

Neighborhoods Used: 11022.11022 -GENESEE

4430 E MT MORRIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-526-042	02/09/2024 11022	201	575,000	43,111	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	39,309	24,180	1.626
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	492580	302995	1.626		

7040 N CENTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-553-053	01/24/2024 11022	401	155,000	17,425	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	137,575	120,400	1.143

8364 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-02-100-026	01/20/2024 11022	401	195,000	10,509	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	88	184,491	200,643	0.919

4330 OAKDALE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-577-038	12/06/2023 11022	401	157,000	7,705	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	149,295	135,178	1.104

4390 GREGOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-577-023	12/04/2023 11022	401	174,900	13,519	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	161,381	149,023	1.083

7146 RIDGEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-552-008	11/13/2023 11022	401	230,000	16,625	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	69	213,375	237,531	0.898

4271 E STANLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-554-001	09/29/2023 11022	401	185,000	13,901	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	171,099	153,077	1.118

5134 E FRANCES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-02-501-005	09/26/2023 11022	401	147,000	27,119	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	110,085	100,589	1.094
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9796	8951	1.094		

7125 RUSSELL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-400-066	09/22/2023 11022	401	160,000	12,400	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	54	147,600	108,120	1.365

7479 ROGER THOMAS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-526-008	09/08/2023 11022	401	170,000	10,168	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	159,832	152,361	1.049

4446 OAKDALE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-400-089	09/07/2023 11022	401	141,000	22,832	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	118,168	118,360	0.998

4332 E MT MORRIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-200-006	08/25/2023 11022	401	185,000	30,333	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	55	154,667	129,089	1.198

5178 GREEN ARBOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-11-100-036	08/25/2023 11022	401	82,550	15,599	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	54	66,951	79,738	0.840

Neighborhoods Used: 11022.11022 -GENESEE

8310 COVENTRY BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-02-100-010	08/14/2023 11022	401	270,000	22,627	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	58	247,373	309,685	0.799

4233 GREGOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-555-038	08/04/2023 11022	401	185,000	13,010	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	171,990	155,075	1.109

7237 DUNDEE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-400-016	07/12/2023 11022	401	162,000	8,863	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1 STORY	63	153,137	130,960	1.169

4469 E MT MORRIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-03-400-019	07/04/2023 11022	401	137,500	27,797	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58	109,703	121,925	0.900

7191 RUSSELL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-577-053	05/04/2023 11022	401	169,950	9,034	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	59	160,916	141,554	1.137

4281 E STANLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-554-002	04/27/2023 11022	401	189,500	34,724	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	154,776	154,577	1.001

5084 GREEN ARBOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-11-100-029	03/17/2023 11022	401	104,900	12,433	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	92,467	116,243	0.795

7214 GLIDDEN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-11-300-003	03/08/2023 11022	401	141,900	10,758	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	131,142	145,375	0.902

N CENTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-10-100-002	02/13/2023 11022	401	60,000	23,008
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	36992	20729	1.785	

8450 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-02-100-004	12/28/2022 11022	401	135,000	20,017	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	114,983	84,785	1.356

4349 GREGOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-577-008	11/14/2022 11022	401	158,900	9,939	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STY	54	148,961	115,555	1.289

7328 N GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-11-100-015	10/21/2022 11022	401	95,000	23,913	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	71,087	76,896	0.924

5254 E MT MORRIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-11-100-039	10/04/2022 11022	401	140,000	13,928	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71	126,072	154,761	0.815

Neighborhoods Used: 11022.11022 -GENESEE

7047 BIRCHWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-551-029	09/09/2022 11022	401	193,000	12,792	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	180,208	183,661	0.981

4065 E STANLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-553-049	08/09/2022 11022	401	166,000	13,901	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	152,099	113,629	1.339

7184 N CENTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-553-008	07/18/2022 11022	401	175,000	13,901	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	161,099	158,783	1.015

4334 GREGOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-577-013	06/30/2022 11022	401	143,500	13,261	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	130,239	104,404	1.247

4417 GREGOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-400-002	06/16/2022 11022	401	235,000	16,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	73	218,250	166,408	1.312

5340 E MT MORRIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-11-526-009	05/31/2022 11022	401	242,000	19,419	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	89	222,581	239,633	0.929

7142 RUSSELL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-400-050	05/23/2022 11022	401	135,000	27,294	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	46	80,077	58,896	1.360
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	27629	20321	1.360		

4189 GREGOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-555-034	05/20/2022 11022	401	185,000	21,294	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	152,400	207,595	0.734
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11306	15400	0.734		

5049 DENNIS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-14-501-011	05/06/2022 11022	401	125,000	13,782	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	53	111,218	135,092	0.823

7069 RUSSELL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
11-10-400-060	04/19/2022 11022	401	172,000	18,727	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	153,273	145,783	1.051

