

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

## **COMMERCIAL SALES**

**411 / APARTMENTS**

**418 / INN/LODGE**

**415 / MOTEL**

**441 / FUEL STORAGE/DIST**

**457 / SMALL RETAIL**

**472 / KENNEL/VET**

**481 / ATTACHED ROW BLDG**

**483 / CONVERTED RESIDENCE**

**484 / 1 USE SMALL BLDG**

# Comparable Report



**32 Main  
068.52-4-14**

Neighborhood: 52101  
 Prop Class: 481 Att row bldg  
 Municipality: 265201 Sweden  
 Sale Date: 10/02/2020  
 Sale Price: 125,000  
 CY AV: 88,300  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .05  
 YrBlt: 1850  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**500 Holley  
068.14-1-11**

Neighborhood: 52202  
 Prop Class: 441 Fuel Store&Dist  
 Municipality: 265289 Sweden  
 Sale Date: 03/09/2020  
 Sale Price: 500,000  
 CY AV: 304,100  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: 4.6  
 YrBlt: 1950  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**5605 Brockport Spencerport  
084.02-1-38**

Neighborhood: 52202  
 Prop Class: 457 Small Retail  
 Municipality: 265289 Sweden  
 Sale Date: 05/08/2020  
 Sale Price: 525,000  
 CY AV: 457,800  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: 1.4  
 YrBlt: 1970  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0

# Comparable Report



**29 Spring**  
**069.13-2-14**

Neighborhood: 52101  
 Prop Class: 411 Apartment  
 Municipality: 265201 Sweden  
 Sale Date: 07/24/2018  
 Sale Price: 125,000  
 CY AV: 120,200  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .25  
 YrBlt: 1950  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**172 Erie**  
**068.59-1-4**

Neighborhood: 52101  
 Prop Class: 418 Inn/lodge  
 Municipality: 265201 Sweden  
 Sale Date: 11/28/2018  
 Sale Price: 155,000  
 CY AV: 118,400  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .11  
 YrBlt: 1930  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**152 Holley**  
**068.59-2-16**

Neighborhood: 52101  
 Prop Class: 418 Inn/lodge  
 Municipality: 265201 Sweden  
 Sale Date: 09/21/2017  
 Sale Price: 110,000  
 CY AV: 117,900  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .2  
 YrBlt: 1930  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0

# Comparable Report



**103 Holley**  
**068.59-4-11**

Neighborhood: 52101  
 Prop Class: 418 Inn/lodge  
 Municipality: 265201 Sweden  
 Sale Date: 11/25/2019  
 Sale Price: 110,000  
 CY AV: 128,700  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .16  
 YrBlt: 1930  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**18 East**  
**069.37-1-1**

Neighborhood: 52101  
 Prop Class: 472 Kennel / vet  
 Municipality: 265201 Sweden  
 Sale Date: 05/25/2017  
 Sale Price: 84,000  
 CY AV: 111,900  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .25  
 YrBlt: 1900  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**34/38 Main**  
**068.52-4-15**

Neighborhood: 52101  
 Prop Class: 481 Att row bldg  
 Municipality: 265201 Sweden  
 Sale Date: 01/10/2019  
 Sale Price: 150,000  
 CY AV: 141,000  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .07  
 YrBlt: 1850  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



# Comparable Report



**64 Main  
068.52-4-23**

Neighborhood: 52101  
 Prop Class: 481 Att row bldg  
 Municipality: 265201 Sweden  
 Sale Date: 12/31/2019  
 Sale Price: 300,000  
 CY AV: 202,300  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .05  
 YrBlt: 1850  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**27/31 Market  
069.45-2-18**

Neighborhood: 52101  
 Prop Class: 481 Att row bldg  
 Municipality: 265201 Sweden  
 Sale Date: 07/01/2019  
 Sale Price: 146,000  
 CY AV: 162,900  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .07  
 YrBlt: 1900  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**4 Market  
069.53-1-1**

Neighborhood: 52101  
 Prop Class: 481 Att row bldg  
 Municipality: 265201 Sweden  
 Sale Date: 07/08/2016  
 Sale Price: 16,000  
 CY AV: 16,000  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .01  
 YrBlt: 1900  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0

# Comparable Report



**77 Main**  
**069.53-1-22**

Neighborhood: 52101  
 Prop Class: 481 Att row bldg  
 Municipality: 265201 Sweden  
 Sale Date: 12/29/2017  
 Sale Price: 150,000  
 CY AV: 162,300  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .03  
 YrBlt: 1900  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**33 West**  
**068.44-2-9**

Neighborhood: 52101  
 Prop Class: 483 Converted Res  
 Municipality: 265201 Sweden  
 Sale Date: 10/11/2018  
 Sale Price: 100,000  
 CY AV: 113,900  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .2  
 YrBlt: 1950  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**52 Holley**  
**068.60-3-13**

Neighborhood: 52101  
 Prop Class: 483 Converted Res  
 Municipality: 265201 Sweden  
 Sale Date: 05/17/2019  
 Sale Price: 150,000  
 CY AV: 150,000  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .26  
 YrBlt: 1875  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0

# Comparable Report



**37 Market**  
**069.45-2-16**

Neighborhood: 52101  
 Prop Class: 483 Converted Res  
 Municipality: 265201 Sweden  
 Sale Date: 12/28/2018  
 Sale Price: 105,000  
 CY AV: 96,600  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .1  
 YrBlt: 1930  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**97 West**  
**068.44-2-2**

Neighborhood: 52101  
 Prop Class: 484 1 use sm bld  
 Municipality: 265201 Sweden  
 Sale Date: 03/16/2017  
 Sale Price: 92,500  
 CY AV: 92,500  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .18  
 YrBlt: 1975  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



**18 Graves**  
**068.44-2-24**

Neighborhood: 52101  
 Prop Class: 484 1 use sm bld  
 Municipality: 265201 Sweden  
 Sale Date: 06/21/2017  
 Sale Price: 89,000  
 CY AV: 92,000  
 Cond: 3  
 SFLA: 0  
 \$Sqft: 0.00  
 Acre: .45  
 YrBlt: 1970  
 School: 265201 Brockport Central  
 Bed: 0  
 Bath: 0  
 H Bth: 0  
 Fire: 0



# Comparable Report



**4908 Lake**  
**084.01-1-2.41**

Neighborhood: 52201  
Prop Class: 415 Motel  
Municipality: 265289 Sweden  
Sale Date: 12/11/2018  
Sale Price: 1,225,000  
CY AV: 1,053,300  
Cond: 3  
SFLA: 0  
\$Sqft: 0.00  
Acre: 4.58  
YrBlt: 1999  
School: 265201 Brockport Central  
Bed: 0  
Bath: 0  
H Bth: 0  
Fire: 0



**2312 Colby**  
**084.04-1-31.11**

Neighborhood: 52202  
Prop Class: 484 1 use sm bld  
Municipality: 265289 Sweden  
Sale Date: 10/01/2018  
Sale Price: 105,000  
CY AV: 84,600  
Cond: 3  
SFLA: 0  
\$Sqft: 0.00  
Acre: 1.6  
YrBlt: 1990  
School: 265201 Brockport Central  
Bed: 0  
Bath: 0  
H Bth: 0  
Fire: 0

**Colby**