

# **TOWN OF COVERT**

## **RESIDENTIAL VALID SALES**

**SORTED BY NEIGHBORHOOD CODE, PROPERTY CLASS,  
BUILDING STYLE, LIVING AREA**

**RESIDENTIAL SALES FROM JANURARY 2021 TO JANURARY 2025**

**PRINTED MARCH 7<sup>TH</sup>, 2025**

**THIS INFORMATION IS THE PROPERTY OF THE TOWN OF COVERT AND IS BASED ON PUBLIC RECORDS  
FURNISHED BY THE TOWN OF COVERT ASSESSOR'S OFFICE**



**452001 01-2-50**  
**3615 West Ave**  
**Donnelly, Debra**



**452001 02-1-77**  
**8363 Prospect St**  
**Persoon, Andrew**



**452001 03-1-84.2**  
**8453 Main St**  
**Broadway Group, LLC**

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45100               | 45100               | 45100               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 0.15                | 0.25                | 1.49                |
| <b>Bldg Style:</b>      | 01 Ranch            | 01 Ranch            | 02 Raised ranch     |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 2 Fair              |
| <b>Grade:</b>           | C Average           | C Average           | C Average           |
| <b>Fireplaces:</b>      | 0                   | 0                   | 1                   |
| <b>Bedrooms:</b>        | 2                   | 2                   | 3                   |
| <b>Full/Half Baths:</b> | 1 / 0               | 1 / 0               | 1 / 0               |
| <b>Square Foot:</b>     | 792                 | 910                 | 2154                |
| <b>Land Av:</b>         | \$6,100             | \$8,600             | \$32,500            |
| <b>Total Av:</b>        | \$121,000           | \$168,000           | \$932,000           |
| <b>Sale Date:</b>       | 09/15/21            | 08/21/23            | 06/12/20            |
| <b>Sale Price:</b>      | \$105,500           | \$160,000           | \$172,500           |
| <b>Sale Price/Sqft:</b> | \$133.21            | \$175.82            | \$80.08             |



452001 03-1-72  
3674 Orchard St

Barry, Michael J



452001 02-1-33  
3653 Cayuga St

Simkin, James M



452001 03-1-10  
8394 Prospect St

Lanning, Karin

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45100               | 45100               | 45100               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 0.39                | 0.18                | 0.32                |
| <b>Bldg Style:</b>      | 05 Colonial         | 08 Old style        | 08 Old style        |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 2 Fair              |
| <b>Grade:</b>           | C Average           | C Average           | D Economy           |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                   |
| <b>Bedrooms:</b>        | 3                   | 2                   | 2                   |
| <b>Full/Half Baths:</b> | 1 / 1               | 1 / 0               | 1 / 0               |
| <b>Square Foot:</b>     | 2168                | 944                 | 1200                |
| <b>Land Av:</b>         | \$13,000            | \$6,800             | \$10,800            |
| <b>Total Av:</b>        | \$190,000           | \$125,000           | \$80,000            |
| <b>Sale Date:</b>       | 08/25/21            | 11/26/24            | 09/20/24            |
| <b>Sale Price:</b>      | \$167,000           | \$125,000           | \$70,000            |
| <b>Sale Price/Sqft:</b> | \$77.03             | \$132.42            | \$58.33             |



452001 03-1-42  
8405 Leroy St

Prentice, Ashlee L



452001 03-1-69  
3688 Clinton St

Hutchinson, Lindsey



452001 03-1-44  
8397 Leroy St

Duell, Richard J

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45100               | 45100               | 45100               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 0.37                | 0.31                | 0.19                |
| <b>Bldg Style:</b>      | 08 Old style        | 08 Old style        | 08 Old style        |
| <b>Condition:</b>       | 4 Good              | 2 Fair              | 3 Normal            |
| <b>Grade:</b>           | C Average           | D Economy           | C Average           |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                   |
| <b>Bedrooms:</b>        | 3                   | 1                   | 3                   |
| <b>Full/Half Baths:</b> | 2 / 0               | 1 / 0               | 2 / 0               |
| <b>Square Foot:</b>     | 1200                | 1222                | 1280                |
| <b>Land Av:</b>         | \$12,400            | \$10,500            | \$7,100             |
| <b>Total Av:</b>        | \$184,000           | \$85,000            | \$151,500           |
| <b>Sale Date:</b>       | 12/07/20            | 12/12/22            | 08/31/21            |
| <b>Sale Price:</b>      | \$165,000           | \$68,000            | \$137,600           |
| <b>Sale Price/Sqft:</b> | \$137.50            | \$55.65             | \$107.50            |



452001 01-1-02  
3529 West Ave

Barr-Henley, Erin M



452001 04-1-12  
3618 West Ave

Freeman, Brian S



452001 03-1-71  
8419 Prospect St

Loughlin, Brittany Y

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45100               | 45100               | 45100               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 0.23                | 0.65                | 0.37                |
| <b>Bldg Style:</b>      | 08 Old style        | 08 Old style        | 08 Old style        |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 4 Good              |
| <b>Grade:</b>           | C Average           | C Average           | C Average           |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                   |
| <b>Bedrooms:</b>        | 2                   | 3                   | 3                   |
| <b>Full/Half Baths:</b> | 1 / 0               | 1 / 0               | 2 / 0               |
| <b>Square Foot:</b>     | 1396                | 1414                | 1449                |
| <b>Land Av:</b>         | \$8,100             | \$20,600            | \$12,400            |
| <b>Total Av:</b>        | \$157,000           | \$212,000           | \$238,000           |
| <b>Sale Date:</b>       | 12/21/22            | 01/06/23            | 06/07/22            |
| <b>Sale Price:</b>      | \$145,000           | \$197,000           | \$215,000           |
| <b>Sale Price/Sqft:</b> | \$103.87            | \$139.32            | \$148.38            |



452001 02-1-15  
8349 Main St

Newton, Frances R



452001 04-1-11  
3616 West Ave

Plourd, John



452001 01-2-36  
8383 Seneca St

Hillman, John Shannon

**Prop Class:** 210 1 Family Res  
**Neighborhood:** 45100  
**School Code:** 452801 South Seneca  
**Land Size:** 0.18  
**Bldg Style:** 08 Old style  
**Condition:** 3 Normal  
**Grade:** C Average  
**Fireplaces:** 0  
**Bedrooms:** 3  
**Full/Half Baths:** 2 / 0  
**Square Foot:** 1636  
**Land Av:** \$6,800  
**Total Av:** \$148,000  
**Sale Date:** 03/27/22  
**Sale Price:** \$132,000  
**Sale Price/Sqft:** \$80.68

210 1 Family Res  
 45100  
 452801 South Seneca  
 0.18  
 08 Old style  
 4 Good  
 C Average  
 1  
 3  
 1 / 1  
 1749  
 \$6,800  
 \$199,900  
 08/24/20  
 \$170,000  
 \$97.20

210 1 Family Res  
 45100  
 452801 South Seneca  
 0.27  
 08 Old style  
 3 Normal  
 C Average  
 0  
 3  
 2 / 0  
 2151  
 \$9,200  
 \$168,000  
 02/16/22  
 \$150,000  
 \$69.74



452001 01-1-42  
8292 Main St

Arm, Aaron Henry



452001 02-1-55.2  
8380 Geneva St

Whitmore, Scott and Pamela



452001 02-1-73.2  
8378 Prospect St

Grove, Leigh H

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45100               | 45100               | 45100               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 0.35                | 0.40                | 0.44                |
| <b>Bldg Style:</b>      | 08 Old style        | 09 Cottage          | 17 Manuf'd Housing  |
| <b>Condition:</b>       | 4 Good              | 3 Normal            | 3 Normal            |
| <b>Grade:</b>           | C Average           | C Average           | D Economy           |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                   |
| <b>Bedrooms:</b>        | 4                   | 1                   | 3                   |
| <b>Full/Half Baths:</b> | 1 / 1               | 1 / 0               | 2 / 0               |
| <b>Square Foot:</b>     | 2412                | 819                 | 1092                |
| <b>Land Av:</b>         | \$11,800            | \$13,400            | \$14,600            |
| <b>Total Av:</b>        | \$255,000           | \$170,000           | \$145,000           |
| <b>Sale Date:</b>       | 01/18/24            | 05/30/24            | 02/16/24            |
| <b>Sale Price:</b>      | \$249,000           | \$150,000           | \$142,000           |
| <b>Sale Price/Sqft:</b> | \$103.23            | \$183.15            | \$130.04            |





452001 04-1-03  
3540 West Ave

ALEMAR Holdings, LLC



452001 02-1-30  
3643 Cayuga St

Berry, Mary Catherine



452001 02-1-14  
8353 Main St

Henry, Alfyyad

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 220 2 Family Res    | 220 2 Family Res    |
| <b>Neighborhood:</b>    | 45100               | 45100               | 45100               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 0.75                | 0.37                | 0.18                |
| <b>Bldg Style:</b>      | 17 Manuf'd Housing  | 08 Old style        | 08 Old style        |
| <b>Condition:</b>       | 3 Normal            | 1 Poor              | 3 Normal            |
| <b>Grade:</b>           | D Economy           | D Economy           | C Average           |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                   |
| <b>Bedrooms:</b>        | 2                   | 4                   | 3                   |
| <b>Full/Half Baths:</b> | 1 / 1               | 2 / 0               | 2 / 0               |
| <b>Square Foot:</b>     | 1150                | 1342                | 1596                |
| <b>Land Av:</b>         | \$23,300            | \$12,400            | \$6,800             |
| <b>Total Av:</b>        | \$115,000           | \$140,000           | \$140,000           |
| <b>Sale Date:</b>       | 09/09/22            | 06/03/20            | 08/29/23            |
| <b>Sale Price:</b>      | \$105,000           | \$11,500            | \$132,500           |
| <b>Sale Price/Sqft:</b> | \$91.30             | \$8.57              | \$83.02             |





**452001 01-2-51**  
**3609 West Ave**  
**Mitchell, Patrick**



**452001 01-2-32**  
**8395 Seneca St**  
**Houseworth, Wesley R**



**452089 06-2-15.122**  
**8219 Cty Rd 141**  
**Green, Casper James**

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 220 2 Family Res    | 220 2 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45100               | 45100               | 45200               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 0.22                | 0.22                | 3.60                |
| <b>Bldg Style:</b>      | 08 Old style        | 08 Old style        | 01 Ranch            |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 4 Good              |
| <b>Grade:</b>           | C Average           | C Average           | C Average           |
| <b>Fireplaces:</b>      | 1                   | 0                   | 1                   |
| <b>Bedrooms:</b>        | 5                   | 4                   | 3                   |
| <b>Full/Half Baths:</b> | 2 / 0               | 2 / 0               | 2 / 0               |
| <b>Square Foot:</b>     | 2520                | 3149                | 1000                |
| <b>Land Av:</b>         | \$7,800             | \$7,800             | \$37,800            |
| <b>Total Av:</b>        | \$208,000           | \$162,000           | \$315,000           |
| <b>Sale Date:</b>       | 09/28/22            | 08/24/23            | 06/02/21            |
| <b>Sale Price:</b>      | \$190,000           | \$154,500           | \$270,000           |
| <b>Sale Price/Sqft:</b> | \$75.40             | \$49.06             | \$270.00            |



452089 11-2-06  
8809 Rte 89

Decloux, Dennis



452089 05-1-35  
3516 Rte 96A

Hurdle, Dion



452089 07-1-14  
8502 Rte 96

Davis, Allison Leigh

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45200               | 45200               | 45200               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 1.16                | 0.49                | 0.92                |
| <b>Bldg Style:</b>      | 01 Ranch            | 01 Ranch            | 01 Ranch            |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 3 Normal            |
| <b>Grade:</b>           | C Average           | C Average           | C Average           |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                   |
| <b>Bedrooms:</b>        | 2                   | 2                   | 3                   |
| <b>Full/Half Baths:</b> | 1 / 0               | 1 / 0               | 1 / 0               |
| <b>Square Foot:</b>     | 1026                | 1075                | 1080                |
| <b>Land Av:</b>         | \$30,500            | \$16,200            | \$27,800            |
| <b>Total Av:</b>        | \$169,000           | \$160,000           | \$175,000           |
| <b>Sale Date:</b>       | 07/13/22            | 10/24/22            | 02/16/24            |
| <b>Sale Price:</b>      | \$170,000           | \$140,000           | \$170,500           |
| <b>Sale Price/Sqft:</b> | \$165.69            | \$130.23            | \$157.87            |



452089 06-2-81  
3757 Cty Rd 141

Schwander, Whitney



452089 20-1-55.12  
4523 Seneca Rd

Rosenthal, John



452089 12-1-09.2  
9166 Cty Rd 142

Gorton, Michael

|                         |                     |                    |                     |
|-------------------------|---------------------|--------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res   | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45200               | 45200              | 45200               |
| <b>School Code:</b>     | 452801 South Seneca | 503601 Trumansburg | 452801 South Seneca |
| <b>Land Size:</b>       | 1.06                | 0.90               | 1.30                |
| <b>Bldg Style:</b>      | 01 Ranch            | 01 Ranch           | 01 Ranch            |
| <b>Condition:</b>       | 3 Normal            | 3 Normal           | 3 Normal            |
| <b>Grade:</b>           | C Average           | C Average          | C Average           |
| <b>Fireplaces:</b>      | 1                   | 1                  | 0                   |
| <b>Bedrooms:</b>        | 2                   | 3                  | 3                   |
| <b>Full/Half Baths:</b> | 1 / 0               | 1 / 1              | 1 / 0               |
| <b>Square Foot:</b>     | 1168                | 1184               | 1200                |
| <b>Land Av:</b>         | \$31,600            | \$27,300           | \$30,900            |
| <b>Total Av:</b>        | \$145,000           | \$185,000          | \$190,000           |
| <b>Sale Date:</b>       | 08/31/23            | 12/29/21           | 06/26/20            |
| <b>Sale Price:</b>      | \$135,600           | \$190,000          | \$87,500            |
| <b>Sale Price/Sqft:</b> | \$116.10            | \$160.47           | \$72.92             |



**452089 17-1-09.72**  
**4330 Covert Rd**

**Kuhn, Michael & Dawn**



**452089 06-2-71.2**  
**8353 Rte 89**

**Elizabeth, Rowan F**



**452089 17-1-09.4**  
**4347 Lower Covert Rd**

**Mayian, Gatluak**

---

|                         |                    |                     |                    |
|-------------------------|--------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200              | 45200               | 45200              |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 5.54               | 1.00                | 2.90               |
| <b>Bldg Style:</b>      | 01 Ranch           | 01 Ranch            | 01 Ranch           |
| <b>Condition:</b>       | 4 Good             | 3 Normal            | 4 Good             |
| <b>Grade:</b>           | C Average          | C Average           | C Average          |
| <b>Fireplaces:</b>      | 0                  | 0                   | 1                  |
| <b>Bedrooms:</b>        | 2                  | 2                   | 3                  |
| <b>Full/Half Baths:</b> | 2 / 0              | 2 / 0               | 2 / 1              |
| <b>Square Foot:</b>     | 1200               | 1206                | 1300               |
| <b>Land Av:</b>         | \$30,500           | \$30,000            | \$35,700           |
| <b>Total Av:</b>        | \$260,000          | \$200,000           | \$320,000          |
| <b>Sale Date:</b>       | 07/25/24           | 05/19/22            | 10/26/22           |
| <b>Sale Price:</b>      | \$260,000          | \$185,000           | \$379,000          |
| <b>Sale Price/Sqft:</b> | \$216.67           | \$153.40            | \$291.54           |



452089 08-1-15.122

8497 Rte 89

Belcher, Dana



452089 08-1-23.2

8544 Powell Rd

Cole, Daneil S



452089 21-1-38.111

9701 Rte 89

Bavis, Sean

|                         |                     |                     |                    |
|-------------------------|---------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200               | 45200               | 45200              |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 2.50                | 1.00                | 2.46               |
| <b>Bldg Style:</b>      | 01 Ranch            | 01 Ranch            | 01 Ranch           |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 3 Normal           |
| <b>Grade:</b>           | C Average           | D Economy           | C Average          |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                  |
| <b>Bedrooms:</b>        | 3                   | 3                   | 3                  |
| <b>Full/Half Baths:</b> | 2 / 0               | 2 / 0               | 2 / 0              |
| <b>Square Foot:</b>     | 1328                | 1416                | 1456               |
| <b>Land Av:</b>         | \$34,500            | \$30,000            | \$34,400           |
| <b>Total Av:</b>        | \$320,000           | \$195,000           | \$340,000          |
| <b>Sale Date:</b>       | 07/30/20            | 09/29/22            | 06/30/21           |
| <b>Sale Price:</b>      | \$195,000           | \$170,000           | \$280,000          |
| <b>Sale Price/Sqft:</b> | \$146.84            | \$120.06            | \$192.31           |



452089 06-2-09  
3758 Cty Rd 150

Conway, Megan E



452089 21-1-13.21  
5043 Frontenac Rd

Beckmann, Randi



452089 07-1-07.2  
8685 Tunison Rd

Hertzler, Benjmin

|                         |                     |                    |                     |
|-------------------------|---------------------|--------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res   | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45200               | 45200              | 45200               |
| <b>School Code:</b>     | 452801 South Seneca | 503601 Trumansburg | 452801 South Seneca |
| <b>Land Size:</b>       | 0.67                | 9.30               | 2.90                |
| <b>Bldg Style:</b>      | 01 Ranch            | 01 Ranch           | 01 Ranch            |
| <b>Condition:</b>       | 4 Good              | 3 Normal           | 2 Fair              |
| <b>Grade:</b>           | B Good              | C Average          | C Average           |
| <b>Fireplaces:</b>      | 1                   | 0                  | 1                   |
| <b>Bedrooms:</b>        | 4                   | 2                  | 3                   |
| <b>Full/Half Baths:</b> | 3 / 0               | 2 / 0              | 2 / 0               |
| <b>Square Foot:</b>     | 1568                | 1568               | 1685                |
| <b>Land Av:</b>         | \$21,100            | \$54,900           | \$35,700            |
| <b>Total Av:</b>        | \$505,000           | \$500,000          | \$165,000           |
| <b>Sale Date:</b>       | 11/23/21            | 07/08/24           | 07/03/24            |
| <b>Sale Price:</b>      | \$455,000           | \$500,000          | \$160,000           |
| <b>Sale Price/Sqft:</b> | \$290.18            | \$318.88           | \$94.96             |



452089 14-1-02.1  
8972 Rte 89

DePillo, Robert Jr



452089 09-1-09.22  
3522 Kellys Corners Rd

Furst, Robert W



452089 20-1-16  
9606 Cty Rd 144

Potter, Greg

|                         |                     |                     |                    |
|-------------------------|---------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200               | 45200               | 45200              |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 0.78                | 8.70                | 3.90               |
| <b>Bldg Style:</b>      | 01 Ranch            | 01 Ranch            | 01 Ranch           |
| <b>Condition:</b>       | 4 Good              | 4 Good              | 3 Normal           |
| <b>Grade:</b>           | C Average           | C Average           | C Average          |
| <b>Fireplaces:</b>      | 0                   | 0                   | 1                  |
| <b>Bedrooms:</b>        | 3                   | 4                   | 3                  |
| <b>Full/Half Baths:</b> | 2 / 0               | 2 / 2               | 2 / 1              |
| <b>Square Foot:</b>     | 1956                | 2288                | 2492               |
| <b>Land Av:</b>         | \$24,100            | \$53,100            | \$38,700           |
| <b>Total Av:</b>        | \$330,000           | \$515,000           | \$280,000          |
| <b>Sale Date:</b>       | 12/16/22            | 06/23/22            | 01/21/22           |
| <b>Sale Price:</b>      | \$300,760           | \$475,000           | \$245,000          |
| <b>Sale Price/Sqft:</b> | \$153.76            | \$207.60            | \$98.31            |





452089 06-2-15.11  
8209 Cty Rd 141

Grab, Chloe M



452089 20-1-38  
9831 Congress St Ext

Miller, Rebecca Anne



452089 19-1-19.111  
3755 Seneca Rd

Demont, Jeremy D

|                         |                     |                    |                    |
|-------------------------|---------------------|--------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res   | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200               | 45200              | 45200              |
| <b>School Code:</b>     | 452801 South Seneca | 503601 Trumansburg | 503601 Trumansburg |
| <b>Land Size:</b>       | 0.40                | 0.60               | 7.50               |
| <b>Bldg Style:</b>      | 02 Raised ranch     | 02 Raised ranch    | 03 Split level     |
| <b>Condition:</b>       | 3 Normal            | 4 Good             | 4 Good             |
| <b>Grade:</b>           | C Average           | C Average          | C Average          |
| <b>Fireplaces:</b>      | 0                   | 2                  | 0                  |
| <b>Bedrooms:</b>        | 3                   | 6                  | 4                  |
| <b>Full/Half Baths:</b> | 2 / 1               | 3 / 0              | 2 / 1              |
| <b>Square Foot:</b>     | 1367                | 2568               | 2332               |
| <b>Land Av:</b>         | \$13,300            | \$19,200           | \$49,500           |
| <b>Total Av:</b>        | \$240,000           | \$425,000          | \$375,000          |
| <b>Sale Date:</b>       | 02/02/23            | 08/24/21           | 08/27/21           |
| <b>Sale Price:</b>      | \$186,000           | \$375,000          | \$310,000          |
| <b>Sale Price/Sqft:</b> | \$136.06            | \$146.03           | \$132.93           |



452089 16-1-07  
9312 Rte 96

Gardner, Jessica



452089 19-1-13.112  
4175 Seneca Rd

Weatherby, Robert



452089 19-1-19.22  
3777 Seneca Rd

Shortle, Johannah

|                         |                    |                    |                    |
|-------------------------|--------------------|--------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res   | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200              | 45200              | 45200              |
| <b>School Code:</b>     | 503601 Trumansburg | 503601 Trumansburg | 503601 Trumansburg |
| <b>Land Size:</b>       | 0.66               | 6.00               | 2.00               |
| <b>Bldg Style:</b>      | 04 Cape cod        | 04 Cape cod        | 04 Cape cod        |
| <b>Condition:</b>       | 4 Good             | 3 Normal           | 4 Good             |
| <b>Grade:</b>           | C Average          | C Average          | C Average          |
| <b>Fireplaces:</b>      | 1                  | 1                  | 1                  |
| <b>Bedrooms:</b>        | 2                  | 3                  | 3                  |
| <b>Full/Half Baths:</b> | 1 / 1              | 2 / 0              | 2 / 1              |
| <b>Square Foot:</b>     | 1713               | 1788               | 1932               |
| <b>Land Av:</b>         | \$20,800           | \$45,000           | \$33,000           |
| <b>Total Av:</b>        | \$345,000          | \$336,000          | \$445,000          |
| <b>Sale Date:</b>       | 08/21/20           | 12/15/23           | 05/13/22           |
| <b>Sale Price:</b>      | \$257,500          | \$325,000          | \$405,000          |
| <b>Sale Price/Sqft:</b> | \$150.32           | \$181.77           | \$209.63           |



452089 13-1-27.2  
9230 Rte 96

Murray, Tyler,Abigail



452089 16-1-24.2  
9501 Cty Rd 142

Wellin, Luke J



452089 10-1-04.222  
8897 Arden Rd

Calixto, Alejandro

|                         |                    |                     |                     |
|-------------------------|--------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45200              | 45200               | 45200               |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 1.60               | 12.97               | 5.60                |
| <b>Bldg Style:</b>      | 04 Cape cod        | 05 Colonial         | 05 Colonial         |
| <b>Condition:</b>       | 3 Normal           | 3 Normal            | 4 Good              |
| <b>Grade:</b>           | C Average          | C Average           | C Average           |
| <b>Fireplaces:</b>      | 0                  | 0                   | 0                   |
| <b>Bedrooms:</b>        | 3                  | 2                   | 3                   |
| <b>Full/Half Baths:</b> | 2 / 0              | 2 / 0               | 2 / 0               |
| <b>Square Foot:</b>     | 2096               | 1944                | 2549                |
| <b>Land Av:</b>         | \$31,800           | \$65,900            | \$43,800            |
| <b>Total Av:</b>        | \$315,000          | \$250,000           | \$440,000           |
| <b>Sale Date:</b>       | 06/21/23           | 09/07/22            | 09/15/20            |
| <b>Sale Price:</b>      | \$295,000          | \$225,000           | \$325,000           |
| <b>Sale Price/Sqft:</b> | \$140.74           | \$115.74            | \$127.50            |



452089 20-1-09.2

4606 Bates Rd

Burke, Patrick J



452089 14-1-06

9001 Rte 89

Xenakis, Mark



452089 06-2-14

3932 Cty Rd 150

Bonnin Ashley,LLC

|                         |                    |                     |                     |
|-------------------------|--------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45200              | 45200               | 45200               |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 1.00               | 0.75                | 1.20                |
| <b>Bldg Style:</b>      | 08 Old style       | 08 Old style        | 08 Old style        |
| <b>Condition:</b>       | 3 Normal           | 3 Normal            | 4 Good              |
| <b>Grade:</b>           | C Average          | D Economy           | C Average           |
| <b>Fireplaces:</b>      | 0                  | 0                   | 0                   |
| <b>Bedrooms:</b>        | 2                  | 2                   | 3                   |
| <b>Full/Half Baths:</b> | 1 / 0              | 1 / 0               | 2 / 0               |
| <b>Square Foot:</b>     | 715                | 1056                | 1167                |
| <b>Land Av:</b>         | \$30,000           | \$23,300            | \$30,600            |
| <b>Total Av:</b>        | \$220,000          | \$138,000           | \$280,000           |
| <b>Sale Date:</b>       | 06/20/24           | 08/21/20            | 10/02/24            |
| <b>Sale Price:</b>      | \$220,000          | \$113,000           | \$280,000           |
| <b>Sale Price/Sqft:</b> | \$307.69           | \$107.01            | \$239.93            |



452089 06-2-06  
3688 Cty Rd 150

McCann, Eugene B



452089 07-1-26  
8631 Lodi Covert Townline Rd

Wengerd, Solly E



452089 17-1-70  
4362 Lower Covert Rd

Bialke, Audrey

|                         |                     |                     |                    |
|-------------------------|---------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200               | 45200               | 45200              |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 1.20                | 2.00                | 0.71               |
| <b>Bldg Style:</b>      | 08 Old style        | 08 Old style        | 08 Old style       |
| <b>Condition:</b>       | 3 Normal            | 2 Fair              | 2 Fair             |
| <b>Grade:</b>           | C Average           | D Economy           | C Average          |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                  |
| <b>Bedrooms:</b>        | 2                   | 2                   | 2                  |
| <b>Full/Half Baths:</b> | 1 / 0               | 1 / 0               | 1 / 0              |
| <b>Square Foot:</b>     | 1180                | 1330                | 1374               |
| <b>Land Av:</b>         | \$30,600            | \$33,000            | \$22,200           |
| <b>Total Av:</b>        | \$203,000           | \$189,000           | \$214,000          |
| <b>Sale Date:</b>       | 06/25/20            | 12/30/20            | 08/24/20           |
| <b>Sale Price:</b>      | \$106,000           | \$57,000            | \$105,000          |
| <b>Sale Price/Sqft:</b> | \$89.83             | \$42.86             | \$76.42            |



452089 17-1-55  
4755 Bates Rd

Glasner, Lindsay I



452089 05-1-47.2  
3222 Rte 96A

Farr, Shane W



452089 15-1-08  
3444 Covert Rd

McLean, Ashley A

---

|                         |                    |                     |                     |
|-------------------------|--------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45200              | 45200               | 45200               |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 0.50               | 1.00                | 3.80                |
| <b>Bldg Style:</b>      | 08 Old style       | 08 Old style        | 08 Old style        |
| <b>Condition:</b>       | 4 Good             | 3 Normal            | 3 Normal            |
| <b>Grade:</b>           | C Average          | D Economy           | D Economy           |
| <b>Fireplaces:</b>      | 0                  | 0                   | 0                   |
| <b>Bedrooms:</b>        | 3                  | 2                   | 3                   |
| <b>Full/Half Baths:</b> | 1 / 1              | 1 / 0               | 1 / 0               |
| <b>Square Foot:</b>     | 1494               | 1499                | 1656                |
| <b>Land Av:</b>         | \$16,500           | \$30,000            | \$38,400            |
| <b>Total Av:</b>        | \$315,000          | \$125,000           | \$205,000           |
| <b>Sale Date:</b>       | 07/09/21           | 01/06/23            | 10/05/20            |
| <b>Sale Price:</b>      | \$275,000          | \$115,000           | \$139,175           |
| <b>Sale Price/Sqft:</b> | \$184.07           | \$76.72             | \$84.04             |





452089 15-1-08  
3444 Covert Rd

Orke, Rachel Marie



452089 11-2-10.2  
8787 Rte 89

Fast, Alena



452089 11-2-10.2  
8787 Rte 89

Mead, Linda

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45200               | 45200               | 45200               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 3.80                | 0.77                | 0.77                |
| <b>Bldg Style:</b>      | 08 Old style        | 08 Old style        | 08 Old style        |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 4 Good              |
| <b>Grade:</b>           | D Economy           | C Average           | C Average           |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                   |
| <b>Bedrooms:</b>        | 3                   | 3                   | 3                   |
| <b>Full/Half Baths:</b> | 1 / 0               | 2 / 0               | 2 / 0               |
| <b>Square Foot:</b>     | 1656                | 1770                | 1770                |
| <b>Land Av:</b>         | \$38,400            | \$23,800            | \$23,800            |
| <b>Total Av:</b>        | \$205,000           | \$290,000           | \$290,000           |
| <b>Sale Date:</b>       | 07/26/22            | 07/06/21            | 12/03/24            |
| <b>Sale Price:</b>      | \$187,500           | \$199,000           | \$290,000           |
| <b>Sale Price/Sqft:</b> | \$113.22            | \$112.43            | \$163.84            |





452089 17-1-01  
9307 Rte 96

Walton, Robert C



452089 17-1-01  
9307 Rte 96

Ball, Thomas



452089 16-1-12.1  
9523 Rte 96

Reed, Kelsey R

|                         |                    |                    |                    |
|-------------------------|--------------------|--------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res   | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200              | 45200              | 45200              |
| <b>School Code:</b>     | 503601 Trumansburg | 503601 Trumansburg | 503601 Trumansburg |
| <b>Land Size:</b>       | 6.40               | 6.40               | 3.70               |
| <b>Bldg Style:</b>      | 08 Old style       | 08 Old style       | 08 Old style       |
| <b>Condition:</b>       | 3 Normal           | 3 Normal           | 3 Normal           |
| <b>Grade:</b>           | C Average          | C Average          | C Average          |
| <b>Fireplaces:</b>      | 3                  | 3                  | 0                  |
| <b>Bedrooms:</b>        | 3                  | 3                  | 3                  |
| <b>Full/Half Baths:</b> | 2 / 1              | 2 / 1              | 1 / 0              |
| <b>Square Foot:</b>     | 1836               | 1836               | 1861               |
| <b>Land Av:</b>         | \$46,200           | \$46,200           | \$38,700           |
| <b>Total Av:</b>        | \$248,000          | \$248,000          | \$260,000          |
| <b>Sale Date:</b>       | 06/22/20           | 09/29/23           | 07/22/20           |
| <b>Sale Price:</b>      | \$160,700          | \$237,000          | \$178,500          |
| <b>Sale Price/Sqft:</b> | \$87.53            | \$129.08           | \$95.92            |



452089 16-1-12.1  
9523 Rte 96

Peters, Emily A



452089 21-1-35  
9755 Savercool Rd

MacCarald, Laura M



452089 20-1-19  
9658 Cty Rd 144

Organ, Michael B

|                         |                    |                    |                    |
|-------------------------|--------------------|--------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res   | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200              | 45200              | 45200              |
| <b>School Code:</b>     | 503601 Trumansburg | 503601 Trumansburg | 503601 Trumansburg |
| <b>Land Size:</b>       | 3.90               | 1.25               | 6.00               |
| <b>Bldg Style:</b>      | 08 Old style       | 08 Old style       | 08 Old style       |
| <b>Condition:</b>       | 4 Good             | 4 Good             | 3 Normal           |
| <b>Grade:</b>           | C Average          | C Average          | C Average          |
| <b>Fireplaces:</b>      | 0                  | 0                  | 0                  |
| <b>Bedrooms:</b>        | 3                  | 3                  | 4                  |
| <b>Full/Half Baths:</b> | 1 / 0              | 3 / 0              | 2 / 0              |
| <b>Square Foot:</b>     | 1861               | 1989               | 2017               |
| <b>Land Av:</b>         | \$38,700           | \$30,800           | \$45,000           |
| <b>Total Av:</b>        | \$260,000          | \$340,000          | \$415,000          |
| <b>Sale Date:</b>       | 12/15/21           | 04/10/24           | 09/21/21           |
| <b>Sale Price:</b>      | \$214,900          | \$335,000          | \$365,000          |
| <b>Sale Price/Sqft:</b> | \$115.48           | \$168.43           | \$180.96           |



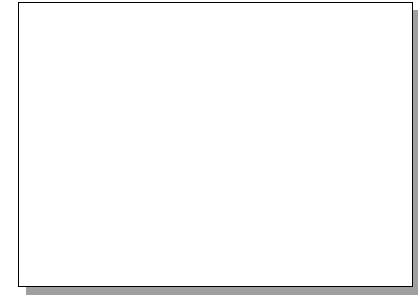
452089 19-1-09.12  
9596 Rte 96

Feenan, Paul B



452089 11-2-01.12  
8825 Rte 96

Shafer, Leah R



452089 17-1-16.12  
9294 Rte 89

Green, Tiffany M

|                         |                    |                     |                    |
|-------------------------|--------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200              | 45200               | 45200              |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 6.80               | 2.60                | 2.00               |
| <b>Bldg Style:</b>      | 08 Old style       | 08 Old style        | 08 Old style       |
| <b>Condition:</b>       | 3 Normal           | 4 Good              | 3 Normal           |
| <b>Grade:</b>           | C Average          | C Average           | C Average          |
| <b>Fireplaces:</b>      | 1                  | 1                   | 1                  |
| <b>Bedrooms:</b>        | 3                  | 4                   | 4                  |
| <b>Full/Half Baths:</b> | 1 / 2              | 2 / 0               | 1 / 1              |
| <b>Square Foot:</b>     | 2022               | 2040                | 2104               |
| <b>Land Av:</b>         | \$47,400           | \$34,500            | \$49,500           |
| <b>Total Av:</b>        | \$350,000          | \$267,000           | \$370,000          |
| <b>Sale Date:</b>       | 05/26/22           | 06/30/21            | 03/12/21           |
| <b>Sale Price:</b>      | \$320,000          | \$230,000           | \$180,000          |
| <b>Sale Price/Sqft:</b> | \$158.26           | \$112.75            | \$85.55            |



452089 11-2-55  
8899 Rte 89

Booth, Joseph W



452089 09-1-09.1  
3514 Kellys Corners Rd

Wengard, Urie



452089 21-1-05.111  
9506 Cty Rd 144

Blessing, William H Jr

|                         |                     |                     |                    |
|-------------------------|---------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200               | 45200               | 45200              |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 3.70                | 0.70                | 1.70               |
| <b>Bldg Style:</b>      | 08 Old style        | 08 Old style        | 08 Old style       |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 4 Good             |
| <b>Grade:</b>           | C Average           | C Average           | C Average          |
| <b>Fireplaces:</b>      | 1                   | 0                   | 0                  |
| <b>Bedrooms:</b>        | 3                   | 3                   | 4                  |
| <b>Full/Half Baths:</b> | 1 / 0               | 2 / 1               | 1 / 1              |
| <b>Square Foot:</b>     | 2118                | 2140                | 2252               |
| <b>Land Av:</b>         | \$38,100            | \$21,900            | \$32,100           |
| <b>Total Av:</b>        | \$270,000           | \$195,000           | \$299,000          |
| <b>Sale Date:</b>       | 12/20/21            | 04/12/23            | 04/26/21           |
| <b>Sale Price:</b>      | \$239,000           | \$180,000           | \$300,000          |
| <b>Sale Price/Sqft:</b> | \$112.84            | \$84.11             | \$133.21           |



452089 05-1-09  
8194 Rte 96

Mason, Timothy J



452089 09-1-05  
3360 Kellys Corners Rd

Hertzler, Elam S



452089 20-1-59  
4421 Seneca Rd

Aiken, Robert M

|                         |                     |                     |                    |
|-------------------------|---------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200               | 45200               | 45200              |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 0.90                | 1.70                | 1.00               |
| <b>Bldg Style:</b>      | 08 Old style        | 08 Old style        | 08 Old style       |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 3 Normal           |
| <b>Grade:</b>           | C Average           | D Economy           | C Average          |
| <b>Fireplaces:</b>      | 1                   | 0                   | 1                  |
| <b>Bedrooms:</b>        | 3                   | 4                   | 4                  |
| <b>Full/Half Baths:</b> | 2 / 0               | 1 / 0               | 2 / 0              |
| <b>Square Foot:</b>     | 2362                | 2464                | 2780               |
| <b>Land Av:</b>         | \$27,300            | \$32,100            | \$30,000           |
| <b>Total Av:</b>        | \$235,000           | \$150,000           | \$275,000          |
| <b>Sale Date:</b>       | 10/19/21            | 09/15/21            | 08/31/23           |
| <b>Sale Price:</b>      | \$199,000           | \$130,000           | \$265,000          |
| <b>Sale Price/Sqft:</b> | \$84.25             | \$52.76             | \$95.32            |



452089 14-1-62.4  
9180 Booth Rd

Ford, Andrew



452089 06-1-11.12  
4096 Cty Rd 141

Barnet, Jillian



452089 19-1-09.22  
9586 Rte 96

Williams, Ellis J

|                         |                    |                     |                    |
|-------------------------|--------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200              | 45200               | 45200              |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 0.85               | 3.70                | 3.00               |
| <b>Bldg Style:</b>      | 08 Old style       | 08 Old style        | 08 Old style       |
| <b>Condition:</b>       | 4 Good             | 4 Good              | 4 Good             |
| <b>Grade:</b>           | C Average          | B Good              | C Average          |
| <b>Fireplaces:</b>      | 1                  | 0                   | 1                  |
| <b>Bedrooms:</b>        | 3                  | 4                   | 4                  |
| <b>Full/Half Baths:</b> | 1 / 1              | 3 / 1               | 3 / 0              |
| <b>Square Foot:</b>     | 3062               | 3587                | 3989               |
| <b>Land Av:</b>         | \$26,000           | \$38,100            | \$36,000           |
| <b>Total Av:</b>        | \$370,000          | \$560,000           | \$435,000          |
| <b>Sale Date:</b>       | 08/17/20           | 11/16/20            | 07/16/21           |
| <b>Sale Price:</b>      | \$265,000          | \$508,000           | \$460,000          |
| <b>Sale Price/Sqft:</b> | \$86.54            | \$141.62            | \$115.32           |





452089 12-1-01.11  
9035 Lodi Covert Townline Rd

Pomerleau, Steeve J



452089 10-1-4.221  
8893 Arden Rd

Morey, Bradley



452089 17-1-63.112  
4450-4452 Lower Covert Rd

Carstens, Philip A

|                         |                     |                     |                    |
|-------------------------|---------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res    | 220 2 Family Res   |
| <b>Neighborhood:</b>    | 45200               | 45200               | 45200              |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 1.50                | 5.61                | 6.60               |
| <b>Bldg Style:</b>      | 08 Old style        | 17 Manuf'd Housing  | 02 Raised ranch    |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 4 Good             |
| <b>Grade:</b>           | C Average           | D Economy           | C Average          |
| <b>Fireplaces:</b>      | 1                   | 0                   | 1                  |
| <b>Bedrooms:</b>        | 5                   | 3                   | 3                  |
| <b>Full/Half Baths:</b> | 3 / 0               | 2 / 0               | 2 / 0              |
| <b>Square Foot:</b>     | 4364                | 1456                | 2100               |
| <b>Land Av:</b>         | \$31,500            | \$43,800            | \$46,800           |
| <b>Total Av:</b>        | \$351,000           | \$174,000           | \$440,000          |
| <b>Sale Date:</b>       | 11/16/20            | 11/17/20            | 06/16/23           |
| <b>Sale Price:</b>      | \$255,000           | \$105,000           | \$425,000          |
| <b>Sale Price/Sqft:</b> | \$58.43             | \$72.12             | \$202.38           |





452089 20-1-55.111  
4525 Seneca Rd

Rosenthal, John



452089 18-1-15.2  
3447 Seneca Rd

Powell, Krystal L



452089 06-2-70  
8357 Rte 89

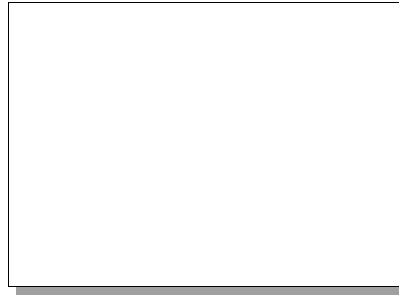
Bealo, Matthew F

|                         |                    |                    |                     |
|-------------------------|--------------------|--------------------|---------------------|
| <b>Prop Class:</b>      | 240 Rural res      | 240 Rural res      | 240 Rural res       |
| <b>Neighborhood:</b>    | 45200              | 45200              | 45200               |
| <b>School Code:</b>     | 503601 Trumansburg | 503601 Trumansburg | 452801 South Seneca |
| <b>Land Size:</b>       | 11.60              | 10.00              | 8.70                |
| <b>Bldg Style:</b>      | 05 Colonial        | 08 Old style       | 08 Old style        |
| <b>Condition:</b>       | 4 Good             | 3 Normal           | 4 Good              |
| <b>Grade:</b>           | C Average          | D Economy          | C Average           |
| <b>Fireplaces:</b>      | 0                  | 0                  | 0                   |
| <b>Bedrooms:</b>        | 3                  | 2                  | 4                   |
| <b>Full/Half Baths:</b> | 2 / 1              | 1 / 0              | 2 / 1               |
| <b>Square Foot:</b>     | 2226               | 1449               | 2714                |
| <b>Land Av:</b>         | \$61,800           | \$57,000           | \$53,100            |
| <b>Total Av:</b>        | \$440,000          | \$212,000          | \$360,000           |
| <b>Sale Date:</b>       | 11/09/21           | 05/02/24           | 08/11/20            |
| <b>Sale Price:</b>      | \$425,000          | \$210,000          | \$254,000           |
| <b>Sale Price/Sqft:</b> | \$190.93           | \$144.93           | \$93.59             |



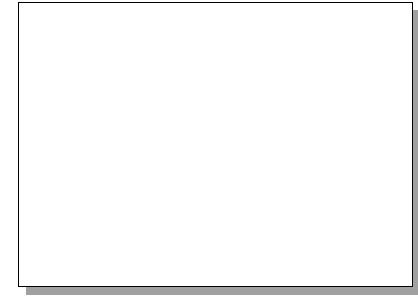
452089 11-2-53  
8931 Rte 89

A Little Big Dream,LLC



452089 21-1-60.3  
9689 Rte 89

Cole, Melanie L



452089 16-1-27  
4118 Covert Rd

Lampman, Jeff

|                         |                     |                    |                    |
|-------------------------|---------------------|--------------------|--------------------|
| <b>Prop Class:</b>      | 242 Rurl res&rec    | 210 1 Family Res   | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45200               | 45300              | 45300              |
| <b>School Code:</b>     | 452801 South Seneca | 503601 Trumansburg | 503601 Trumansburg |
| <b>Land Size:</b>       | 15.60               | 7.71               | 5.32               |
| <b>Bldg Style:</b>      | 01 Ranch            | 01 Ranch           | 01 Ranch           |
| <b>Condition:</b>       | 3 Normal            | 4 Good             | 4 Good             |
| <b>Grade:</b>           | C Average           | C Average          | C Average          |
| <b>Fireplaces:</b>      | 2                   | 0                  | 0                  |
| <b>Bedrooms:</b>        | 3                   | 2                  | 3                  |
| <b>Full/Half Baths:</b> | 2 / 0               | 2 / 0              | 2 / 0              |
| <b>Square Foot:</b>     | 1708                | 1352               | 1512               |
| <b>Land Av:</b>         | \$73,800            | \$50,100           | \$42,300           |
| <b>Total Av:</b>        | \$310,000           | \$310,000          | \$350,000          |
| <b>Sale Date:</b>       | 03/14/24            | 11/10/22           | 08/16/24           |
| <b>Sale Price:</b>      | \$300,000           | \$250,000          | \$350,000          |
| <b>Sale Price/Sqft:</b> | \$175.64            | \$184.91           | \$231.48           |



452089 15-1-13.2  
3471 Cty Rd 143

Creagan, Ross R



452089 17-1-50.113  
9337 Rte 89

Cabrera, Geoffrey Charles



452089 15-1-22  
9409 Lodi Covert Townline Rd

Zook, Reuben S

|                         |                     |                    |                     |
|-------------------------|---------------------|--------------------|---------------------|
| <b>Prop Class:</b>      | 241 Rural res&ag    | 241 Rural res&ag   | 241 Rural res&ag    |
| <b>Neighborhood:</b>    | 45300               | 45300              | 45300               |
| <b>School Code:</b>     | 452801 South Seneca | 503601 Trumansburg | 452801 South Seneca |
| <b>Land Size:</b>       | 15.60               | 3.45               | 39.70               |
| <b>Bldg Style:</b>      | 01 Ranch            | 05 Colonial        | 08 Old style        |
| <b>Condition:</b>       | 3 Normal            | 3 Normal           | 3 Normal            |
| <b>Grade:</b>           | C Average           | C Average          | D Economy           |
| <b>Fireplaces:</b>      | 0                   | 0                  | 0                   |
| <b>Bedrooms:</b>        | 2                   | 3                  | 3                   |
| <b>Full/Half Baths:</b> | 1 / 1               | 2 / 1              | 1 / 0               |
| <b>Square Foot:</b>     | 1588                | 1440               | 1260                |
| <b>Land Av:</b>         | \$73,800            | \$37,400           | \$171,300           |
| <b>Total Av:</b>        | \$465,000           | \$365,000          | \$630,000           |
| <b>Sale Date:</b>       | 10/31/20            | 03/04/22           | 06/29/21            |
| <b>Sale Price:</b>      | \$267,000           | \$365,000          | \$170,000           |
| <b>Sale Price/Sqft:</b> | \$168.14            | \$253.47           | \$134.92            |



452089 06-2-72.2  
3971 Cty Rd 141B

Flick, Lawrence



452089 12-1-09.11  
9176 Cty Rd 142

Beiler, Joseph B



452089 05-1-42.1  
3414 Rte 96A

Reed, Kelsey R

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 241 Rural res&ag    | 241 Rural res&ag    | 241 Rural res&ag    |
| <b>Neighborhood:</b>    | 45300               | 45300               | 45300               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 21.16               | 81.50               | 8.80                |
| <b>Bldg Style:</b>      | 08 Old style        | 08 Old style        | 08 Old style        |
| <b>Condition:</b>       | 3 Normal            | 3 Normal            | 4 Good              |
| <b>Grade:</b>           | C Average           | C Average           | C Average           |
| <b>Fireplaces:</b>      | 0                   | 0                   | 0                   |
| <b>Bedrooms:</b>        | 4                   | 3                   | 4                   |
| <b>Full/Half Baths:</b> | 2 / 0               | 2 / 0               | 1 / 1               |
| <b>Square Foot:</b>     | 1712                | 2312                | 2406                |
| <b>Land Av:</b>         | \$108,600           | \$390,500           | \$66,100            |
| <b>Total Av:</b>        | \$455,000           | \$599,000           | \$305,000           |
| <b>Sale Date:</b>       | 12/04/23            | 06/04/20            | 02/09/23            |
| <b>Sale Price:</b>      | \$450,000           | \$363,000           | \$285,000           |
| <b>Sale Price/Sqft:</b> | \$262.85            | \$157.01            | \$118.45            |



452089 05-1-59  
3196 Rte 96A

Boyes, Glenn Richard



452089 06-1-20  
8113 Bainbridge Bch

Crook, Scott



452089 21-1-06.6  
9523 Old Orchard Bch

Delrosso, Steven

|                         |                     |                     |                    |
|-------------------------|---------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 241 Rural res&ag    | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45300               | 45400               | 45400              |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 9.00                | 0.90                | 1.30               |
| <b>Bldg Style:</b>      | 11 Log home         | 01 Ranch            | 01 Ranch           |
| <b>Condition:</b>       | 3 Normal            | 4 Good              | 4 Good             |
| <b>Grade:</b>           | C Average           | C Average           | B Good             |
| <b>Fireplaces:</b>      | 0                   | 2                   | 0                  |
| <b>Bedrooms:</b>        | 2                   | 3                   | 4                  |
| <b>Full/Half Baths:</b> | 1 / 0               | 2 / 0               | 3 / 1              |
| <b>Square Foot:</b>     | 1806                | 1350                | 2260               |
| <b>Land Av:</b>         | \$70,000            | \$325,000           | \$384,000          |
| <b>Total Av:</b>        | \$295,000           | \$650,000           | \$1,400,000        |
| <b>Sale Date:</b>       | 06/01/23            | 10/15/20            | 10/11/24           |
| <b>Sale Price:</b>      | \$275,000           | \$520,000           | \$1,400,000        |
| <b>Sale Price/Sqft:</b> | \$152.27            | \$385.19            | \$619.47           |



**452089 11-2-50**  
**8919 Lone Retreat Rd**

**Cherchia, Michael**



**452089 21-2-04**  
**9690 Frontenac Rd Ext**

**Maguire, Paula E**



**452089 11-2-10.22**  
**8809 Rocky Dock Rd**

**Schiff, Barry H**

|                         |                     |                    |                     |
|-------------------------|---------------------|--------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res   | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45400               | 45400              | 45400               |
| <b>School Code:</b>     | 452801 South Seneca | 503601 Trumansburg | 452801 South Seneca |
| <b>Land Size:</b>       | 0.55                | 0.38               | 0.56                |
| <b>Bldg Style:</b>      | 04 Cape cod         | 04 Cape cod        | 04 Cape cod         |
| <b>Condition:</b>       | 4 Good              | 4 Good             | 4 Good              |
| <b>Grade:</b>           | C Average           | B Good             | C Average           |
| <b>Fireplaces:</b>      | 1                   | 0                  | 0                   |
| <b>Bedrooms:</b>        | 4                   | 2                  | 3                   |
| <b>Full/Half Baths:</b> | 2 / 0               | 2 / 0              | 3 / 0               |
| <b>Square Foot:</b>     | 1368                | 1512               | 1768                |
| <b>Land Av:</b>         | \$255,000           | \$275,000          | \$275,000           |
| <b>Total Av:</b>        | \$800,000           | \$810,000          | \$850,000           |
| <b>Sale Date:</b>       | 08/16/23            | 09/25/23           | 05/16/22            |
| <b>Sale Price:</b>      | \$830,919           | \$775,000          | \$770,000           |
| <b>Sale Price/Sqft:</b> | \$607.40            | \$512.57           | \$435.52            |



452089 21-1-07.2  
9519 Rte 89

Sylvestri, Paul D



452089 11-2-11  
8685 Van Doren Bch

Everett, Adele J



452089 06-2-21  
8272 Dickerson Dr

Hunt, Michelle

|                         |                    |                     |                     |
|-------------------------|--------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res    | 210 1 Family Res    |
| <b>Neighborhood:</b>    | 45400              | 45400               | 45400               |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 1.00               | 0.69                | 0.72                |
| <b>Bldg Style:</b>      | 05 Colonial        | 05 Colonial         | 06 Contemporary     |
| <b>Condition:</b>       | 4 Good             | 5 Excellent         | 3 Normal            |
| <b>Grade:</b>           | C Average          | A Excellent         | C Average           |
| <b>Fireplaces:</b>      | 0                  | 1                   | 1                   |
| <b>Bedrooms:</b>        | 5                  | 4                   | 3                   |
| <b>Full/Half Baths:</b> | 3 / 0              | 4 / 0               | 2 / 0               |
| <b>Square Foot:</b>     | 2358               | 3080                | 1324                |
| <b>Land Av:</b>         | \$397,500          | \$275,000           | \$325,000           |
| <b>Total Av:</b>        | \$1,064,000        | \$1,435,000         | \$800,000           |
| <b>Sale Date:</b>       | 06/08/22           | 11/17/20            | 10/08/24            |
| <b>Sale Price:</b>      | \$960,000          | \$1,200,777         | \$811,000           |
| <b>Sale Price/Sqft:</b> | \$407.12           | \$389.86            | \$612.54            |





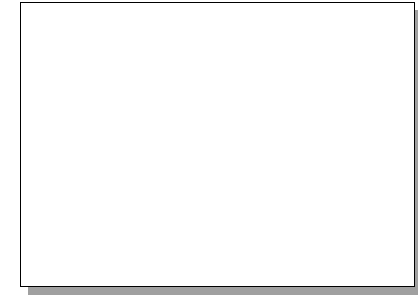
**452089 21-2-34**  
**9814 Watermark Dr**

**Dunn, Lara A**



**452089 11-2-17**  
**8713 Van Doren Bch**

**Register, Rober F**



**452089 21-2-40.11**  
**5228 Oak Harbor Rd**

**Strabo, David C**

|                         |                    |                     |                    |
|-------------------------|--------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45400              | 45400               | 45400              |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 0.19               | 0.58                | 2.22               |
| <b>Bldg Style:</b>      | 06 Contemporary    | 06 Contemporary     | 06 Contemporary    |
| <b>Condition:</b>       | 4 Good             | 4 Good              | 5 Excellent        |
| <b>Grade:</b>           | C Average          | B Good              | A Excellent        |
| <b>Fireplaces:</b>      | 1                  | 1                   | 1                  |
| <b>Bedrooms:</b>        | 2                  | 3                   | 5                  |
| <b>Full/Half Baths:</b> | 1 / 1              | 3 / 1               | 4 / 1              |
| <b>Square Foot:</b>     | 1888               | 2144                | 3225               |
| <b>Land Av:</b>         | \$200,000          | \$315,000           | \$242,900          |
| <b>Total Av:</b>        | \$750,000          | \$1,375,000         | \$1,241,200        |
| <b>Sale Date:</b>       | 06/28/23           | 10/06/22            | 06/07/21           |
| <b>Sale Price:</b>      | \$746,700          | \$1,258,000         | \$1,105,000        |
| <b>Sale Price/Sqft:</b> | \$395.50           | \$586.75            | \$342.64           |



452089 21-2-40.12  
5224 Oak Harbor Rd

EJMJ Family Trust



452089 08-1-15.111  
8511 Appletrace Ln

& Sherie B Carroll Jnt Lv Tr, Stephen C Carroll



452089 14-1-84.12  
9111 Rte 89

Huang/Zhang Family Trust

|                         |                    |                     |                    |
|-------------------------|--------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 210 1 Family Res   | 210 1 Family Res    | 210 1 Family Res   |
| <b>Neighborhood:</b>    | 45400              | 45400               | 45400              |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 1.98               | 42.80               | 1.70               |
| <b>Bldg Style:</b>      | 06 Contemporary    | 06 Contemporary     | 06 Contemporary    |
| <b>Condition:</b>       | 4 Good             | 3 Normal            | 4 Good             |
| <b>Grade:</b>           | A Excellent        | B Good              | A Excellent        |
| <b>Fireplaces:</b>      | 2                  | 0                   | 2                  |
| <b>Bedrooms:</b>        | 4                  | 2                   | 5                  |
| <b>Full/Half Baths:</b> | 3 / 1              | 1 / 0               | 3 / 1              |
| <b>Square Foot:</b>     | 4009               | 5302                | 5479               |
| <b>Land Av:</b>         | \$242,400          | \$577,000           | \$491,500          |
| <b>Total Av:</b>        | \$1,160,000        | \$1,750,000         | \$2,780,000        |
| <b>Sale Date:</b>       | 07/31/21           | 03/26/21            | 08/13/20           |
| <b>Sale Price:</b>      | \$999,000          | \$1,222,500         | \$2,300,000        |
| <b>Sale Price/Sqft:</b> | \$249.19           | \$230.57            | \$419.78           |



452089 11-2-16  
8709 Van Doren Bch

Whitaker, John P



452089 21-2-08  
9704 Frontenac Rd

Cleveland, Donald



452089 14-1-27  
9007 Covert Cottages Rd

Edwards, Walter

|                         |                     |                    |                     |
|-------------------------|---------------------|--------------------|---------------------|
| <b>Prop Class:</b>      | 210 1 Family Res    | 210 1 Family Res   | 260 Seasonal res    |
| <b>Neighborhood:</b>    | 45400               | 45400              | 45400               |
| <b>School Code:</b>     | 452801 South Seneca | 503601 Trumansburg | 452801 South Seneca |
| <b>Land Size:</b>       | 0.29                | 0.40               | 2.50                |
| <b>Bldg Style:</b>      | 08 Old style        | 08 Old style       | 01 Ranch            |
| <b>Condition:</b>       | 3 Normal            | 4 Good             | 3 Normal            |
| <b>Grade:</b>           | C Average           | B Good             | C Average           |
| <b>Fireplaces:</b>      | 1                   | 1                  | 1                   |
| <b>Bedrooms:</b>        | 2                   | 3                  | 2                   |
| <b>Full/Half Baths:</b> | 1 / 0               | 1 / 0              | 1 / 0               |
| <b>Square Foot:</b>     | 867                 | 1045               | 944                 |
| <b>Land Av:</b>         | \$150,000           | \$277,000          | \$212,500           |
| <b>Total Av:</b>        | \$380,000           | \$925,000          | \$530,000           |
| <b>Sale Date:</b>       | 10/14/21            | 08/11/23           | 09/27/24            |
| <b>Sale Price:</b>      | \$330,000           | \$925,000          | \$535,000           |
| <b>Sale Price/Sqft:</b> | \$380.62            | \$885.17           | \$566.74            |



452089 14-1-37  
9063 Covert Cottages Rd

Elizabeth M Martyn Rev Trust



452089 06-1-17  
8099 Bainbridge Bch

Hazel, Alison M



452089 08-1-15.112  
8493 Appletrace Ln

Heffernan, Daniel

|                         |                     |                     |                     |
|-------------------------|---------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 260 Seasonal res    | 260 Seasonal res    | 260 Seasonal res    |
| <b>Neighborhood:</b>    | 45400               | 45400               | 45400               |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 2.90                | 0.44                | 1.13                |
| <b>Bldg Style:</b>      | 01 Ranch            | 04 Cape cod         | 06 Contemporary     |
| <b>Condition:</b>       | 3 Normal            | 4 Good              | 3 Normal            |
| <b>Grade:</b>           | D Economy           | C Average           | B Good              |
| <b>Fireplaces:</b>      | 1                   | 0                   | 0                   |
| <b>Bedrooms:</b>        | 2                   | 3                   | 2                   |
| <b>Full/Half Baths:</b> | 1 / 0               | 2 / 0               | 1 / 0               |
| <b>Square Foot:</b>     | 947                 | 1650                | 1536                |
| <b>Land Av:</b>         | \$275,000           | \$287,000           | \$349,000           |
| <b>Total Av:</b>        | \$600,000           | \$705,000           | \$700,000           |
| <b>Sale Date:</b>       | 12/04/20            | 07/01/24            | 05/08/24            |
| <b>Sale Price:</b>      | \$290,000           | \$705,000           | \$575,000           |
| <b>Sale Price/Sqft:</b> | \$306.23            | \$427.27            | \$374.35            |



**452089 06-2-40**  
**8375 Holton Beach Rd**

**Franks, Eleanor**



**452089 11-2-51**  
**8923 Lone Retreat Rd**

**Ruch, Jonathan**



**452089 17-1-28**  
**9329 Kingtown Beach Rd**

**KBR CL, LLC**

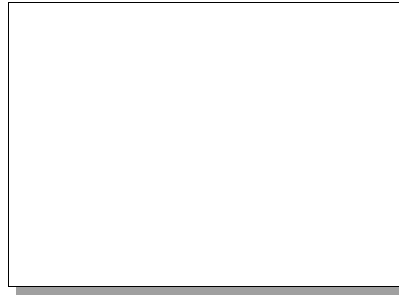
|                         |                     |                     |                    |
|-------------------------|---------------------|---------------------|--------------------|
| <b>Prop Class:</b>      | 260 Seasonal res    | 260 Seasonal res    | 260 Seasonal res   |
| <b>Neighborhood:</b>    | 45400               | 45400               | 45400              |
| <b>School Code:</b>     | 452801 South Seneca | 452801 South Seneca | 503601 Trumansburg |
| <b>Land Size:</b>       | 0.17                | 0.60                | 0.24               |
| <b>Bldg Style:</b>      | 08 Old style        | 09 Cottage          | 09 Cottage         |
| <b>Condition:</b>       | 4 Good              | 2 Fair              | 2 Fair             |
| <b>Grade:</b>           | C Average           | D Economy           | D Economy          |
| <b>Fireplaces:</b>      | 0                   | 0                   | 1                  |
| <b>Bedrooms:</b>        | 4                   | 1                   | 2                  |
| <b>Full/Half Baths:</b> | 2 / 0               | 1 / 0               | 1 / 0              |
| <b>Square Foot:</b>     | 1280                | 400                 | 510                |
| <b>Land Av:</b>         | \$162,500           | \$255,000           | \$215,000          |
| <b>Total Av:</b>        | \$648,400           | \$720,000           | \$239,600          |
| <b>Sale Date:</b>       | 10/28/22            | 10/07/22            | 12/15/21           |
| <b>Sale Price:</b>      | \$625,000           | \$301,000           | \$200,000          |
| <b>Sale Price/Sqft:</b> | \$488.28            | \$752.50            | \$392.16           |





452089 21-2-45.11  
9722 Frontenac Hgts

Shull, Alison



452089 11-2-19  
8723 Van Doren Bch

Forester, John



452089 06-2-27  
8295 Dickerson Dr

McDonnell, Andrew J

|                         |                    |                     |                     |
|-------------------------|--------------------|---------------------|---------------------|
| <b>Prop Class:</b>      | 260 Seasonal res   | 260 Seasonal res    | 260 Seasonal res    |
| <b>Neighborhood:</b>    | 45400              | 45400               | 45400               |
| <b>School Code:</b>     | 503601 Trumansburg | 452801 South Seneca | 452801 South Seneca |
| <b>Land Size:</b>       | 1.50               | 0.61                | 0.14                |
| <b>Bldg Style:</b>      | 09 Cottage         | 09 Cottage          | 09 Cottage          |
| <b>Condition:</b>       | 3 Normal           | 3 Normal            | 3 Normal            |
| <b>Grade:</b>           | C Average          | C Average           | D Economy           |
| <b>Fireplaces:</b>      | 0                  | 0                   | 0                   |
| <b>Bedrooms:</b>        | 1                  | 2                   | 2                   |
| <b>Full/Half Baths:</b> | 1 / 0              | 1 / 0               | 1 / 0               |
| <b>Square Foot:</b>     | 567                | 660                 | 719                 |
| <b>Land Av:</b>         | \$405,000          | \$267,500           | \$200,000           |
| <b>Total Av:</b>        | \$480,000          | \$407,500           | \$250,000           |
| <b>Sale Date:</b>       | 09/22/21           | 02/11/21            | 12/08/21            |
| <b>Sale Price:</b>      | \$420,000          | \$345,000           | \$185,000           |
| <b>Sale Price/Sqft:</b> | \$740.74           | \$522.73            | \$257.30            |