

# TOWN OF WESTERN

## COMMERCIAL INVENTORY AND VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

COMMERCIAL SALES FROM JANUARY 1, 2021 TO DECEMBER 31, 2022

The information included in this report was printed as of February 27, 2023

The information in this publication includes valid commercial transactions entered  
in the Real Property System at the Town of Western Assessor's Office.

SBL Number	=	Legal Identification of parcel, Section, Block, and Lot
Location	=	Street Number and Street Name for each parcel.
Prop Class	=	Property Class Code (see next page for descriptions).
Preliminary 2023 Assessment	=	The current total assessment on the parcel.
Sale Date	=	The transfer date of the parcel.
Sale Price	=	The selling price of the parcel.
Sq Foot	=	The square footage of the parcel.
Year Built	=	The year the parcel was built
Assessment Per Sqft	=	Tentative assessment divided by the square footage.

# Property Class Code Description

410 = Living Accom	481 = Attached Row Building	710 = Manufacturing and Processing
411 = Apartments	482 = Downtown Row (detached)	714 = Light Industrial Manufacturing and Processing
414 = Hotel	483 = Converted Residence	715 = Heavy Manufacturing and Processing
415 = Motel	484 = One Story Small Structure	720 = Mining and Quarrying
416 = Mobile Home Parks	485 = One Story Small Structure - Multi-occupancy	721 = Sand and Gravel
417 = Camps, Cottages, Bungalows	486 = Minimart	730 = Wells
421 = Restaurants	513 = Drive-In Theaters	732 = Oil - Forced Flow (for Production)
422 = Diners and Luncheonettes	534 = Racetracks	742 = Water Pipelines
423 = Snack Bars, Drive-Ins	541 = Bowling Centers	800 = Public Services
425 = Bar	542 = Ice or Roller Skating Rinks	821 = Flood Control
426 = Fast Food Franchises	544 = Health Spas	822 = Water Supply
431 = Auto Dealers - Sales and Service	546 = Other Indoor Sports	830 = Communication
432 = Service and Gas Stations	550 = Outdoors Sports Activities	831 = Telephone Facility
433 = Auto Body, Tire Shops	552 = Public Golf Courses	833 = Radio
434 = Automatic Car Wash	553 = Private Golf Country Clubs	834 = Television other than Community Antenna TV
436 = Self-Service Car Wash	555 = Riding Stables	836 = Telephone Outside Plant
438 = Parking Lot	557 = Other Outdoor Sports	837 = Cellular Telephone Towers
439 = Small Parking Garage	582 = Camping Facilities	841 = Motor Vehicle
440 = Storage, Warehouse, and Distribution Facility	590 = Parks	842 = Ceiling Railroad
441 = Gas, Fuel, Oil, Storage Distribution	591 = Playgrounds	843 = Nonceiling Railroad
442 = Mini Warehouse (Self Service Storage)	592 = Athletic Fields	845 = Water
444 = Lumber Yard, Sawmills	600 = Community Services	852 = Landfills and Dumps
446 = Cold Storage Facility	611 = Libraries	853 = Sewage Treatment and Water Pollution Control
447 = Trucking Terminals	612 = Schools	860 = Special Franchise Property
449 = Other Storage, Warehouse/Distribution Facility	614 = Special Schools and Institutions	861 = Electric and Gas
451 = Regional Shopping Center	615 = Other Educational Facilities	866 = Telephone
452 = Area or Neighborhood Shopping Center	620 = Religious	867 = Miscellaneous
453 = Large Retail Outlet	632 = Benevolent and Moral Associations	869 = Television
454 = Large Retail Food Store	633 = Homes for the Aged	871 = Electric and Gas Facilities
455 = Dealerships - Sales and Service other than Auto	642 = All Other Health Facilities	872 = Electric Substation
461 = Standard Bank/Single Occupancy	650 = Government	873 = Gas Measuring and Regulation Station
462 = Drive-In Bank Branch	651 = Highway Garage	882 = Electric Transmission Improvement
464 = Office Building	652 = Office Building (Government)	883 = Gas Transmission Improvement
465 = Professional Building	662 = Police and Fire Protection	884 = Electric Distribution - Outside Plant Property
471 = Funeral Homes	681 = Cultural Facilities	885 = Gas Distribution - Outside Plant Property
472 = Dog Kennels, Veterinary Clinics	682 = Recreational Facilities	910 = Private Wild Lands and Forest Lands
474 = Billboards	692 = Roads, Streets, Highways, and Parkways	962 = County Owned Public Parks and Recreation
475 = Junkyards	695 = Cemeteries	

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Preliminary 2023 Assessment</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Square Footage</u>	<u>Year Built</u>	<u>Assessment Per Sqft</u>
188.002-1-8.2	Elmer Hill Rd	411	\$300,000			3,200	1955	\$93.75
154.000-1-20	7304 Lakeview Dr	411	\$320,000			2,784	1982	\$114.94
190.000-3-5.1	Camroden Rd	416	\$225,000					
172.000-1-28	6995 Stokes Westernville Rd	416	\$890,000					
136.004-1-3	9921 Nys Rt 46 Rd	425	\$120,000			4,970	1850	\$24.14
155.000-1-41	Nys Rt 46	432	\$180,000			6,019	1963	\$29.91
188.002-1-30	8679 Elmer Hill Rd	438	\$62,500					
136.004-1-64	Nys Rt 46	438	\$20,800					
154.000-1-17.2	7296 Stokes Westernville Rd	449	\$110,000			7,200	1978	\$15.28
189.000-3-7.1	7439 Town Line Rd	449	\$600,000			34,068	1984	\$17.61
154.000-1-31.4	7293 Stokes Westernville Rd	455	\$150,000			4,392	1972	\$34.15
155.000-1-58.2	Stokes Westernville Rd	473	\$90,000			1,766	1982	\$50.96
173.001-1-2.1	9217 Main St	483	\$140,000			1,985	1882	\$70.53
136.002-1-11	9934 Nys Rt 46	483	\$80,000			2,620	1800	\$30.53
136.002-1-10	Nys Rt 46	484	\$15,000			1,500	1900	\$10.00
173.001-1-48	9196 Main St	486	\$330,000			2,904	1990	\$113.64
173.000-1-48.1	Nys Rt 46	557	\$1,000,000			10,536	1978	\$94.91
172.000-1-16	7158 Stokes Westernville Rd	570	\$55,000			352	2014	\$156.25
172.000-1-23	Nys Rt 46	582	\$15,126,000			5,000	1950	\$3,025.20

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172.000-1-14.2	7106 Stokes-Westernville Rd	582	\$225,000					
173.001-1-44.3	Gifford Hill Rd	600	\$1					
136.004-1-2	9925 Nys Rt 46	620	\$225,000			6,314	1920	\$35.64
155.003-1-23	River Rd	620	\$350,000			6,848	1900	\$51.11
155.000-1-42	9379 Nys Rt 46 Rd	632	\$290,000			4,100	1960	\$70.73
155.000-1-14.3	Nys Rt 46	651	\$800,000			12,000	1988	\$66.67
155.000-1-19	Nys Rt 46	651	\$250,000			5,200	1945	\$48.08
173.001-1-44.2	Gifford Hill Rd	652	\$475,000	12/6/21	\$475,000	2,240	2001	\$212.05
155.003-1-15	Main St	652	\$140,000			4,824	1900	\$29.02
173.001-1-44.1	9172 Main St	652	\$225,000			2,584	1941	\$87.07
99.000-1-36	Nys Rt 46	653	\$21,200					
155.000-1-38.1	9305 Nys Rt 46	662	\$700,000			9,196	1980	\$76.12
155.000-1-38.2	Nys Rt 46	682	\$32,000					
154.000-1-4.3	Bankert Rd	692	\$3,000					
172.000-1-50.3	Fawn Ridge Rd	692	\$2,255					
137.000-2-15	Carmichael Hill Rd	695	\$33,000					
171.000-1-50	Driftwood Dr	695	\$30,000					
155.003-1-33	Main St	695	\$55,000					
155.000-1-24	Nys Rt 46	695	\$30,000					

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134.000-1-2	Quaker Hill Rd	695	\$23,500					
116.000-1-21	Waffel Rd	695	\$20,400					
173.000-1-40	9057 Dopp Hill Rd	710	\$450,000			22,356	1935	\$20.13
155.000-1-51.4	River Rd	720	\$220,000					
155.000-1-31.4	Kirk Rd	822	\$17,000					
566.000-1-1		831	\$210					
566.000-2-1		831	\$8,405					
566.000-3-1		831	\$115,249					
566.000-3-2		831	\$28,815					
666.000-0000-618.750/1881		831	\$858					
666.000-0000-618.750/1882		831	\$95					
666.000-0000-618.750/1883		831	\$334					
666.000-0000-633.600/1881		831	\$11,054					
666.000-0000-633.600/1882		831	\$1,227					
666.000-0000-633.600/1883		831	\$4,301					
666.000-5-4	9237 Main St	831	\$50,000			800	1970	\$62.50
666.000-0000-631.900/1881	Telecommunications	831	\$5,982					
666.000-0000-631.900/1882	Telecommunications	831	\$664					
666.000-0000-631.900/1883	Telecommunications	831	\$2,328					

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135.000-1-24	9913 Wilson Rd	833	\$180,000					
666.000-6-1		845	\$14,900					
566.000-6-1	317 Court St	860	\$26,091					
566.000-5-2	North Western & Area	866	\$11,800					
566.000-5-1	Outside Dist	866	\$41,827					
135.000-1-25	Whaley Rd	866	\$385,000					
566.000-4-1		882	\$102,925					
566.000-4-2		882	\$325,929					
566.000-4-3		882	\$428,854					
666.000-9999-132.350/1011	Adirondack Cent Sch	882	\$259,819					
666.000-2-1	Buck Hill Rd	882	\$129,100					
666.000-9999-132.350/1002	Holland Patent Sch	882	\$6,693,091					
666.000-9999-132.350/1003	Rome City	882	\$352,268					
666.000-9999-132.350/1013	Rome City Sch	882	\$389,729					
666.000-9999-132.350/1881		884	\$285,070					
666.000-9999-132.350/1882		884	\$484,619					
666.000-9999-132.350/1883		884	\$180,544					
666.000-9999-132.350/2883	Rome City	885	\$7,375					
118.000-2-19	Abd Tannery Rd	910	\$29,800					

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134.000-1-10	Bankert Rd	910	\$84,200					
134.000-1-11	Bankert Rd	910	\$82,500					
100.000-2-1	Buck Hill Rd	910	\$382,000					
99.000-1-37	Buck Hill Rd	910	\$2,700					
99.000-1-38	Buck Hill Rd	910	\$2,700					
137.000-2-10	Carmichael Hill Rd	910	\$7,500					
99.000-1-28.2	Dunn Brook Rd	910	\$42,500					
173.000-1-49	Gifford Hill Rd	910	\$155,800					
173.000-1-50.1	Gifford Hill Rd	910	\$59,000					
115.000-1-2	Haynes Rd	910	\$12,500					
156.000-2-31.1	Long Shore Rd	910	\$80,100					
154.000-1-35	9333 Mullen Hill Rd	910	\$95,600					
117.000-1-1.2	NYS Rt 46	910	\$198,500					
172.000-1-17.1	Nys Rt 46	910	\$117,900					
172.000-1-17.2	Nys Rt 46	910	\$117,900					
172.000-1-19.1	Nys Rt 46	910	\$194,600					
99.000-1-29.2	NYS RT 46	910	\$306,200					
153.000-1-15.1	Sly Hill Rd	910	\$10,500					
135.000-1-4	Smith Rd	910	\$21,300					

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154.000-1-43	Stokes Westernville Rd	910	\$105,000					
118.000-2-17	Stringer Brook, N. of Meszler	910	\$3,500					
118.000-2-12	Tannery Rd	910	\$47,000					
136.000-1-16	Tannery Rd	910	\$122,200					
118.000-2-15	Tannery Rd N	910	\$116,000					
116.000-1-25	10358 Webster Hill Rd	910	\$30,500					
154.000-1-14	Wilson Rd	910	\$45,000					
118.000-2-10	Dutch Hill Rd	911	\$37,900					
118.000-2-11	Dutch Hill Rd	911	\$78,200					
118.000-2-4	Mezzler Hill Rd	911	\$4,500					
118.000-2-16.2	Tannery Rd	911	\$3,000					
333.000-66-1		931	\$0					
3.952-10	Mohawk River Bottom Land	931	\$8,000					
99.000-1-35	Buck Hill Rd	932	\$590,000					
99.000-1-2	Grocholski Rd	932	\$93,800					
3.952-20	Mohawk River Bottom Land	932	\$4,600					
3.952-30	Mohawk River Bottom Land	932	\$9,700					
98.000-2-10	Nys Rt 46	932	\$289,700					
99.000-1-1	Nys Rt 46	932	\$14,400					

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174.000-2-17	South Hill Rd	932	\$154,900					
174.000-2-18	South Hill Rd	932	\$64,400					
174.000-2-19	South Hill Rd	932	\$102,700					
3.952-80	Teugega Point Rd	932	\$26,100					
3.952-90	Teugega Point Rd	932	\$3,519,600					
98.000-2-9	Webster Hill Rd	932	\$15,800					
333.000-66-2		941	\$0					
333.000-66-3		941	\$0					
333.000-66-4		941	\$0					
333.000-66-5		941	\$0					
100.000-2-2	Buck Hill Rd	941	\$80,100					
100.000-2-4	Buck Hill Rd	941	\$19,300					
100.000-2-5	Buck Hill Rd	941	\$139,100					
100.000-2-6	Buck Hill Rd	941	\$97,300					
100.000-2-8.1	Buck Hill Rd	941	\$324,000					
117.000-1-2	Buck Hill Rd	941	\$221,200					
117.000-1-4	Buck Hill Rd	941	\$220,100					
117.000-1-6	Buck Hill Rd	941	\$38,600					
117.000-1-7	Buck Hill Rd	941	\$56,800					

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117.000-1-9	Buck Hill Rd	941	\$56,100					
118.000-2-1	Buck Hill Rd	941	\$125,600					
118.000-2-18	Buck Hill Rd	941	\$156,000					
118.000-2-13	Mezzler Hill Rd	941	\$33,700					
118.000-2-2	Mezzler Hill Rd	941	\$45,900					
118.000-2-3	Mezzler Hill rd	941	\$31,400					
118.000-2-5	Mezzler Hill Rd	941	\$57,200					
137.000-2-7	Mezzler Hill Rd	941	\$31,300					
117.000-1-3	Nys Rt 46	941	\$128,500					
118.000-2-16.1	Tannery Rd	941	\$42,100					
97.000-3-1	Quaker Hill Rd	942	\$122,900					
97.000-3-4	Quaker Hill Rd	942	\$1,158,900					
97.000-3-3	Sage Rd	942	\$77,100					
98.000-2-19	Sage Rd	942	\$77,400					
116.000-1-19	Waffel Rd	942	\$297,300					
155.000-1-39	Along Fmr Black R Canal	961	\$14,900					
117.000-1-32	N Of Hillside Area	961	\$30,800					
136.000-1-38	N Western	961	\$4,100					
99.000-1-16	Near N Twn Line	961	\$2,500					

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117.000-1-24	Nys Rt 46	971	\$28,500					