

Real Property System
Sales Analysis Report
Sales listed for Town of Clarendon - 342600
In Parcel ID Sequence
Median AV/SP Ratio: 0.7200 using AV at Sale
Sales have not been adjusted

RPS395/V04/L001
Roll Year - 2023

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
Clarendon	87.-3-15.12	.60 ac 4156 Lake Rd	210	03/29/23 Scherer, Jared A	\$132,282 Richard Luce	114,900	\$122,600	0.8686 0.1486	26122 Y	343204	J	Y	N	114,900 Y
Clarendon	87.-4-53.1	10.67 ac McAllister Dr	323	03/07/23 Mellon, Robert M	\$25,000 Richard J Piedmont	12,800	\$23,200	0.5120 -0.2080	26122 Y	343204	J	Y	N	12,800 Y
Clarendon	99.-1-10	.84 ac 4535 Bennetts Corners Rd	210	04/21/23 Collins, Scott R	\$150,000 Robin A Westcott	108,000	\$0	0.7200 0	26122 Y	343204	J	Y	N	108,000 Y
Clarendon	99.-1-16.1/269S	.10 ac 269 Sunset Dr	270	01/23/23 Feeney, Brendan	\$19,000 Sean Daughtery	15,400	\$18,000	0.8105 0.0905	26129 Y	343204	J	Y	N	15,400 Y
Clarendon	99.-1-16.1/601W	601 Woodmill Dr	270	01/11/23 Bowen, Marilyn	\$60,900 Richard I Nowack	23,900	\$57,600	0.3924 -0.3276	26129 Y	343204	J	Y	N	23,900 Y
Clarendon	99.-2-39.21/817S	.10 ac 817 Stoneybrook Trl	270	02/09/23 Hershberger, Samuel	\$90,000 Jean Wehner	28,300	\$84,200	0.3144 -0.4056	26129 Y	343204	J	Y	N	28,300 Y
Clarendon	99.4-1-4	.52 ac 17219 Elizabeth Dr	210	03/24/23 Shipe, Noah R	\$120,000 Marianne L Aarons	110,000	\$111,200	0.9167 0.1967	26122 Y	343204	J	Y	N	110,000 Y