

TOWN OF JUNIUS

RESIDENTIAL SALES

NEIGHBORHOODS JUNIUS (24100-24200) AND TYRE (34100-34200)

SORTED BY PROPERTY CLASS (210-240)

THEN BY NEIGHBORHOOD (24100 -34200)

RESIDENTIAL SALES FROM JANUARY 1, 2016 THRU NOVEMBER 15, 2019

PRINTED MARCH 30, 2020

The information contained in this publication includes valid residential transactions entered in the Real Property System at the Town of Junius Assessor's Office

SBL Number	= Legal identification of the parcel. Section. Block and Lot.
Location	= Street Number and Street Name for each parcel.
Site Num	= Site number of the parcel.
Property Class	= Property Class Code (see next page for descriptions).
NBHD Code	= The neighborhood code of the parcel.
Year Built	= The year the parcel was built.
Building Style	= The style of the dwelling. Ranch, Cape Cod, Colonial, etc.
SFLA	= The square footage of building area on the parcel.
Num Bdrms	= The number of bedrooms in the property.
Num Bths	= The number of bathrooms in the property.
Num Half Bths	= The number of half bathrooms in the property.
Tent 2020 Land Asmt	= The current land assessment on the parcel.
Tent 2020 Total Asmt	= The current total assessment on the parcel.

Neighborhood	= The neighborhood code for where the parcel is located.
Prop Class	= Property Class Code (see next page for descriptions).
Municipality	= The town or village where the parcel is located
Sale Date	= The transfer\sale date of the parcel.
Sale Price	= The selling price of the parcel as of the transfer\sale date.
CY AV	= The current year's assessment on the parcel.
Style	= The style of the dwelling. Ranch, Cape Cod, Colonial, etc.
Grade	= Construction Quality Grade
Cond	= Overall condition of the property at the time of sale.
SFLA	= The square footage of living area of the home on the parcel.
\$Sqft	= The Sale Price per square foot of SFLA (living area) of the property.
Acre	= The lot size of the parcel in acres.
YrBlt	= The year the building was built.
School	= The school district where the parcel is located
Bed	= The number of bedrooms in the property.
Bth	= The number of bathrooms in the property.
H Bth	= The number of half bathrooms in the property.



452400 04-1-20
780 Ninefoot Rd

Baker, Jennifer L



452400 05-1-20
899 Whiskey Hill Rd

Smith, Ryan



452400 10-1-08
354 Bostwick Rd

Brown, Amy J

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24100	24100	24100
School Code:	453801 Waterloo	453801 Waterloo	453801 Waterloo
Land Size:	1.07	0.33	4.50
Bldg Style:	08 Old style	03 Split level	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	4	3	4
Full/Half Baths:	1 / 0	1 / 0	1 / 0
Square Foot:	3501	1120	1596
Land Av:	\$15,100	\$5,000	\$22,400
Total Av:	\$52,000	\$75,000	\$89,600
Sale Date:	03/31/17	01/17/18	02/01/18
Sale Price:	\$125,000	\$83,000	\$95,000
Sale Price/Sqft:	\$35.70	\$74.11	\$59.52



452400 11-1-15
1318 Whiskey Hill Rd

Randall, Joshua A



452400 13-1-01
31 Rt 318

Hunter, Mae



452400 13-1-21
510 Rt 318

Tandle, Timothy M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24100	24100	24100
School Code:	453801 Waterloo	324001 Phelps-Clifton	453801 Waterloo
Land Size:	0.51	4.75	0.44
Bldg Style:		01 Ranch	01 Ranch
Condition:		3 Normal	3 Normal
Grade:		C Average	D Economy
Fireplaces:		0	0
Bedrooms:		2	3
Full/Half Baths:		1 / 0	1 / 0
Square Foot:		864	1396
Land Av:	\$7,700	\$22,900	\$6,600
Total Av:	\$17,450	\$73,800	\$79,000
Sale Date:	05/12/17	08/15/17	05/16/16
Sale Price:	\$7,500	\$84,900	\$107,500
Sale Price/Sqft:		\$98.26	\$77.01



452400 15-2-45
1555 Burgess Rd

Kirk, Patricia



452400 04-1-02.2
647 W Townline Rd

Kerr, Tyler A



452400 06-1-26.2
804 Stone Church Rd

Hutchinson, Rhonda C

Prop Class: 210 1 Family Res
Neighborhood: 24100
School Code: 453801 Waterloo
Land Size: 4.10
Bldg Style: 04 Cape cod
Condition: 4 Good
Grade: C Average
Fireplaces: 0
Bedrooms: 3
Full/Half Baths: 2 / 1
Square Foot: 1638
Land Av: \$21,500
Total Av: \$120,000
Sale Date: 11/14/18
Sale Price: \$159,000
Sale Price/Sqft: \$97.07

210 1 Family Res
 24100
 542801 Lyons
 1.50
 08 Old style
 4 Good
 B Good
 0
 3
 1 / 0
 1527
 \$16,100
 \$85,000
 08/22/16
 \$115,000
 \$75.31

210 1 Family Res
 24100
 453801 Waterloo
 9.80
 01 Ranch
 3 Normal
 C Average
 0
 3
 2 / 0
 1794
 \$24,800
 \$138,000
 04/26/17
 \$160,000
 \$89.19



452400 08-1-04.2

573 Bostwick Rd

Martin, Matthew J



452400 09-1-19.1

1377 Story Rd

Porter, Marjorie F



452400 10-1-11.2

554 Bostwick Rd

Hanson, John

Prop Class: 210 1 Family Res
Neighborhood: 24100
School Code: 453801 Waterloo
Land Size: 2.80
Bldg Style: 01 Ranch
Condition: 3 Normal
Grade: D Economy
Fireplaces: 0
Bedrooms: 3
Full/Half Baths: 1 / 1
Square Foot: 1456
Land Av: \$18,800
Total Av: \$90,000
Sale Date: 02/18/19
Sale Price: \$112,000
Sale Price/Sqft: \$76.92

210 1 Family Res
 24100
 453801 Waterloo
 1.90
 08 Old style
 3 Normal
 D Economy
 0
 3
 1 / 0
 1507
 \$16,900
 \$49,000
 10/24/16
 \$62,000
 \$41.14

210 1 Family Res
 24100
 453801 Waterloo
 4.33
 02 Raised ranch
 3 Normal
 C Average
 0
 4
 2 / 0
 2810
 \$22,000
 \$140,000
 10/02/19
 \$218,000
 \$77.58



452400 14-1-20.2
1673 Ninefoot Rd

Martin, Allen



452400 15-1-01.2
1117 Rt 318

Curtin, Zachery T



452400 08-1-18.12
1169 Ninefoot Rd

Haddad, Edward T Jr

Prop Class: 210 1 Family Res
Neighborhood: 24100
School Code: 453801 Waterloo
Land Size: 6.60
Bldg Style: 08 Old style
Condition: 3 Normal
Grade: C Average
Fireplaces: 0
Bedrooms: 4
Full/Half Baths: 1 / 1
Square Foot: 1818
Land Av: \$26,800
Total Av: \$80,000
Sale Date: 09/10/17
Sale Price: \$95,000
Sale Price/Sqft: \$52.26

210 1 Family Res
 24100
 453801 Waterloo
 0.73
 08 Old style
 4 Good
 B Good
 0
 3
 1 / 1
 1646
 \$10,200
 \$74,800
 07/27/17
 \$139,900
 \$84.99

210 1 Family Res
 24100
 453801 Waterloo
 6.20
 08 Old style
 3 Normal
 C Average
 0
 3
 1 / 0
 1571
 \$25,900
 \$90,000
 05/24/16
 \$119,500
 \$76.07



452400 07-1-13.112
348 Bostwick Rd

Nardi, Jillian A



452400 15-1-41
1292 Gassner Rd

Kent, Daniel C



452400 15-1-44
1589 Mills Rd

Spedding, William D

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	24100	24200	24200
School Code:	453801 Waterloo	453801 Waterloo	453801 Waterloo
Land Size:	1.20	2.40	2.00
Bldg Style:	08 Old style	02 Raised ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	0
Bedrooms:	3	4	3
Full/Half Baths:	2 / 0	1 / 1	1 / 0
Square Foot:	1300	2094	1616
Land Av:	\$15,400	\$17,900	\$17,100
Total Av:	\$53,000	\$140,000	\$128,600
Sale Date:	04/25/17	06/06/18	10/09/17
Sale Price:	\$79,900	\$175,000	\$153,500
Sale Price/Sqft:	\$61.46	\$83.57	\$94.99



452400 15-2-24
1584 Burgess Rd

Pilat, Daniel C



452400 15-2-25
1576 Burgess Rd

Nicholson, John R



452400 15-2-11.2
1428 Burgess Rd

Talmadge, Roland J

Prop Class: 210 1 Family Res
Neighborhood: 24200
School Code: 453801 Waterloo
Land Size: 0.59
Bldg Style: 03 Split level
Condition: 3 Normal
Grade: C Average
Fireplaces: 1
Bedrooms: 3
Full/Half Baths: 1 / 1
Square Foot: 1920
Land Av: \$8,900
Total Av: \$135,000
Sale Date: 09/14/17
Sale Price: \$143,000
Sale Price/Sqft: \$74.48

210 1 Family Res
24200
453801 Waterloo
0.59
01 Ranch
3 Normal
C Average
0
3
1 / 0
1824
\$8,900
\$90,000
04/03/17
\$125,080
\$68.57

210 1 Family Res
24200
453801 Waterloo
1.08
04 Cape cod
2 Fair
D Economy
1
3
1 / 1
2145
\$15,200
\$57,700
04/01/19
\$80,500
\$37.53



452400 15-1-27.112
1533 Powderly Rd

Scott, Nathaniel J



453400 06-1-08
2537 Wood Marsh Rd

Young, MaryAnn



453400 09-1-20
885 Middle Black Brk Rd

Hurst, Timothy

Prop Class: 210 1 Family Res
Neighborhood: 24200
School Code: 453801 Waterloo
Land Size: 1.00
Bldg Style: 08 Old style
Condition: 3 Normal
Grade: D Economy
Fireplaces: 0
Bedrooms: 3
Full/Half Baths: 2 / 0
Square Foot: 2032
Land Av: \$15,000
Total Av: \$79,100
Sale Date: 08/29/16
Sale Price: \$83,660
Sale Price/Sqft: \$41.17

210 1 Family Res
 34100
 453201 Seneca Falls
 2.60
 08 Old style
 3 Normal
 D Economy
 0
 3
 1 / 0
 1191
 \$24,000
 \$67,000
 02/09/17
 \$65,000
 \$54.58

210 1 Family Res
 34100
 453801 Waterloo
 1.60
 08 Old style
 3 Normal
 C Average
 0
 5
 1 / 1
 2153
 \$21,500
 \$100,000
 03/26/18
 \$100,000
 \$46.45



453400 13-1-20
 1048 E Tyre Rd
 Matice, Steven R



453400 13-1-20
 1048 E Tyre Rd
 Forde, Jody R



453400 16-1-07
 1266 Gravel Rd
 Cosentino, Christine

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	34100	34100	34100
School Code:	453201 Seneca Falls	453201 Seneca Falls	453201 Seneca Falls
Land Size:	2.00	2.00	0.30
Bldg Style:	01 Ranch	01 Ranch	04 Cape cod
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	2	2	0
Bedrooms:	3	3	3
Full/Half Baths:	2 / 0	2 / 0	1 / 1
Square Foot:	1358	1358	1428
Land Av:	\$22,500	\$22,500	\$6,000
Total Av:	\$150,000	\$150,000	\$93,000
Sale Date:	10/23/17	07/12/18	01/26/17
Sale Price:	\$30,000	\$150,000	\$88,580
Sale Price/Sqft:	\$22.09	\$110.46	\$62.03

NOT VALID SALE



453400 02-1-01.1

121 Lamb Rd

Wise, Delmar



453400 05-1-17.2

652 Marsh Rd

Bishop, Craig W



453400 12-1-09.2

1052 Middle Black Brk Rd

Graves, Jeffrey R

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	34100	34100	34100
School Code:	542401 Clyde-Savannah	453201 Seneca Falls	453201 Seneca Falls
Land Size:	22.60	1.50	1.00
Bldg Style:	08 Old style	01 Ranch	01 Ranch
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	0	3	3
Full/Half Baths:	0 / 0	2 / 0	1 / 0
Square Foot:	2560	1346	912
Land Av:	\$65,700	\$21,300	\$20,000
Total Av:	\$145,000	\$143,000	\$85,000
Sale Date:	06/19/18	10/05/17	06/03/19
Sale Price:	\$145,000	\$140,000	\$87,500
Sale Price/Sqft:	\$56.64	\$104.01	\$95.94



453400 16-1-45.2
1438 Gravel Rd

Bush, Timothy



453400 03-1-09.12
3230 Route 89

Martin, James H



453400 15-1-18.11
1909 Worden Rd

Dwyer, Cornelius J

Prop Class: 210 1 Family Res
Neighborhood: 34100
School Code: 453201 Seneca Falls
Land Size: 2.30
Bldg Style: 08 Old style
Condition: 2 Fair
Grade: C Average
Fireplaces: 0
Bedrooms: 3
Full/Half Baths: 1 / 0
Square Foot: 1768
Land Av: \$23,300
Total Av: \$52,000
Sale Date: 08/25/16
Sale Price: \$48,000
Sale Price/Sqft: \$27.15

210 1 Family Res
 34100
 542401 Clyde-Savannah
 4.30
 08 Old style
 4 Good
 B Good
 2
 4
 2 / 0
 2976
 \$28,300
 \$192,000
 10/22/18
 \$235,000
 \$78.97

210 1 Family Res
 34100
 453801 Waterloo
 4.30
 08 Old style
 4 Good
 C Average
 0
 2
 1 / 0
 952
 \$23,300
 \$80,000
 05/03/18
 \$80,000
 \$84.03



453400 15-1-18.12
1931 Worden Rd

Guererri, Nicholas P



453400 16-1-31.111
2321 Route 318

Bank of America, N.A.



453400 06-1-13
685 Gravel Rd

David Young Enterprises LLC

Prop Class: 210 1 Family Res
Neighborhood: 34100
School Code: 453801 Waterloo
Land Size: 4.00
Bldg Style: 04 Cape cod
Condition: 4 Good
Grade: C Average
Fireplaces: 0
Bedrooms: 3
Full/Half Baths: 1 / 1
Square Foot: 1785
Land Av: \$27,500
Total Av: \$160,000
Sale Date: 09/17/19
Sale Price: \$186,000
Sale Price/Sqft: \$104.20

210 1 Family Res
 34100
 453201 Seneca Falls
 2.40
 08 Old style
 2 Fair
 D Economy
 0
 \$50,000
 08/24/17
 \$500
 \$0.36

210 1 Family Res
 34200
 453201 Seneca Falls
 1.00
 01 Ranch
 3 Normal
 C Average
 0
 2
 1 / 1
 1140
 \$20,000
 \$112,000
 05/17/19
 \$110,000
 \$96.49

**NOT VALID SALE
 FORECLOSURE**



453400 16-1-02
1283 Middle Black Brk Rd

Skinner, Michael Jr



453400 06-1-12.2
695 Gravel Rd

House, Justin E



453400 10-1-22.2
802 Gravel Rd

Urbano, Robert M

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	34200	34200	34200
School Code:	453201 Seneca Falls	453201 Seneca Falls	453201 Seneca Falls
Land Size:	1.50	0.65	1.50
Bldg Style:	08 Old style	08 Old style	01 Ranch
Condition:	4 Good	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	1
Bedrooms:	4	3	3
Full/Half Baths:	1 / 1	1 / 0	1 / 1
Square Foot:	2280	1726	2111
Land Av:	\$21,300	\$13,000	\$21,300
Total Av:	\$190,000	\$80,000	\$140,000
Sale Date:	09/14/19	03/17/16	10/12/16
Sale Price:	\$183,606	\$77,836	\$132,500
Sale Price/Sqft:	\$80.53	\$45.10	\$62.77



453400 12-1-14.12
2212 West Brook Rd

Verkey, Jason P



453400 15-1-16.22
2135 Worden Rd

Crawford, Aaron



453400 15-1-04.2
1820 Route 318

HLD Properties,LLC

Prop Class:	210 1 Family Res	210 1 Family Res	220 2 Family Res
Neighborhood:	34200	34200	34100
School Code:	453201 Seneca Falls	453201 Seneca Falls	453801 Waterloo
Land Size:	1.15	1.60	0.82
Bldg Style:	01 Ranch	01 Ranch	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	4	2	2
Full/Half Baths:	2 / 1	2 / 0	2 / 0
Square Foot:	2035	1320	1394
Land Av:	\$20,400	\$21,500	\$16,400
Total Av:	\$165,000	\$155,000	\$99,000
Sale Date:	07/30/19	06/20/18	11/10/16
Sale Price:	\$170,000	\$160,000	\$92,500
Sale Price/Sqft:	\$83.54	\$121.21	\$66.36



452400 02-1-07
932 Hatch Rd

Schwartz, Daniel M



452400 15-2-37
1638 Rt 318

Elias, Scott D



452400 06-1-13.3
651 Birdsey Rd

Schwartz, Daniel M

Prop Class: 240 Rural res
Neighborhood: 24100
School Code: 453801 Waterloo
Land Size: 50.40
Bldg Style: 05 Colonial
Condition: 3 Normal
Grade: C Average
Fireplaces: 0
Bedrooms: 4
Full/Half Baths: 1 / 0
Square Foot: 3872
Land Av: \$99,400
Total Av: \$186,000
Sale Date: 02/21/19
Sale Price: \$300,000
Sale Price/Sqft: \$77.48

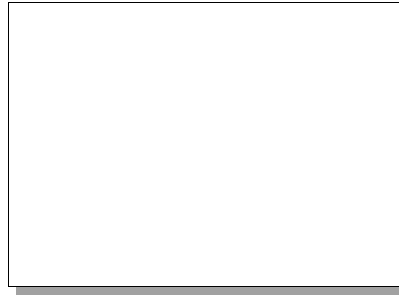
240 Rural res
 24100
 453801 Waterloo
 14.90
 02 Raised ranch
 4 Good
 C Average
 1
 4
 1 / 0
 1530
 \$34,600
 \$137,000
 01/28/17
 \$188,000
 \$122.88

240 Rural res
 24100
 453801 Waterloo
 27.10
 01 Ranch
 2 Fair
 D Economy
 0
 0 / 0
 1120
 \$62,000
 \$78,600
 01/13/17
 \$100,000
 \$89.29



452400 04-1-07.12
696 Smith Rd

Hilkert, Amy L



452400 06-1-07.21
608 Birdsey Rd

Martin, Jonathan



453400 13-1-06.1
2527 County Rd 101A

Bruns North, LLC

Prop Class:	240 Rural res	240 Rural res	240 Rural res
Neighborhood:	24100	24100	34100
School Code:	453801 Waterloo	453801 Waterloo	453201 Seneca Falls
Land Size:	5.90	36.00	5.90
Bldg Style:	11 Log home	01 Ranch	08 Old style
Condition:	4 Good	3 Normal	4 Good
Grade:	B Good	C Average	C Average
Fireplaces:	0	1	1
Bedrooms:	3	3	4
Full/Half Baths:	1 / 0	1 / 0	2 / 0
Square Foot:	1296	984	1656
Land Av:	\$23,900	\$36,000	\$32,300
Total Av:	\$119,000	\$85,000	\$190,000
Sale Date:	08/09/19	02/02/16	10/11/18
Sale Price:	\$155,000	\$90,000	\$191,000
Sale Price/Sqft:	\$119.60	\$91.46	\$115.34



453400 15-1-27.1

1441 Route 414

HLD Properties, LLC

Prop Class: 240 Rural res
Neighborhood: 34100
School Code: 453801 Waterloo
Land Size: 60.51
Bldg Style: 08 Old style
Condition: 3 Normal
Grade: C Average
Fireplaces: 1
Bedrooms: 2
Full/Half Baths: 1 / 1
Square Foot: 2054
Land Av: \$110,300
Total Av: \$200,000
Sale Date: 02/22/17
Sale Price: \$425,000
Sale Price/Sqft: \$206.91