

VILLAGE OF BROCKPORT SALES

JULY 2016 – DECEMBER 2020

1) RANCHES	PAGES 2-15
2) RAISED RANCHES	PAGES 16-20
3) SPLIT LEVELS	PAGES 21-26
4) CAPE CODS	PAGES 27-33
5) COLONIALS	PAGES 34-44
6) OLD STYLE	PAGES 45-77
7) TOWNHOUSE	PAGES 78-79

Comparable Report



**4350 Redman
068.10-1-20.1**

Neighborhood: 52111
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 07/28/2020
Sale Price: 169,900
CY AV: 139,400
Style: 01 Ranch
Grade: C Average
Cond: 3
SFLA: 1484
\$Sqft: 114.49
Acre: .87
YrBlt: 1956
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0



**43 Cloverwood
069.10-4-13**

Neighborhood: 52111
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 01/24/2020
Sale Price: 106,000
CY AV: 109,200
Style: 01 Ranch
Grade: C Average
Cond: 3
SFLA: 1130
\$Sqft: 93.81
Acre: .23
YrBlt: 1984
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0



**448 East
069.10-5-6.1**

Neighborhood: 52111
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 11/04/2020
Sale Price: 212,850
CY AV: 229,500
Style: 01 Ranch
Grade: C Average
Cond: 3
SFLA: 1739
\$Sqft: 122.40
Acre: 2.93
YrBlt: 1972
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 2

Comparable Report



79 Clark
068.52-1-11

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 06/03/2020
Sale Price: 106,000
CY AV: 112,900
Style: 01 Ranch
Grade: C Average
Cond: 3
SFLA: 1552
\$Sqft: 68.30
Acre: 1
YrBlt: 1970
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 0
Fire: 0



21 Frazier
069.09-1-38.2

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 07/14/2020
Sale Price: 128,000
CY AV: 126,300
Style: 01 Ranch
Grade: C Average
Cond: 3
SFLA: 1404
\$Sqft: 91.17
Acre: .26
YrBlt: 1998
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0



87 Lyman
069.09-4-43

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 05/26/2020
Sale Price: 121,000
CY AV: 121,000
Style: 01 Ranch
Grade: C Average
Cond: 3
SFLA: 1398
\$Sqft: 86.55
Acre: .25
YrBlt: 1950
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 1
Fire: 0

Comparable Report



**31 Westwood
069.10-2-11**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/05/2020
 Sale Price: 145,000
 CY AV: 133,200
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 960
 \$Sqft: 151.04
 Acre: .24
 YrBltd: 1957
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 0



**47 Glendale
069.10-3-66**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/20/2020
 Sale Price: 123,000
 CY AV: 127,800
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1456
 \$Sqft: 84.48
 Acre: .53
 YrBltd: 1970
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



**180 Evergreen
068.11-7-32**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/21/2020
 Sale Price: 143,000
 CY AV: 142,900
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1296
 \$Sqft: 110.34
 Acre: .33
 YrBltd: 1990
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



37 Brookdale
068.20-4-12

Neighborhood: 52123
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 10/27/2020
Sale Price: 129,000
CY AV: 117,800
Style: 01 Ranch
Grade: C Average
Cond: 3
SFLA: 1152
\$Sqft: 111.98
Acre: .21
YrBlt: 1958
School: 265201 Brockport Central
Bed: 2
Bath: 1
H Bth: 1
Fire: 0



15 Cailyn
068.11-9-7

Neighborhood: 52131
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 06/29/2020
Sale Price: 200,000
CY AV: 200,000
Style: 01 Ranch
Grade: C Average
Cond: 3
SFLA: 1328
\$Sqft: 150.60
Acre: .46
YrBlt: 2005
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0

Cailyn

Comparable Report



**14 Cailyn
068.11-9-8**

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/16/2017
 Sale Price: 171,400
 AV TOS: 28,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1466
 \$Sqft: 116.92
 Acre: .39
 YrBlt: 2016
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**15 Cailyn
068.11-9-7**

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/27/2017
 Sale Price: 152,900
 AV TOS: 142,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1328
 \$Sqft: 115.14
 Acre: .46
 YrBlt: 2005
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**10 Cailyn
068.11-9-6**

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/11/2019
 Sale Price: 215,000
 AV TOS: 170,500
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1472
 \$Sqft: 146.06
 Acre: .36
 YrBlt: 2015
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 1
 Fire: 1

Comparable Report



20 Cailyn
068.11-9-12

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/19/2018
 Sale Price: 185,970
 AV TOS: 28,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1436
 \$Sqft: 129.51
 Acre: .38
 YrBlt: 2017
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1



19 Cailyn
068.11-9-11

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/19/2016
 Sale Price: 169,900
 AV TOS: 154,600
 Style: 01 Ranch
 Grade: C Average
 Cond: 4
 SFLA: 1256
 \$Sqft: 135.27
 Acre: .31
 YrBlt: 2009
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



17 Cailyn
068.11-9-9

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/08/2017
 Sale Price: 208,900
 AV TOS: 28,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1494
 \$Sqft: 139.83
 Acre: .4
 YrBlt: 2017
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1

Comparable Report



24 Cailyn
068.11-9-16

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/08/2019
 Sale Price: 237,250
 AV TOS: 25,200
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1627
 \$Sqft: 145.82
 Acre: .37
 YrBlt: 2018
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1



23 Cailyn
068.11-9-15

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/06/2017
 Sale Price: 269,058
 AV TOS: 28,000
 Style: 01 Ranch
 Grade: B Good
 Cond: 4
 SFLA: 1628
 \$Sqft: 165.27
 Acre: .27
 YrBlt: 2017
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1



22 Cailyn
068.11-9-14

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/07/2019
 Sale Price: 185,000
 AV TOS: 209,400
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1494
 \$Sqft: 123.83
 Acre: .38
 YrBlt: 2018
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1

Comparable Report



23 Brookdale
068.20-4-15

Neighborhood: 52123
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/18/2018
 Sale Price: 143,000
 AV TOS: 110,500
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1275
 \$Sqft: 112.16
 Acre: .21
 YrBlt: 1958
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



35 Cailyn
068.11-9-27

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/30/2016
 Sale Price: 198,125
 AV TOS: 28,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1532
 \$Sqft: 129.32
 Acre: .27
 YrBlt: 2016
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1



28 Cailyn
068.11-9-20

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/16/2019
 Sale Price: 272,239
 AV TOS: 24,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1438
 \$Sqft: 189.32
 Acre: .29
 YrBlt: 2019
 School: 265201 Brockport Central
 Bed: 2
 Bath: 2
 H Bth: 0
 Fire: 1

Comparable Report



**181 Clark
068.51-1-1**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/29/2017
 Sale Price: 119,900
 AV TOS: 91,400
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1206
 \$Sqft: 99.42
 Acre: .32
 YrBlt: 1953
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**188 Evergreen
068.11-7-30**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/16/2017
 Sale Price: 113,000
 AV TOS: 109,500
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1208
 \$Sqft: 93.54
 Acre: .25
 YrBlt: 1985
 School: 265201 Brockport Central
 Bed: 2
 Bath: 2
 H Bth: 0
 Fire: 0



**2 Morgan
068.11-7-50**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/24/2019
 Sale Price: 140,000
 AV TOS: 129,400
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1224
 \$Sqft: 114.38
 Acre: .33
 YrBlt: 1987
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



**34 Hillcrest
068.20-4-7**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/07/2019
 Sale Price: 170,000
 AV TOS: 134,500
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1616
 \$Sqft: 105.20
 Acre: .35
 YrBltd: 1958
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 1
 Fire: 1



**20 Mercer
068.75-1-13**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/21/2019
 Sale Price: 113,000
 AV TOS: 84,900
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 768
 \$Sqft: 147.14
 Acre: .18
 YrBltd: 1923
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



**7 Beverly
068.11-2-8**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/31/2017
 Sale Price: 116,600
 AV TOS: 103,400
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1108
 \$Sqft: 105.23
 Acre: .25
 YrBltd: 1963
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



**60 Westwood
069.10-3-25**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/15/2019
 Sale Price: 132,000
 AV TOS: 118,100
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1482
 \$Sqft: 89.07
 Acre: .22
 YrBlt: 1957
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**20 Westwood
069.10-3-35**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/20/2018
 Sale Price: 90,000
 AV TOS: 83,800
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 960
 \$Sqft: 93.75
 Acre: .22
 YrBlt: 1956
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**23 Coleman Creek
068.84-1-24**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/20/2018
 Sale Price: 116,000
 AV TOS: 104,100
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1149
 \$Sqft: 100.96
 Acre: .21
 YrBlt: 1953
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 2

Comparable Report



155 Lyman
069.09-4-29

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/25/2017
 Sale Price: 81,000
 AV TOS: 78,200
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1072
 \$Sqft: 75.56
 Acre: .21
 YrBltd: 1955
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



37 Westwood
069.10-2-10

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/08/2018
 Sale Price: 119,900
 AV TOS: 92,300
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 960
 \$Sqft: 124.90
 Acre: .24
 YrBltd: 1956
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



61 Westwood
069.10-3-18

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/13/2017
 Sale Price: 95,000
 AV TOS: 83,200
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1000
 \$Sqft: 95.00
 Acre: .23
 YrBltd: 1955
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



**44 Glendale
069.10-1-13**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/11/2018
 Sale Price: 123,000
 AV TOS: 103,700
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1278
 \$Sqft: 96.24
 Acre: .32
 YrBlt: 1976
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**4 Glendale
069.10-1-3**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/25/2018
 Sale Price: 112,000
 AV TOS: 105,900
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1200
 \$Sqft: 93.33
 Acre: .24
 YrBlt: 1955
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**3 Keable
069.09-2-8**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/07/2018
 Sale Price: 113,000
 AV TOS: 106,700
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1310
 \$Sqft: 86.26
 Acre: .28
 YrBlt: 1955
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 1

Comparable Report



**81 Frazier
069.09-1-29**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/20/2019
 Sale Price: 119,900
 AV TOS: 117,900
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1699
 \$Sqft: 70.57
 Acre: .23
 YrBlt: 1966
 School: 265201 Brockport Central
 Bed: 2
 Bath: 2
 H Bth: 0
 Fire: 1



**170 Frazier
069.10-2-7**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/22/2019
 Sale Price: 121,000
 AV TOS: 98,300
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1280
 \$Sqft: 94.53
 Acre: .24
 YrBlt: 1952
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



**154 Frazier
069.10-2-3**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/19/2016
 Sale Price: 83,300
 AV TOS: 79,800
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 960
 \$Sqft: 86.77
 Acre: .24
 YrBlt: 1956
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



**19 Cloverwood
069.10-4-7**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/04/2017
 Sale Price: 116,500
 AV TOS: 106,500
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1100
 \$Sqft: 105.91
 Acre: .25
 YrBlt: 1976
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



**46 Cloverwood
069.10-5-9**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/09/2018
 Sale Price: 99,900
 AV TOS: 115,900
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1104
 \$Sqft: 90.49
 Acre: .31
 YrBlt: 1982
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



**511 West
068.10-1-12**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/08/2016
 Sale Price: 116,000
 AV TOS: 111,800
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1482
 \$Sqft: 78.27
 Acre: .75
 YrBlt: 1950
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1

Comparable Report



16 Havenwood
069.10-4-26

Neighborhood: 52111
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 07/13/2020
Sale Price: 159,900
CY AV: 159,900
Style: 02 Raised ranch
Grade: C Average
Cond: 3
SFLA: 1782
\$Sqft: 89.73
Acre: .24
YrBlt: 1968
School: 265201 Brockport Central
Bed: 4
Bath: 2
H Bth: 0
Fire: 0



16 Candlewick
069.10-5-26

Neighborhood: 52111
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 11/20/2020
Sale Price: 150,000
CY AV: 127,300
Style: 02 Raised ranch
Grade: C Average
Cond: 3
SFLA: 1593
\$Sqft: 94.16
Acre: .25
YrBlt: 1971
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0



216 East
069.09-1-15

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 01/29/2020
Sale Price: 139,900
CY AV: 137,100
Style: 02 Raised ranch
Grade: C Average
Cond: 3
SFLA: 1846
\$Sqft: 75.79
Acre: .7
YrBlt: 1968
School: 265201 Brockport Central
Bed: 4
Bath: 2
H Bth: 0
Fire: 0

Comparable Report



135 Frazier
069.09-1-21

Frazier

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 11/16/2020
Sale Price: 147,000
CY AV: 145,700
Style: 02 Raised ranch
Grade: C Average
Cond: 3
SFLA: 1581
\$Sqft: 92.98
Acre: .28
YrBlt: 1964
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0

Comparable Report



**16 Havenwood
069.10-4-26**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/15/2018
 Sale Price: 140,000
 AV TOS: 110,500
 Style: 02 Raised ranch
 Grade: C Average
 Cond: 3
 SFLA: 1782
 \$Sqft: 78.56
 Acre: .24
 YrBltd: 1968
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**26 Barry
069.09-4-4**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/10/2019
 Sale Price: 125,000
 AV TOS: 112,200
 Style: 02 Raised ranch
 Grade: C Average
 Cond: 3
 SFLA: 1642
 \$Sqft: 76.13
 Acre: .22
 YrBltd: 1978
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**154 East
069.09-1-9**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/08/2019
 Sale Price: 119,900
 AV TOS: 110,700
 Style: 02 Raised ranch
 Grade: C Average
 Cond: 3
 SFLA: 1474
 \$Sqft: 81.34
 Acre: .73
 YrBltd: 1964
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



142 Frazier
069.09-3-14

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 01/26/2018
Sale Price: 159,600
AV TOS: 145,900
Style: 02 Raised ranch
Grade: C Average
Cond: 3
SFLA: 2560
\$Sqft: 62.34
Acre: .96
YrBlt: 1965
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 1



135 Frazier
069.09-1-21

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 01/22/2018
Sale Price: 127,000
AV TOS: 85,800
Style: 02 Raised ranch
Grade: C Average
Cond: 3
SFLA: 1581
\$Sqft: 80.33
Acre: .28
YrBlt: 1964
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0



176 Lyman
069.09-5-26

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 12/22/2017
Sale Price: 125,000
AV TOS: 112,900
Style: 02 Raised ranch
Grade: C Average
Cond: 3
SFLA: 1550
\$Sqft: 80.65
Acre: .16
YrBlt: 1974
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 0
Fire: 0

Comparable Report



**106 South
069.17-2-7.1**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/11/2019
 Sale Price: 126,100
 AV TOS: 118,100
 Style: 02 Raised ranch
 Grade: C Average
 Cond: 3
 SFLA: 1663
 \$Sqft: 75.83
 Acre: .31
 YrBltd: 1985
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**215 Evergreen
068.11-6-17**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/31/2019
 Sale Price: 135,000
 AV TOS: 115,500
 Style: 02 Raised ranch
 Grade: C Average
 Cond: 3
 SFLA: 1611
 \$Sqft: 83.80
 Acre: .29
 YrBltd: 1971
 School: 265201 Brockport Central
 Bed: 2
 Bath: 2
 H Bth: 0
 Fire: 0

Evergreen

Comparable Report



**348 East
069.10-5-1**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/14/2020
 Sale Price: 138,900
 CY AV: 138,900
 Style: 03 Split level
 Grade: C Average
 Cond: 3
 SFLA: 1776
 \$Sqft: 78.21
 Acre: .48
 YrBlt: 1975
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1



**196 Evergreen
068.11-7-28**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/26/2020
 Sale Price: 178,000
 CY AV: 178,000
 Style: 03 Split level
 Grade: C Average
 Cond: 3
 SFLA: 1940
 \$Sqft: 91.75
 Acre: .26
 YrBlt: 1986
 School: 265201 Brockport Central
 Bed: 5
 Bath: 2
 H Bth: 1
 Fire: 0



**196 Evergreen
068.11-7-28**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/13/2020
 Sale Price: 180,000
 CY AV: 178,000
 Style: 03 Split level
 Grade: C Average
 Cond: 3
 SFLA: 1940
 \$Sqft: 92.78
 Acre: .26
 YrBlt: 1986
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 1
 Fire: 0

Comparable Report



**3 Meadow
069.10-3-55**

Meadow

Neighborhood: 52122
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 10/21/2020
Sale Price: 222,500
CY AV: 188,300
Style: 03 Split level
Grade: C Average
Cond: 3
SFLA: 2100
\$Sqft: 105.95
Acre: .28
YrBlt: 1975
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 1
Fire: 1

Comparable Report



**51 Havenwood
069.10-3-51**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/31/2019
 Sale Price: 148,500
 AV TOS: 131,500
 Style: 03 Split level
 Grade: C Average
 Cond: 3
 SFLA: 1560
 \$Sqft: 95.19
 Acre: .29
 YrBltd: 1974
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**607 West
068.10-1-4**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/16/2018
 Sale Price: 112,000
 AV TOS: 116,800
 Style: 03 Split level
 Grade: C Average
 Cond: 3
 SFLA: 1720
 \$Sqft: 65.12
 Acre: .5
 YrBltd: 1960
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 1



**122 Barry
069.09-4-18**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/21/2017
 Sale Price: 132,000
 AV TOS: 75,000
 Style: 03 Split level
 Grade: C Average
 Cond: 3
 SFLA: 1560
 \$Sqft: 84.62
 Acre: .24
 YrBltd: 1963
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 1
 Fire: 0

Comparable Report



**48 Glendale
069.10-1-14**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/16/2018
 Sale Price: 125,000
 AV TOS: 103,000
 Style: 03 Split level
 Grade: C Average
 Cond: 4
 SFLA: 1318
 \$Sqft: 94.84
 Acre: .27
 YrBlt: 1960
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**8 Carolin
068.51-1-14**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/06/2019
 Sale Price: 125,000
 AV TOS: 100,000
 Style: 03 Split level
 Grade: C Average
 Cond: 3
 SFLA: 1779
 \$Sqft: 70.26
 Acre: .39
 YrBlt: 1960
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1



**26 Carolin
068.43-3-14**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/07/2018
 Sale Price: 139,900
 AV TOS: 121,000
 Style: 03 Split level
 Grade: C Average
 Cond: 3
 SFLA: 1718
 \$Sqft: 81.43
 Acre: .29
 YrBlt: 1954
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 1
 Fire: 0

Comparable Report



22 Carolin
068.43-3-13

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 11/02/2018
Sale Price: 125,000
AV TOS: 112,000
Style: 03 Split level
Grade: C Average
Cond: 3
SFLA: 1584
\$Sqft: 78.91
Acre: .29
YrBlt: 1954
School: 265201 Brockport Central
Bed: 4
Bath: 1
H Bth: 1
Fire: 0



237 Clark
068.11-4-1

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 07/01/2019
Sale Price: 155,000
AV TOS: 119,500
Style: 03 Split level
Grade: C Average
Cond: 3
SFLA: 1944
\$Sqft: 79.73
Acre: 1.85
YrBlt: 1960
School: 265201 Brockport Central
Bed: 5
Bath: 3
H Bth: 0
Fire: 0



220 Clark
068.11-2-17

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 12/28/2017
Sale Price: 130,500
AV TOS: 116,800
Style: 03 Split level
Grade: C Average
Cond: 3
SFLA: 1656
\$Sqft: 78.80
Acre: .25
YrBlt: 1965
School: 265201 Brockport Central
Bed: 4
Bath: 2
H Bth: 0
Fire: 1

Comparable Report



**63 Brookdale
069.17-2-30**

Brookdale

Neighborhood: 52131
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 07/24/2018
Sale Price: 159,900
AV TOS: 156,300
Style: 03 Split level
Grade: C Average
Cond: 3
SFLA: 2188
\$Sqft: 73.08
Acre: .26
YrBlt: 1975
School: 265201 Brockport Central
Bed: 4
Bath: 3
H Bth: 0
Fire: 1

Comparable Report



**461 West
068.10-1-17**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/09/2020
 Sale Price: 175,000
 CY AV: 130,800
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1446
 \$Sqft: 121.02
 Acre: .34
 YrBlt: 1945
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 1



**6 Victory
069.09-2-13**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/11/2020
 Sale Price: 150,000
 CY AV: 150,000
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1668
 \$Sqft: 89.93
 Acre: .26
 YrBlt: 1945
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1



**39 Barry
069.37-3-9**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/06/2020
 Sale Price: 116,000
 CY AV: 128,900
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1502
 \$Sqft: 77.23
 Acre: .29
 YrBlt: 1947
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



**24 Hillcrest
068.20-4-5**

Neighborhood: 52113
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 03/19/2020
Sale Price: 160,000
CY AV: 157,700
Style: 04 Cape cod
Grade: C Average
Cond: 3
SFLA: 2200
\$Sqft: 72.73
Acre: .28
YrBlt: 1950
School: 265201 Brockport Central
Bed: 5
Bath: 2
H Bth: 0
Fire: 1



**96 South
069.17-2-5**

Neighborhood: 52113
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 12/28/2020
Sale Price: 164,000
CY AV: 143,100
Style: 04 Cape cod
Grade: C Average
Cond: 3
SFLA: 1734
\$Sqft: 94.58
Acre: .64
YrBlt: 1945
School: 265201 Brockport Central
Bed: 4
Bath: 1
H Bth: 1
Fire: 1

South

Comparable Report



22 Cloverwood
069.10-5-15

Neighborhood: 52111
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 06/14/2017
Sale Price: 146,500
AV TOS: 144,600
Style: 04 Cape cod
Grade: C Average
Cond: 3
SFLA: 1729
\$Sqft: 84.73
Acre: .25
YrBlt: 1975
School: 265201 Brockport Central
Bed: 4
Bath: 2
H Bth: 0
Fire: 0



31 Barry
069.37-3-10

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 08/02/2016
Sale Price: 114,900
AV TOS: 101,500
Style: 04 Cape cod
Grade: C Average
Cond: 3
SFLA: 1356
\$Sqft: 84.73
Acre: .29
YrBlt: 1955
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0



93 Barry
069.09-3-26

Neighborhood: 52112
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 02/13/2018
Sale Price: 117,000
AV TOS: 78,900
Style: 04 Cape cod
Grade: C Average
Cond: 3
SFLA: 1372
\$Sqft: 85.28
Acre: .46
YrBlt: 1950
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 1

Comparable Report



10 Victory
069.09-2-15

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/21/2019
 Sale Price: 130,000
 AV TOS: 99,100
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1216
 \$Sqft: 106.91
 Acre: .26
 YrBlt: 1944
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



8 Victory
069.09-2-14

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/16/2016
 Sale Price: 87,000
 AV TOS: 90,500
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1152
 \$Sqft: 75.52
 Acre: .26
 YrBlt: 1948
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



9 Gordon
069.13-3-32

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/25/2019
 Sale Price: 75,000
 AV TOS: 80,300
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1421
 \$Sqft: 52.78
 Acre: .14
 YrBlt: 1945
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



**22 Mercer
068.75-1-14**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/18/2019
 Sale Price: 145,000
 AV TOS: 114,500
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 2118
 \$Sqft: 68.46
 Acre: .36
 YrBltd: 1920
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1



**14 Mercer
068.75-1-12**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/01/2016
 Sale Price: 98,000
 AV TOS: 89,000
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1448
 \$Sqft: 67.68
 Acre: .24
 YrBltd: 1925
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



**100 South
069.17-2-6**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/12/2019
 Sale Price: 163,500
 AV TOS: 136,600
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1706
 \$Sqft: 95.84
 Acre: .62
 YrBltd: 1945
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1

Comparable Report



33 Carolin
068.43-2-6

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/17/2017
 Sale Price: 122,250
 AV TOS: 122,600
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1701
 \$Sqft: 71.87
 Acre: .25
 YrBlt: 1950
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



159 Evergreen
068.11-7-13

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/10/2018
 Sale Price: 164,000
 AV TOS: 136,900
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1471
 \$Sqft: 111.49
 Acre: .37
 YrBlt: 1987
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



21 Kimberlin
068.43-1-6

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/04/2016
 Sale Price: 93,500
 AV TOS: 98,900
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1476
 \$Sqft: 63.35
 Acre: .29
 YrBlt: 1950
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



**27 Kimberlin
068.43-1-3**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/08/2018
 Sale Price: 117,900
 AV TOS: 98,900
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1224
 \$Sqft: 96.32
 Acre: .28
 YrBlt: 1948
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**64 Brookdale
069.17-2-22**

Neighborhood: 52131
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/10/2019
 Sale Price: 152,375
 AV TOS: 148,200
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 1680
 \$Sqft: 90.70
 Acre: .37
 YrBlt: 1971
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 1

Brookdale

Comparable Report



**26 Cloverwood
069.10-5-14**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/15/2020
 Sale Price: 141,000
 CY AV: 130,300
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1360
 \$Sqft: 103.68
 Acre: .25
 YrBltd: 1977
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**44 Centennial
068.75-1-26**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/30/2020
 Sale Price: 219,000
 CY AV: 219,000
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 2708
 \$Sqft: 80.87
 Acre: .42
 YrBltd: 1940
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 1
 Fire: 1



**19 Meadow View
068.11-5-7**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/02/2020
 Sale Price: 123,000
 CY AV: 131,600
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1380
 \$Sqft: 89.13
 Acre: .3
 YrBltd: 1970
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 1

Comparable Report



24 Cherry
068.11-5-17

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 09/30/2020
Sale Price: 164,000
CY AV: 134,300
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1368
\$Sqft: 119.88
Acre: .3
YrBlt: 1975
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 0



34 Meadow View
068.11-6-9

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 01/07/2020
Sale Price: 132,000
CY AV: 132,000
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1176
\$Sqft: 112.24
Acre: .33
YrBlt: 1970
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 1
Fire: 0



151 Evergreen
068.11-7-11

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 12/22/2020
Sale Price: 180,000
CY AV: 168,400
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1656
\$Sqft: 108.70
Acre: .41
YrBlt: 1987
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0

Comparable Report



**23 Candlewick
069.10-5-22**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/08/2019
 Sale Price: 159,900
 AV TOS: 144,600
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1886
 \$Sqft: 84.78
 Acre: .33
 YrBltd: 1969
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 1



**43 Havenwood
069.10-3-50**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/10/2017
 Sale Price: 139,900
 AV TOS: 138,200
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1720
 \$Sqft: 81.34
 Acre: .29
 YrBltd: 1975
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 1



**23 Havenwood
069.10-3-45**

Neighborhood: 52111
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/10/2017
 Sale Price: 132,900
 AV TOS: 130,000
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1770
 \$Sqft: 75.08
 Acre: .3
 YrBltd: 1968
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 1

Comparable Report



104 Fayette
069.09-1-40

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/15/2017
 Sale Price: 100,000
 AV TOS: 105,900
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1320
 \$Sqft: 75.76
 Acre: .21
 YrBltd: 1968
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



35 Fayette
069.45-1-7

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/30/2019
 Sale Price: 115,000
 AV TOS: 91,400
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1152
 \$Sqft: 99.83
 Acre: .14
 YrBltd: 1991
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



7 Graves
068.44-1-8

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/20/2018
 Sale Price: 110,000
 AV TOS: 114,900
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1800
 \$Sqft: 61.11
 Acre: .2
 YrBltd: 1960
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



**45 Allen
068.75-1-18**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/29/2019
 Sale Price: 325,000
 AV TOS: 232,200
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 3166
 \$Sqft: 102.65
 Acre: .49
 YrBlt: 1950
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 1
 Fire: 2



**53 Centennial
068.84-1-3**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/06/2019
 Sale Price: 134,900
 AV TOS: 108,700
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1320
 \$Sqft: 102.20
 Acre: .33
 YrBlt: 1939
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1



**85 Centennial
068.75-1-33**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/06/2019
 Sale Price: 155,000
 AV TOS: 162,400
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 2364
 \$Sqft: 65.57
 Acre: .33
 YrBlt: 1941
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1

Comparable Report



162 Holley
068.59-2-18

Neighborhood: 52113
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 07/14/2017
Sale Price: 89,300
AV TOS: 92,500
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1344
\$Sqft: 66.44
Acre: .2
YrBlt: 1963
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 0



34 Beverly
068.11-1-22

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 08/16/2018
Sale Price: 133,000
AV TOS: 132,700
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1620
\$Sqft: 82.10
Acre: .5
YrBlt: 1960
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 1



10 Beverly
068.11-1-16

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 06/04/2019
Sale Price: 134,000
AV TOS: 117,600
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1561
\$Sqft: 85.84
Acre: .25
YrBlt: 1964
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 1

Comparable Report



5 Carolin
068.51-1-9

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 12/21/2018
Sale Price: 164,900
AV TOS: 151,000
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 2056
\$Sqft: 80.20
Acre: .37
YrBltd: 1970
School: 265201 Brockport Central
Bed: 4
Bath: 2
H Bth: 0
Fire: 1



16 Cherry
068.11-5-19

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 04/21/2017
Sale Price: 159,900
AV TOS: 138,200
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1905
\$Sqft: 83.94
Acre: .3
YrBltd: 1974
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 0



11 Cherry
068.11-4-5

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 10/12/2016
Sale Price: 120,000
AV TOS: 119,000
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1352
\$Sqft: 88.76
Acre: .6
YrBltd: 1976
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 0

Comparable Report



24 Cherry
068.11-5-17

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 07/06/2016
Sale Price: 119,000
AV TOS: 109,300
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1368
\$Sqft: 86.99
Acre: .3
YrBlt: 1975
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 0



193 Clark
068.11-7-5

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 01/03/2018
Sale Price: 135,000
AV TOS: 110,800
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1386
\$Sqft: 97.40
Acre: .32
YrBlt: 1985
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 1



216 Clark
068.11-2-16

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 06/07/2017
Sale Price: 128,500
AV TOS: 125,800
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 1626
\$Sqft: 79.03
Acre: .25
YrBlt: 1964
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 0

Comparable Report



**235 Evergreen
068.11-6-22**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/05/2018
 Sale Price: 173,000
 AV TOS: 167,500
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 2150
 \$Sqft: 80.47
 Acre: .32
 YrBlt: 1975
 School: 265201 Brockport Central
 Bed: 5
 Bath: 3
 H Bth: 0
 Fire: 1



**247 Evergreen
068.11-6-25**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/29/2017
 Sale Price: 165,000
 AV TOS: 150,400
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1864
 \$Sqft: 88.52
 Acre: .54
 YrBlt: 1979
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 1
 Fire: 1



**151 Evergreen
068.11-7-11**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/27/2017
 Sale Price: 159,900
 AV TOS: 125,200
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1656
 \$Sqft: 96.56
 Acre: .41
 YrBlt: 1987
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



**42 Meadow View
068.11-6-11**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/09/2019
 Sale Price: 154,600
 AV TOS: 127,800
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1408
 \$Sqft: 109.80
 Acre: .28
 YrBlt: 1975
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**27 Meadow View
068.11-5-9**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/06/2019
 Sale Price: 130,000
 AV TOS: 111,100
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1445
 \$Sqft: 89.97
 Acre: .3
 YrBlt: 1970
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1



**19 Meadow View
068.11-5-7**

Neighborhood: 52121
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/16/2016
 Sale Price: 120,000
 AV TOS: 109,700
 Style: 05 Colonial
 Grade: C Average
 Cond: 3
 SFLA: 1380
 \$Sqft: 86.96
 Acre: .3
 YrBlt: 1970
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 1

Comparable Report



25 Cailyn
068.11-9-17

Cailyn

Neighborhood: 52131
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 02/07/2019
Sale Price: 255,000
AV TOS: 23,700
Style: 05 Colonial
Grade: C Average
Cond: 3
SFLA: 2101
\$Sqft: 121.37
Acre: .27
YrBlt: 2018
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 1
Fire: 1

Comparable Report



124 Clark
068.44-1-11

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/10/2020
 Sale Price: 90,000
 CY AV: 89,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 960
 \$Sqft: 93.75
 Acre: .26
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



16 Graves
068.44-2-23.1

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 01/24/2020
 Sale Price: 106,000
 CY AV: 106,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1436
 \$Sqft: 73.82
 Acre: .3
 YrBlt: 1930
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



92 East
069.09-1-1

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/20/2020
 Sale Price: 132,000
 CY AV: 115,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1256
 \$Sqft: 105.10
 Acre: .15
 YrBlt: 1935
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 1

Comparable Report



**20 Barry
069.09-4-3**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/28/2020
 Sale Price: 117,500
 CY AV: 109,400
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1108
 \$Sqft: 106.05
 Acre: .31
 YrBlt: 1882
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



**18 Frazier
069.37-3-2**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/28/2020
 Sale Price: 116,600
 CY AV: 105,400
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1716
 \$Sqft: 67.95
 Acre: .19
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**30 South
068.20-3-23**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/22/2020
 Sale Price: 144,000
 CY AV: 135,700
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2300
 \$Sqft: 62.61
 Acre: .32
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 1

Comparable Report



150 Erie
068.59-1-9

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/05/2020
 Sale Price: 162,000
 CY AV: 153,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2180
 \$Sqft: 74.31
 Acre: .16
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



61 Holley
068.60-5-1

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/04/2020
 Sale Price: 90,000
 CY AV: 93,200
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1584
 \$Sqft: 56.82
 Acre: .13
 YrBlt: 1925
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



118 Park
068.68-2-8

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/27/2020
 Sale Price: 125,000
 CY AV: 121,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1622
 \$Sqft: 77.07
 Acre: .15
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



81 Adams
068.75-1-3

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/04/2020
 Sale Price: 215,000
 CY AV: 212,400
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 3351
 \$Sqft: 64.16
 Acre: .75
 YrBlt: 1850
 School: 265201 Brockport Central
 Bed: 5
 Bath: 2
 H Bth: 1
 Fire: 1



10 Chappell
068.75-1-7

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/15/2020
 Sale Price: 112,500
 CY AV: 111,800
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1513
 \$Sqft: 74.36
 Acre: .08
 YrBlt: 1890
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



14 Chappell
068.75-1-8

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/24/2020
 Sale Price: 140,000
 CY AV: 139,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2682
 \$Sqft: 52.20
 Acre: .17
 YrBlt: 1850
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 1
 Fire: 0

Comparable Report



**21 Brockway
068.76-2-7**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/09/2020
 Sale Price: 130,000
 CY AV: 130,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1845
 \$Sqft: 70.46
 Acre: .21
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**15 Brockway
068.76-2-8**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/01/2020
 Sale Price: 135,000
 CY AV: 123,400
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2012
 \$Sqft: 67.10
 Acre: .18
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



**51 Chappell
068.76-2-27**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/07/2020
 Sale Price: 114,900
 CY AV: 114,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1658
 \$Sqft: 69.30
 Acre: .21
 YrBlt: 1885
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



33 Centennial
068.84-1-6

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/09/2020
 Sale Price: 175,000
 CY AV: 179,700
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1929
 \$Sqft: 90.72
 Acre: .52
 YrBlt: 1940
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 1



15 Park
069.13-1-3

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/02/2020
 Sale Price: 94,900
 CY AV: 94,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1758
 \$Sqft: 53.98
 Acre: .14
 YrBlt: 1880
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



47 Spring
069.13-3-22

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/19/2020
 Sale Price: 74,500
 CY AV: 74,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1308
 \$Sqft: 56.96
 Acre: .13
 YrBlt: 1907
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



43 Spring
069.13-3-23

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 04/06/2020
 Sale Price: 91,750
 CY AV: 101,900
 Style: 08 Old style
 Grade: C Average
 Cond: 2
 SFLA: 1840
 \$Sqft: 49.86
 Acre: .13
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 0



25 High
069.13-4-27

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/18/2020
 Sale Price: 87,000
 CY AV: 84,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1302
 \$Sqft: 66.82
 Acre: .06
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



69 Fair
069.17-1-6

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/22/2020
 Sale Price: 16,000
 CY AV: 22,400
 Style: 08 Old style
 Grade: E Minimum
 Cond: 1
 SFLA: 1088
 \$Sqft: 14.71
 Acre: .2
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



**60 Fair
069.17-1-29**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/10/2020
 Sale Price: 85,000
 CY AV: 85,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1213
 \$Sqft: 70.07
 Acre: .2
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



**78 South
069.17-2-3**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/20/2020
 Sale Price: 240,000
 CY AV: 216,200
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 3453
 \$Sqft: 69.50
 Acre: .87
 YrBlt: 1890
 School: 265201 Brockport Central
 Bed: 5
 Bath: 2
 H Bth: 0
 Fire: 0



**29 Union
069.53-2-16**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/29/2020
 Sale Price: 80,000
 CY AV: 72,200
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1262
 \$Sqft: 63.39
 Acre: .06
 YrBlt: 1890
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



36/38 Holley
068.60-3-9

Neighborhood: 52113
Prop Class: 230 3 Family Res
Municipality: 265201 Sweden
Sale Date: 03/09/2020
Sale Price: 175,777
CY AV: 167,000
Style: 08 Old style
Grade: C Average
Cond: 3
SFLA: 2594
\$Sqft: 67.76
Acre: .2
YrBlt: 1900
School: 265201 Brockport Central
Bed: 7
Bath: 3
H Bth: 0
Fire: 0



229 West
068.43-2-1

Neighborhood: 52121
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 08/10/2020
Sale Price: 120,000
CY AV: 125,000
Style: 08 Old style
Grade: C Average
Cond: 3
SFLA: 1760
\$Sqft: 68.18
Acre: .6
YrBlt: 1928
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 1
Fire: 1

West

Comparable Report



135 Barry
069.09-3-22

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/03/2019
 Sale Price: 86,000
 AV TOS: 77,500
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1232
 \$Sqft: 69.81
 Acre: .83
 YrBlT: 1910
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



18 Casey
069.45-1-18

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/24/2017
 Sale Price: 52,000
 AV TOS: 59,900
 Style: 08 Old style
 Grade: D Economy
 Cond: 3
 SFLA: 1144
 \$Sqft: 45.45
 Acre: .28
 YrBlT: 1880
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



69 Clark
068.52-1-13

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/21/2017
 Sale Price: 102,000
 AV TOS: 76,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1324
 \$Sqft: 77.04
 Acre: .63
 YrBlT: 1940
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



**110 East
069.09-1-4**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/16/2019
 Sale Price: 80,000
 AV TOS: 61,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1089
 \$Sqft: 73.46
 Acre: 1.01
 YrBltd: 1875
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



**93 Fayette
069.37-1-10**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/06/2018
 Sale Price: 164,900
 AV TOS: 130,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2325
 \$Sqft: 70.92
 Acre: .42
 YrBltd: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**19 Fayette
069.45-1-11**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/22/2019
 Sale Price: 95,000
 AV TOS: 81,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1610
 \$Sqft: 59.01
 Acre: .1
 YrBltd: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



39 Frazier
069.09-1-36

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/21/2019
 Sale Price: 140,000
 AV TOS: 98,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1632
 \$Sqft: 85.78
 Acre: .28
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 0



16 Graves
068.44-2-23.1

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/08/2017
 Sale Price: 91,000
 AV TOS: 92,700
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1436
 \$Sqft: 63.37
 Acre: .3
 YrBlt: 1930
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



65 Liberty
069.37-1-13

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/17/2017
 Sale Price: 35,000
 AV TOS: 52,500
 Style: 08 Old style
 Grade: D Economy
 Cond: 3
 SFLA: 941
 \$Sqft: 37.19
 Acre: .08
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



37 Liberty
069.37-1-18



56 Liberty
069.37-2-9



69 Liberty
069.37-1-12

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/09/2019
 Sale Price: 163,000
 AV TOS: 115,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2238
 \$Sqft: 72.83
 Acre: .35
 YrBltd: 1860
 School: 265201 Brockport Central
 Bed: 5
 Bath: 1
 H Bth: 1
 Fire: 0

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/23/2017
 Sale Price: 109,900
 AV TOS: 62,200
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1388
 \$Sqft: 79.18
 Acre: .25
 YrBltd: 1880
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 0

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/12/2017
 Sale Price: 79,000
 AV TOS: 62,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1792
 \$Sqft: 44.08
 Acre: .14
 YrBltd: 1865
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



**38 Lyman
069.09-5-5.1**



**69 Lyman
069.09-4-44**



**106 Lyman
069.09-5-14.2**

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/01/2018
 Sale Price: 123,000
 AV TOS: 95,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1792
 \$Sqft: 68.64
 Acre: .93
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/08/2018
 Sale Price: 95,000
 AV TOS: 87,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1430
 \$Sqft: 66.43
 Acre: .25
 YrBlt: 1890
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/14/2018
 Sale Price: 94,000
 AV TOS: 90,300
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1364
 \$Sqft: 68.91
 Acre: .36
 YrBlt: 1932
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



63 Lyman
069.09-4-45

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/28/2018
 Sale Price: 80,000
 AV TOS: 80,700
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1298
 \$Sqft: 61.63
 Acre: .25
 YrBlt: 1890
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



107 West
068.44-1-5

Neighborhood: 52112
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/03/2016
 Sale Price: 140,000
 AV TOS: 141,200
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2462
 \$Sqft: 56.86
 Acre: .42
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 1



113 Adams
068.20-1-1

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/24/2017
 Sale Price: 138,000
 AV TOS: 136,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 3063
 \$Sqft: 45.05
 Acre: .5
 YrBlt: 1870
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 1

Comparable Report



**71 Adams
068.75-1-5**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/24/2018
 Sale Price: 110,300
 AV TOS: 110,300
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2184
 \$Sqft: 50.50
 Acre: .2
 YrBltd: 1850
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**16 Allen
068.20-1-2**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/01/2018
 Sale Price: 135,000
 AV TOS: 118,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1946
 \$Sqft: 69.37
 Acre: .25
 YrBltd: 1865
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1



**4 Beach
068.59-2-8**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/18/2017
 Sale Price: 135,000
 AV TOS: 109,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1796
 \$Sqft: 75.17
 Acre: .16
 YrBltd: 1880
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



**43 Brockway
068.76-2-2**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/07/2018
 Sale Price: 123,200
 AV TOS: 120,500
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2024
 \$Sqft: 60.87
 Acre: .34
 YrBltd: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**49 Centennial
068.84-1-4**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/21/2016
 Sale Price: 142,000
 AV TOS: 134,300
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2630
 \$Sqft: 53.99
 Acre: .26
 YrBltd: 1947
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 1



**45 Centennial
068.84-1-5**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/06/2017
 Sale Price: 140,000
 AV TOS: 131,800
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1930
 \$Sqft: 72.54
 Acre: .52
 YrBltd: 1924
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1

Comparable Report



22 Centennial
068.76-2-22

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/22/2017
 Sale Price: 140,000
 AV TOS: 106,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1740
 \$Sqft: 80.46
 Acre: .31
 YrBltd: 1920
 School: 265201 Brockport Central
 Bed: 4
 Bath: 3
 H Bth: 0
 Fire: 0



24 Chappell
068.75-1-10

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/29/2016
 Sale Price: 119,000
 AV TOS: 116,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2040
 \$Sqft: 58.33
 Acre: .22
 YrBltd: 1900
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 0



24 Chappell
068.75-1-10

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/25/2019
 Sale Price: 125,000
 AV TOS: 122,400
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2040
 \$Sqft: 61.27
 Acre: .22
 YrBltd: 1900
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



50 Chappell
068.75-1-25

Neighborhood: 52113
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 12/26/2019
Sale Price: 137,500
AV TOS: 133,900
Style: 08 Old style
Grade: C Average
Cond: 3
SFLA: 1942
\$Sqft: 70.80
Acre: .2
YrBlt: 1915
School: 265201 Brockport Central
Bed: 4
Bath: 2
H Bth: 1
Fire: 1



123 Erie
068.59-3-4

Neighborhood: 52113
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 01/24/2018
Sale Price: 60,000
AV TOS: 65,500
Style: 08 Old style
Grade: C Average
Cond: 3
SFLA: 928
\$Sqft: 64.66
Acre: .07
YrBlt: 1900
School: 265201 Brockport Central
Bed: 3
Bath: 1
H Bth: 0
Fire: 0



160 Erie
068.59-1-7

Neighborhood: 52113
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 11/25/2019
Sale Price: 116,950
AV TOS: 89,700
Style: 08 Old style
Grade: C Average
Cond: 3
SFLA: 1747
\$Sqft: 66.94
Acre: .17
YrBlt: 1860
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0

Comparable Report



79 Fair
069.17-1-8

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/04/2019
 Sale Price: 78,000
 AV TOS: 75,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1226
 \$Sqft: 63.62
 Acre: .14
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



48 Fair
068.20-3-6

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 01/10/2019
 Sale Price: 110,000
 AV TOS: 94,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1643
 \$Sqft: 66.95
 Acre: .12
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



83 Fair
069.17-1-9

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/13/2018
 Sale Price: 75,000
 AV TOS: 68,200
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1099
 \$Sqft: 68.24
 Acre: .12
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



67 Fair
069.17-1-5

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/13/2019
 Sale Price: 56,000
 AV TOS: 67,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1030
 \$Sqft: 54.37
 Acre: .17
 YrBlt: 1850
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



36 High
069.13-5-20

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/11/2019
 Sale Price: 67,500
 AV TOS: 111,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2287
 \$Sqft: 29.51
 Acre: .24
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 5
 Bath: 2
 H Bth: 0
 Fire: 0



57 High
069.13-4-21

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/04/2019
 Sale Price: 104,900
 AV TOS: 90,700
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1544
 \$Sqft: 67.94
 Acre: .11
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



**10 Hillcrest
068.20-4-2**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/08/2017
 Sale Price: 135,000
 AV TOS: 93,700
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1580
 \$Sqft: 85.44
 Acre: .14
 YrBlt: 1930
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 1



**15 Hillcrest
068.20-3-33**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/10/2019
 Sale Price: 159,900
 AV TOS: 143,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1758
 \$Sqft: 90.96
 Acre: .3
 YrBlt: 1925
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 0
 Fire: 1



**44 Holley
068.60-3-11**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/28/2019
 Sale Price: 135,000
 AV TOS: 120,300
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2048
 \$Sqft: 65.92
 Acre: .16
 YrBlt: 1890
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



**46 King
068.52-4-31**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/21/2017
 Sale Price: 80,000
 AV TOS: 81,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2463
 \$Sqft: 32.48
 Acre: .22
 YrBltd: 1840
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



**296 Main
068.76-2-15**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/18/2019
 Sale Price: 138,000
 AV TOS: 108,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1417
 \$Sqft: 97.39
 Acre: .14
 YrBltd: 1923
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**33 Maxon
068.67-1-11**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/24/2019
 Sale Price: 182,000
 AV TOS: 166,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2866
 \$Sqft: 63.50
 Acre: .34
 YrBltd: 1902
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 1
 Fire: 0

Comparable Report



41 Monroe
068.60-6-4

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/28/2018
 Sale Price: 129,000
 AV TOS: 88,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1688
 \$Sqft: 76.42
 Acre: .25
 YrBlt: 1843
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



61 Monroe
068.60-6-1

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/21/2018
 Sale Price: 202,000
 AV TOS: 164,900
 Style: 08 Old style
 Grade: C Average
 Cond: 4
 SFLA: 2296
 \$Sqft: 87.98
 Acre: .23
 YrBlt: 1861
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 1
 Fire: 1



40 Oxford
069.13-3-13

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/20/2019
 Sale Price: 73,000
 AV TOS: 68,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 944
 \$Sqft: 77.33
 Acre: .1
 YrBlt: 1910
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



118 Park
068.68-2-8

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/01/2018
 Sale Price: 111,900
 AV TOS: 97,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1622
 \$Sqft: 68.99
 Acre: .15
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



182 Park
068.20-2-2

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/02/2019
 Sale Price: 95,000
 AV TOS: 73,300
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1254
 \$Sqft: 75.76
 Acre: .1
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



186 Park
068.20-2-3

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/12/2016
 Sale Price: 65,000
 AV TOS: 50,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1110
 \$Sqft: 58.56
 Acre: .05
 YrBlt: 1870
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



101 Park
069.13-4-29

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 04/05/2017
 Sale Price: 121,000
 AV TOS: 125,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2416
 \$Sqft: 50.08
 Acre: .24
 YrBltd: 1864
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 0



107 Park
069.13-4-28

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/27/2017
 Sale Price: 135,000
 AV TOS: 133,300
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2175
 \$Sqft: 62.07
 Acre: .23
 YrBltd: 1830
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 1
 Fire: 0



191 Park
068.20-2-9

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/30/2016
 Sale Price: 91,000
 AV TOS: 92,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1576
 \$Sqft: 57.74
 Acre: .2
 YrBltd: 1920
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1

Comparable Report



79 Park
069.13-2-18

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/17/2017
 Sale Price: 185,000
 AV TOS: 134,300
 Style: 08 Old style
 Grade: B Good
 Cond: 3
 SFLA: 2234
 \$Sqft: 82.81
 Acre: .18
 YrBlt: 1920
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



61 Perry
068.60-4-13

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 01/23/2019
 Sale Price: 86,000
 AV TOS: 95,400
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1670
 \$Sqft: 51.50
 Acre: .08
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



41 South
069.53-3-17

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/30/2016
 Sale Price: 112,500
 AV TOS: 112,200
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2109
 \$Sqft: 53.34
 Acre: .15
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



**109 South
069.17-1-19**



**42 South
068.68-2-4**



**57 Spring
069.13-3-20**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/22/2019
 Sale Price: 78,000
 AV TOS: 93,800
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1648
 \$Sqft: 47.33
 Acre: .26
 YrBlt: 1857
 School: 265201 Brockport Central
 Bed: 4
 Bath: 1
 H Bth: 1
 Fire: 0

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 06/19/2017
 Sale Price: 175,000
 AV TOS: 142,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2652
 \$Sqft: 65.99
 Acre: .33
 YrBlt: 1905
 School: 265201 Brockport Central
 Bed: 5
 Bath: 2
 H Bth: 1
 Fire: 2

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/15/2019
 Sale Price: 124,900
 AV TOS: 110,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2098
 \$Sqft: 59.53
 Acre: .36
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



**73 State
069.13-1-7**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/19/2019
 Sale Price: 134,900
 AV TOS: 100,500
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1736
 \$Sqft: 77.71
 Acre: .1
 YrBlt: 1902
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**90 State
069.13-2-4**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/03/2019
 Sale Price: 150,000
 AV TOS: 139,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2634
 \$Sqft: 56.95
 Acre: .2
 YrBlt: 1920
 School: 265201 Brockport Central
 Bed: 5
 Bath: 1
 H Bth: 1
 Fire: 0



**85 State
069.13-1-10**

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/15/2016
 Sale Price: 173,000
 AV TOS: 191,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2752
 \$Sqft: 62.86
 Acre: .21
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 1
 Fire: 0

Comparable Report



32 Union
069.53-3-6.1

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/05/2017
 Sale Price: 70,000
 AV TOS: 82,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1278
 \$Sqft: 54.77
 Acre: .21
 YrBltd: 1870
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



191 Utica
068.68-3-17

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/07/2018
 Sale Price: 140,000
 AV TOS: 120,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2144
 \$Sqft: 65.30
 Acre: .49
 YrBltd: 1844
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



62 Utica
068.60-2-7

Neighborhood: 52113
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/17/2019
 Sale Price: 87,500
 AV TOS: 88,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1520
 \$Sqft: 57.57
 Acre: .14
 YrBltd: 1830
 School: 265201 Brockport Central
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0

Comparable Report



**333 Willowbrooke
068.11-8-15**

Willowbrooke

Neighborhood: 52181
Prop Class: 210 1 Family Res
Municipality: 265201 Sweden
Sale Date: 09/25/2018
Sale Price: 90,000
AV TOS: 77,700
Style: 15 Townhouse
Grade: C Average
Cond: 3
SFLA: 1088
\$Sqft: 82.72
Acre: .15
YrBltd: 1989
School: 265201 Brockport Central
Bed: 2
Bath: 1
H Bth: 1
Fire: 0

Comparable Report



**4 Laurie
069.10-7-1/4**

Neighborhood: 52122
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/09/2017
 Sale Price: 200,000
 CY AV: 113,400
 Style: 15 Townhouse
 Grade: C Average
 Cond: 3
 SFLA: 1334
 \$Sqft: 149.93
 Acre: .06
 YrBlt: 2014
 School: 265201 Brockport Central
 Bed: 2
 Bath: 2
 H Bth: 0
 Fire: 1



**329 Willowbrooke
068.11-8-13**

Neighborhood: 52181
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/17/2020
 Sale Price: 102,000
 CY AV: 91,900
 Style: 15 Townhouse
 Grade: C Average
 Cond: 3
 SFLA: 1088
 \$Sqft: 93.75
 Acre: .15
 YrBlt: 1989
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 0



**333 Willowbrooke
068.11-8-15**

Neighborhood: 52181
 Prop Class: 210 1 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/25/2018
 Sale Price: 90,000
 CY AV: 91,200
 Style: 15 Townhouse
 Grade: C Average
 Cond: 3
 SFLA: 1088
 \$Sqft: 82.72
 Acre: .15
 YrBlt: 1989
 School: 265201 Brockport Central
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 0