

# TOWN OF WESTERN

## RESIDENTIAL VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

RESIDENTIAL 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 residential 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).
Nbhd	=	The neighborhood code of the parcel.
Sale Date	=	The transfer date of the parcel.
Sale Price	=	The selling price of the parcel.
Building Style	=	The style of the dwelling. (Ranch, Colonial, etc.)
Condition	=	Overall Condition of the Property at the time of sale
Num Stories	=	The number of stories in the property
Year Built	=	The year the parcel was built
Sq Foot	=	The square footage of the parcel.
Num Beds	=	The number of bedrooms in the property.
Num Baths	=	The number of bathrooms in the property.

## Property Class Code Descriptions

- 210 = One Family Home
- 215 = One Family Home with Accessory Apartment
- 220 = Two Family Home
- 230 = Three Family Home
- 240 = Rural Residence with Acreage
- 250 = Estate
- 260 = Seasonal Residence
- 270 = Mobile Home
- 271 = Multiple Mobile Homes
- 280 = Residential - Multi-Purpose/Multi-Structure
- 281 = Multiple Residences
- 283 = Residence with Commercial Use

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Nbhd</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Building Style</u>	<u>Condition</u>	<u>Number Stories</u>	<u>Year Built</u>	<u>Square Footage</u>	<u>Number Bedrooms</u>	<u>Number Baths</u>
153.000-1-8	6644 Bankert Rd	210	66030	5/20/2022	\$164,100	Raised Ranch	Normal	1.0	1962	1,140	3	1.0
153.000-1-38	9600 Beartown Rd	240	66030	9/8/2022	\$389,900	Colonial	Good	2.0	1970	2,288	4	2.5
134.000-1-13.1	9772 Beartown Rd	210	66030	10/6/2022	\$177,550	Old Style	Normal	1.7	1900	1,697	3	1.5
117.000-1-11.1	7556 Buck Hill Rd	112	66030	8/25/2021	\$352,000	Old Style	Normal	1.5	1876	1,283	2	1.0
173.000-1-28	8926 Camroden Rd	210	66030	9/9/2021	\$252,000	Old Style	Normal	2.0	1850	2,669	2	1.0
173.000-1-42	9045 Dopp Hill Rd	210	66030	7/22/2022	\$125,000	Ranch	Normal	1.0	1951	1,168	2	1.0
171.000-1-63	9035 Driftwood Dr	210	66040	8/18/2021	\$275,000	Raised Ranch	Normal	1.0	1986	2,340	3	2.5
188.002-1-32	8645 Elmer Hill Rd	210	66070	3/5/2021	\$125,000	Old Style	Fair	1.5	1840	2,306	3	1.0
173.000-1-29.7	7969 Evans Rd	210	66030	5/7/2021	\$257,500	Cape Cod	Normal	1.7	2005	4,118	4	2.0
173.000-1-22	8028 Evans Rd	210	66030	5/19/2021	\$125,000	Ranch	Normal	1.0	1965	816	2	1.0
173.000-1-16.7	8056 Evans Rd	210	66030	12/2/2022	\$315,000	Contemporary	Normal	1.7	2001	1,755	3	2.0
173.001-1-36	9110 George St	210	66070	8/18/2022	\$80,000	Old Style	Fair	2.0	1890	1,440	3	1.5
173.001-1-58	7660 Gifford Hill Rd	210	66070	1/31/2022	\$199,900	Cape Cod	Good	1.5	1955	1,464	4	1.0
156.000-2-24	9377 Gillett Rd	210	66030	4/27/2021	\$159,000	Ranch	Normal	1.0	1984	1,584	4	1.0
171.000-1-18	105 Knollwood Cir	210	66030	5/4/2021	\$234,900	Raised Ranch	Good	1.0	1968	2,244	4	2.0
171.000-1-14	114 Knollwood Cir	210	66030	9/20/2022	\$160,000	Ranch	Normal	1.0	1965	1,564	1	1.0
173.001-1-25	9112 Main St	210	66070	5/10/2022	\$265,000	Old Style	Good	2.0	1860	2,645	5	1.0
173.001-1-16	9123 Main St	210	66070	5/10/2021	\$159,000	Old Style	Normal	2.0	1850	1,988	3	1.5
155.003-1-8	9240 Main St	210	66070	3/11/2022	\$200,000	Old Style	Good	1.7	1840	2,087	3	1.5
155.000-1-14.5	9586 Nys Rt 46	210	66030	1/7/2021	\$158,500	Cape Cod	Normal	1.5	2002	1,920	3	1.5
136.000-1-21	9760 Nys Rt 46	210	66030	1/19/2021	\$54,905	Ranch	Fair	1.0	1958	1,008	2	1.0
136.004-1-23	9872 Nys Rt 46	210	66030	1/8/2021	\$116,000	Ranch	Normal	1.0	1951	1,470	3	1.0
116.000-1-7	7094 Oatman Rd	210	66030	9/21/2022	\$160,000	Ranch	Normal	1.0	1972	1,320	3	1.0
171.000-1-44	6608 Procrastination Pt	210	66040	9/16/2022	\$427,763	Old Style	Good	1.0	1920	1,490	3	1.0
171.000-1-43	6610 Procrastination Pt	210	66040	12/22/2021	\$210,000	Cape Cod	Normal	1.5	1960	800	2	1.0
155.000-1-51.6	9457 River Rd	210	66030	6/21/2022	\$204,000	Ranch	Normal	1.0	1970	1,400	3	1.5
98.000-2-17.1	7084 Sage Rd	241	66030	11/14/2022	\$269,000	Ranch	Normal	1.0	2010	1,482	3	1.0

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Nbhd</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Building Style</u>	<u>Condition</u>	<u>Number Stories</u>	<u>Year Built</u>	<u>Square Footage</u>	<u>Number Bedrooms</u>	<u>Number Baths</u>
153.000-1-26.1	9371 Sly Hill Rd	210	66030	7/7/2022	\$249,000	Colonial	Good	2.0	1981	1,752	3	1.5
173.000-1-15	8006 South Hill Rd	270	66030	4/29/2022	\$35,000	Manuf Housing	Fair	1.0	1965	1,050	3	1.0
174.000-2-1	8187 South Hill Rd	210	66030	9/29/2022	\$75,000	A-Frame	Fair	1.5	1975	1,020	1	1.0
171.000-1-55	6567 Stokes Westernville Rd	210	66030	1/3/2021	\$250,000	Contemporary	Normal	2.0	1970	1,920	3	1.0
171.000-1-32	6649 Stokes Westernville Rd	260	66030	11/16/2021	\$20,000	Cottage	Poor	1.0	1940	625	2	1.0
171.000-1-9	6725 Stokes Westernville Rd	210	66030	11/30/2022	\$430,000	Contemporary	Good	1.0	1996	2,025	3	2.0
172.000-1-48	6852 Stokes Westernville Rd	210	66050	9/20/2021	\$600,000	Old Style	Normal	2.0	1850	3,191	5	3.0
172.000-1-38	6945 Stokes Westernville Rd	210	66030	3/4/2022	\$206,000	Raised Ranch	Normal	1.0	1961	1,418	3	1.5
172.000-1-29.2	6992 Stokes Westernville Rd	210	66040	3/1/2022	\$800,000	Contemporary	Good	2.0	1991	3,063	4	3.0
190.000-3-7	7920 Town Line Rd	210	66030	9/21/2021	\$195,000	Ranch	Normal	1.0	1969	1,660	3	1.5