

Introduction

Over 250 valid residential property sales from 2006 forward are listed on the following pages. Valid arm's length real estate sales are sales that have been exposed to the open market and have not been affected by undue stimulus. Estate sales, foreclosure or bank sales, relocation sales, family sales or transfers with any other factors affecting the sale price have not been included in this list.

Also included are valid sales from the Linden East Condominium neighborhood. These sales are listed for informational purposes only and are not used as comparables.

Analysis of valid arm's length sales is used in the review process to determine the current assessed value (market value) of all residential properties. Properties in the Town/Village of East Rochester will be assessed at 100% of current market value for the 2009 Final Assessment Roll. **Please note: Per NYS Real Property Tax Law, the valuation date for the July 1, 2009 Final Assessment Roll is July 1, 2008.**

Key

Property Class Codes

210	One Family Residence
220	Two Family Residence
230	Three Family Residence

Style Codes

01	Ranch	08	Old Style
02	Raised Ranch	11	Log Cabin
03	Split Level	12	Duplex
04	Cape Cod	13	Bungalow
05	Colonial	14	Condominium
06	Contemporary	15	Townhouse

Sales are listed in alphabetical order by street.