Multi-Family Home Sales

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
45-3-12	220	2	2/28/2014	$31,500	94200	44 Benkard Ave	0.07	1890	Old Style	2500	10	4	2	Fair Condition
28-1-22	220	2	1/2/2014	$50,000	108300	365 First St	0.06	1929	Old Style	1584	8	4	2	Fair condition
48-3-7	220	2	12/27/2013	$47,000	118500	19 Overlook Pl	0.06	1890	Old Style	2264	10	6	2	
18-5-4	411	4	12/20/2013	$105,000	138500	295 Liberty St	0.05	1880	Row	2535	16	8	4	Fair condition
45-10-2	220	2	12/11/2013	$45,000	96100	191 Renwick St	0.03	1886	Row	1860	11	6	2	
45-9-12	220	2	12/9/2013	$120,000	146500	31 Monument St	0.11	1940	Cape	2061	7	4	2.5	1374sf Fin Bsmnt; 1 Fp 2C Garage
38-5-20	220	2	12/4/2013	$75,000	116600	81 S Robinson Av	0.08	1935	Old Style	1482	8	4	2	
36-5-5	411	4	11/21/2013	$50,000	144800	161 Ann St	0.07	1890	Old Style	2895	17	9	4	Fair Condition - On Vacant Bldg Registry
13-2-4	280	2	11/20/2013	$99,375	148500	803 South St	0.06	1912	Old Style	1116 513	6 4	3 1	1 1	2 Homes on one parcel - Fin Bsmnt, Garage/Wrkshp
39-4-14 39-4-13	411 330	6	11/8/2013	$177,000	208100	9 E Parmenter St	0.14	1850	Old Style	4550	25	11	6	2 Buildings: 1 - single family with garages; 1 - 5-units
48-12-5.1	220	2	11/5/2013	$77,503	128300	93 Courtney Ave	0.12	1890	Old Style	1770	9	5	2	Deed Price: $79,900 Sales Concess: $2,397
45-5-4	220	2	9/30/2013	$30,000	116000	23 Benkard Ave	0.07	1895	Old Style	2156	11	5	2	Short Sale; Fair Condition
48-5-5	230	3	9/27/2013	$120,000	149000	21 Henry Ave	0.06	1890	Old Style	2964	15	6	3	

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
45-12-23	220	2	9/20/2013	$50,000	115700	98 Carson Ave	0.06	1899	Old Style	2120	9	5	2	
29-3-3	220	2	9/6/2013	$47,000	73900	257 First St	0.06	1910	Old Style	1694	11	6	2	Short Sale
16-6-15	411	4	8/25/2013	$175,000	226800	124 Fullerton Ave	0.17	1914	Old Style	3642	16	4	4	
38-3-20	220	2	7/29/2013	$75,000	92200	127 W.Parmenter	0.6	1900	Old Style	1888	8	4	2	Deed Price: $79,500 Sales Concess: $4,500
18-6-11	230	3	7/29/2013	$155,000	280900	185 Grand St	0.1	1855	Old Style	4105	13	5	3.5	Short Sale
1-2-15	220	2	7/12/2013	$153,000	182600	29-30 Williamsburg	0.19	1987	2-Story	2538	10	5	2	
38-4-63	230	3	6/28/2013	$58,500	96500	85 Mill Street	0.04	1900	3-Story	2112	14	8	3	Fair Condition
11-2-21	230	3	6/14/2013	$25,000	50,700	198 South St	0.08	1900	3-Story	2979	14	8	3	Poor condition;May only be useable as a 2-Family
12-1-8	230	3	5/30/2013	$75,000	66100	247 Grand St	0.07	1880	3-Story	2277	9	3	3	Fair condition
23-4-7	411	4	5/21/2013	$125,000	148900	229 Liberty St	0.29	1845	3-Story	3977	16	4	4	MLS lists as an estate sale; sf includes fin. bsmnt
26-1-70	411	6	5/15/2013	$250,000	361700	110-112 Wisner Av	0.59	1987	3 2-Story 2-Unit Bldgs	6600	30	18	6	Only on market for 25 days; Liquidation Sale
48-3-4	220	2	4/15/2013	$50,000	104900	25 Overlook Pl	0.05	1890	Att 2-Stry	1672	9	3	2	
16-11-2	220	2	3/22/2013	$140,000	150600	69 Townsend Ave	0.09	1920	Old Style	2100	11	5	2	Renovated; 1-C Det
25-3-27.1	230	3	1/31/2013	$175,000	193700	91 Wisner Ave	0.24	1900	Old Style	2548	12	5	3	2-C Det Garage Deed Price: $185,000; MLS Sales Concess $10,000

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
17-1-17	220	2	12/13/2012	$65,000	132300	192 Fullerton Ave	0.09	1940	Cape	1620	9	4	2	Per MLS - House needs work; 1-C Det
17-3-2	220	2	12/10/2012	$100,000	133000	219 Gidney Ave	0.33	1948	Old Style	1302	8	3	2	Short Sale; 2-C Det
25-6-16	220	2	12/3/2012	$132,000	144900	10 Nott Pl	0.17	1930	Bungalow	1296	8	4	2	
45-1-2	220	2	11/20/2012	$45,000	115000	175 So. William St	0.08	1900	Old Style	2320	11	6	2	Private sale; Sale Suspect
29-5-39	220	2	10/12/2012	$80,000	37400	50 City Terrace	0.08	1890	Old Style	1720				Vacant Building; Poor Condition
22-3-10	220	2	10/10/2012	$55,000	106600	89 Dubois St	0.06	1900	Row	1682	8	4	2	Private Sale; 846 FnBsmt
26-8-6	220	2	9/4/2012	$50,000	74,400	9 West St	0.05	1900	Old Style	1573	10	4	2	Short Sale; Borders Gas Station
15-1-5	220	2	8/23/2012	$150,000	207,800	27 Richman Ave	0.33	1960	Ranch	2904	9	5	2.5	Short Sale; Fair Condition
19-1-33	411	4	7/31/2012	$210,000	235,000	170 Grand St	0.08	1920	Old Style	3601	19	6	4	SFLA incl. Fn Bsmt; Deed Price: $222,600, MLS Sales Conc. $12,600
23-6-20	220	2	7/19/2012	$50,000	59,800	67 Lander St	0.04	1900	Row	1495	9	5	2	
7-7-25	220	2	6/29/2012	$70,000	192,100	98 Gidney Ave	0.54	1900	Old Style	2304	11	5	2	
29-4-30	220	2	6/15/2012	$55,000	130,000	38 Lutheran St	0.05	1890	Old Style	2448	11	6	2	
12-2-22 & 12-2-23.1	411 210	4 1	5/31/2012	$275,000	283300 56300	250 Grand St 250 Grand St Rear	0.08 0.05	1880 1880	Old Style Cottage	4458 361	15 3	5 1	4 1	SFLA incl. Fn.Bsmt Slab
38-2-60	220	2	5/15/2012	$30,000	37,700	174 W Parmenter	0.06	1900	Old Style	1539	8	4	2	Poor condition

S-B-L	Property Class	# of Units	Sale Date	Sales Price	Total AV at Time of Sale	Address	Site Size	Year Built	Style	SFLA	Total # of Rms	Bed-rms	Baths	Additional Comments
1-2-6	220	2	4/26/2012	$193,500	221,300	11-12 Williamsburg Dr	0.15	1988	Duplex	3078	12	6	4	
3-10-14	220	2	4/19/2012	$121,000	181,800	215 North St	0.21	1941	Cape	1680	8	4	2	
46-6-3	220	2	3/28/2012	$52,000	115,300	8 Carson Ave	0.04	1890	Old Style	1212	8	5	2.5	
38-5-18	220	2	2/3/2012	$60,000	162,900	290 S William St	0.1	1935	Old Style	1760	9	5	2	
12-3-13.1&13.2	411	4	1/9/2012	$401,500	357,700	192 Montgomery St	0.33	1888	Old Style	4510	18	8	4	River Vws, SFLA incl. Fn.Bsmt
4-10-13	230	3	12/16/2011	$365,000	346,700	409 Grand St	0.23	1900	Old Style	4255	18	6	3.5	3Fps,3cDet
13-3-27	220	2	7/21/2011	$277,000	213000	17-19 Palantine	0.16	1992	Duplex	2576	14	6	4F2H	
45-7-29	220	2	7/15/2011	$39,000	144700	60 Overlook Pl	0.06	1890	Old Style	1798	9	3	2	

Property Codes Used: 220- Two Family Year-Round Residence; 230- Three Family Year-Round Residence; 411 - Apartments (4 or more units)