

**TOWN AND VILLAGE OF
BROCKPORT SALES
JULY 2016 – DECEMBER 2020**

220 / TWO FAMILY HOUSES

230 / THREE FAMILY HOUSES

Comparable Report



**118 State
069.13-3-3**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/30/2020
 Sale Price: 185,000
 CY AV: 131,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2052
 \$Sqft: 90.16
 Acre: .2
 YrBlt: 1891
 School: 265201 Brockport Central
 Bed: 5
 Bath: 3
 H Bth: 0
 Fire: 0



**83/85 Spring
069.13-3-14**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 01/16/2020
 Sale Price: 108,000
 CY AV: 108,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1786
 \$Sqft: 60.47
 Acre: .15
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**61 High
069.13-4-20**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/02/2020
 Sale Price: 110,000
 CY AV: 113,700
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2112
 \$Sqft: 52.08
 Acre: .12
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 6
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



**744 East
069.02-2-8**

Neighborhood: 52111
 Prop Class: 220 2 Family Res
 Municipality: 265289 Sweden
 Sale Date: 12/17/2020
 Sale Price: 30,000
 CY AV: 34,500
 Style: 12 Duplex
 Grade: E Minimum
 Cond: 1
 SFLA: 1078
 \$Sqft: 27.83
 Acre: .75
 YrBlt: 1967
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



**42 Chappell
068.75-1-23**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 02/28/2020
 Sale Price: 112,100
 CY AV: 116,200
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2221
 \$Sqft: 50.47
 Acre: .2
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**14 Gordon
069.13-2-7**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/18/2020
 Sale Price: 170,000
 CY AV: 136,200
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2108
 \$Sqft: 80.65
 Acre: .23
 YrBlt: 1920
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



36/38 Holley
068.60-3-9

Holley

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

Comparable Report



623/625 West
068.10-1-2

Neighborhood: 52111
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/09/2016
 Sale Price: 95,000
 CY AV: 110,500
 Style: 12 Duplex
 Grade: C Average
 Cond: 3
 SFLA: 2100
 \$\$qft: 45.24
 Acre: .5
 YrBlt: 1964
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



171/173 Park
068.20-2-13

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 04/08/2019
 Sale Price: 134,000
 CY AV: 134,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2640
 \$\$qft: 50.76
 Acre: .57
 YrBlt: 1920
 School: 265201 Brockport Central
 Bed: 6
 Bath: 2
 H Bth: 0
 Fire: 0



44 Fair
068.20-3-5

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/29/2019
 Sale Price: 91,000
 CY AV: 91,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1064
 \$\$qft: 85.53
 Acre: .1
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 2
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



**17/19 South
068.20-3-15**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 04/20/2018
 Sale Price: 101,250
 CY AV: 104,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1785
 \$Sqft: 56.72
 Acre: .2
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**138/142 Erie
068.51-2-1**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 08/28/2019
 Sale Price: 125,000
 CY AV: 125,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1558
 \$Sqft: 80.23
 Acre: .32
 YrBlt: 1950
 School: 265201 Brockport Central
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**34 Utica
068.52-3-10**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/14/2018
 Sale Price: 133,000
 CY AV: 141,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2965
 \$Sqft: 44.86
 Acre: .16
 YrBlt: 1831
 School: 265201 Brockport Central
 Bed: 5
 Bath: 3
 H Bth: 0
 Fire: 0

Comparable Report



**171 Erie
068.59-2-3**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 10/17/2017
 Sale Price: 139,000
 CY AV: 145,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1983
 \$Sqft: 70.10
 Acre: .19
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 5
 Bath: 2
 H Bth: 0
 Fire: 1



**153/157 Holley
068.59-4-3**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/23/2016
 Sale Price: 135,000
 CY AV: 153,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2116
 \$Sqft: 63.80
 Acre: .15
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 6
 Bath: 2
 H Bth: 0
 Fire: 0



**123 Holley
068.59-4-8.1**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/16/2018
 Sale Price: 158,000
 CY AV: 159,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1904
 \$Sqft: 82.98
 Acre: .2
 YrBlt: 1930
 School: 265201 Brockport Central
 Bed: 7
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



104 Monroe
068.59-4-16

Neighborhood: 52113
Prop Class: 220 2 Family Res
Municipality: 265201 Sweden
Sale Date: 07/15/2016
Sale Price: 190,000
CY AV: 190,300
Style: 08 Old style
Grade: C Average
Cond: 3
SFLA: 2934
\$Sqft: 64.76
Acre: .13
YrBlt: 1900
School: 265201 Brockport Central
Bed: 8
Bath: 3
H Bth: 0
Fire: 0



122 Monroe
068.59-4-20

Neighborhood: 52113
Prop Class: 220 2 Family Res
Municipality: 265201 Sweden
Sale Date: 10/25/2018
Sale Price: 143,500
CY AV: 145,300
Style: 08 Old style
Grade: C Average
Cond: 4
SFLA: 1732
\$Sqft: 82.85
Acre: .24
YrBlt: 1860
School: 265201 Brockport Central
Bed: 6
Bath: 2
H Bth: 0
Fire: 0



29 Utica
068.60-1-13

Neighborhood: 52113
Prop Class: 220 2 Family Res
Municipality: 265201 Sweden
Sale Date: 07/05/2018
Sale Price: 120,000
CY AV: 125,800
Style: 08 Old style
Grade: C Average
Cond: 3
SFLA: 1732
\$Sqft: 69.28
Acre: .19
YrBlt: 1900
School: 265201 Brockport Central
Bed: 3
Bath: 2
H Bth: 0
Fire: 0

Comparable Report



**85 Holley
068.60-4-2**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 01/03/2018
 Sale Price: 169,900
 CY AV: 174,600
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2652
 \$Sqft: 64.06
 Acre: .29
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 6
 Bath: 2
 H Bth: 0
 Fire: 0



**30/32 Chappell
068.75-1-11**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 03/13/2018
 Sale Price: 145,000
 CY AV: 148,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2296
 \$Sqft: 63.15
 Acre: .2
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 8
 Bath: 2
 H Bth: 1
 Fire: 0



**35 Spring
069.13-2-13**

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 07/19/2019
 Sale Price: 120,000
 CY AV: 120,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2172
 \$Sqft: 55.25
 Acre: .13
 YrBlt: 1920
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



48 High
069.13-5-17

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/06/2019
 Sale Price: 132,500
 CY AV: 129,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2420
 \$Sqft: 54.75
 Acre: .3
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 5
 Bath: 2
 H Bth: 0
 Fire: 0



39/41 Union
069.53-2-13

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 11/21/2016
 Sale Price: 114,500
 CY AV: 123,500
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2102
 \$Sqft: 54.47
 Acre: .2
 YrBlt: 1850
 School: 265201 Brockport Central
 Bed: 5
 Bath: 2
 H Bth: 0
 Fire: 0



11 Union
069.53-2-20

Neighborhood: 52113
 Prop Class: 220 2 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/30/2019
 Sale Price: 119,000
 CY AV: 119,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2066
 \$Sqft: 57.60
 Acre: .07
 YrBlt: 1860
 School: 265201 Brockport Central
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



**8 Utica
068.52-3-5**

Neighborhood: 52113
 Prop Class: 230 3 Family Res
 Municipality: 265201 Sweden
 Sale Date: 05/05/2017
 Sale Price: 120,000
 CY AV: 131,300
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2253
 \$Sqft: 53.26
 Acre: .14
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 6
 Bath: 3
 H Bth: 0
 Fire: 0



**152 Monroe
068.59-4-1**

Neighborhood: 52113
 Prop Class: 230 3 Family Res
 Municipality: 265201 Sweden
 Sale Date: 04/04/2018
 Sale Price: 141,577
 CY AV: 143,500
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1600
 \$Sqft: 88.49
 Acre: .08
 YrBlt: 1930
 School: 265201 Brockport Central
 Bed: 6
 Bath: 3
 H Bth: 0
 Fire: 0



**33/35 Holley
068.60-5-7**

Neighborhood: 52113
 Prop Class: 230 3 Family Res
 Municipality: 265201 Sweden
 Sale Date: 04/09/2019
 Sale Price: 130,000
 CY AV: 130,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2944
 \$Sqft: 44.16
 Acre: .25
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 6
 Bath: 3
 H Bth: 0
 Fire: 0

Comparable Report



**32 College
068.60-6-16**

Neighborhood: 52113
 Prop Class: 230 3 Family Res
 Municipality: 265201 Sweden
 Sale Date: 09/12/2019
 Sale Price: 250,000
 CY AV: 249,500
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 3202
 \$Sqft: 78.08
 Acre: .23
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 12
 Bath: 4
 H Bth: 0
 Fire: 0



**176 Utica
068.67-1-7**

Neighborhood: 52113
 Prop Class: 230 3 Family Res
 Municipality: 265201 Sweden
 Sale Date: 12/20/2018
 Sale Price: 140,000
 CY AV: 141,100
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2232
 \$Sqft: 62.72
 Acre: .33
 YrBlt: 1900
 School: 265201 Brockport Central
 Bed: 6
 Bath: 3
 H Bth: 0
 Fire: 0

**444/446 Shumway
084.03-1-12.11**

Neighborhood: 52211
 Prop Class: 220 2 Family Res
 Municipality: 265289 Sweden
 Sale Date: 02/01/2018
 Sale Price: 240,000
 CY AV: 208,900
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 3314
 \$Sqft: 72.42
 Acre: 22
 YrBlt: 1921
 School: 265201 Brockport Central
 Bed: 7
 Bath: 2
 H Bth: 1
 Fire: 0

Comparable Report



**5361 Lake
098.02-1-8.1**

Neighborhood: 52211
Prop Class: 220 2 Family Res
Municipality: 265289 Sweden
Sale Date: 11/19/2018
Sale Price: 135,000
CY AV: 136,600
Style: 08 Old style
Grade: C Average
Cond: 3
SFLA: 2160
\$Sqft: 62.50
Acre: .64
YrBlt: 1920
School: 265201 Brockport Central
Bed: 4
Bath: 2
H Bth: 0
Fire: 0



**1353 Sweden
112.02-1-7.11**

Neighborhood: 52211
Prop Class: 220 2 Family Res
Municipality: 265289 Sweden
Sale Date: 12/14/2016
Sale Price: 185,000
CY AV: 212,800
Style: 08 Old style
Grade: C Average
Cond: 3
SFLA: 3736
\$Sqft: 49.52
Acre: 5.22
YrBlt: 1838
School: 265201 Brockport Central
Bed: 6
Bath: 3
H Bth: 1
Fire: 1

Sweden