

**Real Property System
Sales Analysis Report**
Sales listed for Town of ROCHESTER - 514400
In Parcel ID Sequence
Median AV/SP Ratio: 1.0154 using current AV
Sales have not been adjusted

RPS395/V04/L001
Roll Year - 2026

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
514400 ROCHESTER	52.20-1-3	1.52 ac Tilly Rd	311	02/16/24 Lowery, Stephen James	\$80,000 GUY KOSTKA	7,600	\$87,900	1.0938 0.0784	44002 Y	102968.000 513401	J	Y	N	87,500 Y
514400 ROCHESTER	52.20-1-12	6.10 ac Pond Rd	311	04/22/25 Bloom, Adam	\$90,000 REGINA A BEVAN	32,600	\$91,700	1.5667 0.5513	44002 Y	102947.000 513401	J	Y	N	141,000 Y
514400 ROCHESTER	52.20-1-35	2.30 ac 2 Etheline Rd	210	12/13/24 McCracken, Stephen	\$610,900 DesMarteau, Abby Jan	323,600	\$636,900	1.0460 0.0306	44006 Y	109262.000 513401	J	Y	N	639,000 Y
514400 ROCHESTER	52.20-1-36	2.70 ac 188 Rocky Mountain Rd	210	12/06/24 Hohmann, Jay	\$597,000 Kenneth A. Mann	240,800	\$622,400	1.0050 -0.0104	44006 Y	106082.000 513401	J	Y	N	600,000 Y
514400 ROCHESTER	59.7-1-3	2.00 ac 82 Dymond Rd	210	02/23/24 Vingiano, Melissa	\$362,000 Amy L Yang	157,000	\$397,700	1.7017 0.6863	44006 Y	123805.000 513401	J	Y	N	616,000 Y
514400 ROCHESTER	59.7-1-9	.64 ac 50 Dymond Rd	260	08/08/25 Haemaelaeinen, Leeni	\$359,000 Christa D. Nader	61,800	\$358,400	1.0000 -0.0154	44006 Y	119300.000 513401	J	Y	N	359,000 Y
514400 ROCHESTER	59.7-2-34.100	2.06 ac 5 Ski Slope Rd	270	06/20/25 Leonard, Joseph	\$250,000 NANCY MIMRAN	72,500	\$251,900	0.6000 -0.4154	44006 Y	127045.200 513401	J	Y	N	150,000 Y
514400 ROCHESTER	59.7-2-65	2.00 ac 197 Trails End Rd	260	07/25/24 Pikul, Randy	\$157,500 TIMOTHY OTIS	140,000	\$168,800	2.5397 1.5243	44002 Y	104365.000 513401	J	Y	N	400,000 Y
514400 ROCHESTER	59.7-2-74	29.30 ac 30 Dymond Rd	322	10/15/24 VTCF LLC	\$300,000 Capella Woods LLC	85,000	\$316,300	2.7667 1.7513	44006 Y	115765.000 513401	J	Y	N	830,000 Y
514400 ROCHESTER	59.8-1-8.110	9.00 ac 174 Palentown Rd	210	10/27/25 Markowitz, Anne Katherine	\$550,000 Suzanne Meszoly	269,600	\$547,300	1.0000 -0.0154	44006 Y	119283.000 513401	J	Y	N	550,000 Y

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514400 ROCHESTER	59.8-1-23	3.03 ac 246 Oxbow Rd	311	11/12/24 Pupello, Joseph	\$50,000 Scott Foster	40,000	\$52,400	2.2000 1.1846	44002 Y	114753.000 513401	J	Y	N	110,000 Y
514400 ROCHESTER	59.8-1-24	3.82 ac 241 Oxbow Rd	210	12/09/24 Arcuri, Kevin P	\$322,250 Christopher Robbins	187,300	\$336,000	1.0458 0.0304	44002 Y	100901.000 513401	J	Y	N	337,000 Y
514400 ROCHESTER	59.8-1-35	7.80 ac 180 Oxbow Rd	270	07/18/24 Colon, Eric	\$80,000 Karen Fronio f/k/a Jones	80,000	\$85,700	1.9875 0.9721	44002 Y	108860.000 513401	J	Y	N	159,000 Y
514400 ROCHESTER	59.12-1-23	1.34 ac Upper Cherrytown Rd	311	03/21/25 NY Pepper LLC	\$46,000 Fred Weiss	33,400	\$47,200	1.4022 0.3868	44006 Y	127062.000 513401	J	Y	N	64,500 Y
514400 ROCHESTER	59.12-1-24	1.37 ac Upper Cherrytown Rd	311	03/21/25 NY Pepper LLC	\$45,000 Fred Weiss	27,500	\$46,100	1.4333 0.4179	44006 Y	113299.000 513401	J	Y	N	64,500 Y
514400 ROCHESTER	59.12-1-25	2.70 ac 725 Upper Cherrytown Rd	210	10/07/24 Rose, Joel Steven	\$525,000 Ian Read	141,700	\$553,500	1.0210 0.0056	44006 Y	113298.000 513401	J	Y	N	536,000 Y
514400 ROCHESTER	59.12-1-29	1.55 ac 685 Upper Cherrytown Rd	260	10/03/25 Fishdreams LLC	\$209,000 Upstayz LLC	66,950	\$208,000	1.0000 -0.0154	44006 Y	105991.000 513401	J	Y	N	209,000 Y
514400 ROCHESTER	59.12-1-40.110	6.80 ac 95 Camp Adventure Rd	311	02/01/24 Wilt, David S	\$115,000 JOHANN SEBALD	30,000	\$126,300	1.0696 0.0542	44006 Y	126345.000 513401	J	Y	N	123,000 Y
514400 ROCHESTER	59.12-2-4	3.03 ac 4 Trails End Rd	210	10/07/25 GMF Homes LLC	\$245,000 New York cobra elite LLC	147,340	\$243,800	1.0000 -0.0154	44002 Y	103122.000 513401	J	Y	N	245,000 Y
514400 ROCHESTER	59.15-1-13	.19 ac 8 Lakeview Ter	210	05/22/24 Weiss, Evan	\$287,500 Jennifer Kenyan	136,500	\$311,200	1.0748 0.0594	44006 Y	110667.000 513401	J	Y	N	309,000 Y

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514400 ROCHESTER	59.15-1-19	.43 ac 512 Upper Cherrytown Rd	312	08/01/25 Rivera, Joel	\$28,000 Zain I Eisenberg	10,050	\$28,000	0.8929 -0.1225	44006 Y	100030.000 513401	J	Y	N	25,000 Y
514400 ROCHESTER	60.1-1-16.200	3.53 ac 1078 Samsonville Rd	210	11/01/24 Buckels Cantrell, Kriste Adam	\$1,100,000 Bloom	812,070	\$1,153,300	1.0600 0.0446	44006 Y	113075.200 513401	J	Y	N	1,166,000 Y
514400 ROCHESTER	60.1-1-49.100	9.71 ac 18 Rocky Mountain Rd	210	07/30/25 Barnes, Sarah	\$625,000 Catherine A. Flax	428,000	\$625,000	1.0000 -0.0154	44006 Y	127042.110 513401	J	Y	N	625,000 Y
514400 ROCHESTER	60.1-1-49.200	4.88 ac 22 Rocky Mountain Rd	260	02/02/24 Najm, Ahmed	\$643,000 Norman James	173,200	\$706,400	0.9798 -0.0356	44006 Y	127042.200 513401	J	Y	N	630,000 Y
514400 ROCHESTER	60.1-1-51.200	2.70 ac 25 Ridgewood Rd	210	08/19/25 Amy Hertz as Trustee c	\$733,000 Elias J. Guerrero	337,000	\$731,800	1.0082 -0.0072	44002 Y	107675.200 513401	J	Y	N	739,000 Y
514400 ROCHESTER	60.1-1-51.300	2.60 ac 36 Ridgewood Rd	210	09/05/25 Friedman, Joshua	\$1,240,000 Woods House NY, LLC	395,900	\$1,235,900	1.0000 -0.0154	44002 Y	107675.300 513401	J	Y	N	1,240,000 Y
514400 ROCHESTER	60.1-2-3.810	5.30 ac 40 Dawson Ln	210	02/14/24 Rettig, Matthew	\$879,000 Karen Steinberg	545,700	\$965,700	1.0239 0.0085	44001 Y	117187.200 513401	J	Y	N	900,000 Y
514400 ROCHESTER	60.1-3-16	1.30 ac 4 Burger Dr	210	11/11/25 Kopilak, Anne	\$745,000 Comeback, LLC 4 Burger Dri	379,400	\$740,000	1.0000 -0.0154	44006 Y	129420.112 513401	J	Y	N	745,000 Y
514400 ROCHESTER	60.1-3-44	3.16 ac 37 Wynkoop Dr	311	10/28/25 VTCF LLC	\$77,000 JOANNE OSTRANDER	1,600	\$76,600	0.9662 -0.0492	44006 Y	129421.105 513401	J	Y	N	74,400 Y
514400 ROCHESTER	60.3-1-32.120	5.00 ac 154 Schwabie Tpke	314	02/21/25 Martinez, Gerardo	\$130,000 Jane Huey-Chai Lin	55,000	\$134,000	0.7692 -0.2462	44005 Y	106460.000 513401	J	Y	N	100,000 Y

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514400 ROCHESTER	60.3-2-10	2.50 ac 23 Dewitt Rd	210	09/29/25 Lippman, Gregory	\$750,000 Kevin Johnson	214,000	\$747,500	1.0000 -0.0154	44005 Y	119960.000 513401	J	Y	N	750,000 Y
514400 ROCHESTER	60.3-2-21.200	2.00 ac 43 Hill Rd	210	06/09/25 Bricke, Jessica Perez	\$1,200,000 Hill Home, LLC	50,000	\$1,209,000	1.0000 -0.0154	44005 Y	118291.000 513401	J	Y	N	1,200,000 Y
514400 ROCHESTER	60.3-3-1.200	30.10 ac 931 Queens Hwy	210	07/03/24 Haupt, Vincent	\$1,162,000 Laserna, Debra A. Medaglia,	401,300	\$1,245,400	1.2177 0.2023	44006 Y	107980.120 513401	J	Y	N	1,415,000 Y
514400 ROCHESTER	60.3-3-2	2.74 ac 927 Queens Hwy	210	08/13/25 Culver, Gordon	\$490,000 Andrew Ryan Miksch	246,100	\$489,200	1.0000 -0.0154	44006 Y	107980.200 513401	J	Y	N	490,000 Y
514400 ROCHESTER	60.3-3-18	3.35 ac 820 Queens Hwy	210	07/23/24 Grauer, Daniel	\$347,000 David Lopato	180,000	\$371,900	1.0000 -0.0154	44005 Y	121935.000 513401	J	Y	N	347,000 Y
514400 ROCHESTER	60.3-3-31.210	15.20 ac 126 Hill Rd	240	12/11/24 Luce, Caroline	\$1,600,000 Bruce Psaras	350,000	\$1,647,300	1.0125 -0.0029	44005 Y	119245.200 513401	J	Y	N	1,620,000 Y
514400 ROCHESTER	60.3-3-48.115	4.70 ac 90 Route 66 East	311	12/16/24 Roberson, Benjamin	\$100,000 Wayne A Gray	23,500	\$104,300	1.1050 0.0896	44005 Y	110924.130 513401	J	Y	N	110,500 Y
514400 ROCHESTER	60.3-3-55	1.50 ac 909 Queens Hwy	210	03/21/25 Dua, Arpit	\$515,000 909 Queens Highway LLC	267,500	\$527,900	1.0000 -0.0154	44006 Y	119357.999 513401	J	Y	N	515,000 Y
514400 ROCHESTER	60.3-5-14	8.21 ac 51 Dewitt Rd	210	01/29/25 Czvekus, William Franc Steven R	\$625,000 Rosakranse	410,300	\$648,000	1.0000 -0.0154	44005 Y	112200.002 513401	J	Y	N	625,000 Y
514400 ROCHESTER	60.4-2-8.200	1.10 ac 55 Sundale Rd	210	08/20/25 Foster, Brian K	\$1,150,000 Capella Woods LLC	321,000	\$1,148,100	1.0000 -0.0154	44003 Y	125720.200 513401	J	Y	N	1,150,000 Y

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514400 ROCHESTER	60.4-2-15.100	4.22 ac 16 Sundale Rd	312	03/06/25 Grauer, Daniel	\$74,900 Broad Leaf Farm, LLC	46,218	\$76,800	1.7757 0.7603	44006 Y	120336.100 513401	J	Y	N	133,000 Y
514400 ROCHESTER	67.-1-6.300	19.30 ac 67 Baker Rd	311	04/23/24 Hemlock Ventures LLC	\$300,000 Francesco Malatesta	103,600	\$326,400	1.0433 0.0279	44005 Y	113920.000 513401	J	Y	N	313,000 Y
514400 ROCHESTER	67.-1-8	2.00 ac 34 Heavens Way	312	09/12/25 Hemlock Ventures LLC	\$47,000 Nadia T Tranter	60,000	\$46,800	1.5426 0.5272	44005 Y	105830.000 513401	J	Y	N	72,500 Y
514400 ROCHESTER	67.-1-10	2.19 ac 26 Heavens Way	311	02/06/25 Carreno, Beatriz	\$50,000 Nancy A. & Patrick J Ryan	11,000	\$51,500	9.9999 8.9845	44005 Y	121274.000 513401	J	Y	N	551,000 Y
514400 ROCHESTER	67.-1-20	1.90 ac 53 Heavens Way	210	09/13/24 Taeschler, Patricia L	\$679,000 Jacob D. Jones	240,800	\$719,800	1.0324 0.0170	44005 Y	104923.000 513401	J	Y	N	701,000 Y
514400 ROCHESTER	67.-1-36	1.00 ac 71 Wright Rd	210	05/07/25 Kosciw, Joseph Gregor	\$639,000 Christopher Woolfson	315,000	\$647,500	1.0000 -0.0154	44005 Y	100443.000 513401	J	Y	N	639,000 Y
514400 ROCHESTER	67.-1-37	3.00 ac 63 Wright Rd	311	02/28/25 Markle, Matthew	\$60,000 Sole Surviving Trust Green, J	31,000	\$61,900	1.3333 0.3179	44005 Y	100440.000 513401	J	Y	N	80,000 Y
514400 ROCHESTER	67.-1-56.400	2.90 ac 344 Upper Cherrytown Rd	210	02/14/24 Costom, Mitchell	\$930,000 Chad Burns	44,500	\$1,021,700	1.0753 0.0599	44005 Y	103580.000 513401	J	Y	N	1,000,000 Y
514400 ROCHESTER	67.-1-59.300	10.40 ac 363 Upper Cherrytown Rd	210	01/17/24 Symcox, Alexander Will	\$799,000 SHAO-YU ERIC CHENG	347,800	\$882,000	1.0263 0.0109	44005 Y	114700.000 513401	J	Y	N	820,000 Y
514400 ROCHESTER	67.-1-60	1.02 ac 32 White Birch Ln	210	06/04/25 Wilkie, Brian	\$510,000 32 White Birch LLC	225,540	\$513,800	1.0000 -0.0154	44005 Y	100125.000 513401	J	Y	N	510,000 Y

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514400 ROCHESTER	67.-2-55.200	12.60 ac Off Rouges Harbor Rd	910	05/15/24 Mombaccus Estates, Lt	\$45,000 John Markle &	6,300	\$48,700	3.9111 2.8957	44005 Y	122630.000 513401	J	Y	N	176,000 Y
514400 ROCHESTER	67.-2-79	1.55 ac 85 Hickory Hill Rd	210	11/14/25 Lankenau-Weeks, Cath	\$695,000 Karen J. Cousineau	225,780	\$690,400	1.0000 -0.0154	44005 Y	115130.999 513401	J	Y	N	695,000 Y
514400 ROCHESTER	67.-2-82	1.90 ac 144 Mt Laurel Rd	210	06/05/24 Gering, Jacob	\$830,000 LLC by Marc D. Grass	335,790	\$894,000	1.0687 0.0533	44005 Y	126740.000 513401	J	Y	N	887,000 Y
514400 ROCHESTER	67.2-1-14.100	32.30 ac Pine Grove Rd	322	08/26/25 Chabrunn, Conall	\$290,000 Tom K. a/k/a Proudley	100,000	\$289,500	1.0210 0.0056	44005 Y	513401	J	Y	N	296,100 Y
514400 ROCHESTER	67.2-1-20	.94 ac 16 Pine Grove Rd	210	12/09/24 Britt, James	\$385,000 Andrew Greenfield	187,740	\$401,400	1.0260 0.0106	44005 Y	110485.000 513401	J	Y	N	395,000 Y
514400 ROCHESTER	67.2-1-23.110	17.00 ac 297 Schwabie Tpke	240	10/22/25 Santos, Karina C	\$620,000 E SCHWABIE LLC	278,200	\$616,900	1.0323 0.0169	44005 Y	118152.000 513401	J	Y	N	640,000 Y
514400 ROCHESTER	67.2-1-40.100	1.80 ac 24 Burpo Ln	210	07/12/24 Snallygaster Ventures L	\$700,000 ABLACKAFRAME LLC	168,000	\$750,200	0.9800 -0.0354	44005 Y	103870.000 513401	J	Y	N	686,000 Y
514400 ROCHESTER	67.2-1-48	2.23 ac 30 Cherry Ln	210	06/06/25 Saltzman, Veronica	\$615,000 Louis Cannizzaro	200,000	\$619,600	1.0000 -0.0154	44005 Y	118332.000 513401	J	Y	N	615,000 Y
514400 ROCHESTER	67.2-2-1.114	5.20 ac 246 Wright Rd	210	10/08/25 Nickel, Maximilian	\$1,387,500 John A. Troynousky	532,650	\$1,380,600	1.0004 -0.0150	44005 Y	128462.004 513401	J	Y	N	1,388,000 Y
514400 ROCHESTER	67.2-2-15	1.00 ac 409 Schwabie Tpke	210	06/21/24 Salce, Cesar	\$451,000 Jordan Siegel	214,000	\$485,800	1.0532 0.0378	44005 Y	103884.000 513401	J	Y	N	475,000 Y

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514400 ROCHESTER	68.1-1-1.300	2.00 ac Mountain View Dr	311	04/07/25 Carmody, Kimberly	\$64,000 David M. Glaser	25,000	\$65,200	1.0938 0.0784	44005 Y	118165.000 513401	J	Y	N	70,000 Y
514400 ROCHESTER	68.1-1-48.100	15.90 ac 225 Ridgeview Rd	322	04/25/25 Lumi & Dom LLC	\$375,000 CDG Ridgeview LLC	108,600	\$382,200	0.8240 -0.1914	44005 Y	109910.000 513401	J	Y	N	309,000 Y
514400 ROCHESTER	68.1-1-48.400	14.70 ac 177 Ridgeview Rd	322	09/17/24 Kelley, Matthew	\$250,000 CDG Ridgeview LLC	103,500	\$265,000	3.7160 2.7006	44005 Y	109910.000 513401	J	Y	N	929,000 Y
514400 ROCHESTER	68.1-1-48.500	12.30 ac 165 Ridgeview Rd	322	07/11/25 Arrowpoint Holdings, LI	\$350,000 CDG Ridgeview, LLC	91,500	\$350,000	3.9600 2.9446	44005 Y	109910.000 513401	J	Y	N	1,386,000 Y
514400 ROCHESTER	68.1-2-10.100	10.80 ac 712 Queens Hwy	240	06/30/25 Ganley, Tracy	\$740,000 Benjamin Simon Prest Israel	328,860	\$745,600	1.0000 -0.0154	44005 Y	101075.000 513401	J	Y	N	740,000 Y
514400 ROCHESTER	68.1-2-19	4.30 ac 640 Queens Hwy	210	06/26/24 SPE #12, LLC	\$1,110,000 Wendy, as Trustees o Marsh	177,500	\$1,195,600	1.0090 -0.0064	44005 Y	102965.999 513401	J	Y	N	1,120,000 Y
514400 ROCHESTER	68.1-2-58	2.07 ac 185 Cedar Dr	210	08/22/24 Ding, Freda	\$500,000 Trust dated 12/4/15 Lorrig/Kr	178,500	\$533,000	1.0200 0.0046	44005 Y	111926.000 513401	J	Y	N	510,000 Y
514400 ROCHESTER	68.1-2-61	1.80 ac 188 Cedar Dr	210	05/08/25 Meyer, Robert	\$660,000 Lucio Castro	294,300	\$668,800	1.0000 -0.0154	44005 Y	124230.000 513401	J	Y	N	660,000 Y
514400 ROCHESTER	68.1-2-79.112	5.00 ac 654 Samsonville Rd	311	03/14/25 Amhed, Rajib	\$175,000 PAUL ROXBY	55,000	\$179,400	6.6400 5.6246	44005 Y	126561.112 513401	J	Y	N	1,162,000 Y
514400 ROCHESTER	68.1-3-13	3.00 ac 81 Van Tine Rd	210	05/07/24 Duran, Steven	\$340,000 Christian Favata	180,000	\$368,100	1.1118 0.0964	44005 Y	101262.000 513401	J	Y	N	378,000 Y

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514400 ROCHESTER	68.1-4-6	5.00 ac 80 Cedar Dr	210	02/15/24 MTL KCM LLC	\$670,000 JAMIE & BARBARA TEMPLE	449,400	\$736,000	1.0343 0.0189	44005 Y	126440.006 513401	J	Y	N	693,000 Y
514400 ROCHESTER	68.1-5-5	5.00 ac 26 Victoria Ln	312	06/11/25 26 VICTORIA LANE LL HARRY G., JR	\$175,000 BIRCH	70,000	\$176,300	2.1200 1.1046	44005 Y	102900.500 513401	J	Y	N	371,000 Y
514400 ROCHESTER	68.1-5-10	5.30 ac 39 Victoria Ln	312	02/12/24 Ciceri-Hagbi, Camilla	\$160,000 JANET EILEEN MARTIN WR	80,000	\$175,800	1.0069 -0.0085	44005 Y	102900.010 513401	J	Y	N	161,100 Y
514400 ROCHESTER	68.1-5-13	5.00 ac 56 Victoria Ln	210	08/14/24 K3A, LLC	\$652,000 Joint Revocable Trus The Ma	358,560	\$695,000	1.0153 -0.0001	44005 Y	102900.013 513401	J	Y	N	662,000 Y
514400 ROCHESTER	68.2-1-42.121	15.00 ac 19 Dug Rd	240	09/23/25 Dug Road LLC	\$1,650,000 James Stubbs	749,000	\$1,644,500	0.9655 -0.0499	44001 Y	127935.114 513401	J	Y	N	1,593,000 Y
514400 ROCHESTER	68.2-2-38.200	2.00 ac 17 Bakertown Rd	210	08/16/24 Scott, Michael J	\$890,000 Roger Altman	476,760	\$948,700	1.0831 0.0677	44003 Y	122320.212 513401	J	Y	N	964,000 Y
514400 ROCHESTER	68.2-2-41	14.99 ac 103 Deer Haven Rd	240	03/15/24 Perrett, Zoe	\$640,000 Rainmaker 8 LLC	246,100	\$699,700	1.2188 0.2034	44003 Y	119102.000 513401	J	Y	N	780,000 Y
514400 ROCHESTER	68.3-1-17.113	2.30 ac 475 Samsonville Rd	311	01/31/25 Virginia Pllace Propertie	\$42,000 ALEXANDER KOSTIRKIN	36,500	\$43,500	1.4643 0.4489	44005 Y	113301.110 513401	J	Y	N	61,500 Y
514400 ROCHESTER	68.3-1-17.113	2.30 ac 475 Samsonville Rd	311	04/03/25 Cafiero, William	\$80,000 LLC VIRGINIA PLACE PROF	36,500	\$81,500	0.7688 -0.2466	44005 Y	113301.110 513401	J	Y	N	61,500 Y
514400 ROCHESTER	68.3-1-17.120	2.00 ac 493 Samsonville Rd	311	03/22/24 ZD 24 LLC	\$50,000 Tom a/k/a Proudley	27,500	\$54,700	9.9999 8.9845	44005 Y	113301.200 513401	J	Y	N	550,000 Y

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514400 ROCHESTER	68.3-1-27.200	5.60 ac 79 Beehive Rd	311	07/30/25 Flood, Sara D	\$300,000 Fresh Air Land Co, LLC	58,000	\$300,000	4.2233 3.2079	44005 Y	121265.000 513401	J	Y	N	1,267,000 Y
514400 ROCHESTER	68.3-1-33.121	5.20 ac 216 City Hall Rd	210	09/19/25 Medina, Christopher	\$189,000 John Nodar	93,700	\$188,400	1.0000 -0.0154	44005 Y	117181.000 513401	J	Y	N	189,000 Y
514400 ROCHESTER	68.3-1-37	7.50 ac City Hall Rd	311	03/27/25 Rustowicz, Peter	\$198,000 241 Germonds Project LLC	67,500	\$203,000	0.7449 -0.2705	44005 Y	126232.000 513401	J	Y	N	147,500 Y
514400 ROCHESTER	68.3-1-53.200	5.04 ac 423 Samsonville Rd	210	02/16/24 Hollows, Nicholas	\$415,000 Lisa Kiefer f/k/a Wasserman	168,000	\$455,900	1.0217 0.0063	44005 Y	123340.920 513401	J	Y	N	424,000 Y
514400 ROCHESTER	68.3-1-62.111	6.10 ac 10 Trout Creek Rd	210	01/31/25 Leps, Jennifer G	\$1,700,000 L. Michael Newman	900,000	\$1,762,400	1.0000 -0.0154	44001 Y	115650.000 513401	J	Y	N	1,700,000 Y
514400 ROCHESTER	68.3-2-17	2.00 ac 416 Queens Hwy	210	12/16/24 Amick, Kyle	\$480,000 Stewart Cantrell	203,300	\$500,400	1.0000 -0.0154	44005 Y	119420.000 513401	J	Y	N	480,000 Y
514400 ROCHESTER	68.3-2-54.100	6.20 ac 425 Queens Hwy	220	11/15/24 Staicu-Alexander, Alina	\$648,000 PAUL A. PACHT	363,800	\$679,400	1.0154 0	44005 Y	111380.000 513401	J	Y	N	658,000 Y
514400 ROCHESTER	68.3-3-12	3.31 ac 100 Krum Rd	210	04/15/24 Seitz, John	\$835,000 Michael Harrell	374,500	\$908,400	1.0120 -0.0034	44003 Y	109615.200 513401	J	Y	N	845,000 Y
514400 ROCHESTER	68.3-4-2.200	1.00 ac 367 Samsonville Rd	210	12/30/24 Bennett, Deborah	\$750,000 Samrox LLC	511,560	\$781,900	1.0000 -0.0154	44005 Y	114083.200 513401	J	Y	N	750,000 Y
514400 ROCHESTER	68.3-4-3	5.34 ac 370 Samsonville Rd	210	09/30/24 Gordon, Katherine A	\$410,000 Barry Dixon	240,800	\$434,600	1.0732 0.0578	44005 Y	117792.000 513401	J	Y	N	440,000 Y

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514400 ROCHESTER	68.3-5-3	3.60 ac 329 Cedar Ridge Rd	210	11/15/24 Greenfield, Andrew	\$575,000 Michael Kearney	288,900	\$602,800	1.0991 0.0837	44003 Y	108165.042 513401	J	Y	N	632,000 Y
514400 ROCHESTER	68.3-5-19	3.00 ac 342 Cedar Ridge Rd	311	04/09/24 Cedar Ridge Rd LLC	\$152,000 Matthew Rettig	49,000	\$165,400	1.1184 0.1030	44005 Y	108165.028 513401	J	Y	N	170,000 Y
514400 ROCHESTER	68.3-5-19	3.00 ac 342 Cedar Ridge Rd	311	08/05/25 Hamm, William	\$239,000 Cedar Ridge Rd LLC	49,000	\$238,600	0.7113 -0.3041	44005 Y	108165.028 513401	J	Y	N	170,000 Y
514400 ROCHESTER	68.4-1-3.100	3.03 ac 36 Boodle Hole Rd	210	10/08/24 Chu, Alexander	\$636,500 Edward Potokar	184,560	\$671,000	1.0291 0.0137	44003 Y	101746.000 513401	J	Y	N	655,000 Y
514400 ROCHESTER	68.4-1-12	3.76 ac 43 Boodle Hole Rd	210	02/23/24 Crooks, Sheena	\$381,100 Brian Warg	267,500	\$418,700	1.1467 0.1313	44003 Y	110250.000 513401	J	Y	N	437,000 Y
514400 ROCHESTER	68.4-2-13	1.25 ac 422 Mettakahonts Rd	210	01/24/25 Simonini, Julia	\$360,000 LISA PADILLA-HANSEN	203,300	\$373,200	1.0000 -0.0154	44003 Y	119132.000 513401	J	Y	N	360,000 Y
514400 ROCHESTER	68.4-2-14	11.13 ac 434 Mettakahonts Rd	449	07/26/24 HV REALTY PARTNER	\$950,000 Alan W. Levine and A LEVINE	680,000	\$1,018,200	1.1084 0.0930	44003 Y	126515.000 513401	J	Y	N	1,053,000 Y
514400 ROCHESTER	68.4-2-18.110	13.40 ac 462 Mettakahonts Rd	240	08/29/25 Martin-Rosset, Alexand	\$1,650,000 Stone Creek Manor LLC	917,430	\$1,647,300	1.0000 -0.0154	44003 Y	103554.999 513401	J	Y	N	1,650,000 Y
514400 ROCHESTER	68.4-4-25.100	1.50 ac 256 Lower Whitfield Rd	210	05/31/24 Short, Christine	\$492,000 Wendy Hollender	256,800	\$532,600	1.0793 0.0639	44003 Y	124110.000 513401	J	Y	N	531,000 Y
514400 ROCHESTER	68.4-7-7	1.70 ac 88 Piazza Rd	210	10/31/24 Kovacevic, Ismar	\$649,000 Grasso, Sole Member NY Pe	41,000	\$684,200	1.0740 0.0586	44003 Y	129907.000 513401	J	Y	N	697,000 Y

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514400 ROCHESTER	68.4-8-7	2.20 ac 21 Rock Mountain Estates	210	09/17/24 Gringer, Philip	\$520,000 Donna M. Johnson	242,900	\$551,300	0.9654 -0.0500	44003 Y	129278.110 513401	J	Y	N	502,000 Y
514400 ROCHESTER	68.4-8-8	1.40 ac 27 Rock Mountain Estates	210	04/03/24 Benoy, Mary	\$465,000 Alan R. Baker	210,800	\$505,900	1.0344 0.0190	44003 Y	129278.110 513401	J	Y	N	481,000 Y
514400 ROCHESTER	68.13-2-28	4.00 ac 59 Iken Rd	311	01/24/24 Banrey, Vincent	\$154,900 D. Grasso Cherrytown NY LLC	45,000	\$171,000	0.6779 -0.3375	44005 Y	108570.000 513401	J	Y	N	105,000 Y
514400 ROCHESTER	68.13-3-14	.29 ac 3 Friedlander Dr	215	11/06/25 Bisaccia, Devin Shane	\$399,000 Margaret M Boyd	199,000	\$396,300	1.0025 -0.0129	44005 Y	119263.000 513401	J	Y	N	400,000 Y
514400 ROCHESTER	68.16-1-13	1.79 ac 70 Store Rd	210	01/23/25 Williamson, Sarah N	\$549,000 Camille E. Riviere	192,600	\$569,200	1.0000 -0.0154	44003 Y	117917.000 513401	J	Y	N	549,000 Y
514400 ROCHESTER	68.19-1-14	.35 ac 49 Cathy Jo Pl	270	10/09/25 Keane, Deborah	\$190,000 Jason Kolodziejski	72,000	\$189,100	0.9518 -0.0636	44003 Y	129454.000 513401	J	Y	N	180,850 Y
514400 ROCHESTER	68.19-1-21	.36 ac 32 Cathy Jo Pl	210	12/20/24 Reyes, Adriana	\$380,000 Kyle K Sr Tomlin	288,900	\$396,200	1.0974 0.0820	44003 Y	129437.000 513401	J	Y	N	417,000 Y
514400 ROCHESTER	68.19-2-48	.50 ac 222 Queens Hwy	210	11/03/25 Sweeney, Laurel	\$459,000 Karen Dysart	226,000	\$455,900	1.0000 -0.0154	44003 Y	119670.000 513401	J	Y	N	459,000 Y
514400 ROCHESTER	69.1-2-5.232	5.80 ac 213 Cooper St	311	01/13/25 NY PEPPER LLC	\$175,000 SHANE MITCHELL	66,500	\$181,400	1.0743 0.0589	44003 Y	113207.000 513401	J	Y	N	188,000 Y
514400 ROCHESTER	69.1-2-14	2.43 ac 192 Cooper St	210	06/30/25 Merritt Paulson, Kate	\$653,250 Jack A. Miller	342,400	\$658,200	0.9996 -0.0158	44003 Y	104308.000 513401	J	Y	N	653,000 Y

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514400 ROCHESTER	69.1-2-20	1.00 ac 84 Cooper St	210	03/24/25 O'Neal, Michael J	\$789,000 COOPER CABIN LLC	283,600	\$808,800	1.0000 -0.0154	44003 Y	109275.000 513401	J	Y	N	789,000 Y
514400 ROCHESTER	69.1-2-32.110	2.50 ac Cooper St	311	12/16/24 Born on Buck LLC	\$200,000 ERIKA S. GABRIELLO	30,000	\$208,500	0.7875 -0.2279	44003 Y	116647.000 513401	J	Y	N	157,500 Y
514400 ROCHESTER	69.3-1-5	5.10 ac 212 Whitfield Rd	210	10/03/25 Hersh, Mark	\$701,000 Trustee of the Lawre Goodwi	214,000	\$697,500	1.0000 -0.0154	44003 Y	123487.000 513401	J	Y	N	701,000 Y
514400 ROCHESTER	69.3-1-28.200	19.40 ac Mill Hook Rd	105	03/05/24 Zorian Pinsky and Alla, Amy Nardi	\$395,000	92,700	\$431,800	0.6246 -0.3908	44003 Y	104405.114 513401	J	Y	N	246,700 Y
514400 ROCHESTER	69.3-1-30	3.00 ac 89 Whitfield Rd	210	09/17/24 Nice, Aaron	\$625,000 David Del Principe	331,700	\$662,600	1.0160 0.0006	44003 Y	113611.000 513401	J	Y	N	635,000 Y
514400 ROCHESTER	69.3-1-50.120	3.01 ac 417 Mill Hook Rd	210	08/30/24 Matthaei, Kenton	\$514,250 Gerard Kellogg	246,100	\$548,200	1.0267 0.0113	44003 Y	127005.120 513401	J	Y	N	528,000 Y
514400 ROCHESTER	69.3-1-50.200	2.00 ac 429 Mill Hook Rd	210	08/01/25 Descours, Family Trust	\$220,000 ROBERT BARLEY	100,000	\$219,600	1.0000 -0.0154	44003 Y	127005.200 513401	J	Y	N	220,000 Y
514400 ROCHESTER	69.3-2-28.114	1.05 ac 4820 Route 209	210	08/14/25 Peralta, Nelson	\$241,500 a/k/a Florence Elsie Estate R	128,000	\$241,100	0.9979 -0.0175	44002 Y	110780.110 513401	J	Y	N	241,000 Y
514400 ROCHESTER	69.3-2-28.115	1.05 ac Route 209	311	05/19/25 Hilmi, David J	\$50,100 a/k/a Florence Elsie Estate R	5,300	\$50,800	1.0000 -0.0154	44003 Y	110780.110 513401	J	Y	N	50,100 Y
514400 ROCHESTER	69.3-3-12	14.28 ac Route 209	322	05/28/24 Mesler , Julie Lynn	\$195,000 Catherine M Tietz	56,600	\$211,100	1.0549 0.0395	44003 Y	126945.000 513401	J	Y	N	205,700 Y

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514400 ROCHESTER	69.3-3-29	.26 ac 4775 Route 209	210	01/13/25 Manzanares, Andres	\$250,000 Allison P. Comentino	115,000	\$259,200	1.0000 -0.0154	44002 Y	102020.000 513401	J	Y	N	250,000 Y
514400 ROCHESTER	69.3-3-37.100	5.30 ac 570 Old Kings Hwy	210	05/22/24 Borawska, Tatiana	\$729,000 Bruce K. Davenport	534,000	\$789,100	0.9383 -0.0771	44002 Y	113860.000 513401	J	Y	N	684,000 Y
514400 ROCHESTER	69.4-2-40.100	50.60 ac Kyserike Rd	120	05/29/24 Goldfarb, Jesse	\$350,000 SchoonmakerHeirs, LLC	188,500	\$378,900	0.8817 -0.1337	44002 Y	123121.000 513401	J	Y	N	308,600 Y
514400 ROCHESTER	76.1-1-12	.68 ac 205 Clay Hill Rd	270	01/30/25 Hall, William	\$189,000 Christopher Kuehne, Jr.	46,000	\$195,900	0.6984 -0.3170	44007 Y	118055.000 513401	J	Y	N	132,000 Y
514400 ROCHESTER	76.1-2-17	1.07 ac 32 Decter Dr	210	12/05/24 Sherman, George	\$389,900 Vivian Purcell	256,800	\$406,500	1.1798 0.1644	44003 Y	119846.000 513401	J	Y	N	460,000 Y
514400 ROCHESTER	76.1-2-39.150	3.10 ac 109 Boicemill Rd	210	12/30/24 Adam, Sara	\$1,150,000 Emily Reina Dindial	543,600	\$1,199,000	1.0087 -0.0067	44001 Y	108161.000 513401	J	Y	N	1,160,000 Y
514400 ROCHESTER	76.1-2-39.200	1.70 ac 114 Boicemill Rd	210	09/10/24 Miller, Jeffrey	\$961,500 Milot Hajzeraj	357,800	\$1,019,300	1.0920 0.0766	44001 Y	108161.000 513401	J	Y	N	1,050,000 Y
514400 ROCHESTER	76.1-3-14	1.00 ac 26 Samsonville Rd	210	05/03/24 Goel, Rohit	\$425,000 613 ELLENVILLE ESTATES	160,000	\$460,100	1.0000 -0.0154	44007 Y	125486.000 513401	J	Y	N	425,000 Y
514400 ROCHESTER	76.1-3-44	.65 ac 5919 Route 209	210	05/20/25 5919 Route 209 LLC	\$225,000 Peter M. Davis	138,600	\$228,000	1.0000 -0.0154	44007 Y	106370.000 513401	J	Y	N	225,000 Y
514400 ROCHESTER	76.2-1-25.200	.55 ac Mill Hook Rd	311	08/07/25 Scharff, Stefan C	\$15,000 Wayne Kelder	2,800	\$15,000	1.4533 0.4379	44003 Y	513401	J	Y	N	21,800 Y

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514400 ROCHESTER	76.2-1-28	3.70 ac 180 Mettacahonts Rd	314	11/08/24 Shuhan, Motria	\$145,000 Aaron Nice	56,000	\$152,000	0.7034 -0.3120	44003 Y	513401	J	Y	N	102,000 Y
514400 ROCHESTER	76.2-2-2.100	1.50 ac 97 Queens Hwy	210	10/10/25 Mikesh, Heather	\$424,000 VETERANS INVESTING LLC	231,700	\$421,900	1.0000 -0.0154	44003 Y	126398.899 513401	J	Y	N	424,000 Y
514400 ROCHESTER	76.2-2-5.121	2.46 ac 5820 Route 209	330	03/08/24 Smyth, Peter	\$150,000 THOMAS MCCARTHY	39,456	\$164,000	0.5973 -0.4181	44003 Y	128240.200 513401	J	Y	N	89,600 Y
514400 ROCHESTER	76.2-2-8.200	12.30 ac 45 Millbrook Ln	322	04/19/24 Grand, Carey Bertolet	\$290,000 Jason Gnewikow	68,040	\$315,500	8.9655 7.9501	44003 Y	110226.000 513401	J	Y	N	2,600,000 Y
514400 ROCHESTER	76.2-2-8.200	12.30 ac 45 Millbrook Ln	322	03/14/25 JM-NAV Corp.	\$310,000 Carey Bertolet Grand	68,040	\$317,800	8.3871 7.3717	44003 Y	110226.000 513401	J	Y	N	2,600,000 Y
514400 ROCHESTER	76.2-2-9.100	1.80 ac 5744 Route 209	210	07/28/25 Pagliaroni, Timothy	\$425,000 DANIEL R. WINGARD	288,900	\$425,000	1.3882 0.3728	44004 Y	110320.000 513401	J	Y	N	590,000 Y
514400 ROCHESTER	76.2-2-30	1.20 ac 5177 Route 209	484	10/18/24 Townsend, Patrick	\$290,000 Revocable Living Tru Nifar Bi	150,000	\$305,700	1.0345 0.0191	44008 Y	127055.000 513401	J	Y	N	300,000 Y
514400 ROCHESTER	76.2-2-39.111	13.70 ac Route 209	322	09/11/24 Continental Chimney C	\$102,500 SPARROW IO LLC	48,600	\$108,700	0.9659 -0.0495	44003 Y	110020.100 513401	J	Y	N	99,000 Y
514400 ROCHESTER	76.2-3-8.121	27.30 ac 30 Stonykill Rd	240	04/12/24 Warren, Stephen	\$2,580,000 Guy Garcia	802,500	\$2,806,700	1.0380 0.0226	44001 Y	118166.999 513401	J	Y	N	2,678,000 Y
514400 ROCHESTER	76.2-3-12.230	1.80 ac 2070 Berme Rd	210	11/26/24 Lessac-Chenen, Erik	\$599,000 CHRISTOPHER M PARISIO	240,030	\$628,000	1.0234 0.0080	44004 Y	122857.123 513401	J	Y	N	613,000 Y

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514400 ROCHESTER	76.3-3-4	1.00 ac 11 Polyana Pl	210	03/08/24 Bebenroth, Jr., Richard	\$425,000 Tricia D. Cosgrove f/k/a Bade	305,000	\$464,600	1.0918 0.0764	44004 Y	105084.000 513401	J	Y	N	464,000 Y
514400 ROCHESTER	76.3-3-22.400	.03 ac 4 Friendly Cir	210	03/01/24 Buchman, Gail	\$200,000 Helen Cataford	131,000	\$218,600	1.0750 0.0596	44004 Y	118139.000 513401	J	Y	N	215,000 Y
514400 ROCHESTER	76.3-3-22.500	.03 ac 5 Friendly Cir	210	02/13/25 Gingold, Lina	\$220,000 Judith A. Swallow	94,500	\$226,800	1.0000 -0.0154	44004 Y	118139.000 513401	J	Y	N	220,000 Y
514400 ROCHESTER	76.4-1-18	2.23 ac 83 Sages Loop	210	10/15/24 Consistent Developmer	\$242,500 Pasco C. Fells, III	187,300	\$255,700	2.1856 1.1702	44004 Y	122002.000 513401	J	Y	N	530,000 Y
514400 ROCHESTER	76.4-1-23	1.52 ac 42 Sages Loop	210	09/16/24 Carrion, Carole M	\$370,000 Richard W. Smith Jr.	157,500	\$392,200	1.0703 0.0549	44004 Y	121993.000 513401	J	Y	N	396,000 Y
514400 ROCHESTER	76.4-1-34	3.00 ac 1877 Berme Rd	210	11/13/25 Sinkler , Frazier B	\$645,000 RICHARD JOULE	460,100	\$640,700	1.0000 -0.0154	44004 Y	122013.000 513401	J	Y	N	645,000 Y
514400 ROCHESTER	76.4-1-47	.73 ac 1782 Berme Rd	210	08/14/24 Stein, Jacob	\$537,200 COLIN SLATEN	162,750	\$572,600	1.0182 0.0028	44004 Y	102436.000 513401	J	Y	N	547,000 Y
514400 ROCHESTER	76.4-1-55.100	3.60 ac 1854 Berme Rd	311	05/31/24 Bower, Janette L	\$160,000 Rose Kennedy	34,500	\$173,200	2.1438 1.1284	44004 Y	121970.120 513401	J	Y	N	343,000 Y
514400 ROCHESTER	76.4-2-1.100	4.50 ac 1929 Berme Rd	210	04/19/24 Feldman, Richard D	\$567,500 Daniel Gazal	224,700	\$617,400	1.0837 0.0683	44004 Y	127550.100 513401	J	Y	N	615,000 Y
514400 ROCHESTER	76.4-3-32	1.23 ac 101 Stony Rd	210	11/05/24 Mesina, Vanessa Guidz	\$470,000 see attached addendum	173,200	\$492,800	1.0723 0.0569	44001 Y	109030.000 513401	J	Y	N	504,000 Y

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514400 ROCHESTER	76.9-2-9	3.34 ac 100 Old Mine Rd	210	11/12/25 Griffiths, Robert	\$165,000 ANNA BRUNO	134,400	\$163,900	1.0000 -0.0154	44007 Y	109955.000 513401	J	Y	N	165,000 Y
514400 ROCHESTER	76.9-3-1	1.06 ac 210 Clay Hill Rd	270	01/26/24 Eggers, Anne	\$127,500 Boorman Estates LLC	70,000	\$140,800	1.1373 0.1219	44007 Y	110227.000 513401	J	Y	N	145,000 Y
514400 ROCHESTER	76.9-3-24	.55 ac 96 Academy St	210	02/13/25 Sparacino, Michael	\$75,000 New York Cobra Elite LLC	59,740	\$77,300	1.0000 -0.0154	44007 Y	109780.000 513401	J	Y	N	75,000 Y
514400 ROCHESTER	76.10-1-2	1.00 ac 45 Samsonville Rd	210	01/22/25 Limanoff, Narine R	\$375,000 Timothy Barcone	252,000	\$388,800	1.0080 -0.0074	44007 Y	103522.000 513401	J	Y	N	378,000 Y
514400 ROCHESTER	76.10-1-44	.34 ac 8 Sunset Dr	210	09/25/25 Ricci, Anthony	\$309,000 David Wilt	203,300	\$308,000	1.0000 -0.0154	44007 Y	123531.000 513401	J	Y	N	309,000 Y
514400 ROCHESTER	76.19-1-1	5.00 ac 8 Lower Granite Rd	417	01/26/24 Books and Bungalows,	\$260,000 Granite Bungalows, LLC	100,000	\$287,000	1.0962 0.0808	44004 Y	108521.000 513401	J	Y	N	285,000 Y
514400 ROCHESTER	77.1-2-7	1.80 ac 4977 Route 209	210	09/30/24 Stork Development LLC	\$330,000 CHARLES E. FISHER	172,200	\$349,800	1.1061 0.0907	44002 Y	129240.000 513401	J	Y	N	365,000 Y
514400 ROCHESTER	77.1-2-17.400	1.20 ac 2946 Lucas Tpke	210	08/26/25 Biron, Daniel R	\$484,000 Brian Delmonico	258,600	\$483,200	1.0103 -0.0051	44002 Y	104035.400 513401	J	Y	N	489,000 Y
514400 ROCHESTER	77.1-2-30.200	1.22 ac 2796 Lucas Tpke	210	10/15/24 Fisher, Charles E	\$289,000 Dana Kathleen Diorio-Casey	170,600	\$304,700	1.0554 0.0400	44002 Y	113798.000 513401	J	Y	N	305,000 Y
514400 ROCHESTER	77.1-2-33.510	94.90 ac DeJager Ln	112	03/11/25 JPX4 LLC	\$1,500,000 DEJAGER REALTY LLC	272,200	\$1,537,600	0.9523 -0.0631	44001 Y	106845.100 513401	J	Y	N	1,428,500 Y

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514400 ROCHESTER	77.1-2-49	1.24 ac 17 Meadow Ln	210	08/12/24 Levinrad, Judith E	\$745,000 Shuhao Fan	351,000	\$794,100	1.0644 0.0490	44002 Y	101826.000 513401	J	Y	N	793,000 Y
514400 ROCHESTER	77.1-3-37	1.50 ac 68 Tow Path Rd	210	04/11/25 Vasquez, Allyson E	\$298,900 180 DEVELOPERS LLC	141,700	\$304,600	0.9970 -0.0184	44002 Y	116216.000 513401	J	Y	N	298,000 Y
514400 ROCHESTER	77.1-3-43	1.40 ac 58 Tow Path Rd	210	06/27/25 Vellos, Peter	\$355,123 Angela Degrassi f/k/a Dorris	132,300	\$357,800	0.9997 -0.0157	44002 Y	122410.000 513401	J	Y	N	355,000 Y
514400 ROCHESTER	77.1-4-11.100	30.40 ac 120 Peninsula Ln	322	06/12/24 120 Peninsula Lane LLC	\$490,000 Charlotte Binns	175,000	\$527,800	1.0898 0.0744	44001 Y	106845.100 513401	J	Y	N	534,000 Y
514400 ROCHESTER	77.1-4-14.100	8.80 ac 105 Peninsula Ln	210	04/16/25 David and Faye Lawrer	\$2,400,000 Gregory J Mertz	90,000	\$2,446,100	1.0000 -0.0154	44001 Y	106845.100 513401	J	Y	N	2,400,000 Y
514400 ROCHESTER	77.2-2-3.100	1.20 ac 5 Sheeley Ln	210	01/18/24 Salzman, Matthew	\$580,000 Vanessa Witcher	305,000	\$640,300	1.0345 0.0191	44002 Y	123565.000 513401	J	Y	N	600,000 Y
514400 ROCHESTER	77.2-2-15	2.58 ac 592 County Route 6	210	10/07/25 Northridge, Matthew	\$484,000 Allen Lubow	279,840	\$481,600	1.0000 -0.0154	44002 Y	117884.000 513401	J	Y	N	484,000 Y
514400 ROCHESTER	77.2-2-25	11.00 ac 55 Creek Rd	240	01/04/24 Maloney, Michelle	\$1,600,000 Estate of Penelope B	385,200	\$1,766,300	1.0469 0.0315	44002 Y	114726.000 513401	J	Y	N	1,675,000 Y
514400 ROCHESTER	77.2-2-29.400	1.70 ac 2773 Lucas Tpke	210	10/07/25 Johnson, Glenn R JR	\$330,000 Kristy L Voyers	115,500	\$328,400	1.0000 -0.0154	44002 Y	102954.014 513401	J	Y	N	330,000 Y
514400 ROCHESTER	77.2-3-75.120	2.01 ac 825 County Route 6	210	09/05/25 Schneider, Ryan	\$1,495,000 187 Bloom LLC	393,750	\$1,490,000	1.0000 -0.0154	44002 Y	104371.905 513401	J	Y	N	1,495,000 Y

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514400 ROCHESTER	77.2-4-41.100	12.00 ac 210 Rock Hill Rd	240	06/20/25 Paiva, Aristides	\$415,000 Kelly Dumond	0	\$418,100	1.0000 -0.0154	44002 Y	120461.000 513401	J	Y	N	415,000 Y
514400 ROCHESTER	77.2-5-11	8.50 ac 7 Clovewood Rd	210	12/02/24 Baker, Nara	\$977,825 Barbara L. Swing	353,100	\$1,019,400	1.0892 0.0738	44001 Y	106080.011 513401	J	Y	N	1,065,000 Y
514400 ROCHESTER	77.3-1-7.100	19.90 ac 71 Stonykill Rd	280	11/17/25 Deutschlander, Lowell (	\$1,225,700 TIMOTHY GANON	372,330	\$1,217,500	1.0000 -0.0154	44001 Y	101077.000 513401	J	Y	N	1,225,700 Y
514400 ROCHESTER	77.3-1-13.220	2.64 ac 154 Raycliff Dr	210	11/15/24 Caraway, David A	\$766,300 Saul Ben-Yaacov	302,300	\$803,400	1.0675 0.0521	44001 Y	116586.220 513401	J	Y	N	818,000 Y
514400 ROCHESTER	77.3-2-5.124	3.80 ac 41 St Josen Rd	311	11/06/25 Kindler, Jordan	\$265,000 Marc D. Grasso NY Pepper L	75,200	\$263,200	0.6340 -0.3814	44001 Y	117420.000 513401	J	Y	N	168,000 Y
514400 ROCHESTER	77.3-2-5.124	3.80 ac 41 St Josen Rd	311	12/02/24 NY Pepper LLC	\$145,000 Christopher Carroll	75,200	\$151,200	1.1586 0.1432	44001 Y	117420.000 513401	J	Y	N	168,000 Y
514400 ROCHESTER	77.3-2-28	11.00 ac Lawrence Hill Rd	910	02/07/24 Schoonmaker Heirs, LL	\$15,000 FRED WUSTRU	5,500	\$16,500	0.3667 -0.6487	44002 Y	126980.000 513401	J	Y	N	5,500 Y
514400 ROCHESTER	77.3-3-21	1.64 ac 17 Wilderness Rd	311	09/06/24 Hemlock Ventures LLC	\$58,000 Travis C. Robie	43,900	\$61,500	1.5517 0.5363	44002 Y	115300.018 513401	J	Y	N	90,000 Y
514400 ROCHESTER	77.3-3-21	1.64 ac 17 Wilderness Rd	311	07/23/25 Teirstein, Zoya	\$100,000 Hemlock Ventures LLC	43,900	\$100,000	0.9000 -0.1154	44002 Y	115300.018 513401	J	Y	N	90,000 Y
514400 ROCHESTER	77.4-2-4.100	4.60 ac 48 Ginger Rd	210	05/22/24 Schneider, Darryn	\$999,000 Jacqueline Lanzarone	363,800	\$1,081,400	1.1101 0.0947	44002 Y	125500.000 513401	J	Y	N	1,109,000 Y

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514400 ROCHESTER	77.7-1-4	.50 ac 577 Berme Rd	210	04/25/25 McMickle, Celeste	\$385,000 Kathleen as Administ	155,400 Ahearn,	\$392,400	1.0000 -0.0154	44002 Y	105605.000 513401	J	Y	N	385,000 Y
514400 ROCHESTER	77.9-1-19.100	1.40 ac 37 Tow Path Rd	210	07/22/25 Raddock, Alexander	\$610,000 Eric David Brown	284,760	\$610,000	1.0000 -0.0154	44002 Y	113406.000 513401	J	Y	N	610,000 Y
514400 ROCHESTER	84.2-1-13	.91 ac 637 Granite Rd	210	05/30/24 Charpentier, Catherine	\$230,000 Thuy Schoonmaker	115,500	\$249,000	1.4087 0.3933	44004 Y	117911.000 513401	J	Y	N	324,000 Y
514400 ROCHESTER	84.2-3-8	3.80 ac 86 Laurel Hollow Estates	210	04/07/25 Prat, Brigitte	\$540,000 Joseph E. Domer	326,350	\$550,400	1.0000 -0.0154	44004 Y	113391.308 513401	J	Y	N	540,000 Y
514400 ROCHESTER	84.2-3-18	3.60 ac 45 Laurel Hollow Estates	210	03/13/24 Motaganahalli, Narasim	\$380,000 Wayne Whitehead	230,000	\$415,400	1.0895 0.0741	44004 Y	113391.318 513401	J	Y	N	414,000 Y
514400 ROCHESTER	84.7-1-7	.84 ac 47 Sidney St	210	03/27/24 Masseo, Jacqueline	\$406,000 Eric Gomez	196,560	\$443,800	0.9729 -0.0425	44004 Y	101370.000 513401	J	Y	N	395,000 Y
514400 ROCHESTER	84.7-1-9	.77 ac 59 Sidney St	210	03/31/25 Royko, Joshua Daniel	\$600,000 Marc D. Grasso, Sole	15,400 NY Pepper	\$615,000	1.0567 0.0413	44004 Y	123450.000 513401	J	Y	N	634,000 Y
514400 ROCHESTER	84.7-1-9	.77 ac 59 Sidney St	311	06/24/24 NY Pepper LLC	\$33,000 Development, Inc.	15,400 Modena B	\$35,500	9.9999 8.9845	44004 Y	123450.000 513401	J	Y	N	634,000 Y
514400 ROCHESTER	84.7-1-20	.34 ac 59 Old Minnewaska Trl	210	09/19/25 Chiriani, Katarina A	\$315,000 Richard, Jr. Bebenrith	157,500	\$314,000	1.0000 -0.0154	44004 Y	100406.120 513401	J	Y	N	315,000 Y
514400 ROCHESTER	84.7-1-25	1.30 ac 15 Shawangunk Dr	210	08/14/25 McAnlis, Joseph Wallac	\$360,000 Mark Peplow	246,100	\$359,400	1.0000 -0.0154	44004 Y	120333.000 513401	J	Y	N	360,000 Y

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514400 ROCHESTER	84.7-1-31	.90 ac 90 Sidney St	210	01/30/25 Lieberman, Philip	\$399,000 KAREN BOOTH	157,500	\$413,700	1.0000 -0.0154	44004 Y	118429.000 513401	J	Y	N	399,000 Y
514400 ROCHESTER	84.7-1-32	.95 ac 84 Sidney St	210	07/03/24 Spear, Lauren and Ran	\$175,000 84 Sidney LLC	149,600	\$187,600	1.0571 0.0417	44004 Y	121962.000 513401	J	Y	N	185,000 Y