

# TOWN OF NIAGARA

## RESIDENTIAL VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

RESIDENTIAL SALES FROM JANUARY 1, 2023 TO DECEMBER 31, 2024

The information included in this report was printed as of March 1, 2025

The information in this publication includes valid residential transactions entered in the Real Property System at the Town of Niagara Assessor's Office.

SBL Number	=	Legal Identification of parcel, Section, Block, and Lot
Location	=	Street Number and Street Name for each parcel.
Prop Class	=	Property Class Code (see next page for descriptions).
Nbhd	=	The neighborhood code of the parcel.
Sale Date	=	The transfer date of the parcel.
Sale Price	=	The selling price of the parcel.
Building Style	=	The style of the dwelling. (Ranch, Colonial, etc.)
Condition	=	Overall Condition of the Property at the time of sale
Num Stories	=	The number of stories in the property
Year Built	=	The year the parcel was built
Sq Foot	=	The square footage of the parcel.
Num Beds	=	The number of bedrooms in the property.
Num Baths	=	The number of bathrooms in the property.

## Property Class Code Descriptions

- 210 = One Family Home
- 215 = One Family Home with Accessory Apartment
- 220 = Two Family Home
- 230 = Three Family Home
- 240 = Rural Residence with Acreage
- 250 = Estate
- 260 = Seasonal Residence
- 270 = Mobile Home
- 271 = Multiple Mobile Homes
- 280 = Residential - Multi-Purpose/Multi-Structure
- 281 = Multiple Residences
- 283 = Residence with Commercial Use

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Nbhd</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Building Style</u>	<u>Condition</u>	<u>Number Stories</u>	<u>Year Built</u>	<u>Square Footage</u>	<u>Number Bedrooms</u>	<u>Number Baths</u>
145.08-2-21.3	3165 Apple Ct	210	38	4/18/2024	\$ 275,000	Colonial	Normal	2.0	2000	1,464	4	3.5
161.05-1-34	8415 Carol Ct	210	38	6/15/2023	\$ 243,000	Ranch	Normal	1.0	1975	1,214	2	1.5
161.05-1-30	8451 Carol Ct	210	38	10/24/2023	\$ 265,000	Split Level	Normal	2.0	1969	1,986	3	1.5
132.17-2-157	8105 Cherry Ln	210	38	11/22/2024	\$ 450,000	Colonial	Normal	2.0	1994	2,083	3	2.5
132.17-2-160	8195 Cherry Ln	210	38	11/15/2024	\$ 345,000	Colonial	Normal	2.0	1994	1,821	3	1.5
132.17-2-162	8215 Cherry Ln	210	38	9/13/2024	\$ 535,000	Colonial	Good	2.0	1994	2,608	3	2.5
131.55-1-33	4785 Chester Ave	210	35	1/19/2024	\$ 157,000	Old Style	Good	1.5	1938	1,000	3	1.0
131.12-2-1	6887 Colonial Dr	210	38	1/6/2023	\$ 223,000	Split Level	Normal	2.0	1973	2,230	3	2.0
131.11-2-34	6900 Colonial Dr	210	38	12/9/2024	\$ 300,000	Colonial	Normal	2.0	1966	1,682	3	1.5
131.12-2-9	7015 Colonial Dr	210	38	8/18/2023	\$ 290,000	Colonial	Normal	2.0	1967	2,350	4	2.5
131.12-2-10	7025 Colonial Dr	210	38	11/26/2024	\$ 225,000	Ranch	Normal	1.0	1968	1,120	2	1.5
131.12-1-37	7110 Colonial Dr	210	38	7/21/2023	\$ 235,000	Split Level	Normal	1.0	1972	1,671	3	1.5
131.12-2-21	7405 Colonial Dr	210	38	9/25/2024	\$ 345,000	Split Level	Normal	2.0	1971	2,368	4	2.5
131.12-1-20	7610 Colonial Dr	210	38	8/8/2023	\$ 278,500	Split Level	Normal	2.0	1972	2,188	3	2.0
132.09-1-16	8040 Colonial Dr	210	35	9/13/2023	\$ 240,000	Ranch	Normal	1.0	1951	1,159	2	1.0
131.14-1-7	4730 Creekside Pkwy	210	35	5/21/2024	\$ 120,000	Old Style	Fair	2.0	1940	1,946	2	1.0
131.14-1-9.2	4742 Creekside Pkwy	210	35	5/30/2023	\$ 274,742	Ranch	Good	1.0	2014	1,400	3	2.0
145.08-3-37	8020 Crestview Dr	210	38	5/12/2023	\$ 300,000	Colonial	Normal	2.0	1978	1,773	3	1.5
145.08-3-35	8040 Crestview Dr	210	38	5/2/2023	\$ 375,000	Ranch	Good	1.0	1978	2,280	3	2.0
145.08-2-19.4	7630 Dean Brown Dr	210	38	10/16/2024	\$ 250,000	Colonial	Normal	2.0	1999	1,200	3	1.5
145.06-3-43	3103 Dell Dr	210	35	6/5/2024	\$ 165,000	Old Style	Normal	1.5	1946	1,080	4	1.0
146.18-1-2	8830 Disney Dr	210	38	8/3/2023	\$ 230,000	Colonial	Fair	2.0	1980	2,708	3	2.0
130.83-3-26	3014 Duluth St	210	30	6/13/2023	\$ 108,000	Ranch	Normal	1.0	1977	912	3	1.0
130.84-1-69	3031 Duluth St	210	30	8/23/2024	\$ 121,000	Ranch	Normal	1.0	1963	864	3	1.0
131.20-2-20	7721 East Britton Dr	210	38	7/26/2024	\$ 190,000	Ranch	Normal	1.0	1960	1,230	3	1.0
145.07-3-21	6210 Edgewood Dr	210	35	6/28/2024	\$ 138,000	Old Style	Normal	1.7	1939	1,215	5	1.0
145.07-3-20	6300 Edgewood Dr	210	35	9/3/2024	\$ 222,000	Old Style	Normal	2.0	1940	1,480	3	1.0

This information is the property of the Town of Niagara and is based on public records furnished by the Town of Niagara Assessor's Office.

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Nbhd</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Building Style</u>	<u>Condition</u>	<u>Number Stories</u>	<u>Year Built</u>	<u>Square Footage</u>	<u>Number Bedrooms</u>	<u>Number Baths</u>
131.46-2-11	4716 Fox Ave	210	35	9/18/2023	\$ 75,000	Cottage	Fair	1.0	1955	728	2	1.0
131.10-2-25	5230 Grauer Rd	210	38	8/16/2024	\$ 255,000	Cape Cod	Normal	1.5	1952	1,366	3	1.5
131.10-2-24	5310 Grauer Rd	210	38	5/10/2024	\$ 250,000	Ranch	Normal	1.0	1951	2,216	3	2.0
131.10-2-17	5520 Grauer Rd	210	38	6/7/2024	\$ 220,000	Ranch	Normal	1.0	1952	1,120	2	1.0
131.11-2-6	5918 Grauer Rd	210	38	9/7/2023	\$ 260,000	Split Level	Normal	1.0	1962	1,738	3	1.5
131.15-1-10	6099 Grauer Rd	210	38	2/8/2023	\$ 241,500	Ranch	Normal	1.0	1966	1,412	3	1.0
131.11-2-14	6210 Grauer Rd	210	38	6/20/2023	\$ 230,000	Split Level	Normal	1.0	1966	2,024	4	2.5
131.15-1-20	6421 Grauer Rd	210	38	10/2/2023	\$ 325,000	Colonial	Normal	2.0	1968	2,086	3	1.5
131.20-2-33	7424 Greenview Rd	210	38	12/22/2023	\$ 285,000	Raised Ranch	Normal	1.0	1967	2,476	3	1.0
131.20-2-26	7612 Greenview Rd	210	38	11/14/2023	\$ 260,000	Ranch	Normal	1.0	1967	1,284	3	1.0
131.20-2-25	7620 Greenview Rd	210	38	5/7/2024	\$ 269,000	Split Level	Good	2.0	1966	1,668	3	1.5
131.20-2-23	7706 Greenview Rd	210	38	10/2/2023	\$ 340,000	Split Level	Good	2.0	1966	2,188	3	1.5
132.17-2-22	3510 Haseley Dr	210	38	1/3/2024	\$ 305,000	Ranch	Normal	1.0	1960	1,996	3	1.5
132.17-2-44	7930 Hickory Ln	210	38	10/18/2024	\$ 185,000	Raised Ranch	Normal	1.0	1975	1,968	3	1.0
132.17-2-43	7940 Hickory Ln	210	38	12/12/2024	\$ 220,000	Split Level	Normal	2.0	1973	1,706	4	2.0
132.17-2-35	8130 Hickory Ln	210	38	9/13/2023	\$ 265,000	Ranch	Good	1.0	1972	1,192	3	1.0
161.05-2-31	8435 Homestead Ave	210	35	10/3/2024	\$ 160,000	Old Style	Normal	1.0	1940	812	2	1.0
161.05-2-27	8443 Homestead Ave	210	35	3/6/2023	\$ 160,000	Cape Cod	Good	1.5	1948	1,068	3	1.0
131.13-1-32	4100 Isherwood Dr	210	35	10/29/2024	\$ 282,000	Ranch	Good	1.0	1952	1,584	3	2.0
131.13-1-33	4110 Isherwood Dr	210	35	10/15/2024	\$ 145,000	Ranch	Good	1.0	1950	864	3	1.0
131.13-1-40	4300 Isherwood Dr	210	35	1/22/2024	\$ 150,000	Ranch	Normal	1.0	1988	840	3	1.0
131.13-1-63	4425 Isherwood Dr	210	35	2/6/2023	\$ 185,000	Ranch	Normal	1.0	1983	1,200	3	1.0
131.14-1-99	4705 Isherwood Dr	210	35	5/10/2023	\$ 155,000	Ranch	Normal	1.0	1956	840	3	1.0
131.19-2-14.11	7019 Joanne Circle South	210	38	8/21/2024	\$ 444,900	Ranch	Good	1.0	1989	2,408	2	2.0
146.17-1-26	2002 Juron Dr	210	38	12/30/2024	\$ 282,500	Split Level	Normal	2.0	1969	2,332	4	2.5
146.17-1-35	2113 Juron Dr	210	38	5/9/2023	\$ 290,000	Colonial	Normal	2.0	1966	2,236	4	1.5
131.11-1-42	6242 Kay Ellen Dr	210	38	12/20/2024	\$ 359,999	Colonial	Normal	2.0	1987	2,012	3	2.0
132.09-2-7	4800 Kline Rd	210	35	12/1/2023	\$ 239,900	Split Level	Normal	2.0	1946	2,310	5	1.0

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131.55-1-10	4756 Liberty Ave	210	35	7/12/2023	\$ 160,000	Old Style	Good	1.7	1940	936	3	1.0
130.83-2-56	Lincoln St	280	30	2/22/2024	\$ 98,000	Old Style	Normal	1.5	1940	1,277	3	1.0
144.26-3-44	3006 Lockport Rd	210	30	4/11/2023	\$ 75,000	Old Style	Normal	1.7	1916	1,090	3	2.0
144.27-1-38	3208 Lockport Rd	210	30	6/27/2023	\$ 55,000	Old Style	Fair	1.7	1926	1,275	3	1.5
131.18-1-11	5390 Lockport Rd	210	35	4/5/2024	\$ 215,500	Cape Cod	Normal	1.7	1941	1,365	4	1.5
144.26-4-16	2925 Louisiana Ave	210	30	9/15/2023	\$ 141,500	Old Style	Normal	1.5	1928	1,026	3	1.0
131.18-2-28	3730 Mayle Ct	210	35	4/11/2024	\$ 215,000	Cape Cod	Good	1.5	1953	1,152	4	1.0
131.18-2-4	5216 Mayle Ct	210	35	12/22/2023	\$ 125,000	Cape Cod	Normal	1.5	1941	1,112	3	1.0
131.18-1-10.31	5225 Mayle Ct	210	35	12/10/2024	\$ 280,000	Ranch	Normal	1.0	1994	1,222	3	1.0
145.08-3-26	3325 Miller Rd	210	38	6/2/2023	\$ 279,900	Colonial	Normal	2.0	1965	1,540	3	1.5
131.20-3-74	3410 Miller Rd	210	38	8/21/2024	\$ 425,154	Colonial	Normal	2.0	1977	2,008	4	2.5
131.20-3-27	3510 Miller Rd	210	38	12/30/2024	\$ 290,000	Split Level	Normal	1.0	1962	1,932	3	1.5
131.20-4-8	3535 Miller Rd	210	38	7/27/2023	\$ 190,000	Split Level	Fair	1.0	1960	1,887	3	1.5
145.11-2-41	7006 Packard Rd	210	38	5/26/2023	\$ 168,000	Old Style	Normal	1.7	1937	1,260	3	2.0
145.11-2-37.1	7026 Packard Rd	210	38	3/22/2024	\$ 187,500	Cape Cod	Good	1.5	1945	1,112	3	1.0
145.12-1-6	7117 Packard Rd	210	38	3/25/2024	\$ 225,000	Cape Cod	Good	1.5	1945	1,224	3	1.0
145.12-1-9	7201 Packard Rd	210	38	2/27/2024	\$ 185,000	Cape Cod	Normal	1.5	1952	1,197	3	1.5
145.08-1-28	7420 Packard Rd	210	35	6/12/2023	\$ 118,000	Old Style	Fair	1.7	1940	1,060	2	1.0
144.27-1-32	3011 Panama St	220	30	10/19/2023	\$ 52,000	Old Style	Normal	1.5	1936	1,200	4	2.0
131.54-1-8	4529 Pomeroy Ave	210	35	11/1/2024	\$ 174,500	Cape Cod	Normal	1.5	1955	1,212	4	1.0
145.10-3-26	5710 Porter Rd	210	35	10/25/2024	\$ 132,500	Cottage	Normal	1.0	1956	728	2	1.0
145.12-2-7	7600 Porter Rd	210	35	7/22/2024	\$ 185,000	Old Style	Good	1.7	1940	1,032	2	1.0
145.16-2-18	7821 Porter Rd	210	35	9/12/2024	\$ 205,000	Cape Cod	Normal	1.5	1946	1,485	4	1.0
144.26-3-48	2926 Portland St	210	30	8/28/2023	\$ 55,000	Cottage	Normal	1.0	1938	640	2	1.0
145.07-4-47	Ralph Ct	220	35	6/13/2023	\$ 285,000	Duplex	Good	2.0	1956	2,576	6	3.0
145.07-4-39	6516 Ralph Ct	210	35	9/14/2023	\$ 190,000	Split Level	Normal	2.0	1967	1,328	4	1.5
145.07-4-46	6703 Ralph Ct	210	35	4/14/2023	\$ 345,000	Ranch	Good	1.0	1954	2,574	4	3.0
145.07-4-30	6820 Ralph Ct	210	35	10/5/2023	\$ 335,000	Ranch	Good	1.0	1986	1,763	3	2.5

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145.07-4-54	6953 Ralph Ct	210	35	12/23/2024	\$ 220,000	Ranch	Normal	1.0	1978	1,152	3	1.0
130.83-3-16	3611 Rhode Island Ave	210	30	6/20/2024	\$ 45,000	Cottage	Fair	1.0	1940	720	3	1.0
146.18-1-24	2089 Roberts Dr	210	38	9/18/2024	\$ 370,000	Split Level	Normal	2.0	1985	2,554	3	2.0
131.10-1-11	5011 Saunders Settlement Rd	210	35	4/14/2023	\$ 107,000	Old Style	Fair	1.0	1940	880	2	1.0
130.84-1-52	3006 Savannah St	210	30	4/13/2024	\$ 175,000	Old Style	Good	1.7	1940	1,588	6	2.0
131.20-3-44	7392 St. Joseph Rd	210	38	3/7/2024	\$ 245,000	Ranch	Good	1.0	1961	1,404	3	1.5
131.20-3-41	7416 St. Joseph Rd	210	38	10/3/2024	\$ 240,000	Split Level	Normal	1.0	1961	1,764	3	1.0
131.19-2-53	7022 Sunnysdale Rd	210	38	3/1/2023	\$ 283,000	Split Level	Good	1.0	1969	2,506	4	1.5
131.20-3-15	7423 Sunnysdale Rd	210	38	7/24/2024	\$ 265,000	Colonial	Normal	2.0	1964	2,184	4	2.0
131.20-3-21	7603 Sunnysdale Rd	210	38	4/14/2023	\$ 212,500	Split Level	Normal	1.0	1962	1,728	3	1.5
131.10-2-39.2	5061 Sweet Home Rd	210	35	11/3/2023	\$ 240,000	Ranch	Normal	1.0	1993	1,400	3	2.0
131.11-1-81	4635 Theresa Ln	210	38	11/30/2023	\$ 255,000	Colonial	Normal	2.0	1997	1,616	3	1.5
146.17-5-5	8037 Third Ave	210	35	9/4/2024	\$ 240,000	Raised Ranch	Normal	1.0	1965	1,674	3	1.0
146.17-5-16	8247 Third Ave	210	35	9/16/2024	\$ 340,000	Colonial	Normal	2.0	2005	1,640	3	2.5
146.17-5-25	8429 Third Ave	210	35	10/17/2024	\$ 250,000	Raised Ranch	Normal	1.0	1965	1,984	3	2.0
161.05-2-22	1508 Tuscarora Rd	210	38	1/10/2023	\$ 245,000	Ranch	Good	1.0	1960	1,328	3	1.0
161.05-1-29	1588 Tuscarora Rd	210	38	7/12/2024	\$ 196,000	Colonial	Normal	2.0	1976	1,639	3	1.0
161.05-1-29	1588 Tuscarora Rd	210	38	12/27/2024	\$ 286,000	Colonial	Normal	2.0	1976	1,639	3	1.0
161.05-3-2	1631 Tuscarora Rd	210	38	7/16/2024	\$ 192,000	Ranch	Normal	1.0	1962	1,260	3	1.5
146.17-1-4	2027 Tuscarora Rd	220	38	2/21/2024	\$ 330,000	Colonial	Normal	2.0	1976	3,954	6	3.0
145.08-3-27	3300 Wildwood Dr	210	38	5/10/2023	\$ 215,000	Raised Ranch	Fair	1.0	1970	2,090	3	1.0
131.19-2-4	3626 Woodland Ave	210	38	6/13/2024	\$ 273,000	Ranch	Normal	1.0	1962	1,458	3	1.5
145.07-1-20	6620 Woodside Pl	210	35	6/4/2024	\$ 55,000	Old Style	Fair	1.0	1939	960	2	1.0
146.17-3-14	8224 Ziblut Ct	210	38	2/27/2023	\$ 345,000	Ranch	Normal	1.0	2004	2,380	3	2.0
146.17-3-17	8253 Ziblut Ct	210	38	6/8/2023	\$ 333,333	Ranch	Good	1.0	2007	1,820	3	2.5
146.17-3-27	8409 Ziblut Ct	210	38	8/30/2024	\$ 410,000	Ranch	Good	1.0	1981	1,332	3	1.5
146.17-2-12	8415 Ziblut Ct	210	38	8/28/2024	\$ 255,000	Split Level	Normal	2.0	1983	1,368	3	2.0