Dr	02	1944	1980	0.28	73.73	0	\$18,300	\$141,100	6/29/2016	\$143,617	\$73.88
48020	210	2252	Glenwood	Rd	02	1736	1977	0.24	75	136	\$16,900	\$131,400	4/27/2015	\$120,000	\$69.12
48020	210	1112	Glenwood	Rd	01	1189	1975	0.22	62	149.58	\$16,400	\$126,100	8/24/2015	\$122,000	\$102.61
48020	210	1723	Glenwood	Rd	08	1742	1965	0.36	87.44	193.55	\$20,700	\$121,300	1/14/2016	\$129,900	\$74.57
48020	210	2204	Glenwood	Rd	02	1652	1976	0.22	75	130	\$16,400	\$115,500	4/12/2016	\$132,500	\$80.21
48020	210	2265	Glenwood	Rd	05	2092	1975	0.73	159.76	362	\$27,300	\$179,000	7/11/2016	\$201,500	\$96.32
48020	210	2001	Glenwood	Rd	09	897	1985	2.6	0	0	\$27,000	\$92,000	11/11/2016	\$85,000	\$94.76
48020	210	2064	Glenwood	Rd	05	1660	1998	3.73	0	0	\$67,000	\$224,400	1/30/2017	\$195,000	\$117.47
48020	210	1108	Glenwood	Rd	01	1264	1975	0.23	65	0	\$16,700	\$118,400	1/31/2017	\$114,500	\$90.59
48020	210	2249	Glenwood	Rd	02	2088	1980	0.53	80	352	\$25,300	\$158,100	4/19/2017	\$135,000	\$64.66
48020	210	1413	Glenwood	Rd	09	785	1960	0.89	58.77	682.08	\$28,900	\$88,400	7/20/2017	\$95,000	\$121.02
48020	210	2245	Glenwood	Rd	02	2520	1975	0.59	75	339	\$25,900	\$183,100	8/15/2017	\$175,000	\$69.44
48020	210	1124	Glenwood	Rd	01	1440	1970	0.6	72	0	\$26,000	\$125,900	10/23/2017	\$133,000	\$92.36
48020	210	1000	Glenwood	Rd	13	1126	1970	0.6	197.83	141.52	\$26,000	\$89,800	11/3/2017	\$110,500	\$98.14
48020	210	1723	Glenwood	Rd	08	1742	1965	0.36	87.44	193.55	\$20,700	\$121,300	1/10/2018	\$150,000	\$86.11

2018 Town of Vestal Residential Sales

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48020	210	104	Grand	Ave	04	1300	1970	0.55	100	239	\$12,800	\$88,700	12/21/2015	\$99,468	\$76.51
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2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>		<u>LOCATION</u>		<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>
48020	210	125	Grand	Ave	04	1212	1980	0.21	60	148.9	\$16,100	\$112,300	7/18/2017	\$116,000	\$95.71
48020	210	116	Grand	Ave	04	1491	1975	0.27	50	235	\$9,000	\$113,800	8/31/2017	\$105,000	\$70.42
48020	210	404	Jodie	Dr	05	2175	2000	0.23	105	0	\$16,700	\$224,900	4/15/2016	\$215,000	\$98.85
48020	210	332	Jones	Rd	05	1956	1980	0.45	75	0	\$23,500	\$178,500	1/7/2016	\$205,000	\$104.81
48020	210	240	Juneberry	Rd	01	1392	1970	0.26	65	159.17	\$17,700	\$117,800	7/23/2014	\$100,000	\$71.84
48020	210	229	Juneberry	Rd	02	1868	1975	0.53	106.2	222.26	\$25,300	\$148,500	10/7/2015	\$147,500	\$78.96
48020	210	140	Juneberry	Rd	01	1056	1985	0.24	80	130	\$17,000	\$106,900	1/12/2016	\$88,000	\$83.33
48020	210	128	Juneberry	Rd	02	1682	1985	0.22	74.83	130	\$16,400	\$125,800	2/10/2017	\$110,000	\$65.40
48020	210	228	Juneberry	Rd	01	936	1975	0.21	60	159	\$16,100	\$98,500	10/18/2017	\$104,000	\$111.11
48020	210	2212	Kathleen	Dr	05	1856	2000	0.22	75	130	\$16,400	\$192,800	7/21/2016	\$180,000	\$96.98
48020	210	1260	Landon	Rd	13	879	1970	0.26	101.75	0	\$17,700	\$77,000	11/30/2016	\$69,500	\$79.07
48020	210	156	Lincoln	Dr	01	1452	1975	0.35	60	0	\$20,400	\$115,200	12/27/2016	\$105,000	\$72.31
48020	210	121	Lincoln	Dr	02	2552	1980	0.26	65	0	\$17,700	\$171,800	8/16/2017	\$182,000	\$71.32
48020	210	1213	Main	St	13	1316	1975	0.24	50	196	\$17,000	\$115,000	8/29/2014	\$95,876	\$72.85
48020	210	1157	Main	St	08	1254	1975	0.3	50	23.67	\$18,900	\$110,000	10/17/2014	\$90,000	\$71.77
48020	210	2950	NYS Rte 26 S		09	1128	1975	0.91	128	320.34	\$29,100	\$62,300	8/28/2014	\$52,000	\$46.10
48020	210	1920	NYS Rte 26 S		01	960	1962	0.73	116.84	0	\$27,300	\$92,300	9/16/2014	\$85,000	\$88.54
48020	210	1833	NYS Rte 26 S		06	1632	1970	1.03	0	0	\$30,300	\$150,500	6/3/2016	\$150,000	\$91.91
48020	210	141	Park	Ave	13	996	1960	0.22	60	157	\$8,200	\$73,300	8/24/2015	\$65,000	\$65.26
48020	210	121	Park	Ave	04	1383	1980	0.26	60	0	\$8,900	\$122,100	6/7/2017	\$120,000	\$86.77
48020	210	104	Raiford	Rd	04	2229	1980	0.34	90	0	\$20,100	\$210,400	6/23/2017	\$190,000	\$85.24
48020	210	305	Rayelene	Dr	01	1073	1965	0.39	75	0	\$21,700	\$92,200	12/29/2014	\$85,000	\$79.22
48020	210	332	Rayelene	Dr	02	2355	1964	0.28	75.71	0	\$18,300	\$146,300	9/30/2015	\$189,000	\$80.26
48020	210	312	Rayelene	Dr	01	1073	1963	0.37	110	142.88	\$21,000	\$104,600	10/9/2015	\$72,000	\$67.10
48020	210	324	Rayelene	Dr	05	2016	2008	0.28	85.92	140	\$18,300	\$249,600	6/2/2016	\$221,900	\$110.07
48020	210	404	Rayelene	Dr	03	1610	1980	0.38	102.69	0	\$21,300	\$130,600	12/2/2016	\$131,382	\$81.60
48020	210	105	Richards	Ave	01	1368	1975	0.32	135	100	\$9,700	\$105,900	8/20/2014	\$101,100	\$73.90
48020	210	136	Richards	Ave	01	960	1970	0.29	90	142.16	\$9,300	\$74,700	6/1/2015	\$100,000	\$104.17
48020	210	1544	Rita	Rd	01	1120	1995	0.2	64	150	\$15,800	\$139,000	11/24/2014	\$132,500	\$118.30
48020	210	1540	Rita	Rd	02	1520	1980	0.84	0	0	\$28,400	\$153,500	6/11/2015	\$178,000	\$117.11
48020	210	1629	Rita	Rd	01	1120	1985	0.2	60	150	\$15,800	\$110,000	11/13/2015	\$104,600	\$93.39
48020	210	1604	Rita	Rd	01	992	1980	0.25	70	156	\$17,300	\$98,800	7/13/2016	\$115,000	\$115.93
48020	210	117	Sandy	Dr	02	1776	1965	0.22	75	125	\$16,400	\$125,200	9/29/2016	\$108,500	\$61.09
48020	210	112	Susan	Ct	01	1695	1970	0.4	57.03	100	\$21,900	\$137,800	7/10/2015	\$125,000	\$73.75
48020	210	104	Susan	Ct	01	1471	1970	0.43	50	163	\$22,900	\$116,900	5/18/2017	\$134,000	\$91.09
48020	210	1752	Terrace	Dr	06	2258	1990	0.37	120	135	\$21,000	\$196,600	10/19/2015	\$193,000	\$85.47
48020	210	125	Tharp	St	01	960	1965	0.29	90	140	\$9,300	\$58,300	5/5/2015	\$73,404	\$76.46
48020	210	152	Tharp	St	01	960	1975	0.34	65.02	0	\$6,000	\$49,000	1/5/2017	\$52,100	\$54.27
48020	210	128	Tharp	St	09	1176	1975	0.29	90	140	\$9,300	\$80,600	12/11/2017	\$70,000	\$59.52

2018 Town of Vestal Residential Sales

<u>NBHD</u>	<u>PCC</u>		<u>LOCATION</u>		<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>
48025	210	637	Front	St	08	2346	1980	0.31	100	0	\$19,100	\$131,300	7/13/2016	\$161,855	\$68.99
48025	220	364	Jones	Rd	12	2508	1968	0.41	0	0	\$22,200	\$144,600	1/5/2016	\$139,000	\$55.42
48025	280	2100	Owego	Rd	08	1640	1965	0.88	0	0	\$28,800	\$124,900	10/15/2015	\$65,000	\$39.63
48025	220	236	Tracy Creek	rd	8	1533	1920	0.21	0	0	\$17,700	\$59,000	6/30/2015	\$40,000	\$26.09
48030	210	408	Clifford	Dr	02	1952	1987	0.18	50	160	\$10,200	\$90,900	8/30/2017	\$101,063	\$51.77
48030	210	220	Eastland	Rd	08	1268	1970	0.51	150	150	\$20,100	\$94,800	6/11/2015	\$159,900	\$126.10
48030	210	428	Midland	Dr	06	2216	1995	0.48	87.66	192.42	\$19,400	\$178,200	12/16/2016	\$148,000	\$66.79
48030	210	225	Norris	Ave	09	903	1950	0.17	50	150	\$9,900	\$38,000	5/1/2017	\$71,000	\$78.63
48030	210	2046	Owego	Rd	01	1134	1985	0.32	80	173.5	\$14,500	\$103,700	8/28/2014	\$116,600	\$102.82
48030	210	2813	Owego	Rd	01	1176	1985	0.36	98.24	158	\$15,700	\$107,300	11/16/2015	\$106,000	\$90.14
48030	210	2804	Owego	Rd	01	1041	1990	0.22	65	150	\$11,400	\$99,500	9/15/2016	\$88,297	\$84.82
48030	210	2035	Owego	Rd	13	1604	1950	0.61	234.5	47.22	\$21,100	\$77,400	10/3/2016	\$66,800	\$41.65
48030	210	2042	Owego	Rd	01	1144	1985	0.29	90	160.51	\$13,600	\$106,400	3/1/2017	\$129,787	\$113.45
48030	210	2419	Owego	Rd	13	1159	1960	0.46	100	200	\$18,800	\$71,800	8/22/2017	\$75,000	\$64.71
48030	210	560	Tracy Creek	Rd	09	523	1950	0.21	50	188	\$11,100	\$27,600	2/26/2015	\$12,000	\$22.95
48030	210	300	Tracy Creek	Rd	04	1248	1980	0.35	100	154	\$15,400	\$98,600	6/3/2015	\$125,000	\$100.16
48030	210	316	Tracy Creek	Rd	13	660	1975	0.18	50	154	\$10,200	\$68,100	7/25/2016	\$54,000	\$81.82
48050	210	78	Brown	Rd	06	5584	2007	6.72	0	0	\$88,400	\$729,000	10/9/2015	\$735,000	\$131.63
48050	242	135	Brown	Rd	11	2584	1990	14.77	0	0	\$104,500	\$294,700	11/12/2014	\$324,500	\$125.58
48050	210	856	Bunn Hill	Rd	01	2420	1986	5	0	0	\$85,000	\$265,400	9/2/2014	\$300,000	\$123.97
48050	210	278	Bunn Hill	Rd	05	3985	2000	7.59	0	0	\$90,200	\$565,400	9/21/2016	\$690,000	\$173.15
48050	210	355	Foster	Rd	05	3348	2008	6.5	0	0	\$88,000	\$395,000	9/18/2014	\$395,000	\$117.98
48050	210	323	Foster	Rd	06	3104	1995	6.62	0	0	\$88,200	\$532,200	12/14/2015	\$550,000	\$177.19
48050	210	355	Foster	Rd	05	3348	2008	6.5	0	0	\$88,000	\$395,000	10/12/2016	\$397,000	\$118.58
48050	210	257	Foster	Rd	01	1440	1987	0.51	122.69	172.5	\$25,200	\$122,900	12/2/2016	\$115,000	\$79.86
48050	210	2017	Fuller Hollow	Rd	04	1840	1990	2.05	0	0	\$48,100	\$175,900	4/29/2016	\$160,000	\$86.96
48050	210	3100	Fuller Hollow	Rd	01	1362	1990	7.27	0	0	\$89,500	\$221,300	1/22/2018	\$303,000	\$222.47
48050	210	3908	Fuller Hollow	Rd	05	3450	1995	0.43	112.61	157.92	\$32,900	\$375,300	8/2/2016	\$369,000	\$106.96
48050	242	25	Hogan	Rd	06	4335	2007	26	0	0	\$101,600	\$689,600	11/29/2016	\$815,000	\$188.01
48050	210	248	Horan	Rd	06	5225	2005	3.73	0	0	\$69,100	\$581,400	8/12/2016	\$700,000	\$133.97
48050	210	609	Jensen	Rd	01	1840	2008	0.81	227.19	146.23	\$31,200	\$252,700	7/19/2016	\$325,000	\$176.63
48050	210	3225	Knapp	Rd	06	3885	1980	1.01	0	0	\$35,100	\$354,200	6/29/2017	\$450,000	\$115.83
48050	210	405	Meeker	Rd	06	2993	1989	6.58	0	0	\$88,200	\$445,000	1/28/2016	\$575,000	\$192.12
48050	210	193	Pierce Hill	Rd	03	2722	1980	1.65	0	0	\$42,300	\$189,500	5/2/2017	\$226,600	\$83.25
48050	210	1053	Powderhouse	Rd	04	2732	1970	5.81	0	0	\$87,800	\$257,200	8/8/2016	\$239,000	\$87.48
48050	210	218	Powderhouse	Rd	05	3496	2000	2.98	0	0	\$59,800	\$279,000	9/8/2016	\$238,000	\$68.08
48050	242	116	Rock	Rd	05	2464	1990	10.04	0	0	\$95,100	\$270,000	10/31/2014	\$310,000	\$125.81
48050	210	185	Sheedy	Rd	05	1868	1986	1.87	0	0	\$45,600	\$192,200	6/1/2015	\$208,000	\$111.35
48050	210	1205	Tracy Creek	Rd	12	2964	1975	0.83	0	0	\$28,900	\$187,600	7/12/2016	\$235,000	\$79.29
48050	210	4121	University	Ct	04	2676	1990	5.79	161.56	0	\$129,900	\$355,500	7/20/2014	\$333,060	\$124.46
48050	210	4121	University	Ct	04	2676	1990	5.79	161.56	0	\$129,900	\$355,500	2/6/2017	\$345,000	\$128.92
48050	210	4124	University	Ct	05	2760	1990	2.83	299.4	0	\$75,400	\$325,200	6/19/2015	\$296,000	\$107.25
48050	210	4137	University	Ct	04	2140	1975	2.79	90	0	\$77,900	\$415,000	2/2/2017	\$377,705	\$176.50
48050	210	217	Woodgate	Ln	06	3288	1995	0.69	274.24	203.09	\$28,800	\$325,300	6/29/2015	\$342,500	\$104.17

2018 Town of Vestal Residential Sales

BLDG STYLE Key: 01 Ranch/02 Raised Ranch/03 Split Level/04 Cape Cod/05 Colonial/06 Contemp/07 Mansion/08 Old Style/09 Cottage/10 Row/11 Log Home/12 Duplex/13 Bungalow/14 Other/15 Twn Home/16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>	<u>LOCATION</u>	<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>		
48055	210	400	Anderson	Rd	06	2686	1990	10.91	0	0	\$96,800	\$345,000	4/27/2017	\$299,900	\$111.65
48055	210	501	Castleman	Rd	05	2384	1991	5.09	0	0	\$85,200	\$287,100	4/5/2016	\$280,000	\$117.45
48055	210	521	Castleman	Rd	05	2560	2000	5.26	0	0	\$85,500	\$316,400	8/11/2017	\$330,000	\$128.91
48055	210	29	Grippen Hill	Rd	01	1593	1980	1	0	0	\$52,500	\$198,400	8/15/2014	\$196,500	\$123.35
48055	210	38	Grippen Hill	Rd	06	2400	1980	5.25	0	0	\$85,500	\$257,600	3/16/2016	\$250,000	\$104.17
48055	242	170	Grippen Hill	Rd	06	2560	1990	18.15	0	0	\$99,800	\$338,600	8/19/2016	\$407,000	\$158.98
48055	210	755	Jones	Rd	05	3929	2002	3.16	250	0	\$62,000	\$458,300	7/21/2014	\$590,000	\$150.17
48055	210	725	Jones	Rd	06	2133	2004	4.96	0	0	\$84,500	\$324,000	12/23/2014	\$350,000	\$164.09
48055	210	600	Jones	Rd	05	2560	1995	2.42	0	0	\$52,800	\$283,100	9/29/2015	\$275,000	\$107.42
48055	210	769	Jones	Rd	06	3054	2003	6.89	0	0	\$99,300	\$427,500	6/24/2016	\$465,000	\$152.26
48055	210	483	Jones	Rd	06	1420	1975	2.74	0	0	\$56,800	\$168,100	12/16/2016	\$215,000	\$151.41
48055	210	90	Kilmer	Rd	05	2280	1991	5.47	0	0	\$85,900	\$285,100	5/19/2015	\$260,000	\$114.04
48055	210	235	Knight	Rd	01	1428	1980	1.38	0	0	\$38,800	\$175,800	10/20/2014	\$185,000	\$129.55
48055	210	235	Knight	Rd	01	1428	1980	1.38	0	0	\$38,800	\$175,800	2/10/2017	\$199,000	\$139.36
48055	210	240	Knight	Rd	06	2856	1985	1.18	0	0	\$36,800	\$251,300	7/1/2015	\$205,000	\$71.78
48055	210	294	Knight	Rd	06	2901	1995	2.55	0	0	\$54,400	\$321,900	7/10/2017	\$286,200	\$98.66
48055	210	104	Mason	Rd	02	2024	1990	2.6	0	0	\$55,000	\$189,000	6/11/2015	\$159,900	\$79.00
48055	210	162	Mason	Rd	04	1844	1990	8.45	0	0	\$91,900	\$252,200	4/22/2016	\$257,000	\$139.37
48055	210	46	Nelson	Rd	06	3032	1994	29.21	0	0	\$133,400	\$485,500	12/17/2014	\$500,000	\$164.91
48055	210	130	Nelson	Rd	05	2430	1990	3.59	0	0	\$67,400	\$244,900	6/9/2016	\$226,804	\$93.34
48055	210	244	Noyes	Rd	02	2500	1975	0.89	98.77	0	\$23,500	\$190,700	7/14/2017	\$240,000	\$96.00
48055	210	123	Ridge	Rd	04	2144	1989	6.16	0	0	\$87,300	\$296,200	2/5/2016	\$280,000	\$130.60
48055	210	441	Ridge	Rd	04	2425	2000	5.53	0	0	\$86,100	\$341,100	5/3/2016	\$345,000	\$142.27
48055	210	680	Ridge	Rd	05	2352	2000	2.4	0	0	\$52,500	\$254,700	2/1/2017	\$285,463	\$121.37
48055	210	157	Ridge	Rd	06	1494	2000	4.21	0	0	\$75,100	\$208,700	9/12/2017	\$227,000	\$151.94
48055	210	520	Ridge	Rd	06	2444	2008	3.88	0	0	\$71,000	\$314,200	12/18/2017	\$317,500	\$129.91
48055	210	66	Underwood	Rd	05	3082	2000	29.31	0	0	\$69,800	\$305,900	10/30/2015	\$292,900	\$95.04
48055	210	284	Underwood	Rd	11	1400	1995	9.96	0	0	\$94,900	\$224,100	10/21/2016	\$200,000	\$142.86
48055	242	142	Underwood	Rd	06	3246	2006	10.03	0	0	\$95,100	\$382,700	7/25/2014	\$385,000	\$118.61
48055	210	328	West Hill	Rd	05	2958	1995	1.66	0	0	\$42,400	\$321,400	1/17/2017	\$290,000	\$98.04

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16 A-Fr/17 MH

<u>NBHD</u>	<u>PCC</u>		<u>LOCATION</u>		<u>BLDG STYLE</u>	<u>SF</u>	<u>EFF YR BLT</u>	<u>AC</u>	<u>FF</u>	<u>DEPTH</u>	<u>LV</u>	<u>AV</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SP/SF</u>
48100	210	120	Bay	St	06	3365	1995	0.64	108.82	217.05	\$138,400	\$468,300	10/6/2016	\$400,000	\$118.87
48100	210	100	Briar View	Rd	05	3789	2017	0.64	147	0	\$69,200	\$498,300	12/23/2016	\$66,000	\$17.42
48100	210	313	Brook Hill	Ave	06	4163	1995	1.89	0	0	\$97,900	\$543,400	9/30/2014	\$485,000	\$116.50
48100	210	401	Brook Hill	Ave	06	4376	1995	0.95	256.06	0	\$78,500	\$491,300	6/12/2015	\$430,000	\$98.26
48100	210	405	Brook Hill	Ave	06	3005	1990	1.31	0	0	\$86,800	\$325,000	12/23/2016	\$300,000	\$99.83
48100	210	400	Brook Hill	Ave	05	2992	1995	0.98	207.52	180.6	\$79,400	\$353,200	12/13/2017	\$305,000	\$101.94
48100	210	2005	Cambridge	Pl	06	2545	2005	0.31	85.76	0	\$59,200	\$361,400	6/24/2015	\$402,000	\$157.96
48100	210	34	Countrygate	Pl	06	5468	2004	1.98	0	0	\$99,600	\$739,500	12/5/2014	\$750,000	\$137.16
48100	210	61	Countrygate	Pl	06	3860	2007	2.52	0	0	\$102,600	\$618,800	8/4/2015	\$575,000	\$148.96
48100	210	4725	Deerfield	Pl	06	3298	2002	0.45	100	0	\$63,500	\$390,000	5/11/2015	\$345,000	\$104.61
48100	210	9	Green Briar	Ct	05	2188	1995	0.26	114.26	100.08	\$57,700	\$311,900	3/18/2016	\$294,500	\$134.60
48100	210	16	Green Briar	Ct	05	3184	1995	0.36	50	120.44	\$60,700	\$389,600	12/6/2017	\$395,000	\$124.06
48100	210	1005	Holly Hill	Rd	05	2992	1995	0.36	105	150	\$60,700	\$338,500	6/15/2015	\$342,500	\$114.47
48100	210	3105	Knapp	Rd	05	2272	2000	0.26	95	0	\$57,700	\$335,000	9/22/2016	\$297,000	\$130.72
48100	210	101	Mark	Ct	06	2285	2003	0.69	0	0	\$70,700	\$363,500	3/7/2017	\$357,000	\$156.24
48100	210	106	Michael	St	05	2882	2008	0.39	0	0	\$61,600	\$483,500	3/30/2015	\$525,000	\$182.17
48100	210	109	Michael	St	06	2128	2001	0.8	100	300	\$74,000	\$354,200	4/19/2017	\$350,000	\$164.47
48100	210	58	Mountain Brook	Dr	05	2944	2000	0.37	105	135	\$61,100	\$408,700	3/16/2016	\$385,000	\$130.77
48100	210	833	Overbrook	Dr	06	3064	1985	0.63	50	145.29	\$68,900	\$326,100	7/15/2014	\$442,500	\$144.42
48100	210	800	Overbrook	Dr	05	2824	1990	0.39	90.41	0	\$61,600	\$305,600	9/2/2014	\$252,500	\$89.41
48100	210	800	Overbrook	Dr	05	2824	1990	0.39	90.41	0	\$61,600	\$305,600	5/5/2015	\$275,000	\$97.38
48100	210	821	Overbrook	Dr	06	1917	1990	0.29	95	0	\$58,600	\$263,200	5/15/2017	\$275,000	\$143.45
48100	210	820	Overbrook	Dr	06	2589	1990	0.33	90	0	\$59,800	\$265,900	10/20/2017	\$268,500	\$103.71
48100	210	13	Pine Meadow	Rd	05	3200	2005	0.39	116	144.95	\$61,600	\$437,400	7/18/2014	\$440,000	\$137.50
48100	210	33	Pine Meadow	Rd	05	3000	2004	1.38	106.63	0	\$88,100	\$478,600	10/7/2014	\$495,000	\$165.00
48100	210	5	Pine Meadow	Rd	05	2988	1999	0.45	130	0	\$63,500	\$422,100	4/30/2015	\$440,000	\$147.26
48100	210	100	Red Fox Run	Rd	05	2856	2004	0.49	125	173	\$64,700	\$425,900	11/9/2015	\$420,000	\$147.06
48100	210	2508	Saddlebrook	Dr	05	3032	1995	0.36	120	130	\$60,700	\$336,800	6/29/2015	\$290,000	\$95.65
48100	210	2516	Saddlebrook	Dr	06	3251	1995	0.67	140	131.04	\$70,100	\$348,200	7/17/2015	\$310,000	\$95.36
48100	210	1005	Siena	Ln	06	2928	2004	0.38	206.91	0	\$61,300	\$365,600	11/22/2016	\$377,500	\$128.93
48100	210	809	Stonehedge	Rd	05	2754	1995	0.31			\$59,200	\$319,100	2/20/2018	\$320,000	\$116.19

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