

Real Property System
Sales Analysis Report
Sales listed for Town of Clarendon - 342600
In Parcel ID Sequence

RPS395/V04/L001
Roll Year - 2025

Median AV/SP Ratio: 0.6179 using AV at Sale
Sales have not been adjusted

Swis Parcel Id Municipality	Property Dim Property Location	Prop Class	Sale Date	Sale Price	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcs	Current Sale AV Inv
342600 87.-3-2.126 Clarendon	1.75 ac 16399 Powerline Rd	210	01/31/22 Townsend, Leigha M	\$215,000	125,000	\$260,000	0.5814	26122	343204	J	Y	N	190,000 Y
342600 87.-3-2.126 Clarendon	1.75 ac 16399 Powerline Rd	210	08/27/24 Kappeli, Kimberly	\$250,000	190,000	\$0	0.7600	26122	343204	J	Y	N	190,000 Y
342600 87.-3-12.4 Clarendon	1.60 ac 4140 Lake Rd	210	09/13/21 McLaren, Philip John	\$130,000	92,000	\$162,600	0.7077	26122	343204	J	Y	N	127,600 Y
342600 87.-3-15.12 Clarendon	.60 ac 4156 Lake Rd	210	03/29/23 Scherer, Jared A	\$132,282	114,900	\$141,600	0.8686	26122	343204	J	Y	N	114,900 Y
342600 87.-3-15.113 Clarendon	4.30 ac 16516 Powerline Rd	210	10/06/21 Fortunato, Anthony Pal Orlando	\$198,000	120,000	\$245,600	0.6061	26122	343204	J	Y	N	185,000 Y
342600 87.-3-27.4 Clarendon	1.50 ac 4239 Lake Rd	210	12/05/22 Pries, Jason J	\$270,000	205,600	\$296,700	0.7615	26122	343204	J	Y	N	205,600 Y
342600 87.-3-28 Clarendon	.60 ac 4298 Holley Byron Rd	210	09/15/22 Smalley, Jonathan D	\$215,000	150,000	\$242,300	0.6977	26122	343204	J	Y	N	150,000 Y
342600 87.-3-35 Clarendon	9.20 ac 4405 Huberton Rd	210	06/27/23 Murray, Jonathan	\$280,000	155,000	\$291,800	0.5536	26122	343204	J	Y	N	155,000 Y
342600 87.-3-36 Clarendon	5.60 ac 4399 Huberton Rd	210	08/23/22 Moore, Tracy P	\$200,500	160,300	\$227,900	0.7995	26122	343204	J	Y	N	160,300 Y
342600 87.-3-37.21 Clarendon	1.19 ac 4361 Huberton Rd	210	08/28/24 Kelly, Ceallachan M	\$220,000	120,000	\$218,900	0.5455	26122	343204	J	Y	N	120,000 Y

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342600 87.-3-40.1 Clarendon	4.75 ac 4348 Huberton Rd	210	09/18/23 Name of Buyer Hinkley, Kevin	\$228,000 Prior Owner (Seller) Raymond J Kline	157,500	\$234,300	0.6908 26122 0.0729 Y		343204	J	Y	N	157,500 Y
342600 87.-3-55.211 Clarendon	3.90 ac 4283 Holley Byron Rd	210	09/17/21 Connor, John E Jr	\$285,000 Erik Odeychuk	182,000	\$356,600	0.6386 26122 0.0207 Y		343204	J	Y	N	285,000 Y
342600 87.-3-62 Clarendon	4.65 ac 4374 Holley Byron Rd	210	11/10/22 Pascoe, Allysa	\$201,000 Melissa C Bishop	131,700	\$222,800	0.6552 26122 0.0373 Y		343204	J	Y	N	131,700 Y
342600 87.-3-63 Clarendon	8.15 ac 4279 Lake Rd	210	11/20/24 Blume, Molly E	\$299,900 Kristi A Toscano	185,000	\$0	0.6169 26122 -0.0010 Y		343204	J	Y	N	185,000 Y
342600 88.-3-16.3 Clarendon	5.40 ac 4619 County Line Rd	210	05/03/24 Buckert, Brienne	\$350,000 Jamie L Rice	236,100	\$352,600	0.6746 26120 0.0567 Y		265201	J	Y	N	236,100 Y
342600 88.-3-25 Clarendon	.51 ac 17040 Taylor Rd	210	12/12/24 Cadwell, Nicholas D	\$240,000 Digravio Properties LLC	155,000	\$0	0.6458 26120 0.0279 Y		343204	J	Y	N	155,000 Y
342600 88.-3-28.111 Clarendon	5.20 ac 4310 Bennetts Corners Rd	210	04/28/25 Anderson, Charlton	\$365,000 Wayne A. Schiavone	178,200	\$0	0.4882 26122 -0.1297 Y		343204	J	N	N	178,200 Y
342600 88.-3-29.114 Clarendon	1.03 ac 16910 Taylor Rd	210	11/04/22 Bentley, Donald W	\$185,000 Paul W Schenning	147,900	\$205,000	0.7995 26122 0.1816 Y		343204	J	Y	N	147,900 Y
342600 97.-1-10.2 Clarendon	.79 ac N 4362 Manning Rd	210	02/14/24 Bacchetta, Sabrina	\$185,000 MJD Holdings of WNY, LLC	131,000	\$187,800	0.7081 26122 0.0902 Y		343204	J	Y	N	131,000 Y
342600 97.-1-14.222 Clarendon	7.00 ac S 4458 Manning Rd	210	07/19/21 Passarelli, Michael B	\$185,000 Kevin M Keys	115,000	\$235,300	0.6216 26122 0.0037 Y		343204	J	Y	N	140,200 Y

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342600 97.-2-27 Clarendon	.58 ac 15833 East Lee Rd	210	04/04/25 Cherry, Kimberly	\$189,900 Michael Boss	120,400	\$0	0.6340	26122 Y	343204	J	Y	N	120,400 Y
342600 98.-1-2 Clarendon	8.30 ac 16213 East Lee Rd	210	11/15/24 Stempniak, Brian P	\$347,500 Karen Pahman f/k/a Reome	195,000	\$0	0.5612	26122 Y	343204	J	Y	N	195,000 Y
342600 98.-1-9.1 Clarendon	10.00 ac 16431 Fourth Section Rd	210	01/09/24 Smith, Warren C	\$310,000 Louis M Amatrano	245,000	\$315,400	0.7903	26122 Y	343204	J	Y	N	245,000 Y
342600 98.-1-12.119 Clarendon	39.36 ac 4365 Holley Byron Rd	240	05/27/22 Thurber, Mathew	\$465,000 Nina Odeychuk	239,300	\$542,700	0.5146	26122 Y	343204	J	Y	N	260,000 Y
342600 98.-1-41.1 Clarendon	.77 ac 16530 Fourth Section Rd	210	11/23/21 Augugliaro, Richard	\$147,000 Heather Colella	85,000	\$180,800	0.5782	26122 Y	343204	J	Y	N	141,500 Y
342600 98.9-1-8 Clarendon	1.30 ac 16233 East Lee Rd	210	05/09/22 Beecher, Colton P	\$115,500 Chester L Sherman	78,000	\$134,800	0.6753	26121 Y	343204	J	Y	N	125,000 Y
342600 98.9-1-28 Clarendon	210 16321 Fourth Section Rd	210	10/19/24 Watson, James	\$152,000 Stephanie L Dilcher	73,800	\$0	0.4855	26121 Y	343204	J	Y	N	73,800 Y
342600 98.9-1-39 Clarendon	.36 ac S 4533 Hulberton Rd	210	03/01/24 Edwards, Christopher A	\$196,999 Mitchell Hamlin	175,000	\$199,500	0.8883	26121 Y	343204	J	N	N	175,000 Y
342600 98.9-1-44 Clarendon	210 16254 East Lee Rd	210	06/28/22 Rushton, Julie Rae	\$96,000 Miguel Quiles	84,000	\$111,000	0.8750	26121 Y	343204	J	Y	N	104,900 Y
342600 98.13-1-5.1 Clarendon	.64 ac 4543 Upper Holley Rd Ext	210	01/08/24 Harvey, Samantha	\$135,400 Angel L Ortiz	78,400	\$137,800	0.5790	26121 Y	343204	J	Y	N	78,400 Y

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342600 98.13-1-15 Clarendon	.42 ac 16344 Fourth Section Rd	210	08/12/24 Name of Buyer Lorek, Michael John	\$40,000 Prior Owner (Seller) Tyler Chase Smith	80,800	\$39,900	2.0200 1.4021	26121 Y	343204	J	N N	80,800 Y
342600 98.13-1-19 Clarendon	1.00 ac 16311 Church St	210	10/11/23 Sommerfeldt, Christina	\$250,000 Michael J Mannara	190,000	\$256,300	0.7600 0.1421	26121 Y	343204	J	Y N	190,000 Y
342600 98.13-1-30 Clarendon	3.36 ac 4581 Holley Byron Rd	215	08/20/24 D'Aurizio, Frank	\$325,000 Charles Ventures, LLC	125,000	\$324,200	0.3846 -0.2333	26121 Y	343204	J	Y N	260,000 Y
342600 98.14-1-7 Clarendon	.62 ac 16395 Fourth Section Rd	210	12/02/24 Custer, Andrew J	\$167,500 Michael H Silvis	128,500	\$0	0.7672 0.1493	26121 Y	343204	J	Y N	128,500 Y
342600 99.-1-6 Clarendon	.89 ac 4430 Bennetts Corners Rd	210	08/10/22 Bors, Hans W	\$215,000 John P Trupo	154,000	\$244,400	0.7163 0.0984	26122 Y	343204	J	Y N	154,000 Y
342600 99.-1-9.3 Clarendon	1.40 ac 16924 Fourth Section Rd	210	11/15/23 Shippers, Terry	\$240,000 Douglas Howe	141,800	\$245,400	0.5908 -0.0271	26122 Y	343204	J	Y N	141,800 Y
342600 99.-1-10 Clarendon	.84 ac 4535 Bennetts Corners Rd	210	04/21/23 Collins, Scott R	\$150,000 Robin A Westcott	108,000	\$159,100	0.7200 0.1021	26122 Y	343204	J	Y N	108,000 Y
342600 99.-1-14 Clarendon	.50 ac 17038 Fourth Section Rd	210	01/09/24 Moak, Daphane	\$160,000 Steven Zahran	105,300	\$162,800	0.6581 0.0402	26122 Y	343204	J	Y N	105,300 Y
342600 99.-1-15.1 Clarendon	4.04 ac 17066 Fourth Section Rd	210	11/16/22 Beato, Santiago	\$176,000 Richard L Standish	135,000	\$195,000	0.7670 0.1491	26122 Y	343204	J	Y N	135,000 Y
342600 99.-1-15.1 Clarendon	4.04 ac 17066 Fourth Section Rd	210	02/26/25 Blendowski, Abby Gail	\$270,000 Santiago Beato	135,000	\$0	0.5000 -0.1179	26122 Y	343204	J	Y N	135,000 Y

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342600 Clarendon	99.-1-16.1/102T	.10 ac	102 Trinity Dr	270	12/20/22	Moyer, Amber	\$39,900	Elaine Minuto	16,200	\$43,800	0.4060	26129 Y	343204	J	Y	N	16,200 Y
342600 Clarendon	99.-1-16.1/113T	.10 ac	113 Trinity Dr	270	09/23/21	Daniel, Susan	\$28,500	Susan Daniel	22,600	\$35,700	0.7930	26129 Y	343204	J	Y	N	22,600 Y
342600 Clarendon	99.-1-16.1/116T	.10 ac	116 Trinity Dr	270	05/31/23	Saul, Amanda	\$25,000	Karen Shaffer	12,100	\$26,300	0.4840	26129 Y	343204	J	Y	N	12,100 Y
342600 Clarendon	99.-1-16.1/121T	.10 ac	121 Trinity Dr	270	07/09/24	Vaccarelli, Richard	\$25,000	Daniel Evans	18,900	\$0	0.7560	26129 Y	343204	J	Y	N	18,900 Y
342600 Clarendon	99.-1-16.1/129T	.10 ac	129 Trinity Dr	270	07/16/21	Montgomery, Adeline	\$37,900	Christopher Edwards	18,500	\$48,200	0.4881	26129 Y	343204	J	Y	N	18,500 Y
342600 Clarendon	99.-1-16.1/133T	.10 ac	133 Trinity Dr	270	09/01/21	Watson, Robert	\$15,000	Samantha Breyette	12,000	\$18,800	0.8000	26129 Y	343204	J	Y	N	12,000 Y
342600 Clarendon	99.-1-16.1/154T	.10 ac	154 Trinity Dr	270	03/23/23	Kurkura, Mary	\$60,000	*Douglas Gambrell	36,000	\$64,200	0.6000	26129 Y	343204	J	Y	N	36,000 Y
342600 Clarendon	99.-1-16.1/187T	.10 ac	187 Trinity Dr	270	02/27/24	Mutter, David	\$50,000	Cortney SevorCurtis	15,900	\$0	0.3180	26129 Y	343204	J	Y	N	15,900 Y
342600 Clarendon	99.-1-16.1/193T	.10 ac	193 Trinity Dr	270	09/23/21	Callahan, Donald	\$14,000	Susan BussPatterson	12,500	\$17,500	0.8929	26129 Y	343204	J	Y	N	12,500 Y
342600 Clarendon	99.-1-16.1/205S	.10 ac	205 Sunset Dr	270	10/26/22	Russo, Anthony	\$38,500	Joseph K Walker	19,000	\$43,000	0.4935	26129 Y	343204	J	Y	N	19,000 Y

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342600 Clarendon	99.-1-16.1/210S	.10 ac	210 Sunset Dr	270	06/28/23	Parks, Kim	\$29,000	Alice Gascon	14,200	\$30,200	0.4897	26129 Y	343204	J	Y	N	14,200 Y
342600 Clarendon	99.-1-16.1/213S	.10 ac	213 Sunset Dr	270	05/19/22	Bentley, Chad	\$35,000	Mark Brannon	29,900	\$40,800	0.8543	26129 Y	343204	J	Y	N	29,900 Y
342600 Clarendon	99.-1-16.1/227S	.10 ac	227 Sunset Dr	270	11/23/21	Ogden, Robert	\$50,000	Theodora Beckett	48,700	\$61,500	0.9740	26129 Y	343204	J	Y	N	48,700 Y
342600 Clarendon	99.-1-16.1/227S	.10 ac	227 Sunset Dr	270	12/03/24	Wallace, Jo-el	\$50,000	Robert Ogden	48,700	\$0	0.9740	26129 Y	343204	J	Y	N	48,700 Y
342600 Clarendon	99.-1-16.1/228S	.10 ac	228 Sunset Dr	270	12/05/23	Orians, David	\$76,000	Carol Degroot	19,700	\$77,500	0.2592	26129 Y	343204	J	Y	N	19,700 Y
342600 Clarendon	99.-1-16.1/242S	.10 ac	242 Sunset Dr	270	06/28/22	Syracusa, Peter	\$42,900	David Silfer	33,200	\$49,600	0.7739	26129 Y	343204	J	Y	N	33,200 Y
342600 Clarendon	99.-1-16.1/245S	.10 ac	245 Sunset Dr	270	09/07/22	Vaccarelli, Lawrence	\$49,900	Milton Hoy (LU)	22,900	\$56,200	0.4589	26129 Y	343204	J	Y	N	22,900 Y
342600 Clarendon	99.-1-16.1/247S	.10 ac	247 Sunset Dr	270	04/23/24	Kearney, Cynthia	\$58,000	Cynthia Kearney	17,500	\$0	0.3017	26129 Y	343204	J	Y	N	17,500 Y
342600 Clarendon	99.-1-16.1/247S	.10 ac	247 Sunset Dr	270	04/23/24	Kearney, Cynthia	\$58,000	Janet Varley	17,500	\$58,600	0.3017	26129 Y	343204	J	Y	N	17,500 Y
342600 Clarendon	99.-1-16.1/250S	.270	250 Sunset Dr	270	03/03/23	Murphy, William	\$43,000	Scott Pray	16,300	\$46,000	0.3791	26129 Y	343204	J	Y	N	16,300 Y

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342600 99.-1-16.1/251S Clarendon	.10 ac 251 Sunset Dr	270	03/05/24 Baylor, Mark	\$39,000 Robert Fraser	12,000	\$39,500	0.3077	26129	343204	J	Y	N	12,000 Y
342600 99.-1-16.1/263S Clarendon	.10 ac 263 Sunset Dr	270	07/01/21 Macartney, Michael	\$48,000 Gordon S Ferris	21,600	\$61,100	0.4500	26129	343204	J	Y	N	21,600 Y
342600 99.-1-16.1/269S Clarendon	.10 ac 269 Sunset Dr	270	01/23/23 Feeney, Brendan	\$19,000 Sean Daughtery	15,400	\$20,700	0.8105	26129	343204	J	Y	N	15,400 Y
342600 99.-1-16.1/270S Clarendon	270 Sunset Dr	270	03/31/22 Zwetsch, Rose	\$70,000 William Spoor	30,200	\$83,200	0.4314	26129	343204	J	Y	N	30,200 Y
342600 99.-1-16.1/270S Clarendon	270 Sunset Dr	270	12/03/24 Simpson, Devon	\$67,000 Rose Zwetsch	30,200	\$0	0.4507	26129	343204	J	Y	N	30,200 Y
342600 99.-1-16.1/271S Clarendon	.10 ac 271 Sunset Dr	270	11/02/22 Broadwell, Paula	\$29,900 Matt Harder	10,300	\$33,100	0.3445	26129	343204	J	Y	N	10,300 Y
342600 99.-1-16.1/273S Clarendon	.10 ac 273 Sunset Dr	270	10/02/23 Klump, Kelsey	\$45,000 Marco Rivas	15,000	\$46,100	0.3333	26129	343204	J	Y	N	15,000 Y
342600 99.-1-16.1/277S Clarendon	.10 ac 277 Sunset Dr	270	01/13/22 Macintyre, Donald Jr	\$15,800 Joshua Pierce	15,800	\$19,100	1.0000	26129	343204	J	Y	N	0 Y
342600 99.-1-16.1/279S Clarendon	.10 ac 279 Sunset Dr	270	04/12/22 McIlvene, Sheri	\$45,000 Sherry Kearney	41,800	\$53,000	0.9289	26129	343204	J	Y	N	41,800 Y
342600 99.-1-16.1/280S Clarendon	.10 ac 280 Sunset Dr	270	03/15/22 Murray, Matthew	\$45,000 Sherri Cox	26,500	\$53,500	0.5889	26129	343204	J	Y	N	26,500 Y

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Clarendon	342600 99.-1-16.1/281S	.10 ac	270	270	11/03/21	\$21,900	21,900	\$26,900	1.0000	26129	343204		J	Y	N	21,900 Y
					Smith, Sandra	Patricia Jones			0.3821	Y						
Clarendon	342600 99.-1-16.1/284S	284 Sunset Dr	270	270	10/13/22	\$46,000	13,200	\$51,400	0.2870	26129	343204		J	Y	N	13,200 Y
					Zhang, Rong	Charles Buscemi			-0.3309	Y						
Clarendon	342600 99.-1-16.1/289S	.10 ac	270	270	01/18/24	\$65,000	33,500	\$58,000	0.5154	26129	343204		J	Y	N	33,500 Y
					Mautt, Stephany	Lois Kleve			-0.1025	Y						
Clarendon	342600 99.-1-16.1/291S	.10 ac	270	270	12/17/24	\$70,000	21,900	\$0	0.3129	26129	343204		J	Y	N	21,900 Y
					Peters, Destiny	Patricia Poehman			-0.3050	Y						
Clarendon	342600 99.-1-16.1/294S	.10 ac	270	270	11/19/24	\$84,000	19,750	\$0	0.2351	26129	343204		J	Y	N	19,750 Y
					Marcellino, Sandra	Theresa Jones			-0.3828	Y						
Clarendon	342600 99.-1-16.1/301S	.10 ac	270	270	01/30/25	\$76,000	42,700	\$0	0.5618	26129	343204		J	Y	N	42,700 Y
					Maynard, Jody	Lynda G Emerson			-0.0561	Y						
Clarendon	342600 99.-1-16.1/321S	.10 ac	270	270	11/22/22	\$62,000	23,900	\$68,700	0.3865	26129	343204		J	Y	N	23,900 Y
					McFiggins, Jason	Joanne DiMarco			-0.2324	Y						
Clarendon	342600 99.-1-16.1/321S	.10 ac	270	270	11/18/21	\$62,000	23,900	\$76,300	0.3865	26129	343204		J	Y	N	23,900 Y
					DiMarco, Joanne	Carol Boyd			-0.2324	Y						
Clarendon	342600 99.-1-16.1/323S	.10 ac	270	270	08/02/22	\$46,000	42,100	\$52,300	0.9152	26129	343204		J	Y	N	42,100 Y
					Dalchin, Clarence	Diane Judd			0.2973	Y						
Clarendon	342600 99.-1-16.1/342S	.10 ac	270	270	09/06/22	\$18,000	10,400	\$20,300	0.5778	26129	343204		J	Y	N	10,400 Y
					Hamill, Mary Ellen	Mike Hudzinski			-0.0401	Y						

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342600 99.-1-16.1/345S Clarendon	345 Sunset Dr	270	08/22/23 Garcia-Barczak, Joel	\$118,900 Homes Heron Falls	107,000	\$122,500	0.8999	26129	343204	J Y N		107,000 Y
342600 99.-1-16.1/349S Clarendon	.10 ac 349 Sunset Dr	270	10/28/21 Ioannone, Cindy	\$18,000 Keith Wheeler	11,400	\$22,300	0.6333	26129	343204	J Y N		11,400 Y
342600 99.-1-16.1/356S Clarendon	.10 ac 356 Sunset Dr	270	03/26/24 Rockcastle, Pamela	\$39,900 John Albers	19,100	\$40,400	0.4787	26129	343204	J Y N		19,100 Y
342600 99.-1-16.1/513R Clarendon	513 Rockview Dr	270	01/04/24 Mindancer, Aliza	\$30,000 Joshua Wulf	20,100	\$30,500	0.6700	26129	343204	J Y N		20,100 Y
342600 99.-1-16.1/513R Clarendon	513 Rockview Dr	270	04/01/22 Wulf, Joshua	\$24,000 Nancy Szymanski	20,100	\$28,300	0.8375	26129	343204	J Y N		20,100 Y
342600 99.-1-16.1/525R Clarendon	.10 ac 525 Rockview Dr	270	11/26/24 Major, Marie	\$66,000 James Ayrault	29,900	\$0	0.4530	26129	343204	J Y N		29,900 Y
342600 99.-1-16.1/526R Clarendon	.10 ac 526 Rockview Dr	270	07/15/21 Regan, Jean	\$79,050 Jennifer Butcher	42,300	\$100,600	0.5351	26129	343204	J Y N		42,300 Y
342600 99.-1-16.1/543R Clarendon	.10 ac 543 Rockview Dr	270	09/10/24 Noite, Donna	\$74,900 Leah Wehner	40,200	\$0	0.5367	26129	343204	J Y N		40,200 Y
342600 99.-1-16.1/546R Clarendon	.10 ac 546 Rockview Dr	270	06/04/24 Burney, Cynthia	\$39,000 Dianne Judd	16,400	\$0	0.4205	26129	343204	J Y N		16,400 Y
342600 99.-1-16.1/546R Clarendon	.10 ac 546 Rockview Dr	270	08/01/23 Judd, Dianne	\$38,000 Lori Lischer	16,400	\$39,100	0.4316	26129	343204	J Y N		16,400 Y

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Clarendon	342600 99.-1-16.1/555R	.10 ac	555 Rockvew Dr	270	02/21/24	\$66,000	45,500	\$67,000	0.6894	26129	343204	J	Y	N	45,500 Y
			Allessi-Burch, Lynn			Melissa Strickland			0.0715	Y					
Clarendon	342600 99.-1-16.1/555R	.10 ac	555 Rockvew Dr	270	04/05/22	\$54,900	45,500	\$64,700	0.8288	26129	343204	J	Y	N	45,500 Y
			Strickland, Melissa			Georgia Voss			0.2109	Y					
Clarendon	342600 99.-1-16.1/601W		601 Woodmill Dr	270	01/11/23	\$60,900	23,900	\$66,300	0.3924	26129	343204	J	Y	N	23,900 Y
			Bowen, Marilyn			Richard I Nowack			-0.2255	Y					
Clarendon	342600 99.-1-16.1/603W		603 Woodmill Dr	270	06/08/23	\$58,000	34,200	\$60,400	0.5897	26129	343204	J	Y	N	34,200 Y
			Carroll, Charles			Joe Pascarella			-0.0282	Y					
Clarendon	342600 99.-1-16.1/604W		604 Woodmill Dr	270	04/15/24	\$114,900	107,000	\$0	0.9312	26129	343204	J	Y	N	107,000 Y
			Cieslinski, Jennifer			Homes Heron Falls			0.3133	Y					
Clarendon	342600 99.-1-16.1/605W		605 Woodmill Dr	270	05/04/22	\$46,000	44,000	\$53,700	0.9565	26129	343204	J	Y	N	44,000 Y
			Boisseau, Richard			Nancy Miller			0.3386	Y					
Clarendon	342600 99.-1-16.1/620W	.10 ac	620 Woodmill Dr	270	07/12/22	\$35,000	29,200	\$40,100	0.8343	26129	343204	J	Y	N	29,200 Y
			Dynski, Chad			Richard Gillman			0.2164	Y					
Clarendon	342600 99.-1-16.1/705P	.10 ac	705 Pebble Dr	270	07/13/23	\$48,500	25,400	\$50,100	0.5237	26129	343204	J	Y	N	25,400 Y
			Parker, Kaitlyn			Catherine Drake			-0.0942	Y					
Clarendon	342600 99.-1-16.1/705P	.10 ac	705 Pebble Dr	270	09/23/21	\$35,000	25,400	\$43,800	0.7257	26129	343204	J	Y	N	25,400 Y
			Drake, Catherine			John R MacDonald			0.1078	Y					
Clarendon	342600 99.-1-16.1/707P	.10 ac	707 Pebble Dr	270	07/14/21	\$29,000	26,600	\$36,900	0.9172	26129	343204	J	Y	N	26,600 Y
			Hoak, Henry			Christna Bishop			0.2993	Y					

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342600 99.-1-16.1/709P Clarendon	.10 ac 709 Pebble Dr	270	01/05/22 Barczak-Gomez, Wend Shane Bartlett	\$53,000	38,200	\$64,100	0.7208 26129	0.1029 Y	343204	J	Y	N	38,200 Y
342600 99.-1-16.1/720P Clarendon	720 Pebble Dr	270	08/31/23 Charron, Kim	\$119,000	107,000	\$122,600	0.8992 26129	0.2813 Y	343204	J	Y	N	107,000 Y
342600 99.-1-29.114 Clarendon	3.41 ac 4762 Hall Rd	210	08/07/21 Nelson, Kurt	\$250,000	155,000	\$315,400	0.6200 26122	0.0021 Y	343204	J	Y	N	230,000 Y
342600 99.-1-32.111 Clarendon	.58 ac 4749 South Holley Rd	210	07/14/23 Allen, Jeffrey	\$358,150	187,200	\$369,800	0.5227 26122	-0.0952 Y	343204	J	Y	N	187,200 Y
342600 99.-1-40.1 Clarendon	6.50 ac 4733 South Holley Rd	210	12/27/21 Fredendall, Karyn J	\$195,000	173,700	\$237,800	0.8908 26122	0.2729 Y	343204	J	Y	N	195,000 Y
342600 99.-1-41.111 Clarendon	9.60 ac 4667 South Holley Rd	210	10/16/22 Beebe, Jeramie Reed	\$325,000	220,000	\$363,200	0.6769 26122	0.0590 Y	343204	J	Y	N	220,000 Y
342600 99.-1-41.123 Clarendon	5.00 ac 4630 Bennetts Corners Rd	210	03/10/25 Boss, Michael A	\$285,000	171,000	\$0	0.6000 26122	-0.0179 Y	343204	J	Y	N	171,000 Y
342600 99.-1-43.1 Clarendon	15.90 ac 4595 South Holley Rd	210	11/04/24 Bess, Anthony James	\$360,000	180,000	\$0	0.5000 26122	-0.1179 Y	343204	J	Y	N	180,000 Y
342600 99.-2-5.5 Clarendon	5.50 ac 17292 Taylor Rd	210	04/21/23 Wehle, Corey M	\$325,425	215,000	\$345,200	0.6607 26120	0.0428 Y	265201	J	Y	N	215,000 Y
342600 99.-2-10 Clarendon	1.00 ac 17270 Fourth Section Rd	210	12/06/22 Shannon, John	\$120,000	139,100	\$131,900	1.1592 26122	0.5413 Y	0281-08 343204	J	Y	N	139,100 Y

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Clarendon	342600 99.-2-24.1	3.60 ac	4573 Hall Rd	210	07/25/24	\$240,000	82,400	\$240,000	0.3433	26122	343204	J	Y	N	82,400 Y
Clarendon	342600 99.-2-32.111	11.30 ac	4641 Hall Rd	210	11/30/23	\$250,000	226,300	\$255,600	0.9052	26122	343204	J	Y	N	226,300 Y
Clarendon	342600 99.-2-38	6.40 ac	17182 Fourth Section Rd	210	11/20/23	\$195,000	145,000	\$199,400	0.7436	26122	343204	J	Y	N	145,000 Y
Clarendon	342600 99.-2-39.21/805S	.10 ac	805 Stoneybrook Trl	270	09/10/21	\$70,000	46,800	\$87,600	0.6686	26129	343204	J	Y	N	46,800 Y
Clarendon	342600 99.-2-39.21/811S	.10 ac	811 Stoneybrook Trl	270	10/06/22	\$80,000	48,200	\$89,400	0.6025	26129	343204	J	Y	N	48,200 Y
Clarendon	342600 99.-2-39.21/813S	.10 ac	813 Stoneybrook Trl	270	05/04/22	\$59,000	57,100	\$68,900	0.9678	26129	343204	J	Y	N	57,100 Y
Clarendon	342600 99.-2-39.21/814S	.10 ac	814 Stoneybrook Trl	270	06/07/22	\$72,500	40,300	\$83,900	0.5559	26129	343204	J	Y	N	40,300 Y
Clarendon	342600 99.-2-39.21/817S	.10 ac	817 Stoneybrook Trl	270	09/28/24	\$115,000	28,300	\$0	0.2461	26129	343204	J	Y	N	28,300 Y
Clarendon	342600 99.-2-39.21/817S	.10 ac	817 Stoneybrook Trl	270	02/09/23	\$90,000	28,300	\$97,200	0.3144	26129	343204	J	Y	N	28,300 Y
Clarendon	342600 99.-2-39.21/900C	.10 ac	900 Cobblestone Ct	270	04/19/23	\$89,900	50,100	\$95,400	0.5573	26129	343204	J	Y	N	50,100 Y

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342600	99.-2-39.21/903C	.10 ac	270		07/01/21	\$63,500	39,300	\$80,800	0.6189	26129	343204	J	Y	N	39,300 Y
Clarendon		903 Cobblestone Ct			Ruckdeschel, Leigh	Arthur Adner			0.0010	Y					
342600	99.-2-39.21/915C	.10 ac	270		03/05/24	\$115,000	63,500	\$116,400	0.5522	26129	343204	J	Y	N	63,500 Y
Clarendon		915 Cobblestone Ct			Green, Kimberly	Robert A Bobzin			-0.0657	Y					
342600	99.-2-39.21/923C	.10 ac	270		10/04/23	\$100,000	49,900	\$102,500	0.4990	26129	343204	J	Y	N	49,900 Y
Clarendon		923 Cobblestone Ct			Marlowe, Cynthia	James Way			-0.1189	Y					
342600	99.-2-39.21/926C	.10 ac	270		08/27/24	\$83,500	42,800	\$0	0.5126	26129	343204	J	Y	N	42,800 Y
Clarendon		926 Cobblestone Ct			Huffer, Kim	Vicki Compson			-0.1053	Y					
342600	99.-2-39.21/945C	.10 ac	270		05/07/24	\$94,900	71,200	\$95,600	0.7503	26129	343204	J	Y	N	71,200 Y
Clarendon		945 Cobblestone Ct			Britch, Debra	David W Warner			0.1324	Y					
342600	99.-2-39.21/952C	.10 ac	270		09/23/22	\$51,500	44,600	\$58,000	0.8660	26129	343204	J	Y	N	44,600 Y
Clarendon		952 Cobblestone Ct			Preston, Kyle	Albert Stevenson			0.2481	Y					
342600	99.-2-39.21/956C	.10 ac	270		07/01/23	\$45,000	34,600	\$46,500	0.7689	26129	343204	J	Y	N	34,600 Y
Clarendon		956 Cobblestone Ct			Ochs, Cindy	Diane K Smith			0.1510	Y					
342600	99.-2-39.21/967C		270		09/06/22	\$92,000	51,900	\$103,700	0.5641	26129	343204	J	Y	N	51,900 Y
Clarendon		967 Cobblestone Ct			Thurley, Gerald	James Wojlowicz			-0.0538	Y					
342600	99.-2-39.21/970C	.10 ac	270		09/06/22	\$74,900	41,200	\$84,400	0.5501	26129	343204	J	Y	N	41,200 Y
Clarendon		970 Cobblestone Ct			Bassett, Roger	Shelly Delcorvo			-0.0678	Y					
342600	99.-2-39.21/971C	.10 ac	270		06/15/24	\$100,000	61,500	\$0	0.6150	26129	343204	J	Y	N	61,500 Y
Clarendon		971 Cobblestone Ct			Cedar, Timothy	Jeffrey Anchor			-0.0029	Y					

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Clarendon	342600 99.-2-39.21/975C	.10 ac	975 Cobblestone Ct	270	09/23/22	Burgess, Chris	\$35,000	Gary *Hamblin	29,900	\$39,500	0.8543	26129	343204	J	Y	N	29,900 Y
Clarendon	342600 99.-2-42	.45 ac	4495 Bennetts Corners Rd	210	08/29/23	Parsons, Mark David	\$170,500	Melisa Rouland	84,400	\$175,600	0.4850	26122	343204	J	Y	N	84,400 Y
Clarendon	342600 99.4-1-3	.52 ac	17213 Elizabeth Dr	210	09/15/21	Normand, Leslie A	\$132,000	Edward R L Jett	82,500	\$165,100	0.6250	26122	343204	J	Y	N	130,000 Y
Clarendon	342600 99.4-1-4	.52 ac	17219 Elizabeth Dr	210	03/24/23	Shipe, Noah R	\$120,000	Marianne L Aarons	110,000	\$128,400	0.9167	26122	343204	J	Y	N	110,000 Y
Clarendon	342600 99.4-1-10	.26 ac	4694 Hall Rd	270	03/04/25	Turpyn, Renee	\$170,000	Bruce A Hovey	9,500	\$0	0.0559	26129	343204	J	Y	N	142,800 Y
Clarendon	342600 108.-2-5.2	12.20 ac	S 4744 Manning Rd	240	06/26/24	Richardson, Riley J	\$299,900	Judith A Paladino	163,200	\$301,400	0.5442	26122	343204	J	Y	N	163,200 Y
Clarendon	342600 108.-2-5.115	4.00 ac	15725 Mansfield Rd	210	08/07/23	Smith, Adam L	\$180,000	Robert Harker	135,000	\$185,400	0.7500	26122	343204	J	Y	N	135,000 Y
Clarendon	342600 108.-2-11	5.90 ac	S 4700 Manning Rd	210	07/24/24	Pharoah, James M	\$251,000	Arnold E Nichols	125,000	\$251,000	0.4980	26122	343204	J	Y	N	125,000 Y
Clarendon	342600 108.-2-16	15.00 ac	4810 Upper Holley Rd	240	05/24/24	Mattison, Amy L	\$235,000	Heidi A Stoller	150,000	\$236,800	0.6383	26122	343204	J	Y	N	150,000 Y
Clarendon	342600 108.-2-42	.50 ac	5176 Upper Holley Rd	210	04/26/24	Stanley, Michael W	\$200,000	Benjamin M DeJonge	150,000	\$202,000	0.7500	26122	343204	J	Y	N	150,000 Y

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342600 Clarendon	108-2-50	.92 ac	210	06/29/22	\$200,150	97,000	\$231,500	0.4846	26122	343204	J	Y	N	129,400 Y
		16039 Glidden Rd		Busigin, Matthew	Danielle Cook-Snook			-0.1333	Y					
342600 Clarendon	108-2-77	1.50 ac	210	08/25/21	\$185,000	119,400	\$233,400	0.6454	26122	343204	J	Y	N	175,000 Y
		5121 Upper Holley Rd		Messmer, Mary Ellen	Julie Irvine			0.0275	Y					
342600 Clarendon	109-1-20.2	27.70 ac	240	12/12/23	\$340,000	200,600	\$346,800	0.5900	26122	343204	J	Y	N	200,600 Y
		5164 Holley Byron Rd		Geitner, Scott M	Thomas S Fumia			-0.0279	Y					
342600 Clarendon	109-1-22	13.10 ac	240	11/30/23	\$325,000	185,000	\$332,300	0.5692	26122	343204	J	Y	N	185,000 Y
		16257 Glidden Rd		Garcia, Amado L	Terri Madison			-0.0487	Y					
342600 Clarendon	109-1-30.224	1.21 ac	210	06/21/22	\$175,000	112,700	\$202,400	0.6440	26122	343204	J	Y	N	140,000 Y
		4927 Upper Holley Rd		Osborne, Carol	Joseph R Boyle			0.0261	Y					
342600 Clarendon	109-1-34.1	.92 ac	210	08/04/23	\$198,500	137,300	\$204,500	0.6917	26122	343204	J	Y	N	137,300 Y
		4864 Holley Byron Rd		Stachewicz, Brian T	Christopher S Kent			0.0738	Y					
342600 Clarendon	109-1-45.121	2.40 ac	210	07/28/23	\$265,000	156,500	\$273,600	0.5906	26122	343204	J	Y	N	156,500 Y
		4789 Upper Holley Rd		Lunn, Madaleen M	CHARLOTTE A. / JAMES TR			-0.0273	Y					
342600 Clarendon	109-1-58	4.00 ac	210	11/17/21	\$165,000	96,000	\$203,000	0.5818	26122	343204	J	Y	N	159,000 Y
		4918 Holley Byron Rd		Spies, Andrew	Michael Blake			-0.0361	Y					
342600 Clarendon	109-2-4.2	7.03 ac	210	11/08/24	\$269,900	175,000	\$0	0.6484	26122	343204	J	Y	N	175,000 Y
		16653 Hinds Rd		Lenz, Emily Ann	Sarah M Lippincott			0.0305	Y					
342600 Clarendon	109-2-7.11	2.60 ac	210	02/27/24	\$250,000	150,000	\$253,800	0.6000	26122	343204	J	Y	N	150,000 Y
		16751 Hinds Rd		Vandermark, Marie K	William T Guilford			-0.0179	Y					

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Clarendon	342600 109-2-8	.84 ac	210	12/19/24	\$92,000	50,900	\$0	0.5533	26122	343204	J	Y	N	50,900 Y
		16757 Hinds Rd		Butterbaugh, Donna M Shanna J Johnson				-0.0646	Y					
Clarendon	342600 109-2-12.111	3.40 ac	210	07/12/21	\$220,000	160,000	\$279,900	0.7273	26122	343204	J	Y	N	220,000 Y
		16835 Hinds Rd		Dale, Robert D	Michael J Bower			0.1094	Y					
Clarendon	342600 109-2-17	.93 ac	270	03/16/22	\$20,000	28,000	\$23,800	1.4000	26122	343204	J	Y	N	28,000 Y
		4754 South Holley Rd		Kuizer, Jeffery R	Bruce A Hovey			0.7821	Y					
Clarendon	342600 109-2-18	1.03 ac	210	03/01/22	\$138,000	76,500	\$164,000	0.5543	26129	343204	J	Y	N	90,700 Y
		4758 South Holley Rd		Butler, Duane	Peter W Surowy			-0.0636	Y					
Clarendon	342600 109-2-28.2		210	06/01/22	\$176,100	101,000	\$203,700	0.5735	26122	343204	J	Y	N	129,500 Y
		4958 South Holley Rd		Schwartz, Amber	Daniel Updike			-0.0444	Y					
Clarendon	342600 109-2-35	.96 ac	210	08/21/23	\$78,000	65,000	\$80,300	0.8333	26122	343204	J	Y	N	65,000 Y
		16762 Glidden Rd		Wright, Jordan Nichole Janet L. McKinney				0.2154	Y					
Clarendon	342600 110-1-3.12	3.80 ac	210	04/04/23	\$231,000	140,000	\$245,100	0.6061	26122	343204	J	Y	N	140,000 Y
		16909 Jackson Rd		Eddy, John	Marie L Tirk			-0.0118	Y					
Clarendon	342600 119-2-7.42	1.30 ac	210	02/14/24	\$230,000	165,000	\$233,500	0.7174	26122	343204	J	Y	N	165,000 Y
		5261 Chugg Rd		Sevor, Cortney	Christian S McKnight			0.0995	Y					
Clarendon	342600 119-2-25.1	9.60 ac	210	06/28/23	\$326,000	163,200	\$339,700	0.5006	26122	183001	J	Y	N	163,200 Y
		5789 Upper Holley Rd		Korte, Graham	Lori A Johnson			-0.1173	Y					
Clarendon	342600 120-1-12.12	7.02 ac	210	06/18/24	\$268,000	61,000	\$269,300	0.2276	26122	343204	J	Y	N	210,000 Y
		S 5324 Holley Rd		Emmi, Jody L	Lesley Rose			-0.3903	Y					

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342600 121.-1-33.111 Clarendon	.80 ac 5590 Wood Rd	210	12/14/23 Pittler, Mark S	\$110,000 Stacey E Bartlett	125,700	\$112,200	1.1427 0.5248	26122 Y	183001	J	Y	N	125,700 Y
342600 121.-1-44 Clarendon	1.90 ac 5599 South Holley Rd	210	12/20/22 Mallaber, Stephen M	\$99,910 Susan M Ianello	87,700	\$109,800	0.8778 0.2599	26122 Y	343204	J	Y	N	87,700 Y