

CITY OF TONAWANDA

VACANT LAND INVENTORY AND VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

VACANT LAND SALES FROM JANUARY 1, 2021 TO DECEMBER 31, 2022

The information included in this report was printed as of February 22, 2023

The information in this publication includes valid vacant land transactions entered
in the Real Property System at the City of Tonawanda Assessor's Office.

SBL Number	=	Legal Identification of parcel, Section, Block, and Lot
Location	=	Street Number and Street Name for each parcel.
NBHD Code	=	Neighborhood Code
Prop Class	=	Property Class Code (see next page for descriptions).
Prelim 2023 Assessment	=	The current land assessment on the parcel.
Sale Date	=	The transfer date of the parcel.
Sale Price	=	The selling price of the parcel.
Front Footage	=	The front footage of the lot for the parcel.
Depth	=	The depth of the lot for the parcel.
Acres	=	Lot size of the parcel.

Property Class Code Descriptions

- 311 = Residential Vacant Land
- 312 = Residential Land Including a small improvement
- 314 = Rural Vacant lots with 10 Acres or Less
- 315 = Underwater Vacant Land
- 320 = Rural
- 321 = Abandoned Agricultural Land
- 322 = Residential Vacant Land with Over 10 Acres
- 323 = Other Rural Vacant Lands
- 330 = Commercial Vacant Land
- 331 = Commercial Vacant Land with minor improvements
- 340 = Industrial Vacant Land
- 341 = Industrial Vacant Land with minor improvements
- 380 = Public Utility Vacant Land

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
39.38-2-3.2	East Niagara St	108	311			\$1,000	41.80 x 29.60
38.66-4-16	Adam St	108	311			\$1,100	60.00 x 31.04
38.66-4-17	Adam St	108	311			\$900	50.00 x 31.04
38.59-2-26.1	340 Adam St	108	311			\$19,100	66.00 x 92.70
38.66-3-13	409 Adam St	108	311			\$23,000	66.00 x 132.00
38.66-2-11	416 Adam St	108	311			\$23,000	66.00 x 132.00
38.66-3-10	419 Adam St	108	311			\$15,000	33.00 x 132.00
38.66-4-14	490 Adam St	108	311			\$900	48.48 x 31.04
38.66-4-15	494 Adam St	108	311			\$700	40.00 x 31.04
38.59-2-13	290 Adam St	25	330			\$17,800	30.00 x 86.00
39.45-3-4	Adam St	25	331			\$42,000	66.00 x 102.74
39.45-3-3	27 Adam St	25	331			\$46,500	66.00 x 132.00
39.45-3-2	31 Adam St	25	331			\$42,500	53.00 x 132.00
38.67-1-11	352 Adam St	25	331			\$45,500	66.00 x 132.00
39.18-2-7.122	Alexander St	25	330			\$5,000	14.00 x 52.09
53.09-1-23	164 Amsterdam St	108	311			\$9,900	30.00 x 120.00
39.56-3-11	17 Arthur St	108	311			\$6,200	40.00 x 132.00
39.56-3-10	21 Arthur St	108	311			\$6,200	40.00 x 132.00
39.56-3-9	25 Arthur St	108	311			\$6,200	40.00 x 132.00
39.56-3-8	29 Arthur St	108	311			\$6,200	40.00 x 132.00
39.56-3-7	33 Arthur St	108	311			\$6,200	40.00 x 132.00
39.56-3-6	37 Arthur St	108	311			\$6,200	40.00 x 132.00
39.56-3-5	41 Arthur St	108	311			\$6,200	40.00 x 132.00
39.56-3-4	45 Arthur St	108	311			\$6,200	40.00 x 132.00
39.56-3-3	49 Arthur St	108	311			\$6,200	40.00 x 132.00
39.56-3-2	53 Arthur St	108	311			\$6,200	40.00 x 132.00
39.54-4-17	28 Benton St	25	330			\$32,000	0.12 ac.
39.54-4-18	30 Benton St	25	330			\$21,000	24.00 x 132.00
38.60-7-11	275 Broad St	108	311			\$15,600	35.00 x 132.00
38.60-2-28	282 Broad St	108	311			\$14,500	30.00 x 140.00
38.74-5-6	505 Broad St	108	311			\$19,900	49.50 x 132.00
39.45-3-12	110 Broad St	25	330			\$30,000	33.00 x 132.00
39.46-6-13.1	43 Broad St	25	331			\$45,200	64.00 x 132.00

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
39.45-2-16	70 Broad St	25	331			\$37,400	40.00 x 132.00
39.45-3-11	106 Broad St	25	331			\$36,100	40.00 x 132.00
39.53-12-4	134 Broad St	25	331			\$46,200	0.20 ac.
38.60-4-9	203 Broad St	25	331			\$55,000	99.00 x 132.00
38.74-4-4	581 Broad St	25	380			\$22,700	25.00 x 132.00
52.50-1-5	316 Brookside Terr	108	311			\$9,400	137.54 x 115.00
52.41-1-26	104 Brookside Terr Rear	108	311			\$19,100	2.50 ac.
52.41-1-55	145 Brookside Terr W	108	311			\$16,100	60.00 x 115.00
39.70-3-13.1	15 Broughton Ct	108	311			\$27,900	128.62 x 101.00
39.70-3-39	19 Broughton Ct	107	312			\$23,500	40.18 x 143.55
39.70-1-2	32016 Building & Land	25	380			\$50,000	35.80 x 297.00
53.30-2-27	32016 Building & Land	25	380			\$23,800	33.00 x 104.83
38.83-2-1.1/B	32016 Building Only	25	380			\$35,000	0.00 x 0.00
53.09-1-11	67 Canton St	108	311			\$16,600	60.00 x 120.00
53.09-1-14	83 Canton St	108	311			\$13,700	45.00 x 120.00
39.39-2-20	38 Carney St Rear	108	311			\$3,000	67.00 x 78.60
39.69-3-18	31 Catherine St Rear	107	312			\$2,800	40.00 x 130.00
39.55-1-5	51 Cleveland Ave	108	311			\$28,600	50.00 x 132.00
39.55-2-21	60 Cleveland Ave	108	311			\$9,200	50.00 x 132.00
39.55-1-2	3 Cleveland Ave Rear	108	311			\$700	50.00 x 30.00
39.55-1-4	51 Cleveland Ave Rear	108	311			\$700	50.00 x 30.00
39.47-1-20	93 Cleveland Ave Rear	108	311			\$500	100.00 x 30.00
38.60-3-14	28 Clinton St	107	312			\$52,500	40.00 x 125.00
38.84-5-9.12	Court St	108	311			\$800	0.03 ac.
53.06-3-6	55 Cranbrook Rd	108	311			\$4,500	20.00 x 120.00
53.30-5-33	65 Dekalb St	108	311			\$11,600	35.00 x 120.00
39.62-3-21	Delaware Ave	108	311			\$300	3.00 x 121.00
53.22-5-9	480 Delaware St	108	311			\$19,100	57.81 x 114.00
53.30-1-9	510 Delaware St	108	311			\$19,000	61.00 x 100.00
53.30-7-2	526 Delaware St	108	311			\$19,600	55.00 x 141.25
53.30-7-3	532 Delaware St	108	311			\$17,100	40.00 x 134.00
53.30-7-7	544 Delaware St	108	311			\$15,700	40.00 x 113.00
39.46-5-1.11	9 Delaware St	25	330			\$40,000	0.15 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
39.46-5-1.13	33 Delaware St	25	330			\$50,800	0.27 ac.
39.54-2-9.1	60 Delaware St	25	330			\$36,000	0.11 ac.
39.78-3-6	Delaware St	25	331			\$84,000	0.52 ac.
39.46-6-2	12 Delaware St	25	331			\$55,200	0.21 ac.
39.54-2-13	74 Delaware St	25	331			\$51,100	37.00 x 231.00
39.62-2-2.111	104 Delaware St	25	331			\$71,200	0.38 ac.
39.62-4-30	135 Delaware St	25	331			\$61,400	0.26 ac.
39.70-3-13.2	260 Delaware St	25	331			\$44,500	0.14 ac.
39.78-3-3.1	349 Delaware St	25	331			\$62,800	0.27 ac.
53.22-1-3.1	430 Delaware St	25	331			\$78,000	87.12 x 305.00
53.30-2-41	507 Delaware St	25	331			\$45,000	0.16 ac.
53.29-6-31	626 Delaware St	25	331			\$59,900	45.45 x 238.75
53.37-2-31	638 Delaware St	25	331			\$116,000	0.12 ac.
53.29-6-27	618 Delaware St Rear	25	330			\$27,500	35.00 x 107.52
53.29-6-28	626 Delaware St Rear	25	330			\$18,400	51.83 x 120.00
53.21-7-2	82 Dexter St	108	311			\$2,000	3.60 x 123.00
53.29-4-6	146 Dexter St	107	312			\$27,000	40.00 x 130.00
52.32-3-15.111	Duffy Dr	108	311			\$13,100	1.00 ac.
52.32-3-17	Duffy Dr	108	311			\$5,000	60.00 x 87.00
52.32-3-19	Duffy Dr	108	311			\$7,000	81.00 x 118.87
52.32-3-8.111	168 Duffy Dr	108	311			\$2,500	90.00 x 88.00
52.32-3-16	196 Duffy Dr	108	311			\$4,400	33.00 x 191.00
52.33-7-16	197 Duffy Dr	108	311			\$26,800	32.00 x 458.00
39.38-3-3.122	1 East Ave	108	311			\$41,800	0.46 ac.
39.38-2-4	84 East Niagara St	107	312			\$27,700	44.72 x 132.00
39.46-2-12	28 East Niagara St	25	340			\$37,400	64.00 x 135.00
39.40-1-3.2	320 East Niagara St	25	340			\$52,400	104.00 x 221.37
39.11-2-2	1010 East Niagara St	25	340			\$38,900	60.00 x 165.00
39.18-7-11	14 Edith St	107	312			\$23,000	40.00 x 87.70
39.78-4-4	100 Elgin St	25	330			\$37,900	38.00 x 237.70
39.78-3-7	20 Elgin St	25	331			\$50,900	0.25 ac.
39.18-1-4	45 Ellicott Crk Rd	108	311			\$23,600	0.09 ac.
39.18-2-2	46 Ellicott Crk Rd	108	311			\$1,400	77.74 x 60.40

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
39.18-1-8	55 Ellicott Crk Rd	108	311			\$18,700	0.07 ac.
39.18-1-11	63 Ellicott Crk Rd	108	311			\$29,000	0.12 ac.
39.18-3-5	92 Ellicott Crk Rd	108	311			\$16,700	50.00 x 93.70
39.18-1-16	99 Ellicott Crk Rd	108	311			\$2,300	29.00 x 23.00
39.18-1-17	101 Ellicott Crk Rd	108	311			\$6,100	0.02 ac.
39.18-1-19	109 Ellicott Crk Rd	108	311			\$18,000	35.30 x 90.00
39.18-1-21	115 Ellicott Crk Rd	108	311			\$20,900	0.08 ac.
39.18-1-22	119 Ellicott Crk Rd	108	311	8/18/21	\$26,501	\$18,400	35.00 x 90.00
39.18-1-23	121 Ellicott Crk Rd	108	311			\$26,400	131.00 x 38.00
39.18-1-24	131 Ellicott Crk Rd	108	311			\$7,000	30.00 x 40.00
39.18-1-27	141 Ellicott Crk Rd	108	311			\$24,300	0.10 ac.
39.18-6-1	175 Ellicott Crk Rd	108	311			\$4,800	19.00 x 278.56
39.19-1-1	250 Ellicott Crk Rd	108	311			\$139,100	1,330.00 x 36.00
39.19-1-3	371 Ellicott Crk Rd	108	311			\$26,700	66.00 x 38.00
39.19-1-4	401 Ellicott Crk Rd	108	311			\$119,000	629.00 x 50.00
39.19-1-5	433 Ellicott Crk Rd	108	311			\$26,100	0.08 ac.
39.19-1-6	439 Ellicott Crk Rd	108	311			\$24,700	80.00 x 45.00
39.19-1-8	445 Ellicott Crk Rd	108	311			\$28,100	0.09 ac.
39.18-1-3	41 Ellicott Crk Rd	107	312			\$18,900	0.07 ac.
39.18-1-12	67 Ellicott Crk Rd	107	312			\$25,000	0.10 ac.
39.18-1-13	69 Ellicott Crk Rd	107	312	9/2/21	\$68,000	\$32,400	50.00 x 100.00
39.18-1-20	113 Ellicott Crk Rd	107	312			\$21,500	0.08 ac.
39.19-1-7	441 Ellicott Crk Rd	107	312	11/1/21	\$10,000	\$19,600	54.50 x 45.00
39.18-5-2	114 Ellicott Crk Rd Rear	108	311			\$29,800	110.10 x 136.70
39.71-5-23	51 Elm St	108	311			\$600	17.31 x 62.60
39.71-1-27	64 Elm St	108	311			\$17,300	34.00 x 159.00
39.71-1-28	68 Elm St	108	311			\$17,300	37.00 x 154.00
38.76-6-19	86 Elmwood Pk E Rear	108	311			\$6,400	41.60 x 49.78
39.69-5-6.1	Elmwood Pk S	108	311			\$3,500	40.00 x 25.00
39.69-5-7.1	39 Elmwood Pk So Rear	107	312			\$9,000	40.00 x 25.00
38.76-4-7	93 Elmwood Pk W Rear	108	311			\$2,200	50.30 x 65.00
38.76-4-9	97 Elmwood Pk W Rear	108	311			\$1,900	57.40 x 65.00
38.76-4-11	101 Elmwood Pk W Rear	108	311			\$2,100	53.85 x 65.00

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
38.76-4-30	105 Elmwood Pk W Rear	108	311			\$2,000	51.25 x 65.00
53.22-6-9	13 Eugene St	107	312			\$3,400	10.40 x 49.50
53.22-1-2.11	40 Eugene St Rear	108	311			\$1,000	37.82 x 44.00
39.15-1-17.2	85 Exolon Dr	25	330			\$1,700	5.00 x 914.92
39.15-1-17.1	5 Exolon Dr	25	380			\$40,600	20.45 x 2,196.00
39.55-1-15	249 Fillmore Ave	108	311			\$22,300	55.00 x 76.00
39.46-3-23.212	95 Fillmore Ave	25	330			\$21,200	0.31 ac.
39.55-1-18.1	243 Fillmore Ave	25	330			\$35,200	78.00 x 86.00
39.63-3-2.2	252 Fillmore Ave	25	330			\$85,600	1.14 ac.
39.55-3-10	266 Fillmore Ave	25	330			\$72,400	0.81 ac.
39.14-3-4	394 Fillmore Ave	25	330			\$58,500	0.95 ac.
39.14-2-1	450 Fillmore Ave	25	331			\$269,000	9.40 ac.
39.15-2-6	590 Fillmore Ave	25	331			\$142,000	1.30 ac.
39.54-3-8.2	10 Fletcher St	108	311			\$400	10.00 x 59.12
39.53-8-1	187 Fletcher St	108	311			\$16,400	88.00 x 90.00
38.68-6-15	295 Fletcher St	108	311			\$18,000	60.00 x 103.00
38.68-7-7	353 Fletcher St	108	311			\$1,800	56.20 x 52.73
38.67-5-2	407 Fletcher St	108	311			\$15,000	35.00 x 125.73
38.75-4-2	465 Fletcher St	108	311			\$13,600	40.00 x 99.00
52.25-1-1	794 Fletcher St	108	311			\$32,100	146.00 x 132.00
38.68-5-2.1	265 Fletcher St	107	312			\$24,400	65.00 x 97.00
38.68-8-13	370 Fletcher St	107	312			\$21,200	33.00 x 132.00
38.68-2-15	294 Fletcher St	25	330			\$36,500	60.00 x 130.70
39.53-9-6	158 Fletcher St	25	331			\$119,000	0.23 ac.
38.67-6-15	430 Fletcher St	25	331			\$34,500	41.25 x 132.00
39.19-6-23	88 Follette Ln	108	311			\$46,600	1.90 ac.
38.67-7-17	60 Franklin St	108	311			\$200	12.00 x 30.00
38.75-3-8	110 Franklin St	107	312			\$37,700	33.00 x 92.00
38.84-5-11	325 Franklin St	107	312			\$67,800	1.80 ac.
38.76-2-9	153 Franklin St Rear	108	311			\$3,600	45.73 x 170.50
52.08-2-10	290 Franklin St Rear	108	311			\$4,600	66.00 x 165.00
53.07-8-24	205 Frederick Rd	108	311			\$1,400	66.83 x 73.20
53.07-4-38	208 Frederick Rd	108	311			\$700	160.00 x 185.30

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
39.19-5-1	11 Frederick Rd	25	331			\$49,800	98.56 x 120.16
39.19-5-27	11 Frederick Rd Rear	25	331			\$197,700	2.50 ac.
39.62-4-3	41 Fremont St Rear	107	312			\$11,400	65.00 x 36.00
39.78-1-18.1	66 Fuller Ave	108	311			\$21,800	69.62 x 112.00
39.78-1-15	56 Fuller Ave	107	312			\$37,000	40.00 x 110.00
39.78-7-12	21 Fuller Ave	25	330			\$40,800	0.27 ac.
38.83-4-28.11	Gibson St	108	311			\$5,300	4.03 x 293.43
38.66-4-9	24 Gibson St	108	311			\$6,000	20.00 x 300.00
38.66-3-27	49 Gibson St	108	311			\$1,900	44.00 x 72.83
38.74-4-15	80 Gibson St	108	311			\$300	4.00 x 132.00
39.71-2-11	38 Glenwood Ave	108	311			\$500	45.00 x 28.00
39.56-4-19	12 Grant St	108	311			\$24,300	32.00 x 132.00
39.48-1-9	124 Grant St	108	311			\$35,000	80.00 x 132.00
39.55-2-11	3 Grant St	25	331			\$39,500	44.50 x 132.00
39.70-2-24	211 Grove St	108	311			\$16,900	40.00 x 129.00
39.78-2-30	269 Grove St	108	311			\$500	25.00 x 55.00
39.78-1-4	278 Grove St	108	311			\$19,900	40.53 x 169.00
39.53-4-21	25 Grove Pl	107	312			\$26,000	44.00 x 144.00
39.78-7-15	282 Grove St	107	312			\$27,400	93.46 x 160.38
39.78-2-31	269 Grove St Rear	108	311			\$3,500	184.00 x 90.60
53.22-1-2.13	362 Grove St Rear	108	311			\$2,800	114.00 x 44.00
52.08-5-2.112	2 Hackett Dr	25	340			\$200,000	4.00 ac.
52.08-5-2.111	6 Hackett Dr	25	340			\$416,500	7.90 ac.
52.12-3-4	9 Hackett Dr Rear	25	330			\$120,000	2.00 ac.
39.71-1-18	13 Harriet St	108	311			\$5,400	60.00 x 120.00
39.77-4-9	32 Highland Ave	108	311			\$18,500	47.75 x 125.00
53.29-4-30	187 Highland Ave	108	311			\$1,100	10.00 x 147.66
53.29-4-20	227 Highland Ave	108	311			\$7,500	30.00 x 91.20
38.68-3-34	45 Hill Pl	108	311			\$100	1.00 x 66.80
38.68-3-35	47 Hill Pl	108	311			\$13,500	56.25 x 70.82
39.61-3-5.2	35 Hill St	108	311			\$1,000	25.00 x 72.60
39.61-3-16.1	7 Hill St Rear	25	331			\$34,200	0.46 ac.
39.77-3-9	24 Hillcrest Rd	108	311			\$18,800	50.00 x 120.00

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
53.21-6-16	65 Hillcrest Rd	108	311			\$15,600	42.70 x 122.00
53.21-6-15	67 Hillcrest Rd	25	330			\$32,000	0.12 ac.
53.21-6-14	73 Hillcrest Rd	25	331			\$35,800	0.11 ac.
53.21-6-13	77 Hillcrest Rd	25	331			\$34,000	0.10 ac.
38.66-4-18	21 Hinds St	108	311			\$900	31.04 x 50.60
38.66-4-13	25 Hinds St	108	311			\$7,000	20.00 x 300.00
38.74-3-24	59 Hinds St	108	311			\$1,300	33.00 x 66.00
52.08-5-1	375 Hinds St	25	340			\$365,600	8.14 ac.
53.30-5-4	30 Ilion St	108	311			\$13,700	45.00 x 120.00
52.08-4-8	23 James St	108	311			\$23,000	66.00 x 132.00
39.61-7-9	10 Johnson St	25	330			\$30,100	66.00 x 66.50
53.21-3-3.2	10 King St	108	311			\$10,600	30.00 x 103.00
53.21-4-25	75 King St	108	311			\$7,800	30.00 x 75.00
38.84-1-6.1	Klinger Ave	108	311			\$900	2.00 x 132.00
38.76-1-13	73 Klinger Ave	108	311			\$24,500	66.53 x 148.00
38.76-1-12.2	81 Klinger Ave	108	311			\$24,200	65.00 x 148.00
38.59-4-1	19 Kohler St	108	311			\$28,400	83.10 x 73.00
38.76-4-2	163 Kohler St	108	311			\$3,200	20.00 x 328.00
38.84-4-17	312 Kohler St	108	311			\$57,400	2.10 ac.
39.77-6-15	379 Kohler St	108	311			\$900	31.60 x 65.30
38.76-4-29	277 Kohler St	107	312			\$27,400	11.75 x 205.31
39.56-2-6	2 Lincoln St	108	311			\$5,000	180.00 x 120.00
53.23-2-34	149 Linwood Ave	108	311			\$12,800	40.00 x 121.80
38.81-1-10.1	151 Little League Dr	108	311			\$155,900	13.93 ac.
39.46-3-23.121	76 Longs Ave	25	340			\$41,200	1.06 ac.
39.19-3-20	98 Luksin Dr	108	311			\$12,500	61.51 x 123.66
39.77-5-17	421 Main St	108	311			\$28,600	72.40 x 190.00
39.77-5-25	375 Main St	107	312			\$19,300	33.00 x 123.00
53.29-1-6	522 Main St	107	312			\$23,600	33.00 x 169.00
39.45-2-26	1 Main St	25	330			\$38,800	132.42 x 41.60
39.53-7-2.1	100 Main St	25	330			\$23,800	25.35 x 117.00
39.53-8-8	128 Main St	25	330			\$53,800	0.21 ac.
39.61-7-7	140 Main St	25	330			\$79,500	0.31 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
52.12-3-14	636 Main St	25	330			\$34,000	0.14 ac.
53.29-1-8	526 Main St	25	331			\$41,500	0.09 ac.
53.29-3-1	551 Main St	25	331			\$97,000	0.36 ac.
52.12-3-11.11	630 Main St	25	331			\$60,000	0.37 ac.
52.12-3-15	640 Main St	25	340			\$54,400	66.00 x 240.00
39.69-4-17	287 Main St Rear	107	312			\$20,200	37.29 x 406.72
39.69-5-2.1	284 Main St Rear	25	331			\$89,400	0.79 ac.
39.18-10-9	16 Maldiner Ave	108	311			\$24,000	40.00 x 234.71
39.71-3-35.1	12 Maple St Rear	108	311			\$1,200	17.00 x 114.00
39.56-3-20	34 Mill St	108	311			\$26,500	40.00 x 132.00
39.56-3-21	38 Mill St	108	311			\$26,500	40.00 x 132.00
39.56-3-23	46 Mill St	108	311			\$26,500	40.00 x 132.00
39.56-1-12	61 Mill St	108	311			\$26,500	40.00 x 132.00
39.56-1-7	85 Mill St	108	311			\$26,500	40.00 x 132.00
39.56-1-6	89 Mill St	108	311			\$26,500	40.00 x 132.00
39.56-2-2	90 Mill St	108	311			\$35,800	80.00 x 142.40
39.18-4-6	Millcreek Road (end)	25	380			\$2,400	0.00 x 0.00
53.22-5-7	13 Milton St	108	311			\$1,400	21.00 x 113.39
39.70-2-64	67 Minerva St	108	311			\$300	1.00 x 583.00
39.54-1-2	63 Morgan St	108	311	2/5/21	\$8,000	\$14,100	31.50 x 132.00
39.54-1-1	65 Morgan St	108	311			\$2,400	66.00 x 60.00
38.68-2-14	293 Morgan St	108	311			\$27,400	60.00 x 207.00
38.67-3-20	386 Morgan St	108	311			\$15,000	33.00 x 132.00
39.46-6-11	58 Morgan St	107	312			\$20,900	44.00 x 132.00
39.46-6-8	44 Morgan St	25	331			\$38,500	66.00 x 132.00
39.46-6-9	54 Morgan St	25	331			\$54,000	0.30 ac.
53.30-4-5	26 Mullen St	108	311			\$12,700	40.00 x 120.00
53.30-4-12	54 Mullen St	108	311			\$12,700	40.00 x 120.00
53.30-4-14	62 Mullen St	108	311			\$12,700	40.00 x 120.00
53.31-2-14	129 Mullen St	108	311			\$500	5.00 x 121.91
38.52-2-7	139 Niagara St	108	311			\$100	1.00 x 132.00
38.66-4-5	495 Niagara St	108	311			\$52,800	56.00 x 134.00
38.74-1-1.12	561 Niagara St	108	311			\$46,500	62.46 x 189.20

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
38.73-4-2	599 Niagara St	108	311			\$58,100	50.45 x 334.25
39.45-4-1.121	49 Niagara St	25	330			\$70,000	0.75 ac.
38.52-3-6	190 Niagara St	25	330			\$72,000	0.50 ac.
38.67-1-1	429 Niagara St	25	330			\$6,600	43.55 x 22.09
38.18-3-1.1	799 Niagara St	25	330			\$40,000	0.25 ac.
39.45-4-1.13	11 Niagara St	25	331			\$272,600	1.71 ac.
39.45-1-4	28 Niagara St	25	331	10/28/22	\$150,000	\$50,800	56.40 x 210.18
38.59-2-11	321 Niagara St	25	331			\$35,800	44.00 x 107.00
38.59-2-10	323 Niagara St	25	331			\$65,300	44.15 x 82.00
38.44-1-1.1	Niagara Shore Dr	108	311			\$8,800	1.76 ac.
38.44-1-1.2	Niagara Shore Dr	108	311			\$6,700	1.33 ac.
38.44-1-1.312	Niagara Shore Dr	108	311			\$4,700	0.94 ac.
38.44-1-1.32	Niagara Shore Dr	108	311			\$1,700	0.34 ac.
38.44-1-68.21	Niagara Shore Dr	108	311			\$10,100	2.01 ac.
38.44-2-1.211	Niagara Shore Dr	108	311			\$14,000	2.80 ac.
38.44-4-2	62 Niagara Shore Dr	108	311			\$65,000	78.91 x 171.00
38.44-3-12	181 Niagara Shore Dr	108	311			\$2,200	143.26 x 149.54
38.44-1-68.11	268 Niagara Shore Dr	108	311			\$30,000	0.50 ac.
38.52-4-4	294 Niagara Shore Dr	108	311			\$120,000	83.50 x 142.70
38.52-3-1	111 Niagara Shore Dr	25	330			\$480,800	0.92 ac.
38.52-3-3	200 Niagara St Rear	25	330			\$6,000	0.02 ac.
39.48-1-6	4 Pershing St	108	311			\$35,800	123.00 x 120.00
39.48-1-7	10 Pershing St	108	311			\$27,600	50.00 x 120.00
39.14-5-10	28 Peuquet Pkwy	25	331			\$58,200	100.12 x 208.00
39.19-7-38.1	Ridgedale Cir	108	311			\$5,800	33.74 x 332.55
39.63-1-3.2	Scott St	108	311			\$1,400	33.00 x 72.00
39.63-1-3.3	Scott St	108	311			\$1,400	33.00 x 72.00
39.62-3-2	103 Scott St	107	312			\$29,400	40.00 x 122.42
39.45-3-14	41 Seymour St	25	330			\$20,000	44.10 x 66.00
39.53-8-7	110 Seymour St	25	330			\$47,000	0.22 ac.
39.45-6-6.1	20 Seymour St	25	331			\$83,000	0.51 ac.
39.45-3-15	37 Seymour St	25	331			\$12,800	32.00 x 49.00
52.26-4-10	65 Sharon Dr	108	311			\$8,000	32.00 x 537.00

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
39.63-1-39	60 Simson St Rear	108	311			\$3,300	110.00 x 62.41
39.40-2-3.1	16 Stark St	108	311	9/6/22	\$28,500	\$28,100	60.00 x 105.00
39.47-1-9	86 Stark St	108	311			\$24,100	40.00 x 105.00
39.78-3-1.12	155 State St	25	330			\$58,000	0.60 ac.
39.71-3-39.12	108 State St Rear	107	312			\$12,000	49.00 x 163.25
52.12-3-16	713203 Substation Land	25	380			\$42,000	1.10 ac.
53.29-4-4.1	Summit St	108	311			\$700	40.00 x 5.00
53.30-1-10	28 Summit St	108	311			\$18,100	47.50 x 108.42
53.30-2-38	17 Syracuse St	108	311			\$2,400	14.00 x 209.14
53.30-2-34	39 Syracuse St	108	311			\$11,500	40.00 x 104.70
53.30-2-31	51 Syracuse St	108	311			\$11,500	40.00 x 104.76
53.31-1-38.1	153 Syracuse St	108	311			\$200	1.91 x 105.26
52.42-2-40	39 Taylor Dr	108	311			\$900	8.50 x 120.00
52.49-3-10	712005 Transmission Land	25	380			\$18,500	0.19 ac.
52.49-3-11.1	712005 Transmission Land	25	380			\$10,800	1.82 ac.
52.49-3-12	712005 Transmission Land	25	380			\$58,500	7.90 ac.
52.49-4-2	712005 Transmission Land	25	380			\$2,900	0.20 ac.
53.07-10-4	712005 Transmission Land	25	380			\$1,100	0.06 ac.
53.07-8-25	712005 Transmission Land	25	380			\$38,600	0.84 ac.
53.07-8-26	712005 Transmission Land	25	380			\$56,000	6.20 ac.
53.07-9-1	712005 Transmission Land	25	380			\$171,100	5.70 ac.
53.07-9-2	712005 Transmission Land	25	380			\$2,300	0.14 ac.
52.12-3-17	712709 Transmission Land	25	380			\$32,400	0.33 ac.
52.12-3-3	712709 Transmission Land	25	380			\$40,800	1.04 ac.
39.14-3-3	712741 Transmission Land	25	380			\$27,800	0.57 ac.
39.14-4-9	712741 Transmission Land	25	380			\$20,600	0.28 ac.
39.18-1-25	712741 Transmission Land	25	380			\$600	0.03 ac.
39.18-5-4	712741 Transmission Land	25	380			\$17,800	0.16 ac.
39.18-5-7	712741 Transmission Land	25	380			\$20,400	0.27 ac.
39.18-9-16	712741 Transmission Land	25	380			\$22,200	0.36 ac.
39.40-1-4	712741 Transmission Land	25	380			\$6,000	0.04 ac.
39.40-1-5	712741 Transmission Land	25	380			\$24,000	0.45 ac.
39.48-1-10	712741 Transmission Land	25	380			\$19,800	0.24 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
39.48-1-3	712741 Transmission Land	25	380			\$22,600	0.38 ac.
39.56-2-7	712741 Transmission Land	25	380			\$27,800	0.57 ac.
53.06-7-24	712741 Transmission Land	25	380			\$1,500	0.08 ac.
53.06-7-25	712741 Transmission Land	25	380			\$36,800	0.84 ac.
53.06-8-20	712741 Transmission Land	25	380			\$1,500	0.08 ac.
53.09-2-2	712741 Transmission Land	25	380			\$38,600	0.93 ac.
53.23-1-25	712741 Transmission Land	25	380			\$1,700	0.09 ac.
53.23-2-22	712741 Transmission Land	25	380			\$2,600	0.17 ac.
53.23-3-23	712741 Transmission Land	25	380			\$2,500	0.16 ac.
53.31-1-24	712741 Transmission Land	25	380			\$2,400	0.15 ac.
53.31-2-6	712741 Transmission Land	25	380			\$2,600	0.17 ac.
53.31-3-19	712741 Transmission Land	25	380			\$2,600	0.17 ac.
53.31-4-16	712741 Transmission Land	25	380			\$2,600	0.17 ac.
53.31-5-22	712741 Transmission Land	25	380			\$1,500	0.08 ac.
53.06-6-17	712762 Transmission Land	25	380			\$36,600	0.83 ac.
53.29-6-1.212	1 Tussing Ln	25	331			\$110,000	0.70 ac.
38.18-3-7	38 Two Mile Creek Rd	108	311			\$1,800	84.50 x 52.80
52.06-2-1	201 Two Mile Creek Rd	25	340			\$256,000	5.40 ac.
52.32-2-1.1	401 Two Mile Creek Rd	25	340			\$403,200	13.40 ac.
52.32-1-1	404 Two Mile Creek Rd	25	340			\$201,000	5.70 ac.
52.32-1-3	560 Two Mile Creek Rd	25	340			\$22,600	0.38 ac.
52.32-1-4	600 Two Mile Creek Rd	25	340			\$60,000	1.00 ac.
52.41-2-1	620 Two Mile Creek Rd	25	340			\$188,000	3.70 ac.
52.41-2-2	640 Two Mile Creek Rd	25	340			\$90,300	3.30 ac.
52.49-4-1.1	650 Two Mile Creek Rd	25	340			\$91,100	3.70 ac.
52.49-4-3	680 Two Mile Creek Rd	25	340			\$1,400	0.09 ac.
52.49-4-4	700 Two Mile Creek Rd	25	340			\$50,800	0.51 ac.
53.23-3-24	154 Utica St	108	311			\$600	7.00 x 100.00
53.31-1-1	263 Utica St	108	311			\$1,200	13.70 x 105.00
53.30-2-20	271 Utica St	108	311			\$200	2.00 x 105.02
53.30-2-15	295 Utica St	108	311			\$9,500	33.00 x 104.90
53.22-4-22	296 Utica St	108	311			\$9,100	33.00 x 100.00
53.22-4-24	304 Utica St	108	311			\$9,100	33.00 x 100.00

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
52.33-3-21	197 Wadsworth Ave	108	311			\$20,000	32.00 x 622.50
52.42-5-3	270 Wadsworth Ave	108	311			\$16,700	60.00 x 121.74
52.42-5-5	278 Wadsworth Ave	107	312			\$16,500	59.00 x 120.24
39.14-1-2.4	Wales Ave	25	331			\$26,100	30.50 x 463.19
53.22-2-14	59 Walter Ave	108	311			\$12,800	40.00 x 122.80
53.23-1-15	171 Walter Ave	108	311			\$1,000	10.00 x 122.80
38.83-3-11	164 Wheeler St	108	311			\$13,500	33.58 x 114.00
38.83-4-12.1	198 Wheeler St	108	311			\$11,800	30.00 x 114.00
38.83-5-16	264 Wheeler St	108	311			\$14,600	32.00 x 128.49
52.08-2-23.111	343 Wheeler St	25	340			\$2,600	0.05 ac.
52.08-2-23.122	345 Wheeler St	25	340			\$1,000	0.04 ac.
52.08-4-17.11	359 Wheeler St	25	340			\$94,800	1.37 ac.
39.70-2-15	William St	107	312			\$16,600	31.00 x 50.00
39.53-3-7	52 William St	25	330			\$22,100	33.00 x 97.00
39.62-3-20.1	167 William St	25	330			\$36,300	40.00 x 191.00
39.62-2-20.1	141 William St	25	331			\$57,200	0.33 ac.
39.19-7-34	Willowbend Rd	108	311			\$2,500	35.00 x 82.42
53.06-2-3.2	Young St	108	311			\$28,000	131.96 x 0.00
53.06-2-3.3	Young St	108	311			\$500	0.02 ac.
39.63-2-6	251 Young St	108	311			\$18,200	30.00 x 107.00
39.54-5-1	113 Young St	25	330			\$10,000	15.00 x 98.00
39.54-3-8.1	132 Young St	25	330			\$38,200	96.00 x 130.10
39.54-5-10	171 Young St	25	330			\$30,500	102.00 x 45.00
39.55-3-2	181 Young St	25	330			\$35,800	145.00 x 50.00
39.62-5-1.1	203 Young St	25	330			\$31,300	86.00 x 57.00
39.62-5-1.2	209 Young St	25	330			\$40,300	170.00 x 66.00
39.62-5-1.31	225 Young St	25	330			\$41,200	127.00 x 96.09
39.18-9-15	466 Young St	25	330			\$34,000	37.00 x 165.00
39.18-8-9	491 Young St	25	330			\$37,400	69.00 x 125.00
39.18-8-7	497 Young St	25	330			\$25,300	33.62 x 109.35
53.07-2-12	675 Young St	25	330			\$24,000	0.08 ac.
53.07-3-2.111	737 Young St	25	330			\$79,200	0.98 ac.
53.07-1-15	Young St	25	331			\$198,000	1.90 ac.

<u>Sbl Number</u>	<u>Location</u>	<u>NBHD Code</u>	<u>Property Class</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Prelim 2023 Assessment</u>	<u>Land Size</u>
53.07-1-5.12	Young St	25	331			\$71,000	0.49 ac.
39.45-2-7.1	2 Young St	25	331			\$6,200	4.00 x 190.00
39.45-2-7.2	12 Young St	25	331			\$2,000	10.00 x 28.00
39.45-2-28	14 Young St	25	331			\$3,000	10.00 x 39.00
39.46-2-7	107 Young St	25	331			\$40,800	75.00 x 84.00
39.55-3-1	197 Young St	25	331			\$75,500	66.00 x 70.00
39.63-2-9	271 Young St	25	331			\$77,700	0.15 ac.
53.07-2-2.21	611 Young St	25	331			\$110,500	1.00 ac.
39.18-5-6	Young St	25	380			\$18,300	0.18 ac.
39.45-2-29	36 Young St Rear	25	331			\$60,800	0.32 ac.
39.18-9-7.11	Young St Rear	25	340			\$60,000	1.00 ac.