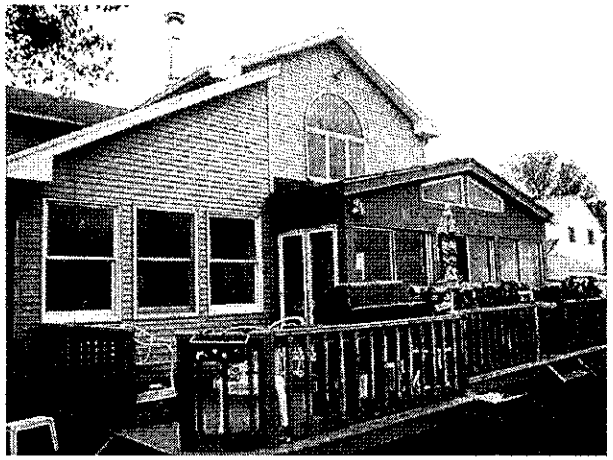
Comparable Report

8 Summer Haven
008.14-1-12

Neighborhood:	30102
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	09/28/2012
Sale Price:	400,000
CY AV:	391,300
Style:	03 Split level
Grade:	B Good
Cond:	3
SFLA:	2543
$Sqft:	157.29
Acre:	.92
YrBlt:	1965
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	2

5910 West Wautoma
008.15-1-8

Neighborhood:	30102
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	09/30/2011
Sale Price:	225,000
CY AV:	231,100
Style:	08 Old style
Grade:	B Good
Cond:	4
SFLA:	1776
$Sqft:	126.69
Acre:	.14
YrBlt:	1930
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	1



5886 West Wautoma
008.15-1-14

Neighborhood:	30102
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/06/2010
Sale Price:	159,000
CY AV:	171,100
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	1831
$Sqft:	86.84
Acre:	.14
YrBlt:	1945
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	0

Comparable Report

5733 West Wautoma
008.16-1-38.1

Neighborhood:	30102
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/01/2012
Sale Price:	141,000
CY AV:	142,000
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	2020
$Sqft:	69.80
Acre:	1.23
YrBlt:	2007
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	0

8036 Newco
006.06-1-18.1

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	09/14/2010
Sale Price:	269,900
CY AV:	278,700
Style:	08 Old style
Grade:	C Average
Cond:	4
SFLA:	1948
$Sqft:	138.55
Acre:	.36
YrBlt:	1924
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	1

7894 Newco
006.07-1-6

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/29/2012
Sale Price:	220,000
CY AV:	220,600
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	2086
$Sqft:	105.47
Acre:	.4
YrBlt:	1920
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	1

Comparable Report

7826 Newco
006.07-1-22.1

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/16/2011
Sale Price:	125,000
CY AV:	146,800
Style:	04 Cape cod
Grade:	C Average
Cond:	3
SFLA:	1512
$Sqft:	82.67
Acre:	.47
YrBlt:	1949
School:	265201 Brockport Central
Bed:	4
Bath:	1
H Bth:	0
Fire:	1

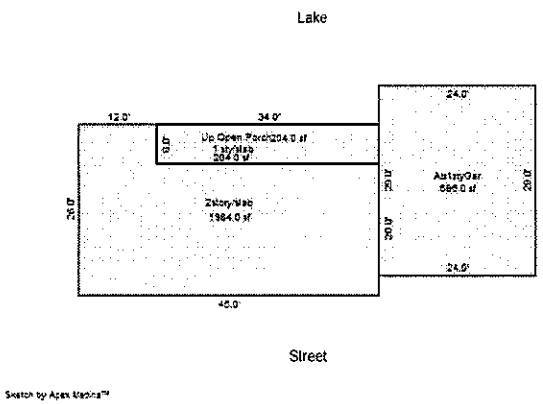
7736 Newco
006.07-2-9.1

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	02/03/2011
Sale Price:	375,000
CY AV:	386,800
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	2148
$Sqft:	174.58
Acre:	1.7
YrBlt:	1922
School:	265201 Brockport Central
Bed:	4
Bath:	1
H Bth:	1
Fire:	1

7122 Tucker
007.01-1-4

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	12/15/2010
Sale Price:	300,000
CY AV:	270,000
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	3006
$Sqft:	99.80
Acre:	.98
YrBlt:	1952
School:	264001 Hilton Central
Bed:	4
Bath:	1
H Bth:	1
Fire:	1

Comparable Report



7080 Benedict Beach
007.01-1-9

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	02/14/2013
Sale Price:	270,000
CY AV:	270,000
Style:	06 Contemporary
Grade:	C Average
Cond:	3
SFLA:	2188
$Sqft:	123.40
Acre:	.99
YrBlt:	1973
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	1
Fire:	1

6908 Benedict Beach
007.02-1-2.1

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/07/2012
Sale Price:	695,500
CY AV:	709,400
Style:	06 Contemporary
Grade:	B Good
Cond:	4
SFLA:	6272
$Sqft:	110.89
Acre:	2.74
YrBlt:	1989
School:	264001 Hilton Central
Bed:	7
Bath:	4
H Bth:	2
Fire:	3

6900 Benedict Beach
007.02-1-3.21

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	12/30/2011
Sale Price:	540,000
CY AV:	546,300
Style:	04 Cape cod
Grade:	A Excellent
Cond:	5
SFLA:	3040
$Sqft:	177.63
Acre:	5
YrBlt:	2003
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	1
Fire:	1

Comparable Report

6628 Shore Acres
007.51-2-1

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	03/04/2010
Sale Price:	197,500
CY AV:	202,200
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1248
$Sqft:	158.25
Acre:	.48
YrBlt:	1966
School:	264001 Hilton Central
Bed:	2
Bath:	1
H Bth:	0
Fire:	1

6580 Shore Acres
007.51-2-7

Neighborhood:	30103
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/23/2012
Sale Price:	145,000
CY AV:	145,700
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	1830
$Sqft:	79.23
Acre:	.21
YrBlt:	1925
School:	264001 Hilton Central
Bed:	2
Bath:	2
H Bth:	0
Fire:	1

6484 Shore Acres
007.52-1-8

Neighborhood:	30103
Prop Class:	260 Seasonal res
Municipality:	263000 Hamlin
Sale Date:	07/08/2011
Sale Price:	160,000
CY AV:	162,800
Style:	08 Old style
Grade:	C Average
Cond:	2
SFLA:	1124
$Sqft:	142.35
Acre:	.24
YrBlt:	1950
School:	264001 Hilton Central
Bed:	2
Bath:	1
H Bth:	0
Fire:	1

Comparable Report

2177 North Hamlin
006.04-4-1

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	12/13/2010
Sale Price:	60,000
CY AV:	64,100
Style:	08 Old style
Grade:	C Average
Cond:	2
SFLA:	1416
$Sqft:	42.37
Acre:	.75
YrBlt:	1900
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	0

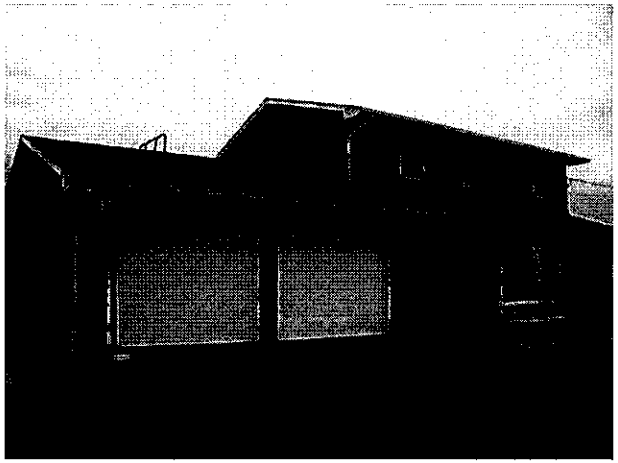
292 Martin
007.03-2-8

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	12/19/2011
Sale Price:	95,000
CY AV:	103,100
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	1380
$Sqft:	68.84
Acre:	.64
YrBlt:	1975
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	0

300 Martin
007.03-2-9

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	03/15/2010
Sale Price:	105,000
CY AV:	110,300
Style:	03 Split level
Grade:	C Average
Cond:	3
SFLA:	1545
$Sqft:	67.96
Acre:	.65
YrBlt:	1976
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	1

Comparable Report



308 Martin
007.03-2-10

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/01/2011
Sale Price:	127,000
CY AV:	131,300
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	1794
$Sqft:	70.79
Acre:	.65
YrBlt:	1976
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	1

165 Westphal
007.09-2-1

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	09/10/2010
Sale Price:	135,000
CY AV:	141,600
Style:	08 Old style
Grade:	B Good
Cond:	4
SFLA:	1656
$Sqft:	81.52
Acre:	5.44
YrBlt:	1880
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	0

260 North Hamlin
008.04-1-2

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	07/29/2011
Sale Price:	133,000
CY AV:	135,300
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1369
$Sqft:	97.15
Acre:	1.06
YrBlt:	1961
School:	264001 Hilton Central
Bed:	4
Bath:	1
H Bth:	0
Fire:	0

Comparable Report

242 North Hamlin
008.04-1-3

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	02/15/2011
Sale Price:	89,000
CY AV:	91,600
Style:	04 Cape cod
Grade:	C Average
Cond:	3
SFLA:	1224
$Sqft:	72.71
Acre:	.46
YrBlt:	1950
School:	264001 Hilton Central
Bed:	4
Bath:	1
H Bth:	0
Fire:	1

446 Martin
014.01-2-7

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	09/13/2012
Sale Price:	110,500
CY AV:	110,300
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	2096
$Sqft:	52.72
Acre:	.94
YrBlt:	1900
School:	264001 Hilton Central
Bed:	2
Bath:	1
H Bth:	1
Fire:	0

431 Walker Lake Ontario
014.02-1-13.241

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/20/2011
Sale Price:	200,550
CY AV:	201,400
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1435
$Sqft:	139.76
Acre:	10.29
YrBlt:	1995
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	1

Comparable Report

1475 Church
014.03-3-2

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	04/20/2012
Sale Price:	133,000
CY AV:	133,800
Style:	08 Old style
Grade:	C Average
Cond:	4
SFLA:	2624
$Sqft:	50.69
Acre:	1.9
YrBlt:	1880
School:	264001 Hilton Central
Bed:	5
Bath:	2
H Bth:	0
Fire:	0

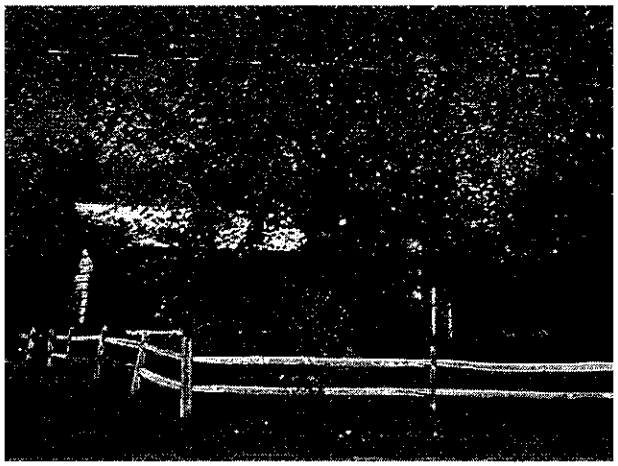
733 North Hamlin
015.01-1-25

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/11/2012
Sale Price:	209,900
CY AV:	210,200
Style:	05 Colonial
Grade:	C Average
Cond:	4
SFLA:	2322
$Sqft:	90.40
Acre:	5
YrBlt:	2001
School:	264001 Hilton Central
Bed:	4
Bath:	3
H Bth:	0
Fire:	1

441 Hamlin Parma Town Line
015.02-1-15

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/21/2012
Sale Price:	161,000
CY AV:	165,900
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	1525
$Sqft:	105.57
Acre:	5.1
YrBlt:	2001
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	1
Fire:	1

Comparable Report



711 Hamlin Parma Town Line
015.04-1-8

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/04/2012
Sale Price:	65,000
CY AV:	67,300
Style:	02 Raised ranch
Grade:	C Average
Cond:	2
SFLA:	2016
$Sqft:	32.24
Acre:	.57
YrBlt:	1965
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

78 Church
015.04-1-18

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	03/31/2010
Sale Price:	106,000
CY AV:	110,800
Style:	04 Cape cod
Grade:	C Average
Cond:	3
SFLA:	1470
$Sqft:	72.11
Acre:	.57
YrBlt:	1965
School:	264001 Hilton Central
Bed:	4
Bath:	2
H Bth:	0
Fire:	0

417 Wiler
021.04-1-6

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/25/2011
Sale Price:	105,000
CY AV:	107,100
Style:	03 Split level
Grade:	C Average
Cond:	3
SFLA:	1460
$Sqft:	71.92
Acre:	.56
YrBlt:	1973
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	0

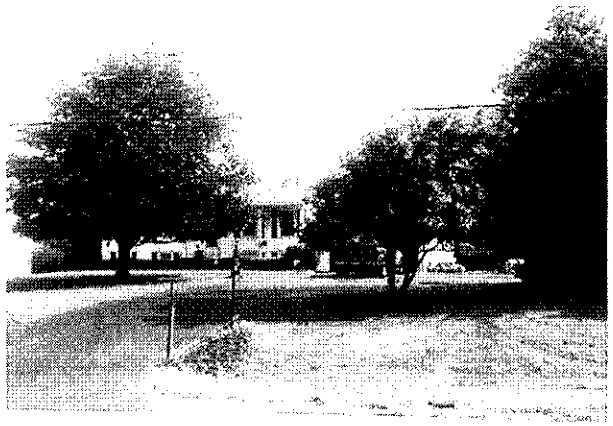
Comparable Report

511 Wiler
021.04-1-17

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	03/28/2011
Sale Price:	95,000
CY AV:	112,000
Style:	02 Raised ranch
Grade:	C Average
Cond:	3
SFLA:	1680
$Sqft:	56.55
Acre:	.79
YrBlt:	1973
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	1

762 Hamlin Center
021.04-1-21.3

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	02/17/2012
Sale Price:	185,000
CY AV:	190,600
Style:	06 Contemporary
Grade:	C Average
Cond:	3
SFLA:	1880
$Sqft:	98.40
Acre:	14.23
YrBlt:	1992
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	1
Fire:	1



1124 Walker Lake Ontario
022.02-2-7

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/10/2012
Sale Price:	128,000
CY AV:	130,000
Style:	02 Raised ranch
Grade:	C Average
Cond:	3
SFLA:	2108
$Sqft:	60.72
Acre:	.8
YrBlt:	1969
School:	264001 Hilton Central
Bed:	4
Bath:	2
H Bth:	0
Fire:	1

Comparable Report

1136 Walker Lake Ontario
022.02-2-8

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/29/2012
Sale Price:	122,000
CY AV:	122,300
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	2345
$Sqft:	52.03
Acre:	3
YrBlt:	1850
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	0

1156 Walker Lake Ontario
022.02-2-9

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/24/2011
Sale Price:	110,000
CY AV:	111,900
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1080
$Sqft:	101.85
Acre:	.83
YrBlt:	1973
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

225 Hamlin Center
022.03-2-12

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/07/2012
Sale Price:	89,000
CY AV:	91,300
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	1364
$Sqft:	65.25
Acre:	.61
YrBlt:	1938
School:	264001 Hilton Central
Bed:	2
Bath:	2
H Bth:	0
Fire:	0

Comparable Report

157 Hamlin Center
022.03-2-19

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/24/2011
Sale Price:	135,000
CY AV:	137,000
Style:	Other style
Grade:	C Average
Cond:	3
SFLA:	1648
$Sqft:	81.92
Acre:	1.3
YrBlt:	1968
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	0

1366 Walker Lake Ontario
022.04-2-1.1

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	01/13/2012
Sale Price:	155,000
CY AV:	156,100
Style:	08 Old style
Grade:	B Good
Cond:	4
SFLA:	1946
$Sqft:	79.65
Acre:	6.88
YrBlt:	1900
School:	264001 Hilton Central
Bed:	4
Bath:	1
H Bth:	0
Fire:	0

1107 Hamlin Parma Town Line
023.01-1-7.2

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	09/21/2010
Sale Price:	105,000
CY AV:	105,700
Style:	04 Cape cod
Grade:	C Average
Cond:	4
SFLA:	1131
$Sqft:	92.84
Acre:	.49
YrBlt:	1986
School:	264001 Hilton Central
Bed:	2
Bath:	1
H Bth:	1
Fire:	0

Comparable Report

1624 Brick Schoolhouse
023.01-1-17

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	12/16/2011
Sale Price:	124,000
CY AV:	125,400
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	1736
$Sqft:	71.43
Acre:	4.63
YrBlt:	1900
School:	264001 Hilton Central
Bed:	4
Bath:	2
H Bth:	0
Fire:	1

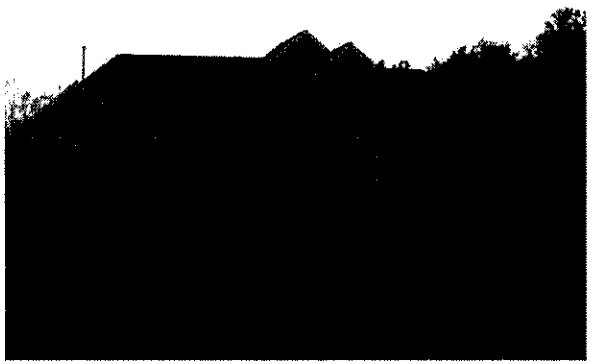
160 Walker
023.03-1-7

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	11/11/2011
Sale Price:	126,500
CY AV:	131,600
Style:	03 Split level
Grade:	C Average
Cond:	4
SFLA:	2665
$Sqft:	47.47
Acre:	2.7
YrBlt:	1964
School:	264001 Hilton Central
Bed:	4
Bath:	2
H Bth:	1
Fire:	0

285 Walker
023.03-2-1.112

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/11/2010
Sale Price:	205,000
CY AV:	209,500
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	2100
$Sqft:	97.62
Acre:	7.69
YrBlt:	2003
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	0

Comparable Report



199 Walker
023.03-2-1.133

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/30/2011
Sale Price:	235,000
CY AV:	238,000
Style:	01 Ranch
Grade:	B Good
Cond:	4
SFLA:	1661
$Sqft:	141.48
Acre:	5.94
YrBlt:	2006
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	1

627 Wiler
029.02-2-2

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/12/2011
Sale Price:	139,900
CY AV:	144,800
Style:	03 Split level
Grade:	B Good
Cond:	3
SFLA:	2262
$Sqft:	61.85
Acre:	1.8
YrBlt:	1972
School:	264001 Hilton Central
Bed:	4
Bath:	2
H Bth:	1
Fire:	1

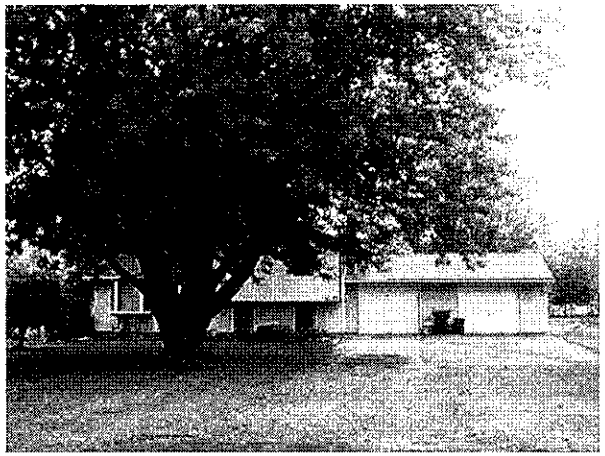
671 Wiler
029.02-2-5

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	01/28/2011
Sale Price:	205,000
CY AV:	209,300
Style:	05 Colonial
Grade:	B Good
Cond:	4
SFLA:	2248
$Sqft:	91.19
Acre:	3.2
YrBlt:	1993
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	1
Fire:	1

Comparable Report

2216 Roosevelt
029.02-2-23

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/19/2010
Sale Price:	114,900
CY AV:	118,800
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1330
$Sqft:	86.39
Acre:	.92
YrBlt:	1974
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	1



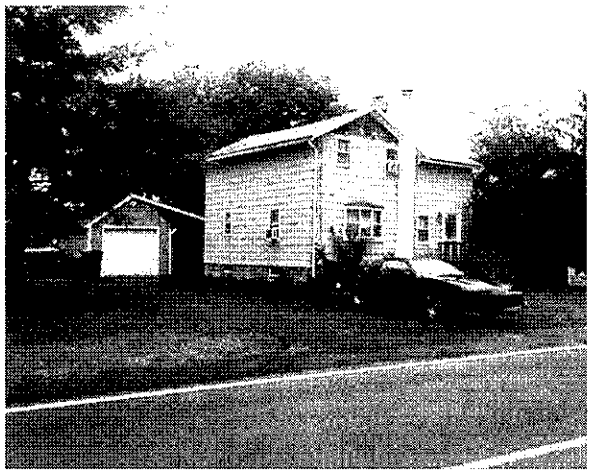
692 Wiler
030.01-1-2

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	07/27/2010
Sale Price:	105,720
CY AV:	115,000
Style:	03 Split level
Grade:	C Average
Cond:	3
SFLA:	1536
$Sqft:	68.83
Acre:	.56
YrBlt:	1970
School:	264001 Hilton Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

1748 Roosevelt
030.01-1-30

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/19/2010
Sale Price:	210,000
CY AV:	210,000
Style:	05 Colonial
Grade:	C Average
Cond:	4
SFLA:	1851
$Sqft:	113.45
Acre:	7.49
YrBlt:	1999
School:	264001 Hilton Central
Bed:	3
Bath:	2
H Bth:	1
Fire:	0

Comparable Report



1609 Hamlin Parma Town Line
031.01-1-4

Neighborhood:	30200
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/26/2012
Sale Price:	84,000
CY AV:	84,000
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	1068
$Sqft:	78.65
Acre:	.56
YrBlt:	1900
School:	264001 Hilton Central
Bed:	2
Bath:	1
H Bth:	1
Fire:	0

1483-1487 Walker Lake Ontario
022.04-1-9

Neighborhood:	30200
Prop Class:	230 3 Family Res
Municipality:	263000 Hamlin
Sale Date:	09/06/2012
Sale Price:	106,300
CY AV:	107,800
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	3466
$Sqft:	30.67
Acre:	.57
YrBlt:	1940
School:	264001 Hilton Central
Bed:	7
Bath:	3
H Bth:	0
Fire:	0

2136 Brick Schoolhouse
014.04-2-17.1

Neighborhood:	30200
Prop Class:	240 Rural res
Municipality:	263000 Hamlin
Sale Date:	11/18/2011
Sale Price:	188,300
CY AV:	190,800
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	2364
$Sqft:	79.65
Acre:	21
YrBlt:	1910
School:	264001 Hilton Central
Bed:	4
Bath:	2
H Bth:	0
Fire:	0

Comparable Report

780 Moscow
006.01-1-1.2

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	12/10/2012
Sale Price:	139,900
CY AV:	140,400
Style:	01 Ranch
Grade:	B Good
Cond:	3
SFLA:	1532
$Sqft:	91.32
Acre:	5.7
YrBlt:	1981
School:	265201 Brockport Central
Bed:	2
Bath:	1
H Bth:	1
Fire:	0

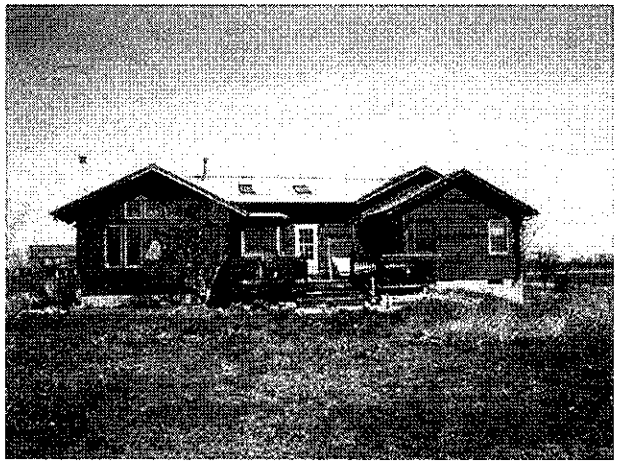
2356 North Hamlin
006.03-2-16.17

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	04/26/2010
Sale Price:	255,000
CY AV:	262,700
Style:	05 Colonial
Grade:	C Average
Cond:	4
SFLA:	2272
$Sqft:	112.24
Acre:	7.33
YrBlt:	2000
School:	265201 Brockport Central
Bed:	4
Bath:	2
H Bth:	1
Fire:	1

4346 Brick Schoolhouse
012.04-2-6.1

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	11/07/2011
Sale Price:	244,000
CY AV:	249,900
Style:	05 Colonial
Grade:	B Good
Cond:	4
SFLA:	2338
$Sqft:	104.36
Acre:	10.35
YrBlt:	1971
School:	265201 Brockport Central
Bed:	4
Bath:	1
H Bth:	1
Fire:	2

Comparable Report



2351 North Hamlin
013.01-2-2.3

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/26/2010
Sale Price:	180,000
CY AV:	182,600
Style:	11 Log home
Grade:	B Good
Cond:	4
SFLA:	1648
$Sqft:	109.22
Acre:	5.49
YrBlt:	1993
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	1

2371 North Hamlin
013.01-2-2.5

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/25/2011
Sale Price:	160,000
CY AV:	181,200
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	2037
$Sqft:	78.55
Acre:	5.02
YrBlt:	1993
School:	265201 Brockport Central
Bed:	4
Bath:	3
H Bth:	1
Fire:	1

2422 Church
013.03-1-1

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	02/03/2012
Sale Price:	98,580
CY AV:	98,800
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1040
$Sqft:	94.79
Acre:	.48
YrBlt:	1975
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

Comparable Report

2370 Church
013.03-1-8

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	04/20/2012
Sale Price:	112,000
CY AV:	112,800
Style:	02 Raised ranch
Grade:	C Average
Cond:	3
SFLA:	2102
$Sqft:	53.28
Acre:	.48
YrBlt:	1975
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	0

2300 Church
013.03-1-28

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	09/30/2011
Sale Price:	112,000
CY AV:	125,800
Style:	02 Raised ranch
Grade:	C Average
Cond:	4
SFLA:	1500
$Sqft:	74.67
Acre:	.41
YrBlt:	1974
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

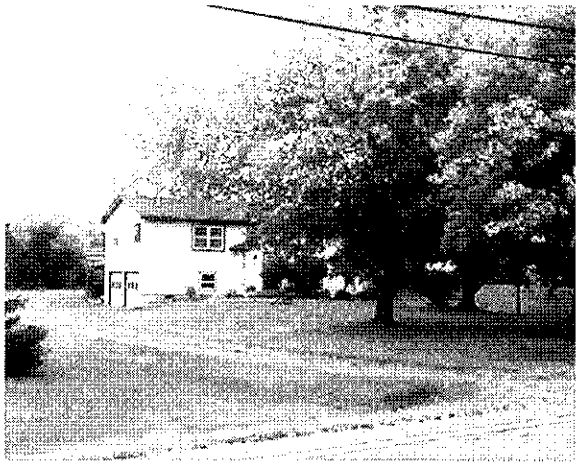
3990 Brick Schoolhouse
013.03-2-49

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/16/2012
Sale Price:	97,500
CY AV:	98,000
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	1196
$Sqft:	81.52
Acre:	.57
YrBlt:	1981
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	0

Comparable Report

1224 Lake Road West
013.03-3-14

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	11/22/2011
Sale Price:	267,500
CY AV:	275,000
Style:	05 Colonial
Grade:	C Average
Cond:	4
SFLA:	3682
$Sqft:	72.65
Acre:	5
YrBlt:	1975
School:	265201 Brockport Central
Bed:	5
Bath:	3
H Bth:	1
Fire:	1



1262 Lake Road West
013.03-3-15

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	11/05/2010
Sale Price:	105,500
CY AV:	108,100
Style:	02 Raised ranch
Grade:	C Average
Cond:	3
SFLA:	1656
$Sqft:	63.71
Acre:	.94
YrBlt:	1978
School:	265201 Brockport Central
Bed:	2
Bath:	1
H Bth:	0
Fire:	1

1166 Lake Road West
013.03-3-19

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/04/2011
Sale Price:	115,000
CY AV:	126,000
Style:	04 Cape cod
Grade:	C Average
Cond:	3
SFLA:	1816
$Sqft:	63.33
Acre:	.67
YrBlt:	1955
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	0

Comparable Report

3344 Brick Schoolhouse
013.04-2-12

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	01/25/2012
Sale Price:	155,000
CY AV:	157,900
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	1782
$Sqft:	86.98
Acre:	4.9
YrBlt:	1968
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	0

4321 Brick Schoolhouse
020.02-2-7

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/02/2010
Sale Price:	75,000
CY AV:	83,200
Style:	02 Raised ranch
Grade:	C Average
Cond:	2
SFLA:	1847
$Sqft:	40.61
Acre:	.7
YrBlt:	1973
School:	265201 Brockport Central
Bed:	4
Bath:	1
H Bth:	1
Fire:	0

271 Drake
020.02-3-7.111

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	02/25/2010
Sale Price:	96,000
CY AV:	71,200
Style:	08 Old style
Grade:	D Economy
Cond:	3
SFLA:	2422
$Sqft:	39.64
Acre:	3
YrBlt:	1930
School:	265201 Brockport Central
Bed:	4
Bath:	1
H Bth:	0
Fire:	0

Comparable Report

161 Drake
020.02-3-9

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/13/2012
Sale Price:	100,000
CY AV:	100,900
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	2166
$Sqft:	46.17
Acre:	5
YrBlt:	1900
School:	265201 Brockport Central
Bed:	2
Bath:	1
H Bth:	1
Fire:	0

4047 Brick Schoolhouse
020.02-3-15.1

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/24/2011
Sale Price:	98,000
CY AV:	88,000
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1058
$Sqft:	92.63
Acre:	.75
YrBlt:	1998
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

365 Drake
020.04-1-7

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	12/07/2010
Sale Price:	125,000
CY AV:	143,000
Style:	04 Cape cod
Grade:	C Average
Cond:	3
SFLA:	2184
$Sqft:	57.23
Acre:	.77
YrBlt:	1970
School:	265201 Brockport Central
Bed:	5
Bath:	2
H Bth:	1
Fire:	1

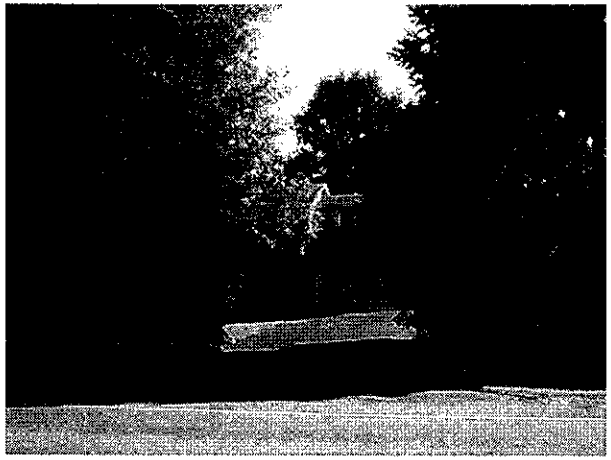
Comparable Report

3283 Roosevelt
020.04-3-14

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/03/2010
Sale Price:	165,000
CY AV:	173,700
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	2611
$Sqft:	63.19
Acre:	13.4
YrBlt:	1970
School:	265201 Brockport Central
Bed:	2
Bath:	1
H Bth:	1
Fire:	1

3987 Brick Schoolhouse
021.01-1-2.1

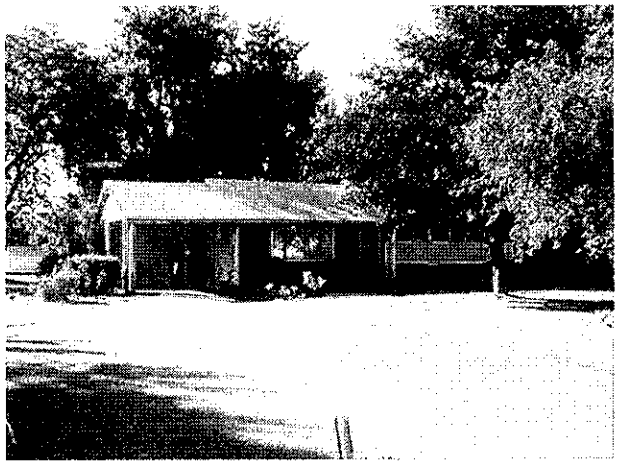
Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	04/05/2010
Sale Price:	159,900
CY AV:	159,900
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	2420
$Sqft:	66.07
Acre:	2.8
YrBlt:	1988
School:	265201 Brockport Central
Bed:	4
Bath:	2
H Bth:	1
Fire:	0



3857 Brick Schoolhouse
021.01-1-15

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/10/2012
Sale Price:	128,000
CY AV:	128,300
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	1918
$Sqft:	66.74
Acre:	1.5
YrBlt:	1976
School:	265201 Brockport Central
Bed:	4
Bath:	2
H Bth:	1
Fire:	0

Comparable Report



1277 Lake Road East
021.01-2-13.1

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	03/26/2010
Sale Price:	78,500
CY AV:	82,300
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1008
$Sqft:	77.88
Acre:	.89
YrBlt:	1958
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

121 Railroad
021.01-4-33

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/31/2011
Sale Price:	50,000
CY AV:	57,000
Style:	08 Old style
Grade:	D Economy
Cond:	2
SFLA:	1320
$Sqft:	37.88
Acre:	.31
YrBlt:	1915
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

3365 Brick Schoolhouse
021.02-1-3

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/26/2012
Sale Price:	159,100
CY AV:	159,200
Style:	03 Split level
Grade:	C Average
Cond:	3
SFLA:	2542
$Sqft:	62.59
Acre:	3
YrBlt:	1973
School:	265201 Brockport Central
Bed:	4
Bath:	2
H Bth:	1
Fire:	0

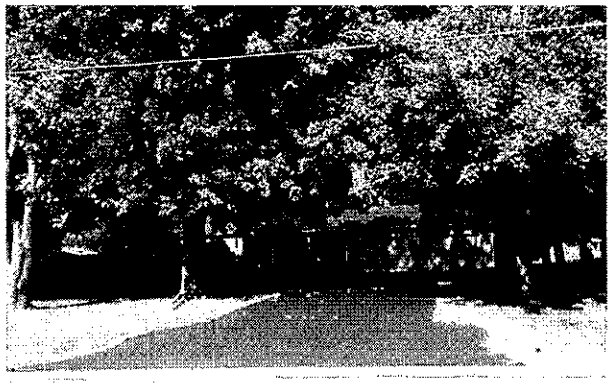
Comparable Report

2906 Roosevelt
021.03-1-25.1

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	04/20/2012
Sale Price:	104,000
CY AV:	104,700
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	1508
$Sqft:	68.97
Acre:	.59
YrBlt:	1900
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	0

2986 Roosevelt
021.03-1-40

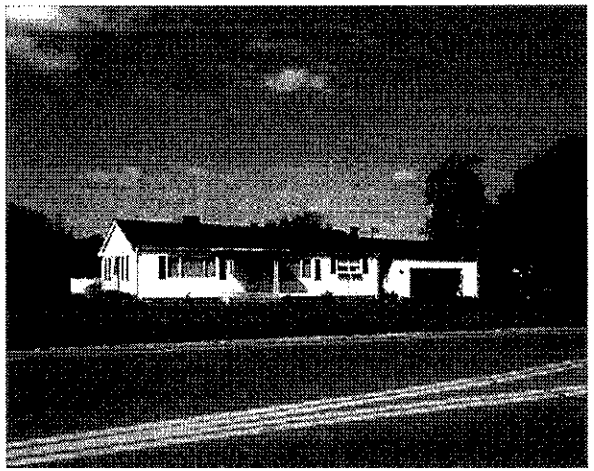
Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	01/23/2012
Sale Price:	155,000
CY AV:	156,700
Style:	02 Raised ranch
Grade:	C Average
Cond:	3
SFLA:	2421
$Sqft:	64.02
Acre:	.43
YrBlt:	2009
School:	265201 Brockport Central
Bed:	3
Bath:	3
H Bth:	0
Fire:	0



1028 Hamlin Center
021.03-2-53

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/01/2010
Sale Price:	140,000
CY AV:	144,600
Style:	04 Cape cod
Grade:	C Average
Cond:	3
SFLA:	1824
$Sqft:	76.75
Acre:	1.2
YrBlt:	1970
School:	265201 Brockport Central
Bed:	4
Bath:	2
H Bth:	0
Fire:	2

Comparable Report



1765 Lake
021.03-4-29.1

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	04/28/2011
Sale Price:	110,000
CY AV:	115,200
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1500
$Sqft:	73.33
Acre:	.73
YrBlt:	1949
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	1

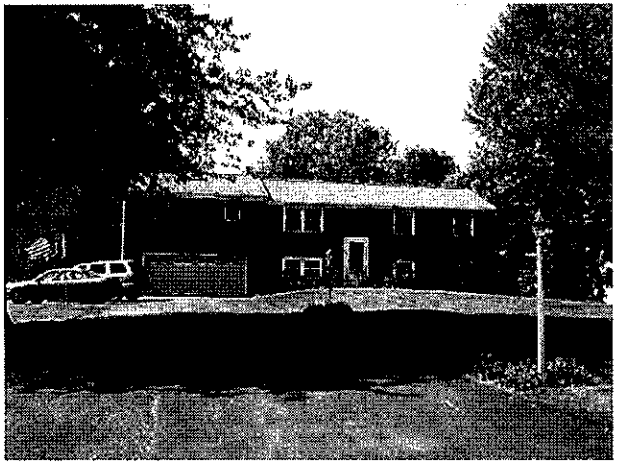
2608 Roosevelt
021.04-2-15.1

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	11/09/2012
Sale Price:	100,000
CY AV:	122,000
Style:	11 Log home
Grade:	B Good
Cond:	3
SFLA:	1440
$Sqft:	69.44
Acre:	7.7
YrBlt:	1983
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	0

9 Beehler
021.19-1-5

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/10/2012
Sale Price:	179,900
CY AV:	94,300
Style:	Other style
Grade:	C Average
Cond:	3
SFLA:	1629
$Sqft:	110.44
Acre:	.26
YrBlt:	2010
School:	265201 Brockport Central
Bed:	2
Bath:	2
H Bth:	0
Fire:	0

Comparable Report



663 Drake
028.02-1-5

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	07/16/2010
Sale Price:	120,000
CY AV:	130,000
Style:	02 Raised ranch
Grade:	C Average
Cond:	3
SFLA:	2145
$Sqft:	55.94
Acre:	.69
YrBlt:	1972
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	0

848 Hamlin Clarkson Town Line
028.02-1-23

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	11/21/2012
Sale Price:	92,000
CY AV:	98,000
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1344
$Sqft:	68.45
Acre:	.53
YrBlt:	1966
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	1

1993 Lake
029.01-1-10

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	07/30/2012
Sale Price:	97,500
CY AV:	97,600
Style:	05 Colonial
Grade:	C Average
Cond:	2
SFLA:	1728
$Sqft:	56.42
Acre:	.57
YrBlt:	1956
School:	265201 Brockport Central
Bed:	4
Bath:	2
H Bth:	0
Fire:	1

Comparable Report

1815 Lake
029.01-1-22

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	04/13/2011
Sale Price:	97,900
CY AV:	100,400
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	1196
$Sqft:	81.86
Acre:	.71
YrBlt:	1958
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	1

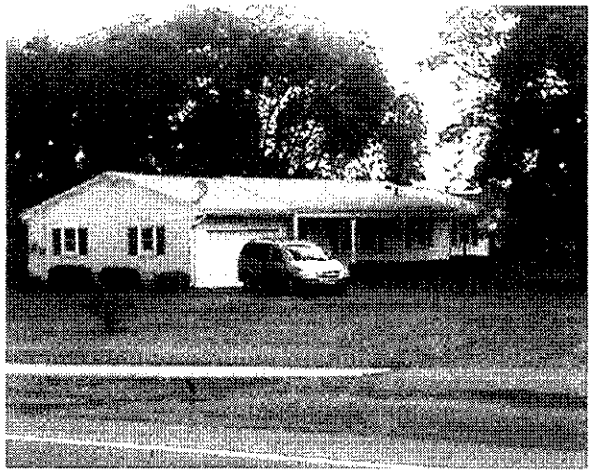
582 Hamlin Clarkson Town Line
029.01-2-8

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/15/2012
Sale Price:	184,000
CY AV:	184,500
Style:	05 Colonial
Grade:	C Average
Cond:	3
SFLA:	1824
$Sqft:	100.88
Acre:	.69
YrBlt:	2000
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	1
Fire:	1

214 Hamlin Clarkson Town Line
029.02-1-12

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	04/08/2011
Sale Price:	129,000
CY AV:	135,600
Style:	04 Cape cod
Grade:	C Average
Cond:	3
SFLA:	1920
$Sqft:	67.19
Acre:	2.1
YrBlt:	1971
School:	265201 Brockport Central
Bed:	4
Bath:	2
H Bth:	0
Fire:	1

Comparable Report



1946 Lake
029.06-1-13

Neighborhood:	30300
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/22/2011
Sale Price:	85,000
CY AV:	86,600
Style:	01 Ranch
Grade:	C Average
Cond:	3
SFLA:	924
$Sqft:	91.99
Acre:	.46
YrBlt:	1964
School:	265201 Brockport Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

2-4 Rose
013.03-2-23

Neighborhood:	30300
Prop Class:	220 2 Family Res
Municipality:	263000 Hamlin
Sale Date:	11/19/2012
Sale Price:	107,000
CY AV:	107,800
Style:	12 Duplex
Grade:	C Average
Cond:	3
SFLA:	2320
$Sqft:	46.12
Acre:	.64
YrBlt:	1974
School:	265201 Brockport Central
Bed:	6
Bath:	3
H Bth:	0
Fire:	0

3884-3886 Brick Schoolhouse
013.03-2-24

Neighborhood:	30300
Prop Class:	220 2 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/19/2010
Sale Price:	90,000
CY AV:	99,300
Style:	12 Duplex
Grade:	C Average
Cond:	3
SFLA:	2320
$Sqft:	38.79
Acre:	.72
YrBlt:	1974
School:	265201 Brockport Central
Bed:	6
Bath:	2
H Bth:	0
Fire:	0

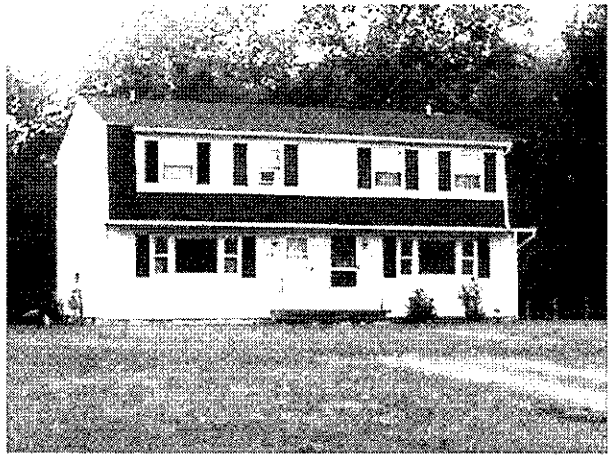
Comparable Report

22-24 Rose
013.03-2-34

Neighborhood:	30300
Prop Class:	220 2 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/07/2010
Sale Price:	102,500
CY AV:	106,400
Style:	12 Duplex
Grade:	C Average
Cond:	3
SFLA:	2320
$Sqft:	44.18
Acre:	.41
YrBlt:	1974
School:	265201 Brockport Central
Bed:	6
Bath:	3
H Bth:	0
Fire:	0

42-44 Rose
013.03-2-39

Neighborhood:	30300
Prop Class:	220 2 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/04/2012
Sale Price:	111,000
CY AV:	111,000
Style:	12 Duplex
Grade:	C Average
Cond:	3
SFLA:	2320
$Sqft:	47.84
Acre:	.31
YrBlt:	1974
School:	265201 Brockport Central
Bed:	6
Bath:	2
H Bth:	2
Fire:	0



50-52 Rose
013.03-2-41

Neighborhood:	30300
Prop Class:	220 2 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/17/2010
Sale Price:	90,425
CY AV:	97,800
Style:	12 Duplex
Grade:	C Average
Cond:	3
SFLA:	2320
$Sqft:	38.98
Acre:	.46
YrBlt:	1974
School:	265201 Brockport Central
Bed:	6
Bath:	3
H Bth:	0
Fire:	0

Comparable Report

408 Drake
020.04-1-11

Neighborhood:	30300
Prop Class:	220 2 Family Res
Municipality:	263000 Hamlin
Sale Date:	05/25/2010
Sale Price:	185,000
CY AV:	192,400
Style:	08 Old style
Grade:	C Average
Cond:	4
SFLA:	2112
$Sqft:	87.59
Acre:	7.9
YrBlt:	1890
School:	265201 Brockport Central
Bed:	4
Bath:	2
H Bth:	0
Fire:	0

1400 Lake
021.01-4-3

Neighborhood:	30300
Prop Class:	220 2 Family Res
Municipality:	263000 Hamlin
Sale Date:	06/17/2010
Sale Price:	61,700
CY AV:	71,400
Style:	08 Old style
Grade:	C Average
Cond:	2
SFLA:	1544
$Sqft:	39.96
Acre:	.2
YrBlt:	1925
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	0

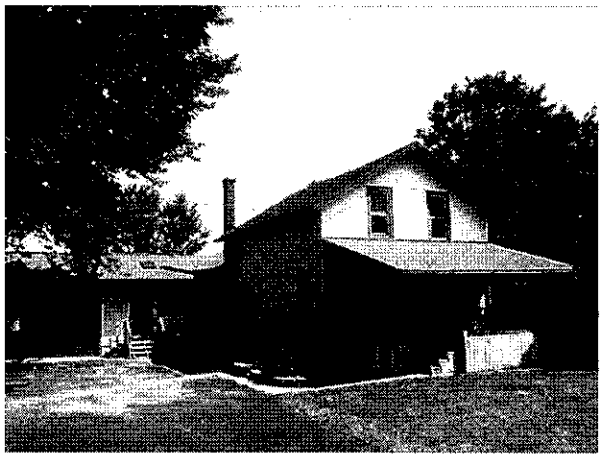
1860 Lake
029.06-1-3

Neighborhood:	30300
Prop Class:	220 2 Family Res
Municipality:	263000 Hamlin
Sale Date:	08/15/2012
Sale Price:	119,000
CY AV:	119,900
Style:	04 Cape cod
Grade:	C Average
Cond:	3
SFLA:	2364
$Sqft:	50.34
Acre:	.53
YrBlt:	1963
School:	265201 Brockport Central
Bed:	3
Bath:	2
H Bth:	0
Fire:	0

Comparable Report

222 Moscow
006.02-1-1.111

Neighborhood:	30300
Prop Class:	240 Rural res
Municipality:	263000 Hamlin
Sale Date:	04/29/2011
Sale Price:	184,900
CY AV:	189,300
Style:	04 Cape cod
Grade:	C Average
Cond:	3
SFLA:	1978
$Sqft:	93.48
Acre:	10.6
YrBlt:	1986
School:	265201 Brockport Central
Bed:	2
Bath:	1
H Bth:	0
Fire:	1



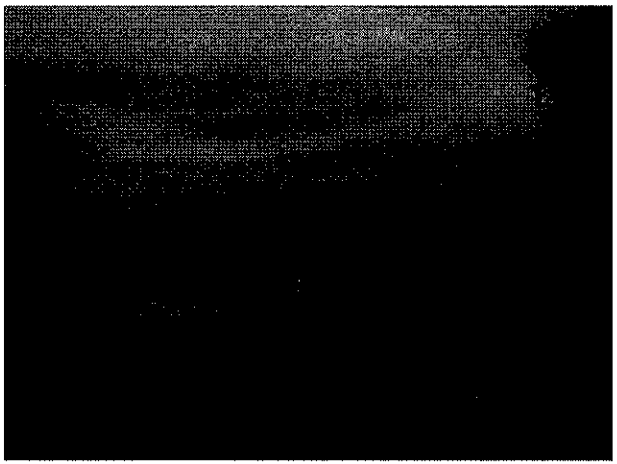
484 Cook
001.04-1-4

Neighborhood:	30400
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	10/22/2010
Sale Price:	85,000
CY AV:	90,400
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	2159
$Sqft:	39.37
Acre:	.99
YrBlt:	1900
School:	343007 Kendall Central
Bed:	3
Bath:	1
H Bth:	0
Fire:	0

242 Cook
002.03-1-1.12

Neighborhood:	30400
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	09/22/2011
Sale Price:	72,500
CY AV:	73,700
Style:	08 Old style
Grade:	C Average
Cond:	3
SFLA:	1134
$Sqft:	63.93
Acre:	.36
YrBlt:	1900
School:	343007 Kendall Central
Bed:	1
Bath:	1
H Bth:	0
Fire:	0

Comparable Report



62 Cook
002.03-1-5

Neighborhood:	30400
Prop Class:	210 1 Family Res
Municipality:	263000 Hamlin
Sale Date:	04/15/2010
Sale Price:	148,000
CY AV:	148,200
Style:	03 Split level
Grade:	C Average
Cond:	3
SFLA:	1620
$Sqft:	91.36
Acre:	8.3
YrBlt:	1970
School:	343007 Kendall Central
Bed:	3
Bath:	1
H Bth:	1
Fire:	1

Cook