

Village Residential Sales 07/01/18 - 10/16/2021

NBHD	Class	SBL	Sale Date	Sale Price	Assessed Value*	Style	SFLA	\$/Sqft	Acres	Yblt	Bdrms	Bath/half	Address	Owner	15% Land Value
10	210	130.17-1-4	7/19/2018	171,500	169,800	Colonial	1680	102.08	0.42	1998	3	2/1	55 Hutton Circle	Shaun Sharp	25,725
		130.17-1-13	5/20/2021	240,000	182,300	Colonial	1758	136.52	0.37	1999	4	2/1	38 Hutton Circle	Cesar Guevara	36,000
		130.17-1-18	10/14/2020	279,000	190,000	Contemporary	1913	145.84	0.44	1998	4	2/1	4 Hutton Circle	Brian Keefe	41,850
		130.17-1-21	5/6/2020	199,900	172,700	Ranch	1656	120.71	0.55	1998	3	2/1	1 Hutton Circle	Wilbor, Margaret	29,985
		143.10-2-80	5/13/2020	206,500	168,100	Colonial	1646	125.46	0.52	1985	3	2/1	35 Parnell Dr	Jeff Solensky	30,975
		143.10-2-82	5/20/2020	250,000	179,900	Colonial	1908	131.03	0.38	1987	4	2/1	3 Redfern Dr	Justine Cline	37,500
		143.10-2-87	5/3/2019	170,000	159,800	Colonial	1632	104.17	0.28	1987	3	2/1	15 Redfern Dr	Timothy Little	25,500
		143.10-2-87	7/1/2021	240,000	159,800	Colonial	1632	147.06	0.28	1987	3	2/1	15 Redfern Dr	Michael Mogray	36,000
		143.10-4-1	1/30/2019	185,900	144,300	Ranch	1270	146.38	0.32	2008	3	2	41 Parnell Dr	Patrick Blas	27,885
		143.10-4-7	6/21/2019	210,000	185,900	Colonial	1826	115.01	0.28	2005	3	2/1	55 Parnell Dr	Andrew Smalley	31,500
		143.10-4-18	9/24/2019	252,500	229,000	Colonial	2013	125.43	0.35	2009	3	2/1	70 Parnell Dr	Elisa Martin	37,875
		143.10-4-29	1/22/2021	290,000	230,500	Colonial	2182	132.91	0.28	2008	4	2/1	46 Parnell Dr	Jack Geary	43,500
		143.10-4-33.1	12/13/2019	180,000	157,600	Ranch	1305	137.93	0.67	2012	2	3	38 Parnell Dr	Rick Huff	27,000
		143.11-1-16	12/31/2019	236,250	220,500	Colonial	2270	104.07	0.38	1987	3	3	29 Redfern Dr	Christopher Ross	35,438
		143.11-1-16	7/1/2021	328,000	220,500	Colonial	2270	144.49	0.38	1987	3	3	29 Redfern Dr	Jeremy Deming	49,200
		143.14-1-11	5/14/2020	205,000	148,700	Ranch	1530	133.99	2.9	1995	3	2	29 Baker St	Brian Rich	30,750
		143.14-1-34	9/23/2020	190,000	206,700	Split Level	2385	79.66	0.39	1983	4	1/1	1 Cloverleaf Dr	Ryan Berner	28,500
		143.14-1-43	10/5/2018	186,500	149,800	Split Level	1708	109.19	0.28	1984	3	1/1	18 Parnell Dr	Philip Sweeney	27,975
		143.14-1-54	6/16/2021	225,000	193,700	Colonial	2036	110.51	0.28	1985	4	2/1	28 Parnell Dr	Joshua Shepanski	33,750
		143.14-1-58	2/8/2021	221,500	168,300	Colonial	1544	143.46	0.28	2007	3	2/1	17 Royce Dr	Alicia Ewanyk	33,225
		143.14-1-61	8/6/2018	215,000	176,400	Colonial	1767	121.68	0.28	1999	3	2/1	9 Royce Dr	Ross Piraino	32,250
		143.14-1-75	9/25/2019	225,000	185,500	Colonial	1816	123.90	0.31	2001	3	2/1	24 Royce Dr	Sakura Gysin	33,750
		143.17-1-10	2/14/2020	178,000	129,500	Cape Cod	1492	119.30	0.32	1987	4	2	3 Alicia Circle	Michael Cruz	26,700
		143.17-1-17	3/4/2021	165,000	147,800	Contemporary	1578	104.56	0.36	1986	3	2	8 Alicia Circle	Bradford Hunt	24,750
		143.17-1-30	10/19/2018	168,000	160,700	Ranch	1659	101.27	0.53	1986	3	2/1	10 Chiswick Dr	James DeNee	25,200
		143.17-1-30	4/27/2020	179,900	160,700	Ranch	1659	108.44	0.53	1986	3	2/1	10 Chiswick Dr	Kathleen McDonnell	26,985
		143.17-1-31	9/8/2020	210,000	144,500	Cape Cod	1361	154.30	0.3	1986	3	2	14 Chiswick Dr	Walid Ahmadi	31,500
		143.17-1-33	10/5/2020	227,000	170,100	Ranch	1801	126.04	0.28	1986	3	2/1	18 Chiswick Dr	Jonathan Potter	34,050
		143.18-1-5	4/5/2019	160,000	179,600	Colonial	1952	81.97	0.28	1987	4	2/1	54 Chiswick Dr	Daniel Mysiyevich	24,000
		143.18-1-8	8/6/2018	154,000	149,600	Colonial	1560	98.72	0.34	1988	3	2/1	48 Chiswick Dr	Justin Froman	23,100
		143.18-1-10	7/17/2019	174,900	159,900	Colonial	1628	107.43	0.4	1992	3	1/1	32 Chiswick Dr	Alexandr lalii	26,235
		143.18-1-12	3/29/2018	178,000	134,200	Contemporary	1578	112.80	0.28	1987	3	2	24 Chiswick Dr	Cameron Thurnherr	26,700
		143.18-1-15	3/9/2021	200,000	194,000	Colonial	1991	100.45	0.28	1987	3	2/1	27 Chiswick Dr	Allen Peters III	30,000
		143.18-1-39	10/27/2021	250,000	177,800	Colonial	1742	143.51	0.39	1998	3	2/1	72 Chiswick Dr	Hunter Lamere	37,500
		143.18-1-43	6/12/2020	170,000	150,000	Colonial	1368	124.27	0.28	1998	3	2/1	60 Chiswick Dr	Holly Rosengrant	25,500
														Average	31,382
15	210	143.06-1-12	7/18/2019	60,000	126,800	Cape Cod	1762	34.05	0.32	1958	4	2	33 Ridgefield Dr	Mary Hughes	9,000
		143.09-1-9	2/1/2021	144,000	115,800	Old Style	2104	68.44	0.52	1865	2	2	20 N Main St	James Malm	21,600
		143.09-1-28	5/22/2020	205,000	191,400	Old Style	2526	81.16	0.55	1827	4	2	32 W Buffalo St	Jeffrey Benedict	30,750
		143.09-1-38	8/3/2020	225,000	193,000	Old Style	1907	117.99	0.58	2100	4	1/1	27 N Main St	Ian Lewert	33,750
		143.09-1-41	7/1/2021	120,000	80,600	Cape Cod	1946	61.66	0.22	975	2	1	1 Park Rd	Janet Cronin	18,000
		143.10-1-15.1	6/22/2021	132,000	181,200	Old Style	2214	59.62	0.33	1880	5	2	80 E Buffalo St	Timothy Revans	19,800
		143.10-1-28	1/22/2021	270,000	243,000	Old Style	2572	104.98	1	1920	5	2	58 E Buffalo St	Jeffrey McNaughton	40,500
		143.10-2-4	8/14/2019	188,000	128,600	Ranch	1524	123.36	0.82	1952	3	2/1	2 Ridgefield Dr	William Kirtack	28,200
		143.10-2-5	7/27/2020	110,000	129,400	Ranch	1608	68.41	0.61	1952	4	2/1	4 Ridgefield Dr	Ken Stevens	16,500

		143.10-2-32	6/5/2019	130,000	103,300	Ranch	1080	120.37	0.41	1955	2	1	3 Ridgefield Dr	Kate Whitehair	19,500
		143.10-2-30	7/5/2019	140,000	126,100	Ranch	1152	121.53	0.38	1955	3	2	7 Ridgefield Dr	Ryan Sanz	21,000
		143.10-2-42	9/16/2021	225,000	175,800	Raised Ranch	2580	87.21	0.46	1962	4	2	111 E Buffalo St	Joshua Mully	33,750
		143.10-2-45	7/16/2018	155,000	130,300	Cape Cod	1735	89.34	0.5	1956	3	1	105 E Buffalo St	John McGill	23,250
		143.10-2-53	11/10/2020	225,400	152,600	Split Level	1920	117.40	0.25	1976	3	1/1	81 E Buffalo St	Richard Collins	33,810
		143.10-2-63	10/27/2020	135,000	154,200	Old Style	1820	74.18	0.3	1900	4	2	59 E Buffalo St	Casandra McOmber	20,250
		143.13-1-2	7/14/2021	188,000	127,100	Cape Cod	1696	110.85	0.72	1952	3	1	58 Park Rd	Valerie Bezon	28,200
		143.13-2-8	1/28/2021	210,000	158,700	Old Style	2352	89.29	0.5	1880	4	2/1	27 W Buffalo St	Michael Carey	31,500
		143.13-2-26	3/31/2021	135,000	100,300	Old Style	1152	117.19	0.27	1947	4	1	32 Fitch St	Felicia Lukowiak	20,250
		143.13-2-28	4/22/2021	150,000	120,100	Old Style	1758	85.32	0.17	1910	4	2	12 North St	Dylan Jones Wagner	22,500
		143.13-2-39	8/13/2018	88,500	80,300	Old Style	1133	78.11	0.1	1910	3	1	21 Fitch St	John Lee	13,275
		143.13-2-39	8/24/2020	123,500	80,300	Old Style	1133	109.00	0.1	1910	3	1	21 Fitch St	Stacie Nestorowycz	18,525
		143.13-2-67	7/10/2020	235,000	201,600	Old Style	3283	71.58	1.5	1850	4	3	81 S Main St	Elizabeth Parish	35,250
		143.14-1-7	9/28/2021	170,000	134,000	Old Style	1604	105.99	0.57	1830	3	1	15 Baker St	Cody Forshee	25,500
		143.14-1-8	6/24/2019	140,000	120,600	Old Style	1860	75.27	0.34	1850	4	2	17 Baker St	Francis Maier	21,000
		143.17-1-2	6/4/2019	430,000	662,400	Mansion	8696	49.45	3.22	1905	10	4/2	99 S Main St	Senators Mansion LLC	64,500
		143.17-1-4	10/10/2018	230,000	213,400	Old Style	2208	104.17	0.69	1840	4	2	84 S Main St	Melissa Pierce	34,500
		143.17-1-4	6/24/2019	235,000	213,400	Old Style	2208	106.43	0.69	1840	4	2	84 S Main St	Dustin Chase	35,250
		143.17-1-29	10/12/2021	160,000	140,100	Contemporary	1578	101.39	0.45	1986	3	2	8 Chiswick Dr	Nicole Dziuba	24,000
														Average	26,568
15	220	143.14-1-15	8/30/2018	165,000	159,900	Old Style	2636	62.59	0.42	1910	4	2/1	33 E Buffalo St	Rodney Arndt	24,750
														Average	24,750
15	230	143.13-3-29.1	12/2/2020	177,000	224,200	Old Style	4252	41.63	0.6	1900	4	3	70 S Main St	70 South Main Holdings, LLC	26,550
														Average	26,550
														Total Average	25,956
*Assessed Value @ time of sale															