

94.00-1-23.21 7903 Potter



County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	94.00-1-23.21	
Owner	Seavey, Brian D	
Address	7903 Potter Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	1.50	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	06 Stucco	
Year Built/Est Yr Built	1978 / 0	
Condition	4 Good	
Grade/Grade Adj	B Good	
Heat Type/Central Air	3 Hot wtr/stm	No
Fireplace/Ingrd Pool	1	N
Stories	1.0	
Bedrooms	3	
Full/Half Baths	2 / 0	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1248	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	1248
SFLA	1248	
Att/Det Gar Sqft	756	

Comp Land Estimate	\$39,300
Cost Estimate	\$286,200
Accessory Structure	\$0
Sale Date	10/22/2020
Sale Price	\$228,500
Time Adj Sale Price	\$295,600
Bldg Val TADJSP/SQFT	\$205.37
Model Estimate	\$286,300
Market Value	\$286,300
Adjusted Sale Price	

94.00-1-39.1 2260 Sine



County of Cayuga  
Town of Throop - 0560

<b>Sale</b>	
SWIS	056000
Print Key	94.00-1-39.1
Owner	Phillips, Patricia L
Address	2260 Sine Rd
Property Class	210 1 Family Res
Neighborhood	6010
School Code	053801
Site No.	1
Land Size	193 x 200
Waterfront Frontage	
Building Style	01 Ranch
Exterior Wall	03 Alum/vinyl
Year Built/Eff Yr Built	1995 / 0
Condition	3 Normal
Grade/Grads Adj	D Economy
Heat Type/Central Air	2 Hot air
Fireplace/Hngrd Pool	0 N
Stories	1,0
Bedrooms	3
Full/Half Baths	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	1120
2nd Sty Area	0
Fin Bsmt/Fin Rec Rim	0 0
SFLA	1120
Att/Det Gar Sqft	576
Comp Land Estimate	\$38,000
Cost Estimate	\$173,800
Accessory Structure	\$0
Sale Date	8/30/2019
Sale Price	\$135,000
Time Adj Sale Price	\$182,400
Bldg Val TADJSP/SQFT	\$128.93
Model Estimate	\$171,600
Market Value	\$171,600
Adjusted Sale Price	
Points	
Comparable Estimate	\$182,400

94.00-1-41.12 7816 Potter



County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 94.00-1-41.12  
 Edinger, Lindsay E  
 7816 Potter Rd  
 210 1 Family Res  
 6010  
 053801  
 1  
 6.60  
 01 Ranch  
 03 Alum/vinyl  
 1998 / 0  
 4 .Good  
 C Average  
 2 Hot air  
 0  
 1.0  
 3  
 2 / 0  
 4 Full 0  
 1120  
 0  
 0  
 0  
 1120  
 672  
 No  
 N

Waterfront Frontage  
 Building Style  
 Exterior Wall  
 Year Built/Eff Yr Built  
 Condition  
 Grade/Grade Adj  
 Heat Type/Central Air  
 Fireplaces/Ingrd Pool  
 Stories  
 Bedrooms  
 Full/Half Baths  
 Bsmt Type/Bsmt GarCap  
 1st Sty Area  
 2nd Sty Area  
 Fin Bsmt/Fin Rec Rm  
 SFLA  
 Att/Det Gar Sqft  
 Comp Land Estimate \$52,000  
 Cost Estimate \$239,100  
 Accessory Structure \$6,937  
 Sale Date 9/5/2019  
 Sale Price \$220,000  
 Time Adj Sale Price \$296,600  
 Bldg Val TADJSP/SQFT \$212.20  
 Model Estimate \$272,800  
 Market Value \$272,800  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$296,600



94.00-1-59 7666 State Street



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
94.00-1-59  
Kallitan, David  
7666 State Street Rd  
210 1 Family Res  
6010  
053801  
1  
100 x 165  
01 Ranch  
03 Alum/Vinyl  
1966 / 0  
3 Normal  
C Average  
2 Hot air  
0 No  
0 N

Land Size  
Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Eff Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

1744  
0  
0  
1744  
0  
0  
0  
1744  
\$35,000  
\$219,600  
\$0  
3/9/2023  
\$125,000  
\$130,400  
\$54.70  
\$226,400  
\$226,400  
\$130,400

Comp Land Estimate  
Cost Estimate  
Accessory Structure  
Sale Date  
Sale Price  
Time Adj Sale Price  
Bldg Val TADJSP/SQFT  
Model Estimate  
Market Value  
Adjusted Sale Price  
Points  
Comparable Estimate

94.01-1-6 7991 State Street



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
94.01-1-6  
Squires, Steven F Sr  
7991 State Street Rd  
210 1 Family Res  
6010  
053801  
1  
105 x 150  
01 Ranch  
03 Alum/vinyl/  
1965 / 0  
3 Normal  
C Average  
3 Hot wtr/stm No  
1 N  
1.0  
3  
1 / 2  
4 Full 0  
1056  
0 1000  
0  
1056  
276

Comp Land Estimate \$35,000  
Cost Estimate \$182,600  
Accessory Structure \$0  
Sale Date 1/7/2022  
Sale Price \$159,000  
Time Adj Sale Price \$186,500  
Bldg Val TADJSP/SQFT \$143.47  
Model Estimate \$203,700  
Market Value \$203,700  
Adjusted Sale Price  
Points  
Comparable Estimate \$186,500

Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

94.01-1-21 7895 State Street



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
94.01-1-21  
Sherman, Harrison Hart  
7895 State Street Rd  
210 1 Family Res  
6010  
053801  
1  
122 x 140  
Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/EF Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin. Bsm/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

01 Ranch  
01 Wood  
1979 / 0  
3 Normal  
C Average  
2 Hot air  
0  
1.0  
3  
1 / 0  
4 Full  
1376  
0  
0  
1376  
552

75  
No  
N

0  
0  
1376  
1376  
552

Comp Land Estimate \$35,000  
Cost Estimate \$178,800  
Accessory Structure \$521  
Sale Date 10/26/2021  
Sale Price \$169,847  
Time Adj Sale Price \$204,000  
Bidg Val TADJSP/SQFT \$122.44  
Model Estimate \$241,200  
Market Value \$241,200  
Adjusted Sale Price  
Points  
Comparable Estimate \$204,000



100.00-1-5 1494 Griffin



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
Print Key  
100.00-1-5  
Owner  
Brown, Ariel  
Address  
1494 Griffin Rd  
Property Class  
241 Rural res&ag  
Neighborhood  
6010  
School Code  
053801  
Site No.  
1  
Lot and Size  
64.99

Waterfront Frontage  
Building Style  
01 Ranch  
03 Alum/vinyl  
Exterior Wall  
1993 / 0  
Year Built/Eff Yr Built  
2 Fair  
Condition  
Grade/Grade Adj  
D Economy

Heat Type/Central Air  
3 Hot wtr/strm  
No  
Replace/Ingrd Pool  
0  
Porches  
1.0  
Bedrooms  
3

Full/Half Baths  
1 / 0  
Smt Type/Bsmt GarCap  
4 Full 0  
Acres in Stry Area  
1512  
0  
In Bsm/Fin Rec Rm  
0  
FLA  
1512  
Att/Det Gar Sqft

Comp Land Estimate  
\$180,300  
Cost Estimate  
\$396,900  
Accessory Structure  
\$79,581  
Sale Date  
11/10/2022  
Sale Price  
\$309,000

Per Sq Ft Adj Sale Price  
\$333,900  
Model Val TAD/JSP/SQFT  
\$48.95  
Model Estimate  
\$309,500  
Market Value  
\$309,500  
Adjusted Sale Price  
\$309,500

Comps  
Comparable Estimate  
\$333,900

**100.00-1-6.113 1657 Griffin**



County of Cayuga  
Town of Throop - 0560

	<b>Sale</b>	
SWIS	056000	
Print Key	100.00-1-6.113	
Owner	Murray, John	
Address	1657 Griffin Rd	
Property Class	240 Rural res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	14.09	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	2009 / 0	
Condition	4 Good	
Grade/Grade Adj	B Good	
Heat Type/Central Air	2 Hot air	No
Fireplace/Ingrd Pool	0	N
Stories	1.0	
Bedrooms	3	
Full/Half Baths	3 / 0	
Bsm't Type/Bsm't GarCap	4 Full	0
1st Sty Area	1920	
2nd Sty Area	0	
Fin Bsm't/Fin Rec Rm	0	0
SFLA	1920	
Att/Det Gar Sqft	576	768



Comp Land Estimate	\$70,700
Cost Estimate	\$527,200
Accessory Structure	\$0
Sale Date	12/19/2018
Sale Price	\$295,000
Time Adj Sale Price	\$406,600
Bldg Val TADJSP/SQFT	\$174.95
Model Estimate	\$402,500
Market Value	\$402,500
Adjusted Sale Price	
Points	
Comparable Estimate	\$406.600



100.00-1-35.12 7289 Youngs



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
100.00-1-35.12  
Case, Michael S.  
7289 Youngs Rd  
240 Rural res  
6010  
053801  
1  
13.00  
01 Ranch  
03 Alum/vinyl  
1994 / 0  
3 Normal  
C Average  
2 Hot air  
1 Yes  
1 N  
1.0  
3  
2 / 0  
4 Full 0  
1664  
0  
0  
1664  
AW/Det Gar Soft

Comp Land Estimate \$55,400  
Cost Estimate \$223,400  
Accessory Structure \$48,369  
Sale Date 4/23/2019  
Sale Price \$246,000  
Time Adj Sale Price \$335,700  
Bldg Val TADJSP/SQFT \$139.38  
Model Estimate \$248,000  
Market Value \$248,000  
Adjusted Sale Price  
Points  
Comparable Estimate \$335,700

101.00-1-32.4 26 Halcomb



County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 101.00-1-32.4  
 Tomaszewski, Matthew  
 26 Halcomb Dr  
 210 1 Family Res  
 6015  
 School Code  
 053801  
 Site No.  
 1  
 Land Size  
 1.20  
 Waterfront Frontage  
 01 Ranch  
 Building Style  
 03 Alum/vinyl  
 Exterior Wall  
 2002 / 0  
 Year Built/Eff Yr Built  
 Condition  
 3 Normal  
 D Economy  
 Heat Type/Central Air  
 2 Hot air  
 Fireplace/Ingrd Pool  
 0  
 Stories  
 1.0  
 Bedrooms  
 3  
 Full/Half Baths  
 2 / 0  
 Bsmt Type/Bsmt GarCap  
 4 Full 0  
 1st Sty Area  
 1749  
 2nd Sty Area  
 0  
 Fin Bsmt/Fin Rec Rm  
 0 0  
 SFLA  
 1749  
 Aki/Det Gar Sqft

Comp Land Estimate \$35,500  
 Cost Estimate \$286,200  
 Accessory Structure \$74,668  
 Sale Date 11/23/2021  
 Sale Price \$190,000  
 Time Adj Sale Price \$226,500  
 Bldg Val TAD.JSP/SQFT \$66.51  
 Model Estimate \$204,900  
 Market Value \$204,900  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$226,500

County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.00-1-39.5  
Merritt, Patrick Jr  
7257 North Division Str  
210 1 Family Res  
6015  
053801  
1  
1.00  
01 Ranch  
03 Alum/vinyl  
1993 / 0  
3 Normal  
C Average  
3 Hot wtr/stm No  
0 N  
1.0  
3  
2 / 0  
4 Full 0  
1664  
0  
0  
1664 816  
AKU/Det Gar Sqft

SWIS  
Print Key  
Owner  
Address  
Property Class  
Neighborhood  
School Code  
Site No.  
Land Size  
Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Eff Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Hgrd Pool  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin BsmU/Fin Rec Rm  
SFLA  
AKU/Det Gar Sqft

Comp Land Estimate  
Cost Estimate  
Accessory Structure  
Sale Date  
Sale Price  
Time Adj Sale Price  
Bldg Val TADJSP/SQFT  
Model Estimate  
Market Value  
Adjusted Sale Price  
Points  
Comparable Estimate

\$35,000  
\$275,200  
\$1,746  
6/21/2018  
\$160,000  
\$223,800  
\$112,411  
\$254,600  
\$254,600  
\$292,700



101.00-2-3.11 7422 Robinson



County of Cayuga  
Town of Throop - 0560

**Sale**  
 058000  
 101.00-2-3.11  
 Lepak, Joseph  
 7422 Robinson Rd  
 210 1 Family Res  
 6015  
 Neighborhood  
 School Code  
 053801  
 1  
 Land Size  
 4.70  
 Waterfront Frontage  
 Building Style  
 01 Ranch  
 Exterior Wall  
 03 Alum/Vinyl  
 Year Built/Eff Yr Built  
 1998 / 0  
 Condition  
 3 Normal  
 Grade/Grade Adj  
 C Average  
 Heat Type/Central Air  
 3 Hot wtr/stm No  
 Fireplace/Ingrd Pool  
 0 N  
 Stories  
 1.0  
 Bedrooms  
 2  
 Full/Half Baths  
 2 / 1  
 Bsmt Type/Bsmt GarCap  
 4 Full 0  
 1st Sty Area  
 1300  
 2nd Sty Area  
 0  
 Fin Bsmt/Fin Rec Rm  
 0  
 SFLA  
 1300  
 Att/Det Gar Sqft  
 480

Comp Land Estimate \$44,300  
 Cost Estimate \$244,400  
 Accessory Structure \$0  
 Sale Date 8/16/2021  
 Sale Price \$185,000  
 Time Adj Sale Price \$225,700  
 Bidg Val TADJSP/SQFT \$139.54  
 Model Estimate \$223,300  
 Market Value \$223,300  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$225,700

101.00-2-5 7583 State Street



County of Cayuga -  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	101.00-2-5	
Owner	Scanlon, Michael V	
Address	7583 State Street Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	80 x 85	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	1958 / 0	
Condition	3 Normal	
Grade/Grade Adj	D Economy	
Heat Type/Central Air	2 Hot air	No
Fireplace/Ingrd Pool	0	N
Stories	1.0	
Bedrooms	2	
Full/Half Baths	1 / 0	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	768	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	768	
Att/Det Gar Sqft	456	

Comp Land Estimate	\$35,000
Cost Estimate	\$133,200
Accessory Structure	\$0
Sale Date	12/9/2020
Sale Price	\$77,000
Time Adj Sale Price	\$98,500
Bldg Val TADJSP/SQFT	\$82.88
Model Estimate	\$140,200
Market Value	\$140,200
Adjusted Sale Price	
Points	
Comparable Estimate	\$98,500

101.00-2-9 7631 Centerport



County of Cayuga  
Town of Throop - 0560

**Sale**  
056000  
101.00-2-9  
Tillapaugh, Kenneth  
7631 Centerport Rd  
210 1 Family Res  
6010  
053801  
1  
150 x 100  
Waterfront Frontage  
01 Ranch  
01 Wood  
1968 / 0  
3 Normal  
C. Average  
2 Hot air No  
0 N  
1.0'  
3  
Bedrooms  
1 / 0  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
4 Full 0  
1st Sty Area  
1326  
2nd Sty Area  
0  
Fin Bsmt/Fin. Rec Rm  
0. 1326  
SFLA  
1326  
Att/Det Gar Sqft  
576

Comp Land Estimate \$35,000  
Cost Estimate \$201,900  
Accessory Structure \$361  
Sale Date 9/21/2018  
Sale Price \$130,000  
Time Adj Sale Price \$180,500  
Bldg Val TADJSP/SQFT \$109.46  
Model Estimate \$234,100  
Market Value \$234,100  
Adjusted Sale Price  
Points  
Comparable Estimate \$180,500



101.00-2-12.112 2337 Reyer



County of Cayuga  
Town of Throop - 0580

Sale  
056000  
101.00-2-12.112  
RJC Development Inc.  
2337 Reyer Rd  
220 2 Family Res  
6010  
053801  
1  
125 x 150  
Waterfront Frontage  
01 Ranch  
01 Wood  
1890 / 0  
3 Normal  
D Economy Yes  
2 Hot air N  
0  
1.0  
6  
2 / 0  
Bsmt Type/Bsmt GarCap 0  
4 Full  
1872  
0  
0 1872  
Fin Bsmnt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

Comp Land Estimate \$35,000  
Cost Estimate \$226,700  
Accessory Structure \$0  
Sale Date 10/1/2019  
Sale Price \$104,000  
Time Adj Sale Price \$139,900  
Bldg Val TADJSP/SQFT \$56.04  
Model Estimate \$232,000  
Market Value  
Adjusted Sale Price  
Points  
Comparable Estimate \$139,900

101.00-2-37.114 7310 State Street



County of Cayuga  
Town of Throop - 0560

Sale  
 056000  
 Print Key 101.00-2-37.114  
 Owner Szozda, John M  
 Address 7310 State Street Rd  
 Property Class 210 1 Family Res  
 Neighborhood 6010  
 School Code 053801  
 Site No. 1  
 Land Size 2.75  
 Waterfront Frontage  
 Building Style 01 Ranch  
 Exterior Wall 03 Alum/Vinyl  
 Year Built/Eff Yr Built 2005 / 0  
 Condition 4 Good  
 C-: Average  
 Heat Type/Central Air 3 Hot wtr/stm No  
 Fireplace/Ingrd Pool 0 N  
 Stories 1.0  
 Bedrooms 3  
 Full/Half Baths 2 / 0  
 Bsmt Type/Bsmt GarCap 4 Full 0  
 1st Sty Area 1782  
 2nd Sty Area 0  
 Fin Bsmt/Fin Rec Rm 0  
 SFLA 1782  
 Att/Det Gar Sqft 576

Comp Land Estimate \$42,400  
 Cost Estimate \$338,700  
 Accessory Structure \$19,767  
 Sale Date 11/24/2020  
 Sale Price \$205,000  
 Time Adj Sale Price \$263,700  
 Bidg Val TADJSP/ISQFT \$113.09  
 Model Estimate \$309,800  
 Market Value \$309,800  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$263,700

**101.00-2-38.12 7264 State Street**



County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	101.00-2-38.12	
Owner	AMKubarek Properties,	
Address	7264 State Street Rd	
Property Class	240 Rural res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	16.60	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	1978 / 0	
Condition	3 Normal	
Grade/Grade-Adj	C - Average	
Heat Type/Central Air	3 Hot wtr/stm	No
Fireplace/Ingrd Pool	0	N
Stories	1.0	
Bedrooms	2	
Full/Half Baths	1 / 0	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1175	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	192
SFLA	1175	
Att/Det Gar Sqft	576	

Comp Land Estimate	\$50,000
Cost Estimate	\$225,500
Accessory Structure	\$775
Sale Date	6/18/2021
Sale Price	\$200,000
Time Adj Sale Price	\$247,300
Bldg Val TADJSP/SQFT	\$159.60
Model Estimate	\$220,600
Market Value	\$220,600
Adjusted Sale Price	
Points	
Comparable Estimate	\$247,300



101.00-2-43 2275 Hume



County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 101.00-2-43  
 Fuller, Christine L  
 2275 Hume Ln  
 210 1 Family Res  
 6015  
 053801  
 1  
 110 x 150  
 01 Ranch  
 03 Alum/vinyl  
 1967 / 2018  
 4 Good  
 B Good  
 2 Hot air Yes  
 0 N  
 1.0  
 3  
 2 / 0  
 4 Full 0  
 1251  
 0  
 0 0  
 1251  
 416

Comp Land Estimate \$32,000  
 Cost Estimate \$431,300  
 Accessory Structure \$0  
 Sale Date 7/22/2019  
 Sale Price \$183,500  
 Time Adj Sale Price \$248,600  
 Bldg Val TADJSP/SQFT \$173.14  
 Model Estimate \$259,900  
 Market Value \$259,900  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$248,600

101.00-2-45 2283 Hume Ln



County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	101.00-2-45	
Owner	Morin, Julio	
Address	2283 Hume Ln	
Property Class	210 1 Family Res	
Neighborhood	6015	
School Code	053801	
Site No.	1	
Land Size	169 x 175	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	03 Alum/vinyl	
Year Built/Est Yr Built	1968 / 0	
Condition	3 Normal	
Grade/Grade Adj	C - Average	
Heat Type/Central Air	2 Hot air	No
Fireplace/Ingrd Pool	0	N
Stories	1.0	
Bedrooms	3	
Full/Half Baths	1 / 1	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1976	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	1976	
Att/Det Gar Sqft	384	

Comp Land Estimate	\$34,100
Cost Estimate	\$276,600
Accessory Structure	\$641
Sale Date	11/10/2022
Sale Price	\$230,000
Time Adj Sale Price	\$248,500
Bldg Val TADJSP/SQFT	\$108.18
Model Estimate	\$260,900
Market Value	\$260,900
Adjusted Sale Price	
Points	
Comparable Estimate	\$248,500

101.00-2-48 7146 State Street



County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 101.00-2-48  
 Tabone, Thomas A.  
 7146 State Street Rd  
 210 1 Family Res  
 6010  
 053801  
 1  
 1.20  
 01 Ranch  
 03 Alum/Vinyl  
 1957 / 0  
 3 Normal  
 C -Average  
 3 Hot wri/stm No  
 1 N  
 1.0  
 3  
 1 / 1  
 Full/Half Baths  
 Bsmt Type/Bsmt GarCap 0  
 1st Sty Area 1452  
 2nd Sty Area 0  
 Fin Bsmt/Fin Rec Rm 0  
 SFLA 1452  
 Att/Det Gar Sqft 299

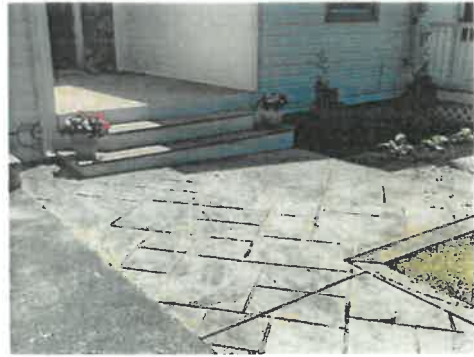
Waterfront Frontage  
 Building Style  
 Exterior Wall  
 Year Built/Eff Yr Built  
 Condition  
 Grade/Grade Adj  
 Heat Type/Central Air  
 Fireplace/Ingrd Pool  
 Stories  
 Bedrooms  
 Full/Half Baths  
 Bsmt Type/Bsmt GarCap  
 1st Sty Area  
 2nd Sty Area  
 Fin Bsmt/Fin Rec Rm  
 SFLA  
 Att/Det Gar Sqft  
 Comp Land Estimate \$38,500  
 Cost Estimate \$223,000  
 Accessory Structure \$663  
 Sale Date 4/23/2019  
 Sale Price \$135,000  
 Time Adj Sale Price \$184,200  
 Bidg Val TADJSP/SQFT \$99.89  
 Model Estimate \$226,800  
 Market Value \$226,800  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$184,200



101.01-2-3 5 Butler Ln



101.02-1-1 7528 State Street



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.02-1-1  
Print Key  
Stott, Roseanne  
Owner  
7528 State Street Rd  
Address  
210 1 Family Res  
Property Class  
6010  
Neighborhood  
053801  
School Code  
1  
Site No.  
103 x 78  
Land Size  
01 Ranch  
Waterfront Frontage  
03 Alum/vinyl  
Building Style  
1947 / 0  
Exterior Wall  
Year Built/Est Yr Built  
3 Normal  
Condition  
C Average  
Grade/Grade Adj  
2 Hot air  
Heat Type/Central Air  
1 No  
Fireplace/ingrd Pool  
1 N  
Stories  
1.0  
Bedrooms  
2  
Full/Half Baths  
1 / 0  
Bant Type/Bsmt GarCap  
1 Slab/pler 0  
1st Sty Area  
1020  
2nd Sty Area  
0  
Fin Bsmt/Fin Rec Rm  
0 0  
SFLA  
1020  
At/Det Gar Sqft  
336

Comp Land Estimate \$35,000  
Cost Estimate \$154,900  
Accessory Structure \$276  
Sale Date 11/30/2018  
Sale Price \$104,900  
Time Adj Sale Price \$144,900  
Bidg Val TADJSP/SQFT \$107.47  
Model Estimate \$168,600  
Market Value \$168,600  
Adjusted Sale Price  
Points  
Comparable Estimate \$144,900

101.02-1-12 7502 State Street



County of Cayuga  
Town of Throop - 0580

Sale	056000		
SWIS	101.02-1-12		
Print Key	Hali, Sandy P.		
Owner	7502 State Street Rd		
Address	210 1 Family Res		
Property Class	6010		
Neighborhood	053801		
School Code	1		
Site No.	91 x 198		
Land Size	01 Ranch		
Waterfront Frontage	01 Wood		
Building Style	1953 / 0		
Exterior Wall	3 Normal		
Year Built/Est Yr Built	C Averages		
Condition	2 Hot air	No	
Grade/Grade Adj	1	N	
Heat Type/Central Air	1.0		
Fireplace/Ingrd Pool	3		
Stories	1 / 0		
Bedrooms	4 Full	0	
Full/Half Baths	900		
Bsmt Type/Bsmt GarCap	0		
1st Sty Area	0		
2nd Sty Area	0		
Fin Bsmt/Fin Rec Rm	0	0	
SFLA	900		
Att/Det Gar Sqft	350		
Comp Land Estimate	\$35,000		
Cost Estimate	\$161,400		
Accessory Structure	\$281		
Sale Date	11/1/2018		
Sale Price	\$85,900		
Time Adj Sale Price	\$118,700		
Bldg Val TAD/JSP/SQFT	\$92.69		
Model Estimate	\$168,800		
Market Value	\$168,800		
Adjusted Sale Price			
Points			
Comparable Estimate	\$118,700		



County of Cayuga  
Town of Throop - 0560

SWIS	056000
Print Key	101.02-1-13
Owner	Moore, William J
Address	7496 State Street Rd
Property Class	210 1 Family Res
Neighborhood	6010
School Code	053801
Site No.	1
Land Size	66 x 198
Waterfront Frontage	
Building Style	01 Ranch
Exterior Wall	03 Alum/Vinyl
Year Built/Eff Yr Built	1955 / 0
Condition	3 Normal
Grade/Grade Adj	C Average
Heat Type/Central Air	2 Hot air
Fireplace/Ingrd Pool	1 No
Stories	1.0 N
Bedrooms	2
Full/Half Baths	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	825
2nd Sty Area	0
Fin Bsm/Fin Rec Rm	0 0
SFLA	825
Att/Det Gar Sqft	364
Comp Land Estimate	\$35,000
Cost Estimate	\$159,500
Accessory Structure	\$0
Sale Date	10/13/2017
Sale Price	\$104,000
Time Adj Sale Price	\$148,400
Bldg Val TADJSP/SQFT	\$137.45
Model Estimate	\$159,900
Market Value	\$159,900
Adjusted Sale Price	
Points	
Comparable Estimate	\$128,100

County of Cayuga  
Town of Throop - 0560

SWIS	056000	Sale
Print Key	101.02-1-19	
Owner	Shepardson, Mark R	
Address	7476 State Street Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	97 x 145	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	01 Wood	
Year Built/Eff Yr Built	1950 / 1970	
Condition	4 Good	
Grade/Grade Adj	C Average	
Heat Type/Central Air	2 Hot air	No
Fireplace/Ingrd Pool	1	N
Stories	1.0	
Bedrooms	4	
Full/Half Baths	2 / 0	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1690	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	1690
SFLA	1690	
Att/Det Gar Sqft	540	

Comp Land Estimate	\$35,000
Cost Estimate	\$257,300
Accessory Structure	\$686
Sale Date	7/13/2017
Sale Price	\$185,900
Time Adj Sale Price	\$267,200
Blgd Val TADJSP/SQFT	\$136.99
Model Estimate	\$323,000
Market Value	\$323,000
Adjusted Sale Price	
Points	
Comparable Estimate	\$276,800

County of Cayuga  
Town of Throop - 0560

SWIS  
Print Key  
Owner  
Address  
Property Class  
Neighborhood  
School Code  
Site No.  
Land Size  
Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Eff Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

Sale  
056000  
101.02-1-40  
Laraiso, Sarah  
7414 State Street Rd  
210 1 Family Res  
6010  
053801  
1  
122 x 204  
01 Ranch  
03 Alum/vinyl  
1955 / 0  
4 Good  
C Average  
2 Hot air Yes  
1 N  
1.0  
3  
2 / 1  
4 Full 0  
1857  
0  
0  
1857

Comp Land Estimate  
Cost Estimate  
Accessory Structure  
Sale Date  
Sale Price  
Time Adj Sale Price  
Bldg Val TADJSP/SQFT  
Model Estimate  
Market Value  
Adjusted Sale Price  
Points  
Comparable Estimate

\$35,900  
\$262,700  
\$0  
1/26/2018  
\$158,000  
\$223,800  
\$101,18  
\$284,400  
\$284,400  
\$252,700



County of Cayuga  
Town of Throop - 0560

SWIS	Sale	056000
Print Key	101.02-1-41	
Owner	Pacelli, Robert	
Address	7420 State Street Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	145 x 238	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	03 Alum/Vinyl	
Year Built/Eff Yr Built	1940 / 0	
Condition	3 Normal	
Grade/Grade Adj	C Average	
Heat Type/Central Air	3 Hot wtr/stm	No
Fireplace/Ingrd Pool	0	N
Stories	1.0	
Bedrooms	3	
Full/Half Baths	1 / 0	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1160	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	1160	
Att/Det Gar Sqft	414	
Comp Land Estimate	\$38,000	
Cost Estimate	\$183,700	
Accessory Structure	\$0	
Sale Date	10/26/2017	
Time Adj Sale Price	\$113,700	
Bldg Val TADJSP/SQFT	\$162,200	
Model Estimate	\$107.07	
Market Value	\$191,800	
Adjusted Sale Price	\$191,800	
Points		
Comparable Estimate	\$199,900	

County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 101.02-1-44  
 Hail, Patricia M  
 7440 State Street Rd  
 210 1 Family Res  
 6010  
 053801  
 1  
 118 x 330  
 01 Ranch  
 03 Alum/vinyl  
 1985 / 0  
 4 Good  
 C Average  
 3: Hot wtr/stm No  
 1 N  
 1.0  
 3  
 1 / 1  
 4 Full 0  
 1500  
 0  
 0 1000  
 1500  
 576

**SWIS**  
 Print Key  
 Owner  
 Address  
 Property Class  
 Neighborhood  
 School Code  
 Site No.  
 Land Size  
 Waterfront Frontage  
 Building Style  
 Exterior Wall  
 Year Built/Est Yr Built  
 Condition  
 Grade/Grade-Adj  
 Heat Type/Central Air  
 Fireplace/Ingrd Pool  
 Stories  
 Bedrooms  
 Full/Half Baths  
 Bsmt Type/Bsmt GarCap  
 1st Sty Area  
 2nd Sty Area  
 Fin Bsmt/Fin Rec Rm  
 SFLA  
 Att/Det Gar Sqft

\$38,000  
 \$263,400  
 \$1,283  
 9/29/2023  
 \$257,000  
 \$253,600  
 \$142.88  
 \$290,700  
 \$290,700  
 \$321,000

101.02-1-52 7396 Centerport



County of Cayuga  
Town of Throop - 0560

Sale	056000
Print Key	101.02-1-52
Owner	Thurston, Jason R
Address	7396 Centerport Rd
Property Class	210 1 Family Res
Neighborhood	6010
School Code	053801
Site No.	1
Land Size	100 x 175
Waterfront Frontage	
Building Style	01 Ranch
Exterior Wall	03 Alum/Vinyl
Year Built/Eff Yr Built	1960 / 0
Condition	3 Normal
Grade/Grade Adj	C Average
Heat Type/Central Air	2 Hot air
Fireplace/Ingrd Pool	1 No
Stories	1 N
Bedrooms	1.0
Full/Half Baths	2
Full/Half Baths	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	879
2nd Sty Area	0
Fin Bsm/Fin Rec Rm	0 0
SFLA	879
Att/Det Gar Sqft	400
Comp Land Estimate	\$35,000
Cost Estimate	\$165,100
Accessory Structure	\$0
Sale Date	8/30/2021
Sale Price	\$135,000
Time Adj Sale Price	\$164,700
Bldg Val TADJSP/SQFT	\$147.55
Model Estimate	\$167,700
Market Value	\$167,700
Adjusted Sale Price	
Points	
Comparable Estimate	\$164,700

**101.02-1-54 7384 Centerport**

County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	101.02-1-54	
Owner	Bensberg, Michelle L	
Address	7384 Centerport Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	100 x 175	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	03 Alum/vinyl	
Year Built/Est Yr Built	1964 / 0	
Condition	3 Normal	
Grade/Grade Adj	C Average	
Heat Type/Central Air	3 Hot wtr/stm	No
Fireplace/Ingrd Pool	0	Y
Stories	1.0	
Bedrooms	2	
Full/Half Baths	1 / 0	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1016	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	1016	
Att/Det Gar Sqft	550	



Comp Land Estimate	\$35,000
Cost Estimate	\$186,100
Accessory Structure	\$35
Sale Date	5/20/2022
Sale Price	\$150,500
Time Adj Sale Price	\$171,000
Bldg Val TADJSP/SQFT	\$133.82
Model Estimate	\$189,200
Market Value	\$189,200
Adjusted Sale Price	
Points	
Comparable Estimate	\$171,000





**101.03-1-15 7345 Robinson**



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.03-1-15  
Field, Jerry T II  
7345 Robinson Rd  
210 1 Family Res  
6015  
053801  
1  
100 x 185

Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Eff Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central/Air  
Fireplace/Ingrd Pool

01 Ranch  
03 Alum/vinyl  
1950 / 0  
3 Normal  
C Average  
2 Hot air  
0  
1.0  
N

Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

4  
1 / 1  
4 Full  
1392  
0  
0  
0  
1392

Comp Land Estimate  
Cost Estimate  
Accessory Structure  
Sale Date  
Sale Price  
Time Adj Sale Price  
Bldg Val TADJSP/SQFT  
Model Estimate  
Market Value  
Adjusted Sale Price  
Points  
Comparable Estimate

\$32,000  
\$199,200  
\$0  
1/17/2018  
\$119,000  
\$168,500  
\$98.06  
\$193,200  
\$193,200  
\$198,600

County of Cayuga  
Town of Throop - 0580

Sale	
056000	
101.03-1-15	
Owner	Francher, Patrick J
Address	7345 Robinson Rd
Property Class	210 1 Family Res
Neighborhood	6015
School Code	053801
Site No.	1
Land Size	100 x 185
Waterfront Frontage	
Building Style	01 Ranch
Exterior Wall	03 Alum/vinyl
Year Built/Est Yr Built	1950 / 0
Condition	3 Normal
Grade/Grade Adj	C Average
Heat Type/Central Air	2 Hot air
Fireplace/ingrd Pool	0
Stories	1.0
Bedrooms	4
Full/Half Baths	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	1392
2nd Sty Area	0
Fin Bsm/Fin Rec Rm	0
SFLA	0
Av/Det Gar Sqft	1392

Comp Land Estimate \$32,000  
 Cost Estimate \$221,500  
 Accessory Structure \$1,213  
 Sale Date 3/24/2022  
 Sale Price \$172,000  
 Time Adj Sale Price \$198,600  
 Bidg Val TAD JSP/SQFT \$118.81  
 Model Estimate \$193,200  
 Market Value \$193,200  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$198,600

101.03-1-21 2245 Turnpike



County of Cayuga  
Town of Throop - 0560

Sale	056000	
SWIS	101.03-1-21	
Print Key	Davies, Samuel C	
Owner	2245 Turnpike Rd	
Address	210 1 Family Res	
Property Class	6015	
Neighborhood	053801	
School Code	1	
Site No.	100 x 405	
Land Size	01 Ranch	
Waterfront Frontage	06 Stucco	
Building Style	1955 / 0	
Exterior Wall	2 Fair	
Year Built/Eff Yr Built	C Average	
Condition	2 Hot air	No
Grade/Grade Adj	1	N
Heat Type/Central Air	1.0	
Fireplace/Ingrd Pool	3	
Stories	1 / 0	
Bedrooms	2 Crawl	0
Full/Half Baths	1142	
Bsmt Type/Bsmt GarCap	0	
1st Sty Area	1142	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	
SFLA	1142	
Att/Det Gar Sqft	384	
Comp Land Estimate	\$35,000	
Cost Estimate	\$164,100	
Accessory Structure	\$0	
Sale Date	6/15/2021	
Sale Price	\$104,000	
Time Adj Sale Price	\$128,600	
Blgd Val TADJSP/SQFT	\$81.96	
Model Estimate	\$171,700	
Market Value	\$171,700	
Adjusted Sale Price		
Points		
Comparable Estimate	\$128,600	

101.03-1-22.2 2247 Turnpike



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.03-1-22.2  
Marren, Terrence  
2247 Turnpike Rd  
210 1 Family Res  
6015  
053801  
1  
1.16  
01 Ranch  
03 Alum/Vinyl  
1964 / 0  
3 Normal  
C. Average  
3 Hot wtr/stm Yes  
1 N  
1.0  
3  
1 / 1  
4 Full 0  
2164  
0  
0 0  
2164  
576 960

Comp Land Estimate \$35,400  
Cost Estimate \$319,900  
Accessory Structure \$321  
Sale Date 11/12/2020  
Sale Price \$240,000  
Time Adj Sale Price \$308,800  
Bldg Val TADJSP/SQFT \$126.19  
Model Estimate \$303,800  
Market Value \$303,800  
Adjusted Sale Price  
Points  
Comparable Estimate \$308,800

Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Eff Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rim  
SFLA  
Att/Det Gar Sqft



101.03-1-61.1 7269 Lewis



County of Cayuga  
Town of Throop - 0560

<b>Sale</b>	056000
Print Key	101.03-1-61.1
Owner	Currier, William
Address	7269 Lewis Rd
Property Class	210 1 Family Res
Neighborhood	6015
School Code	033801
Site No.	1
Land Size	110 x 174
Waterfront Frontage	
Building Style	01 Ranch
Exterior Wall	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / . . . . 0
Condition	3 Normal
Grade/Grade Adj	C Average
Heat Type/Central Air	3 Hot wtr/rstn No
Fireplace/Ingrd Pool	0 N
Stories	1.0
Bedrooms	3
Full/Half Baths	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	1410
2nd Sty Area	0
Fin Bsmt/Fin Rec Rm	0 0
SFLA	1410
Att/Det Gar Sqft	575
Comp Land Estimate	\$32,000
Cost Estimate	\$210,600
Accessory Structure	\$0
Sale Date	10/2/2019
Sale Price	\$163,000
Time Adj Sale Price	\$219,200
Bldg Val TADJSP/SQFT	\$132.77
Model Estimate	\$213,400
Market Value	\$213,400
Adjusted Sale Price	\$213,400
Points	
Comparable Estimate	\$219,200

101.04-1-23 7240 State Street



County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	101.04-1-23	
Owner	Vanacore, Norma	
Address	7240 State Street R	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	100 x 250	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	01 Wood	
Year Built/Eff Yr Built	1958 /	0
Condition	4 Good	
Grade/Grade Adj	B Good	
Heat Type/Central Air	2 Hot air	Ye
Fireplace/Ingrd Pool	1	N
Stories	1.0	
Bedrooms	3	
Full/Half Baths	1 / 1	
Bsmt Type/Bsmt GarCap	3 Partial	0
1st Sty Area	1599	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	1242
SFLA	1599	
Att/Det Gar Sqft	594	

Comp Land Estimate	\$35,900
Cost Estimate	\$306,200
Accessory Structure	\$401
Sale Date	1/4/2022
Sale Price	\$240,000
Time Adj Sale Price	\$281,800
Bldg Val TADJSP/SQFT	\$153.41
Model Estimate	\$321,000
Market Value	\$321,000
Adjusted Sale Price	
Points	
Comparable Estimate	\$281,600

101.04-1-29 7286 State Street



County of Cayuga  
Town of Throop - 0580

<b>Sale</b>	056000
<b>Print Key</b>	101.04-1-29
<b>Owner</b>	Kopper, Jacob
<b>Address</b>	7286 State Street Rd
<b>Property Class</b>	210 1 Family Res
<b>Neighborhood</b>	6010
<b>School Code</b>	053801
<b>Site No.</b>	1
<b>Land Size</b>	100 x 250
<b>Waterfront Frontage</b>	
<b>Building Style</b>	01 Ranch
<b>Exterior Wall</b>	03 Alum/vinyl
<b>Year Built/Eff Yr Built</b>	1947 / 0
<b>Condition</b>	3 Normal
<b>Grade/Grade Adj</b>	C Average
<b>Heat Type/Central Air</b>	3 Hot wtr/strm
<b>Fireplace/Ingrd Pool</b>	0 N
<b>Stories</b>	1.0
<b>Bedrooms</b>	2
<b>Full/Half Baths</b>	1 / 0
<b>Basmt Type/Basmt GarCap</b>	4 Full 0
<b>1st Sty Area</b>	1552
<b>2nd Sty Area</b>	0
<b>3rd Sty Area</b>	0
<b>Basement/Fin Rec Rm</b>	0
<b>3FLA</b>	1552
<b>Net Det Gar Sqft</b>	546
<b>Comp Land Estimate</b>	\$35,900
<b>Cost Estimate</b>	\$220,800
<b>Accessory Structure</b>	\$735
<b>Sale Date</b>	10/3/2019
<b>Sale Price</b>	\$140,000
<b>Time Adj Sale Price</b>	\$188,300
<b>Reg Val TAD/JSP/SQFT</b>	\$97.72
<b>Model Estimate</b>	\$225,900
<b>Market Value</b>	\$225,900
<b>Adjusted Sale Price</b>	
<b>Plots</b>	
<b>Comparable Estimate</b>	\$188,300



101.04-1-30 7292 State Street



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.04-1-30  
Manwaring, Justin J  
7292 State Street Rd  
210 1 Family Res  
6010  
053801  
1  
100 x 250  
01 Ranch  
03 Alum/vinyl  
1951 / 0  
3 Normal  
C Average  
3 Hot wtr/stm No  
1 N  
1.0  
3  
1 / 0  
4 Full 0  
1260  
0  
0 0  
1260  
494

Comp Land Estimate \$35,900  
Cost Estimate \$203,500  
Accessory Structure \$361  
Sale Date 12/9/2020  
Time Adj Sale Price \$145,000  
Bidg Val TADU\$P/SQFT \$185,500  
Model Estimate \$118.44  
Market Value \$200,200  
Adjusted Sale Price \$200,200  
Points  
Comparable Estimate \$185,500



County of Cayuga  
Town of Throop - 0560

Sale  
 056000  
 Print Key  
 101.04-2-3  
 Owner  
 Hersini, Siamak  
 Address  
 5 Butler Lane  
 Property Class  
 210 1 Family Res  
 Neighborhood  
 6015  
 School Code  
 052201  
 Site No.  
 1  
 Land Size  
 1.10  
 Waterfront Frontage  
 01 Ranch  
 Building Style  
 03 Alum/vinyl  
 Exterior Wall  
 2011 / 2017  
 Year Built/Eff Yr Built  
 4 Good  
 Condition  
 B Good  
 Grade/Grade Adj  
 3 Hot wtr/stm No  
 Heat Type/Central Air  
 1 N  
 Fireplaces/Ingrd Pool  
 1.0  
 Stories  
 3  
 Bedrooms  
 2 / 0  
 Full/Half Baths  
 4 Full 0  
 Bsmt Type/Bsmt GarCap  
 2495  
 1st Sty Area  
 0  
 2nd Sty Area  
 0  
 Fin Bsmt/Fin Rec Rm  
 2495  
 SFLA  
 576  
 Att/Det Gar Sqft

Comp Land Estimate  
 \$35,300  
 Cost Estimate  
 \$676,800  
 Accessory Structure  
 \$0  
 Sale Date  
 9/23/2020  
 Sale Price  
 \$280,000  
 Time Adj Sale Price  
 \$364,200  
 Bigg Val TADJSP/SQFT  
 \$131.82  
 Model Estimate  
 \$424,200  
 Market Value  
 \$424,200  
 Adjusted Sale Price  
 Points  
 Comparable Estimate  
 \$364,200

County of Cayuga  
Town of Throop - 0560

SWIS	056000	Sale	
Print Key	107.00-1-30	Owner	Schumacher, Devon
Address	6916 Basswood Rd	Property Class	210 1 Family Res
Neighborhood	6010	School Code	053801
Site No.	1	Land Size	200 x 195
Waterfront Frontage		Building Style	01 Ranch
Exterior Wall	1968 / 0	Year Buil/Eff Yr Built	03 Alum/Vinyl
Condition	3 Normal	Grade/Grade Adj	3 Average
Heat Type/Central Air	3 Hot wtr/stm	Fireplace/Ingrd Pool	1 / 0
Stories	1.0	Bedrooms	3
Full/Half Baths	1 / 0	Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	1225	2nd Sty Area	0
Fin Bsmt/Fin Rec Rm	0	SFLA	1225
Att/Det Gar Sqft	576	Comp Land Estimate	\$38,000
		Cost Estimate	\$223,200
		Accessory Structure	\$641
		Sale Date	3/20/2018
		Sale Price	\$145,000
		Time Adj Sale Price	\$204,300
		Blgd Val TADJSP/SQFT	\$135.23
		Model Estimate	\$214,500
		Market Value	\$214,500
		Adjusted Sale Price	
		Points	
		Comparable Estimate	\$161,000

County of Cayuga  
Town of Throop - 0560

Sale  
056000  
107.00-1-38.1  
LaGrow, Patrick F  
6991 Nugent Rd  
210 1 Family Res  
6010  
053801  
1  
2.50  
01 Ranch  
03 Alum/vinyl  
2015 / 0  
4 Good  
D Economy  
2 Hot air Yes  
0 N  
1.0  
3  
Bedrooms  
2 / 0  
Full/Half Baths  
Bsmt Type/Bsmt GarCap 0  
1st Sty Area 1500  
2nd Sty Area 0  
Fin Bsmt/Fin Rec Rm 0  
SFLA 1500  
Att/Det Gar Sqft

Comp Land Estimate \$41,800  
Cost Estimate \$298,500  
Accessory Structure \$534  
Sale Date 8/21/2023  
Sale Price \$260,000  
Time Adj Sale Price \$258,300  
Bidg Val TADJSP/SQFT \$143.98  
Model Estimate \$238,300  
Market Value \$236,300  
Adjusted Sale Price  
Points  
Comparable Estimate \$224,100

108.00-1-17 7069 North Division Street Road



County of Cayuga	Sale	056000
Town of Throop - 0560	Print Key	108.00-1-17
	Owner	David, Mitchell
	Address	7069 North Division Str
	Property Class	210 1 Family Res
	Neighborhood	6015
	School Code	053801
	Site No.	1
	Lot Size	2.00
	Waterfront Frontage	01 Ranch
	Building Style	03 Alum/vinyl
	Exterior Wall	1952 / 0
	Year Built/Eff Yr Built	3 Normal
	Condition	C Average
	Grade/Grade Adj	3 Hot wtr/stm No
	Heat Type/Central Air	1 Y
	Fireplace/Ingrd Pool	1.0
	Stories	4
	Bedrooms	2 / 0
	Full/Half Baths	4 Full 0
	Bsmt Type/Bsmt GarCap	1819
	1st Sty Area	0
	2nd Sty Area	0
	Fin Bsmt/Fin Rec Rm	1819
	SFLA	380
	Att/Det Gar Sqft	
	Comp Land Estimate	\$37,500
	Cost Estimate	\$267,800
	Accessory Structure	\$641
	Sale Date	4/9/2019
	Sale Price	\$170,000
	Time Adj Sale Price	\$232,000
	Bldg Val TADJSP/SQFT	\$106.57
	Model Estimate	\$265,100
	Market Value	\$265,100
	Adjusted Sale Price	
	Points	
	Comparable Estimate	\$232,000



County of Cayuga  
Town of Throop - 0560

SWIS	056000	Sale	
Print Key	108.00-1-24.4	108.00-1-24.4	
Owner	Westmiller, Lawrence P	Westmiller, Lawrence P	
Address	1963 Whitehead Ln	1963 Whitehead Ln	
Property Class	210 1 Family Res	210 1 Family Res	
Neighborhood	6015	6015	
School Code	053801	053801	
Site No.	1	1	
Land Size	1.40	1.40	
Waterfront Frontage			
Building Style	01 Ranch	01 Ranch	
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	
Year Built/Eff Yr Built	2007 / 0	2007 / 0	
Condition	3 Normal	3 Normal	
Grade/Grade Adj	C Average	C Average	
Heat Type/Central Air	2 Hot air	2 Hot air	No
Fireplace/Ingrd Pool	0	0	N
Stories	1.0	1.0	
Bedrooms	3	3	
Full/Half Baths	2 / 0	2 / 0	
Bsmt Type/Bsmt GarCap	4 Full	4 Full	0
1st Sty Area	1858	1858	
2nd Sty Area	0	0	
Fin Bsmt/Fin Rec Rm	0	0	
SFLA	1858	1858	
Att/Det Gar Sqft			768
Comp Land Estimate	\$36,000	\$36,000	
Cost Estimate	\$346,100	\$346,100	
Accessory Structure	\$1,190	\$1,190	
Sale Date	8/11/2017	8/11/2017	
Sale Price	\$208,000	\$208,000	
Time Adj Sale Price	\$298,200	\$298,200	
Bldg Val TADJSP/SGFT	\$140.48	\$140.48	
Model Estimate	\$255,800	\$255,800	
Market Value	\$255,800	\$255,800	
Adjusted Sale Price			
Points			
Comparable Estimate	\$66,700	\$66,700	1

County of Cayuga  
Town of Throop - 0560

SWIS	Sale	056000
Print Key	108.00-1-24.7	
Owner	Tanner, Bruce	
Address	1937 Whitehead Ln	
Property Class	210 1 Family Res	
Neighborhood	6015	
School Code	053801	
Site No.	1	
Land Size	1.40	
Waterfront Frontage		
Building Style	01 Ranch	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	1999 / 0	
Condition	4 Good	
Grade/Grade Adj	C Average	
Heat Type/Central Air	2 Hot air	Yes
Fireplace/Ingrd Pool	0	N
Stories	1.0	
Bedrooms	3	
Full/Half Baths	2 / 0	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1428	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	1428	
Att/Det Gar Sqft	484	
Comp Land Estimate	\$36,000	
Cost Estimate	\$268,600	
Accessory Structure	\$0	
Sale Date	7/13/2023	
Sale Price	\$269,000	
Time Adj Sale Price	\$269,000	
Bldg Val TADJSP/SQFT	\$163.17	
Model Estimate	\$265,300	
Market Value	\$265,300	
Adjusted Sale Price		
Points		
Comparable Estimate	\$281,300	

108.00-1-24.101 1905 Whitehead



County of Cayuga  
Town of Throop - 0560

Sale	056000
Print Key	108.00-1-24.101
Owner	Bibbens, Matthew Scott
Address	1905 Whitehead Ln
Property Class	210 1 Family Res
Neighborhood	6015
School Code	053801
Site No.	1
Land Size	3.35
Waterfront Frontage	01 Ranch
Building Style	03 Alum/vinyl
Exterior Wall	2003 / 0
Year Built/EFr Yr Built	3 Normal
Condition	C Average
Grade/Grade Adj	2 Hot air
Heat Type/Central Air	0
Fireplace/Ingrd Pool	0
Stories	1.0
Bedrooms	3
Full/Half Baths	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0
1st Sty Area	1858
2nd Sty Area	0
Fin Bsmt/Fin Rec Rm	0 0
SFLA	1858
Atr/Det Gar Sqft	484
Comp Land Estimate	\$40,900
Cost Estimate	\$291,200
Accessory Structure	\$713
Sale Date	9/9/2020
Sale Price	\$197,000
Time Adj Sale Price	\$256,300
3ldg Val TADJSP/SQFT	\$115.55
Model Estimate	\$254,200
Market Value	\$254,200
Adjusted Sale Price	
Points	
Comparable Estimate	\$256,300

108.00-1-28 7058 Beech Tree

County of Cayuga  
Town of Throop - 0560

Sale  
056000  
108.00-1-28  
Rlester, Andrew M.  
7058 Beech Tree Rd  
210 1 Family Res  
6015  
Neighborhood  
School Code  
053801  
1  
2.30  
01 Ranch  
03 Alum/vinyl  
1991 / 0  
3 Normal  
C Average  
3 Hot wtr/strm No  
0 N  
1.0  
3  
2 / 1  
4 Full 0  
1656  
0  
0 0  
1656  
832

Waterfront Frontage  
Building Style  
Exterior Wall  
Year Buil/Eff Yr Buil  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

Comp Land Estimate \$38,300  
Cost Estimate \$302,600  
Accessory Structure \$569  
Sale Date 1/3/2019  
Sale Price \$165,000  
Time Adj Sale Price \$226,900  
Blgd Val TADJSP/SQFT \$113.55  
Model Estimate \$249,400  
Market Value \$249,400  
Adjusted Sale Price  
Points  
Comparable Estimate \$226,900





108.00-1-38.1 7010 North Division Street Road



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
Print Key  
108.00-1-38.1  
Owner  
Turner, Jacob E  
Address  
7010 North Division Str  
Property Class  
210 1 Family Res  
Neighborhood  
6015  
School Code  
053801  
Site No.  
1  
Land Size  
1.30  
Waterfront Frontage  
01 Ranch  
Building Style  
03 Alumivinyl  
Exterior Wall  
1900 / 1955  
Year Built/Eff Yr Built  
3 Normal  
Condition  
C Average  
Grade/Grade Adj  
3 Hot wtr/atm No  
Fireplace/ingrd Pool  
1 N  
Stories  
1.0  
Bedrooms  
2  
Full/Half Baths  
1 / 0  
Bsmt Type/Bsmt GarCap  
4 Full 0  
1st Sty Area  
1356  
2nd Sty Area  
0  
Fin Bsmt/Fin Rec Rm  
0 288  
SFLA  
1356  
Att/Det Gar Sqft  
1,440

Comp Land Estimate \$35,800  
Cost Estimate \$232,700  
Accessory Structure \$0  
Sale Date 1/22/2020  
Sale Price \$147,500  
Time Adj Sale Price \$196,900  
Bldg Val TADJSP/SQFT \$118.81  
Model Estimate \$216,600  
Market Value \$216,600  
Adjusted Sale Price  
Points  
Comparable Estimate \$196,900

County of Cayuga  
Town of Throop - 0560

SWIS  
Print Key  
Owner  
Address  
Property Class  
Neighborhood  
School Code  
Site No.  
Land Size  
Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Eff Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

Sale  
056000  
108.00-1-47.2  
Bennett, Matthew  
8948 North Division Str  
210 1 Family Res  
6015  
053801  
1  
100 x 300  
01 Ranch  
03 Alum/vinyl  
1978 / 0  
2 Fair  
C Average  
4 Electric  
1  
1.0  
3  
1 / 0  
4 Full 0  
960  
0  
0  
475  
960

Comp Land Estimate  
Cost Estimate  
Accessory Structure  
Sale Date  
Sale Price  
Time Adj Sale Price  
Bldg Val TADJSP/SQFT  
Model Estimate  
Market Value  
Adjusted Sale Price  
Points  
Comparable Estimate

\$34,300  
\$127,400  
\$0  
2/26/2021  
\$70,000  
\$88,500  
\$56.46  
\$126,900  
\$126,900  
\$137,800

108.00-1-47.21 6948 North Division Street Road



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
108.00-1-47.21  
McNabb, Shawn  
6948 North Division Str  
210 1 Family Res  
6015  
053801  
1  
100 x 295  
01 Ranch  
03 Alum/Vinyl  
1976 / 2021  
4 Good  
C Average  
4 Electric No  
1 N  
1.0  
3  
1 / 0  
4 Full 0  
Bsmt Type/Bsmt GarCap  
1st Sty Area 980  
2nd Sty Area 0  
Fin Bsm/Fin Rec Rm 0  
SFLA 475  
Att/Dot Gar Sqft 960

Comp Land Estimate \$34,100  
Cost Estimate \$295,600  
Accessory Structure \$0  
Sale Date 3/27/2023  
Sale Price \$189,000  
Time Adj Sale Price \$197,200  
Bldg Val TADJSP/SQFT \$169.90  
Model Estimate \$192,700  
Market Value \$182,700  
Adjusted Sale Price  
Points  
Comparable Estimate \$197,200

108.00-2-9.11 7204 Potter



County of Cayuga  
Town of Throop - 0560

**Sale**  
056000  
108.00-2-9.11  
Sarcodis, William Scott  
7204 Potter Rd  
241 Rural res&ag  
6015  
052201  
1  
58.70

Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Eff Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
AU/Det Gar Sqft

01 Ranch  
03 Alum/vinyl  
1964 / 0  
3 Normal  
C Average  
3 Hot wtr/strm No  
1 N  
1.0  
3  
1 / 0  
4 Full 0  
1824  
0  
0  
1824  
572

Comp Land Estimate \$203,100  
Cost Estimate \$489,800  
Accessory Structure \$69,735  
Sale Date 6/29/2020  
Sale Price \$349,000  
Time Adj Sale Price \$460,100  
Bldg Val TADJSP/SQFT \$102.67  
Model Estimate \$412,000  
Market Value \$412,000  
Adjusted Sale Price  
Points  
Comparable Estimate \$460,100



County of Cayuga  
Town of Throop - 0560

Sale

SWIS	056000
Print Key	101.00-1-32.5
Owner	Chapman, Michael A
Address	2002 Turnpike Rd
Property Class	210 1 Family Res
Neighborhood	6015
School Code	053801
Site No.	1
Land Size	190 x 198
Waterfront Frontage	
Building Style	02 Raised ranch
Exterior Wall	03 Alum/tyl
Year Built/Eff Yr Built	1989 / 0
Condition	3 Normal
Grade/Grade Adj	C Average
Heat Type/Central Air	2 Hot air
Fireplace/Ingrd Pool	0 No
Stories	1.0
Bedrooms	4
Full/Half Baths	2 / 0
Basmt Type/Basmt GarCap	4 Full 0
1st Sty Area	1140
2nd Sty Area	0
Fin Bsmt/Fin Rac Rim	900 0
SFLA	2040
Att/Det Gar Sqft	528

Comp Land Estimate	\$35,000
Cost Estimate	\$246,000
Accessory Structure	\$4,638
Sale Date	5/8/2018
Sale Price	\$179,000
Time Adj Sale Price	\$251,000
Bldg Val TADJSP/SCFT	\$103.61
Model Estimate	\$225,000
Market Value	\$225,000
Adjusted Sale Price	*
Points	*
Comparable Estimate	\$195,200

County of Cayuga  
Town of Throop - 0560

SWIS	Sale		
Print Key	056000		
Owner	93-00-1-23.2		
Address	Empire Real Homes LLC		
Property Class	7893 Armstrong Rd		
Neighborhood	210 1 Family Res		
School Code	6010		
Site No.	053801		
Land Size	1		
Waterfront Frontage	2.60		
Building Style	03 Split level		
Exterior Wall	03 Alum/vinyl		
Year Built/Eff Yr Built	1976 / 0		
Condition	3 Normal		
Grade/Garage Adj	C Average		
Heat Type/Central Air	2 Hot air		No
Fireplace/Ingrd Pool	0		Y
Stories	1.0		
Bedrooms	3		
Full/Half Baths	1 / 1		
Bsm't Type/Bsm't GarCap	4 Full		0
1st Sty Area	1344		
2nd Sty Area	0		
Fin Bsm't/Fin Rac Rm	532		0
SFLA	1876		
Att/Det Gar Sqft	625		
Comp Land Estimate	\$27,400		
Cost Estimate	\$171,400		
Accessory Structure	\$0		
Sale Date	10/14/2022		
Sale Price	\$103,500		
Time Adj Sale Price	\$112,800		
Bldg Val TADJSP/SQFT	\$45.52		
Model Estimate	\$170,000		
Market Value	\$170,000		
Adjusted Sale Price			
Points			
Comparable Estimate	\$149,300		

101.03-1-70 7165 North Division Street Road



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.03-1-70  
Murlay, John J  
7165 North Division Str  
210 - 1 Family Res  
6015  
Neighborhood  
School Code  
1  
103 x 176

Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Eff Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

03 Split level  
01 Wood  
1981 / 0  
3 Normal  
C Average  
2 Hot air  
0 No  
0 N  
1.0  
4  
1 / 1  
4 Full  
1107  
0  
540  
1647

Comp Land Estimate \$32,000  
Cost Estimate \$190,500  
Accessory Structure \$0  
Sale Date 5/4/2020  
Sale Price \$100,000  
Time Adj Sale Price \$132,200  
Bldg Val TADJSP/SQFT \$60.84  
Model Estimate \$167,600  
Market Value \$167,600  
Adjusted Sale Price  
Points  
Comparable Estimate \$132,200

94.00-1-34.1 7766 State Street



County of Cayuga  
 Town of Throop - 0560

Sale  
 056000  
 94.00-1-34.1  
 Mason, Kelsey  
 7766 State Street Rd  
 210 1 Family Res  
 6010  
 053801  
 1  
 2.50

Waterfront Frontage  
 Building Style  
 Exterior Wall  
 Year Built/Eff Yr Built  
 Condition  
 Grade/Grade Adj  
 Heat Type/Central Air  
 Fireplace/Ingrd Pool  
 Stories  
 Bedrooms  
 Full/Half Baths  
 Bsmt Type/Bsmt GarCap  
 1st Sty Area  
 2nd Sty Area  
 Fin Bsmt/Fin Rec Rm  
 SFLA  
 Att/Det Gar Sqft

04 Cape cod  
 03 Alum/Vinyl  
 1950 / 0  
 2 Fair  
 C Average  
 2 Hot air  
 0  
 1.5  
 4  
 1 / 1  
 4 Full  
 1014  
 0  
 0  
 1521  
 384

No  
 N  
 0

Comp Land Estimate \$41,800  
 Cost Estimate \$196,400  
 Accessory Structure \$0  
 Sale Date 5/4/2023  
 Sale Price \$149,900  
 Time Adj Sale Price \$153,700  
 Bldg Val TADJSP/SQFT \$73.57  
 Model Estimate \$187,000  
 Market Value \$187,000  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$153,700



101.00-1-23.12 7300 Donovan



County of Cayuga  
Town of Throop - 0560

Sale 056000  
 100.00-1-23.12  
 Davies, Richard  
 7300 Donovan Rd  
 210 1 Family Res  
 6010  
 053801  
 1  
 2.60  
 04 Cape cod  
 03 Alum/vinyl  
 2014 / 0  
 4 Good  
 B Good  
 2 Hot air  
 1  
 1.5  
 4  
 2 / 1  
 Full/Half Baths 4 Full 0  
 Bsmt Type/Bsmt GarCap 1840  
 1st Sty Area 0  
 2nd Sty Area 1200 0  
 Fin Bsmt/Fin Rec Rm 2300  
 SFLA 672  
 Att/Det Gar Sqft

Comp Land Estimate \$42,000  
 Cost Estimate \$682,700  
 Accessory Structure \$0  
 Sale Date 3/31/2021  
 Sale Price \$315,000  
 Time Adj Sale Price \$396,200  
 Bldg Val TAD,SP/SQFT \$154.00  
 Model Estimate \$374,600  
 Market Value \$374,600  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$396,200

101.00-2-33.1 7331 Potter



County of Cayuga	Sale
Town of Throop - 0560	056000
SWIS	101.00-2-33.1
Print Key	Moore, Logan J
Owner	7331 Potter Rd
Address	210 1 Family Res
Property Class	6010
Neighborhood	052201
School Code	1
Site No.	1.33
Land Size	04 Cape cod
Waterfront Frontage	03 Alum/vinyl
Building Style	1945 / 0
Exterior Wall	3 Normal
Year Built/Eff Yr. Built	C Average
Condition	2 Hot air
Grade/Grade Adj	1
Heat Type/Central Air	N
Fireplace/Ingrd Pool	1.7
Stories	4
Bedrooms	1 / 1
Full/Half Baths	4 Full
Bsmt Type/Bsmt GarCap	0
1st Sty Area	924
2nd Sty Area	0
Fin Bsmt/Fin Rac Rm	0
SFLA	1617
Att/Det Gar Sqft	624
Comp Land Estimate	\$38,800
Cost Estimate	\$216,200
Accessory Structure	\$0
Sale Date	12/18/2018
Sale Price	\$130,000
Time Adj Sale Price	\$179,200
Blgd Val TADJSP/SQFT	\$86/33
Model Estimate	\$205,700
Market Value	\$205,700
Adjusted Sale Price	
Points	
Comparable Estimate	\$194,400

101.00-2-33.1 7404 State Street



County of Cayuga  
Town of Throop - 0560

Sale  
 056000  
 101.00-2-33.1  
 Phillips, Susan  
 7331 Potter Rd  
 210 - 1 Family Res  
 6010  
 052201  
 1  
 1.33  
 Waterfront Frontage  
 04 Cape cod  
 03 Alum/vinyl  
 1945 / 0  
 Year Built/Eff Yr Built  
 3 Normal  
 Condition  
 C Average  
 2 Hot air  
 1 No  
 1 N  
 1.7  
 Stories  
 4  
 Bedrooms  
 1 / 1  
 Full/Half Baths  
 Bsmt Type/Bsmt GarCap  
 4: Full 0  
 1st Sty Area  
 924  
 0  
 2nd Sty Area  
 Fin Bsmt/Fin Rec Rm  
 0 0  
 SFLA  
 1617  
 Att/Det Gar Sqft  
 624

Comp Land Estimate \$38,800  
 Cost Estimate \$223,200  
 Accessory Structure \$0  
 Sale Date 10/19/2021  
 Sale Price \$174,450  
 Time Adj Sale Price \$209,600  
 Bidg Val TADJSP/SQFT \$105.63  
 Model Estimate \$205,700  
 Market Value \$205,700  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$194,400

County of Cayuga  
Town of Throop - 0560

SWIS	056000	Sale
Print Key	101.00-2-50.1	
Owner	Ross, Kathleen A	
Address	7134 State Street Rd	
Property Class	210 - 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	1.54	
Waterfront Frontage		
Building Style	04 Cape cod	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	1953 / 0	
Condition	3 Normal	
Grade/Grade Adj	C Average	
Heat Type/Central Air	3 Hot wtr/strm	No
Fireplace/Ingrd Pool	1	N
Stories	1.5	
Bedrooms	4	
Full/Half Baths	2 / 1	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1158	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	1737	
Att/Det Gar Sqft	506	

Comp Land Estimate	\$39,400
Cost Estimate	\$238,000
Accessory Structure	\$0
Sale Date	6/15/2018
Sale Price	\$167,000
Time Adj Sale Price	\$233,600
Bldg Val TADJSP/SQFT	\$111.80
Model Estimate	\$222,100
Market Value	\$222,100
Adjusted Sale Price	
Points	
Comparable Estimate	\$180,200



101.00-2-60 7566 Robinson



County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	101.00-2-60	
Owner	Kelly, Brian J.	
Address	7566 Robinson Rd	
Property Class	210 1 Family Res	
Neighborhood	6015	
School Code	053801	
Site No.	1	
Land Size	3.13	
Waterfront Frontage		
Building Style	04 Cape cod	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	2003 / 0	
Condition	4 Good	
Grade/Grade-Adj	B Good	
Heat Type/Central Air	3 Hot wtr/stm	No
Fireplace/Ingrd Pool	0	N
Stories	1.7	
Bedrooms	3	
Full/Half Baths	2 / 1	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1680	
2nd Sty Area	0	
Fin Bsm/Fin Rec Rm	0	0
SFLA	1995	
At/Det Gar Sqft	624	

Comp Land Estimate	\$40,300
Cost Estimate	\$415,600
Accessory Structure	\$0
Sale Date	12/21/2018
Sale Price	\$240,000
Time Adj Sale Price	\$330,800
Bldg Val TADJSP/SQFT	\$145.61
Model Estimate	\$320,000
Market Value	\$320,000
Adjusted Sale Price	
Points	
Comparable Estimate	\$330,800

County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.02-1-39  
Emerson, Zachery  
7404 State Street Rd  
210 1 Family Res  
6010  
053801  
1  
173 x 165  
04 Cape cod  
03 Alum/vinyl  
1940 / 0  
2 Fair  
C Average  
2 Hot air No  
0 N  
1.5  
2  
Bedrooms 1 / 0  
Full/Half Baths 4 Full 0  
Bsmt Type/Bsmt GarCap 1170  
1st Sty Area 0  
2nd Sty Area 0  
Fin Bsm/Fin Rec Rm 1755  
SFLA 528  
Att/Det Gar Sqft

Comp Land Estimate \$36,900  
Cost Estimate \$197,000  
Accessory Structure \$0  
Sale Date 5/13/2019  
Sale Price \$150,000  
Time Adj Sale Price \$204,200  
Bidg Val TAD,JSP/SQFT \$95.33  
Model Estimate \$197,100  
Market Value \$197,100  
Points  
Comparable Estimate \$204,200

County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
**Print Key**  
 108.00-2-25.1  
**Owner**  
 Mucadola, Michael S  
**Address**  
 7007 & 7003 State Street  
**Property Class**  
 210 1 Family Res  
**Neighborhood**  
 6010  
**School Code**  
 053801  
**Site No.**  
 2  
**Land Size**  
 1.00  
**Waterfront Frontage**  
 04 Caps cod  
**Building Style**  
 06 Stucco  
**Exterior Wall**  
 1954 / 0  
**Year Built/EF Yr Built**  
 3 Normal  
**Condition**  
 C Average  
**Grade/Grade Adj**  
 2 Hot air No  
**Heat Type/Central Air**  
 0 N  
**Fireplace/Ingrd Pool**  
 0 N  
**Stories**  
 1.5  
**Bedrooms**  
 3  
**Full/Half Baths**  
 1 / 0  
**Bsmt Type/Bsmt GarCap**  
 4 Full 0  
**1st Sty Area**  
 1100  
**2nd Sty Area**  
 0  
**Fin Bsm/Fin Rec Rm**  
 0 0  
**SFLA**  
 1650  
**Att/Det Gar Sqft**  
 336

**Comp Land Estimate**  
 \$8,000  
**Cost Estimate**  
 \$181,200  
**Accessory Structure**  
 \$0  
**Sale Date**  
 11/20/2017  
**Sale Price**  
 \$93,750  
**Time Adj Sale Price**  
 \$133,400  
**Bidg Val TADJSP/SQFT**  
 \$76.00  
**Model Estimate**  
 \$175,800  
**Market Value**  
 \$175,800  
**Adjusted Sale Price**  
 Points  
**Comparable Estimate**  
 \$137,900 /

93.00-1-11.6 7979 Armstrong



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
93.00-1-11.6  
Doyle, Jared K  
7979 Armstrong Rd  
210 1 Family Res  
6010  
Neighborhood  
School Code  
053801  
1  
Site No.  
Land Size  
5.24  
Waterfront Frontage  
05 Colonial  
Building Style  
03 Alum/Vinyl  
Exterior Wall  
1994 / 0  
Year Built/Eff Yr Built  
4 Good  
Condition  
C Average  
Grade/Grade Adj  
3 Hot wtr/ism No  
Fireplace/ingrd Pool  
0  
Stories  
2.0  
Bedrooms  
3  
Full/Half Baths  
2 / 0  
Bsmt Type/Bsmt GarCap  
4 Full 0  
1st Sty Area  
728  
2nd Sty Area  
728  
Fin Bsm/Fin Rec Rm  
0  
S.F./A  
1736  
Att/Det Gar Sqft  
400

Comp Land Estimate \$48,600  
Cost Estimate \$266,100  
Accessory Structure \$0  
Sale Date 5/31/2020  
Sale Price \$215,000  
Time Adj Sale Price \$284,200  
Bidg Val TADJSP/SQFT \$135.71  
Model Estimate \$291,900  
Market Value \$291,900  
Adjusted Sale Price  
Points  
Comparable Estimate \$284,200



94.00-1-11.2 High Bridge



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
94.00-1-11.2  
Print Key  
Owner  
Napolitano, Heidi Marie  
Address  
2519 High Bridge Rd  
Property Class  
210 1 Family Res  
Neighborhood  
6010  
School Code  
032201  
1  
Site No.  
5.10  
Waterfront Frontage  
05 Colonial  
Building Style  
03 Alum/vinyl  
Exterior Wall  
1984 / 0  
Year Built/Eff Yr Built  
3 Normal  
Condition  
C Average  
Grate/Grade Adj  
4 Electric  
Heat Type/Central Air  
0  
Fireplace/Ingrd Pool  
2.0  
Stories  
3  
Bedrooms  
1 / 0  
Full/Half Baths  
1 Stab/plier  
Bsmt Type/Bsmt GarCap  
1024  
1st Sty Area  
768  
2nd Sty Area  
0  
Fin Bsmu/Fin Rec Rm  
1792  
SFLA  
576  
Atr/Det Gar Sqft

Comp Land Estimate \$42,900  
Cost Estimate \$234,100  
Accessory Structure \$873  
Sale Date 10/29/2018  
Sale Price \$170,000  
Time Adj Sale Price \$235,500  
Bldg Val TADJSP/SQFT \$106.99  
Model Estimate \$237,500  
Market Value \$237,500  
Adjusted Sale Price  
Points  
Comparable Estimate \$235,500

94.00-1-21.2 2428 High Bridge



CN/IS

County of Cayuga  
Town of Throop - 0560

Sale  
056000  
94.00-1-21.2  
Owner  
Vuillemot, Bradley  
Address  
2428 High Bridge Rd  
Property Class  
210 1 Family Res  
Neighborhood  
6010  
School Code  
052201  
Site No.  
1  
Land Size  
4.00  
Waterfront Frontage  
05 Colonial  
Building Style  
03 Alum/Vinyl  
Exterior Wall  
2003 / 0  
Year Built/Eff Yr Built  
3 Normal  
Condition  
C Average  
Grade/Grade Adj  
2 Hot air  
Heat Type/Central Air  
1  
Fireplace/Ingrd Pool  
1  
Stories  
2.0  
Bedrooms  
3  
Full/Half Baths  
2 / 1  
Bsmt Type/Bsmt GarCap  
4 Full 0  
1st Sty Area  
1000  
2nd Sty Area  
940  
Fin Bsmt/Fin Rec Rm  
0 700  
SFLA  
1940  
Att/Det Gar Sqft  
960

Comp Land Estimate \$45,500  
Cost Estimate \$339,700  
Accessory Structure \$0  
Sale Date 6/4/2020  
Time Adj Sale Price \$247,500  
Bidg Val TADJSP/SQFT \$326,300  
Model Estimate \$144.74  
Market Value \$270,400  
Adjusted Sale Price \$270,400  
Points  
Comparable Estimate \$326,300

100.00-1-18.112 7379 Youngs



County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 100.00-1-18.112  
 Reeves, Justin M  
 7379 Youngs Rd  
 210 1 Family Res  
 6010  
 Neighborhood  
 School Code  
 053801  
 Site No.  
 1  
 Land Size  
 5.00  
 Waterfront Frontage  
 05 Colonial  
 Building Style  
 03 Alum/vinyl  
 Exterior Wall  
 1991 / 0  
 Year Built/Eff Yr. Built  
 4 Good  
 Condition  
 C. Average  
 Grade/Grade Adj  
 2 Hot air  
 Heat Type/Central Air  
 0  
 Fireplace/Ingrd Pool  
 0  
 Stories  
 2.0  
 Bedrooms  
 3  
 Full/Half Baths  
 1 / 1  
 Bsmt Type/Bsmt GarCap  
 4 Full 0  
 1st Sty Area  
 1112  
 2nd Sty Area  
 922  
 Fin Bsmt/Fin Rec Rm  
 0  
 SFLA  
 2034  
 Att/Det Gar Sqft  
 576 440

Comp Land Estimate \$48,000  
 Cost Estimate \$335,300  
 Accessory Structure \$1,069  
 Sale Date 8/25/2020  
 Sale Price \$255,000  
 Time Adj Sale Price \$333,500  
 Bldg Val TADJSP/SQFT \$139.84  
 Model Estimate \$335,500  
 Market Value \$335,500  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$333,500

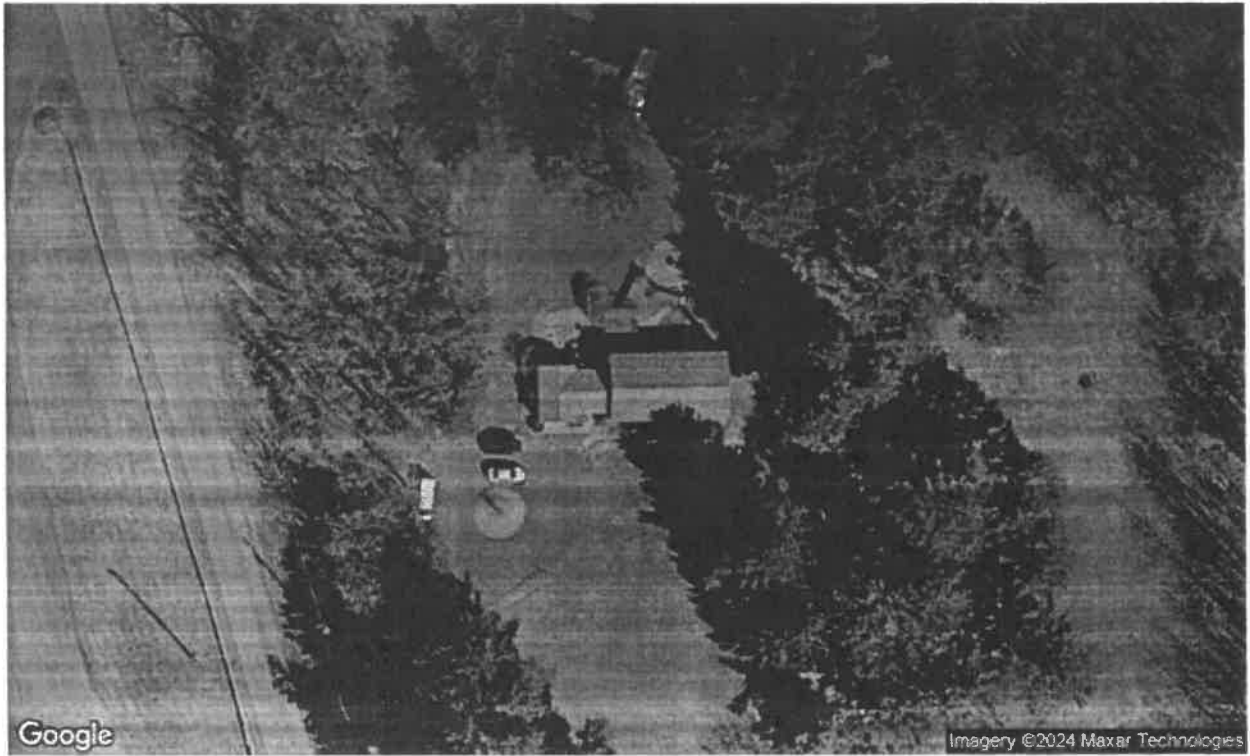


101.00-2-3.321 7468 Robinson

County of Cayuga  
Town of Throop - 0580

**Sale**  
 056000  
 101.00-2-3.321  
 Kustyn, Ryan P  
 7458 Robinson Rd  
 210 1 Family Res  
 6015  
 053801  
 1  
 4.48  
 05 Colonial  
 03 Alum/vinyl  
 1984 / 0  
 4: Good  
 C Average  
 2 Hot air Yes  
 0 N  
 2.0  
 4  
 Bedrooms  
 Full/Half Baths 3 / 0  
 Bsmt Type/Bsmt GarCap 4: Full 0  
 1st Sty Area 925  
 2nd Sty Area 925  
 Fin Bsmt/Fin Rec Rm 0  
 SFLA 1850  
 Att/Det Gar Sqft 986

Comp Land Estimate \$43,700  
 Cost Estimate \$318,800  
 Accessory Structure \$0  
 Sale Date 8/16/2021  
 Sale Price \$300,000  
 Time Adj Sale Price \$365,900  
 Bldg Val TADUSP/SQFT \$174.16  
 Model Estimate \$297,100  
 Market Value \$297,100  
 Adjusted Sale Price  
 Joins  
 Comparable Estimate \$365,900





County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.00-2-44  
Berkeley, Adam  
2281 Hume Ln  
210 1 Family Res  
6015  
053801  
1  
100 x 160  
Waterfront Frontage  
Building Style  
03 Colonial  
Exterior Wall  
05 Alum/vinyl  
Year Built/Eff Yr Built  
1960 / 0  
Condition  
4 Good  
Grade/Grade Adj  
C Average  
Heat Type/Central Air  
2 Hot air  
Fireplace/Ingrd Pool  
0  
Stories  
2.0  
Bedrooms  
3  
Full/Half Baths  
1 / 1  
Bsmt Type/Bsmt GarCap  
4 Full 0  
1st Sty Area  
928  
2nd Sty Area  
624  
Fin Bsm/Fin Rec Rm  
0  
SFLA  
1552  
Att/Det Gar Sqft  
312

Comp Land Estimate \$32,000  
Cost Estimate \$155,700  
Accessory Structure \$0  
Sale Date 3/8/2021  
Sale Price \$172,525  
Time Adj Sale Price \$217,000  
Bldg Val TADJSP/SQFT \$119,20  
Model Estimate \$180,300  
Market Value \$180,300  
Adjusted Sale Price  
Points  
Comparable Estimate \$169,700

101.04-2-15 4 Butler



County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 101.04-2-15  
 Mayer, William R  
 4 Butler Dr  
 210 1 Family Res  
 6015  
 052201  
 1  
 1.13  
 Waterfront Frontage  
 Building Style  
 Exterior Wall  
 Year Buil/Eff Yr Built  
 Condition  
 Grade/Grade Adj  
 Heat Type/Central Air  
 Fireplace/Ingrd Pool  
 Stories  
 Bedrooms  
 Full/Half Baths  
 Bsmt Type/Bsmt GarCap  
 1st Sty Area  
 2nd Sty Area  
 Fin Bsm/Fin Rec Rm  
 SFLA  
 Atr/Det Gar Sqft

05 Colonial  
 03 Alum/Vinyl  
 2008 / 0  
 4 Good  
 C Average  
 2 Hot air  
 0  
 2.0  
 4  
 2 / 1  
 4 Full  
 1254  
 1112  
 0  
 2366  
 676

No  
 Y  
 0  
 0  
 0

Comp Land Estimate \$35,300  
 Cost Estimate \$425,900  
 Accessory Structure \$0  
 Sale Date 8/16/2018  
 Sale Price \$300,000  
 Time Adj Sale Price \$417,600  
 Bldg Val TADJSP/SQFT \$161.58  
 Model Estimate \$360,000  
 Market Value \$360,000  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$417,600

County of Cayuga  
Town of Throop - 0560

<u>Sale</u>	056000
Print Key	107.00-1-3.112
Owner	Hinman, Bradford J
Address	7047 Basswood Rd
Property Class	241 Rural res&ag
Neighborhood	6010
School Code	053801
Site No.	1
Land Size	23.00
Waterfront Frontage	
Building Style	05 Colonial
Exterior Wall	03 Alum/vinyl
Year Built/Eff Yr Built	1991 / 0
Condition	3 Normal
Grade/Grade Adj	C Average
Heat Type/Central Air	3 Hot wtr/stim Yes
Fireplace/Ingrd Pool	0
Stories	2.0
Bedrooms	3
Full/Half Baths	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	1216
2nd Sty Area	832
Fin Bsmt/Fin Rec Rm	0 0
SFLA	2048
Att/Det Gar Sqft	912
Comp Land Estimate	\$99,600
Cost Estimate	\$442,100
Accessory Structure	\$38,112
Sale Date	5/22/2020
Sale Price	\$320,000
Time Adj Sale Price	\$423,000
Bidg Val TAD.JSP/SQFT	\$139.30
Model Estimate	\$337,500
Market Value	\$337,500
Adjusted Sale Price	
Points	
Comparable Estimate	\$423,000

107.00-1-5.122 7149 Canoga



County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	107.00-1-5.122	
Owner	Peters, Joan M	
Address	7149 Canoga Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	3.37	
Waterfront Frontage		
Building Style	05 Colonial	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	1995 / 0	
Condition	4 Good	
Grade/Grade Adj	C Average	
Heat Type/Central Air	2 Hot air	No
Fireplace/Ingrd Pool	1	N
Stories	2.0	
Bedrooms	3	
Full/Half Baths	2 / 1	
Bsmt Type/Bsmt GarCap	3 Partial	0
1st Sty Area	1280	
2nd Sty Area	840	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	2120	
Att/Det Gar Sqft		576

Comp Land Estimate	\$43,900
Cost Estimate	\$310,900
Accessory Structure	\$0
Sale Date	7/24/2020
Sale Price	\$245,000
Time Adj Sale Price	\$322,200
Bldg Val TADJSP/SQFT	\$131.27
Model Estimate	\$317,100
Market Value	\$317,100
Adjusted Sale Price	
Points	
Comparable Estimate	\$322,200

108.00-1-24.91 1921 Whitehead



County of Cayuga  
Town of Throop - 0560

Sale 056000  
 Print Key 108.00-1-24.91  
 Owner Gallinger, Daniel A  
 Address 1921 Whitehead Ln  
 Property Class 210 - 1 Family Res  
 Neighborhood 6015  
 School Code 053801  
 Site No. 1  
 Land Size 2.90  
 Waterfront Frontage 05 Colonial  
 Building Style 03 Alum/Vinyl  
 Exterior Wall 2005 / 0  
 Year Built/Eff Yr Built 3 Normal  
 Condition C Average  
 Heat Type/Central Air 2 Hot air  
 Fireplace/ingrd Pool 0  
 Stories 2.0  
 Bedrooms 4  
 Full/Half Baths 2 / 1  
 Bsmt Type/Bsmt GarCap 4 Full 0  
 1st Sty Area 1378  
 2nd Sty Area 1378  
 Fin Bsmt/Fin Rec Rm 0  
 SFLA 2758  
 Att/Det Gar Sqft 576

Comp Land Estimate \$39,800  
 Cost Estimate \$389,800  
 Accessory Structure \$0  
 Sale Date 11/10/2020  
 Sale Price \$290,000  
 Time Adj Sale Price \$373,100  
 31dg Val TADJSP/SQFT \$120.94  
 Model Estimate \$327,300  
 Market Value \$327,300  
 Adjusted Sale Price  
 \*Points  
 Comparable Estimate \$373,100



93.00-1-4.2 8048 Lasher



Sale	
SWIS	056000
Print Key	94.00-1-2.118
Owner	Charboneau, Amy L
Address	8044 State Street Rd
Property Class	210 1 Family Res
Neighborhood	6010
School Code	053801
Site No.	1
Land Size	9.60
Waterfront Frontage	
Building Style	08 Old style
Exterior Wall	03 Alum/brn/1
Year Built/Eff Yr Built	1930 / 0
Condition	4 Good
Grade/Grade Adj	C Average
Heat Type/Central Air	2 Hot air
Fireplace/Ingrd Pool	1 No
Stories	1.0 N
Bedrooms	2
Full/Half Baths	1 / 1
Bsmnt Type/Bsmnt GarCap	4 Full 0
1st Sty Area	1100
2nd Sty Area	0
Fin Bsmnt/Fin Rec Rm	0
SFLA	1100
Att/Det Gar Sqft	945

Comp Land Estimate	\$57,200
Cost Estimate	\$220,600
Accessory Structure	\$0
Sale Date	7/18/2018
Sale Price	\$159,900
Time Adj Sale Price	\$223,100
Bldg Val TADJSP/SQFT	\$150.82
Model Estimate	\$195,200
Market Value	\$195,200
Adjusted Sale Price	
Points	
Comparable Estimate	\$223,100



County of Cayuga  
Town of Throop - 0580

Sale

SWIS 058000  
Print Key 94,00-1-12  
Owner Martin, Jason A  
Address 2353 High Bridge Rd  
Property Class 210 1 Family Res  
Neighborhood 6070  
School Code 052201

Site No. 1  
Land Size 132 x 180  
Waterfront Frontage  
Building Style 08 Old style  
Exterior Wall 03 Alum/vinyl  
Year Built/Eff Yr Built 1860 / 0  
Condition 2 Fair  
Grade/Grade Adj C Average  
Heat Type/Central Air 3 Hot wtr/strm  
Fireplace/Ingrd Pool 1 No  
Stories 2.0  
Bedrooms 4  
Full/Half Baths 2 / 0  
Bsmt Type/Bsmt GarCap 4 Full 0  
1st Sty Area 1800  
2nd Sty Area 1584  
Fin Bsmt/Fin Rec Rm 0  
SFLA 0  
Att/Det Gar Sqft 3384

Comp Land Estimate \$25,000  
Cost Estimate \$174,000  
Accessory Structure \$0  
Sale Date 12/15/2022  
Sale Price \$340,000  
Time Adj Sale Price \$150,000  
Bidg Val YACJSP/SQFT \$38,94  
Model Estimate \$171,700  
Market Value \$171,700  
Adjusted Sale Price  
Points  
Comparable Estimate \$223,300

County of Cayuga  
Town of Throop - 0560

Sale

SWIS 056000  
Print Key 94.00-1-17.1  
Owner Murphy, Kyle Thomas  
Address 2539 Siltser Rd  
Property Class 210 1 Family Res  
Neighborhood 6010  
School Code 052201  
Site No. 1  
Land Size 2.80

Waterfront Frontage  
Building Style 08 Old style  
Exterior Wall 03 Aluminum  
Year Built/Eff Yr Built 1820 / 0  
Condition 4 Good  
Grade/Grade Adj C Average  
Heat Type/Central Air 2 Hot air  
Fireplace/Ingrd Pool 0 No  
Stories 1.5  
Bedrooms 2  
Full/Half Baths 2 / 0  
Bsmt Type/Bsmt GarCap 4 Full 0  
1st Sty Area 928  
2nd Sty Area 0  
Fin Bsmt/Fin Rec Rim 0  
SFLA 1392  
AW/Det Gar Sqft 744

Comp Land Estimate \$42,500  
Cost Estimate \$186,300  
Accessory Structure \$415  
Sale Date 7/26/2023  
Sale Price \$125,000  
Time Adj Sale Price \$125,000  
Bldg Val TADJSP/SQFT \$58.97  
Model Estimate \$204,500  
Market Value \$204,500  
Adjusted Sale Price  
Points  
Comparable Estimate \$204,600

94.00-1-27 2214 Sine



County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 94.00-1-27  
 VanLuven, Amber L  
 2214 Sine Rd  
 210, 1 Family Res  
 6010  
 053801  
 1  
 351 x 115  
 Waterfront Frontage  
 08 Old style  
 Building Style  
 03 Aluminum  
 Exterior Wall  
 1880 / 0  
 Year Built/Eff Yr Built  
 Condition  
 4 Good  
 C Average  
 Grade/Grade Adj  
 2 Hot air  
 Heat Type/Central Air  
 Fireplacelngprd Pool  
 0  
 1.0  
 Stories  
 3  
 Bedrooms  
 Full/Half Baths  
 1 / 0  
 Bsmt Type/Bsmt GarCap  
 3 Partial 0  
 1st Sty Area  
 984  
 0  
 2nd Sty Area  
 0  
 Fin Bsmt/Fin Rec Rm  
 0  
 SFLA  
 984  
 Att/Det Gar Sqft  
 280

Comp Land Estimate \$38,000  
 Cost Estimate \$149,500  
 Accessory Structure \$0  
 Sale Date 9/28/2020  
 Sale Price \$92,553  
 Time Adj Sale Price \$120,400  
 Bldg Val TADJSP/SQFT \$83.74  
 Model Estimate \$162,700  
 Market Value \$162,700  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$120,400



94.00-1-33.12 7765 State Street



County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 94.00-1-33.12  
 Hayward, William Robei  
 7765 State Street Rd  
 240 Rural res  
 6010  
 053801  
 1  
 4.00  
 08 Old style  
 03 Alum/Vinyl  
 1925 / 2021  
 4 Good  
 C Average  
 2 Hot air  
 1 No  
 2.0 Y  
 3  
 1 / 0  
 4 Full 0  
 1070  
 1070  
 0 0  
 2140 1,564

**SWIS**  
 Print Key  
 Owner  
 Address  
 Property Class  
 Neighborhood  
 School Code  
 Site No.  
 Land Size  
 Waterfront Frontage  
 Building Style  
 Exterior Wall  
 Year Built/Est Yr Built  
 Condition  
 Grade/Grade Adj  
 Heat Type/Central Air  
 Fireplace/ingrd Pool  
 Stories  
 Bedrooms  
 Full/Half Baths  
 Bsmt Type/Bsmt GarCap  
 1st Sty Area  
 2nd Sty Area  
 Fin Bsm/Fin Rec Rm  
 SFLA  
 Att/Det Gar Sqft

Comp Land Estimate \$45,500  
 Cost Estimate \$567,300  
 Accessory Structure \$207  
 Sale Date 9/9/2021  
 Sale Price \$310,000  
 Time Adj Sale Price \$375,300  
 Bidg Val TADJSP/SQFT \$154.02  
 Model Estimate \$325,500  
 Market Value \$325,500  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$375,300

**94.00-1-67.131 7651State Street**



County of Cayuga  
Town of Throop - 0560

**Sale**  
**SWIS** 056000  
**Print Key** 94.00-1-67.131  
**Owner** Scoville, Gregory Paul  
**Address** 7651 State Street Rd  
**Property Class** 240 Rural res  
**Neighborhood** 6010  
**School Code** 053801  
**Site No.** 1  
**Land Size** 60.90  
**Waterfront Frontage**  
**Building Style** 08 Old style  
**Exterior Wall** 03 Alum/vinyl  
**Year Built/Eff Yr Built** 1880 / 0  
**Condition** 3 Normal  
**Grade/Grade Adj** C Average  
**Heat Type/Central Air** 2 Hot air No  
**Fireplace/Ingrd Pool** 2 N  
**Stories** 3.0  
**Bedrooms** 5  
**Full/Half Baths** 2 / 1  
**Bsmt Type/Bsmt GarCap** 3 Partial 0  
**1st Sty Area** 1666  
**2nd Sty Area** 1062  
**Fin Bsmt/Fin Rec Rm** 0 0  
**SFLA** 3125  
**Att/Det Gar Sqft** 900

**Comp Land Estimate** \$250,000  
**Cost Estimate** \$496,100  
**Accessory Structure** \$43  
**Sale Date** 9/22/2021  
**Sale Price** \$345,000  
**Time Adj Sale Price** \$417,600  
**Bldg Val TADJSP/SQFT** \$53.62  
**Model Estimate** \$439,300  
**Market Value** \$439,300  
**Adjusted Sale Price**  
**Points**  
**Comparable Estimate** \$417,600

County of Cayuga  
Town of Throop - 0560

Sale  
056000  
100.00-1-11  
Cramer, Jonathan  
7463 Day Rd  
210 1 Family Res  
6010  
053801  
1  
2.00

Waterfront Frontage  
Building Style 08 Old style  
Exterior Wall 01 Wood  
Year Built/Eff Yr Built 1830 / 0  
Condition 1 Poor  
Grade/Grade Adj E Minimum  
Heat Type/Central Air 2 Hot air  
Fireplace/Ingrd Pool 0  
Stores 1.5  
Bedrooms 3  
Full/Half Baths 1 / 0  
Bsmt Type/Bsmt GarCap 3 Partial 0  
1st Sty Area 1237  
2nd Sty Area 0  
Fin Bsmt/Fin Rec Rm 0  
SFLA 0  
At/Det Gar Sqt 1604

Comp Land Estimate \$26,500  
Cost Estimate \$47,300  
Accessory Structure \$0  
Sale Date 11/10/2022  
Sale Price \$24,900  
Time Adj Sale Price \$26,900  
Bldg Val TADJSP/SQFT \$0.25  
Model Estimate \$33,200  
Market Value \$33,200  
Adjusted Sale Price  
Points  
Comparable Estimate \$29,400

100.00-1-49 1679 Turnpike



County of Cayuga  
Town of Throop - 0560

Sale 056000  
 Print Key 100.00-1-49  
 Owner Lounsbury, Craig N  
 Address 1679 Turnpike Rd  
 Property Class 210 - 1 Family Res  
 Neighborhood 6010  
 School Code 053801  
 Site No. 1  
 Land Size 1.20  
 Waterfront Frontage  
 Building Style 08 Old style  
 Exterior Wall 03 Alum/Vinyl  
 Year Built/Eff Yr Built 1930 / 0  
 Condition 4 Good  
 Grade/Grade Adj C Average  
 Heat Type/Central Air 2 Hot air  
 Fireplace/Ingrd Pool 1  
 Stories 1.7  
 Bedrooms 3  
 Full/Half Baths 1 / 1  
 Bsmt Type/Bsmt GarCap 3 Partial 0  
 1st Sty Area 1247  
 2nd Sty Area 0  
 Fin Bsmt/Fin Rec Rm 0 1000  
 SFLA 1676  
 Att/Det Gar Sqft 612  
 Comp Land Estimate \$38,500  
 Cost Estimate \$244,900  
 Accessory Structure \$414  
 Sale Date 8/25/2021  
 Sale Price \$239,900  
 Time Adj Sale Price \$292,600  
 Bidg Val YADJSP/SQFT \$151.36  
 Model Estimate \$255,100  
 Market Value \$255,100  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$292,600



100.00-1-58 1235 Trunpike



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
100.00-1-58  
Herring, Kirk P  
1235 Trunpike Rd  
210 1 Family Res  
6010  
053801  
1  
1.30  
08 Old style  
03 Alum/vinyl  
1938 / 0  
3 Normal  
C Average  
2 Hot air  
0  
1.5  
3  
Bedrooms  
2 / 0  
Full/Half Baths  
4 Full 0  
Bsmt Type/Bsmt GarCap  
945  
1st Sty Area  
0  
2nd Sty Area  
0  
Fin Bsm/Fin Rec Rm  
1417  
SFLA  
Att/Det Gar Sqft  
576

Comp Land Estimate \$38,800  
Cost Estimate \$215,500  
Accessory Structure \$0  
Sale Date 7/2/2020  
Sale Price \$165,000  
Time Adj Sale Price \$217,000  
Bldg Val YADJSP/SQFT \$125.76  
Model Estimate \$190,000  
Market Value \$190,000  
Adjusted Sale Price  
Points  
Comparable Estimate \$217,000

101.00-1-28.1 1896 Turnpike



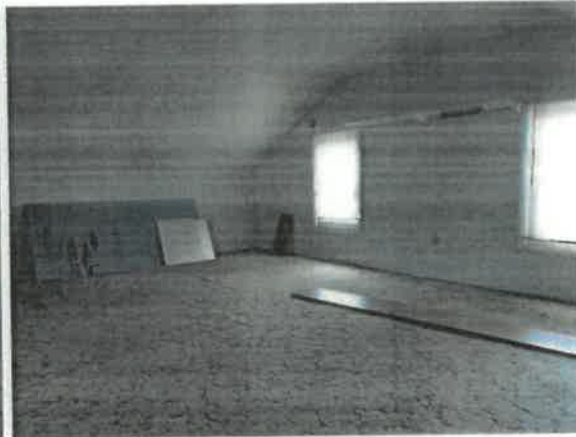
County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.00-1-28.1  
Dougherty, Aldan J  
1896 Turnpike Rd  
210 1 Family Res  
6015  
053801  
1  
1.10  
08 Old style  
01 Wood  
1960 / 0  
3 Normal  
C Average  
3 Hot wtr/stm No  
0 N  
2.0  
5  
1 / 1  
4 Full 0  
1266  
1382  
0  
2648  
AW/Det Gar Sqft

Comp Land Estimate \$35,300  
Cost Estimate \$272,300  
Accessory Structure \$0  
Sale Date 8/3/2021  
Time Adj Sale Price \$170,000  
Blg Val TADJSP/SQFT \$207,400  
Model Estimate \$64.99  
Market Value \$216,100  
Adjusted Sale Price \$216,100  
Points  
Comparable Estimate \$207,400

Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Est Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
AW/Det Gar Sqft

101.00-1-38 7232 North Division Street Road



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.00-1-38  
Tanner, Jeremy S  
7232 North Division Str  
210 1 Family Res  
6015  
School Code  
053801  
1  
140 x 155  
Waterfront Frontage  
08 Old style  
Building Style  
03 Alum/vinyl  
Exterior Wall  
1949 / 0  
Year Built/Eff Yr Built  
3 Normal  
Condition  
C Average  
Grade/Grade Adj  
3 Hot wtr/stm No  
Heat Type/Central Air  
1  
Fireplac/ingrdr Pool  
1  
Stories  
1.7  
3  
Bedrooms  
1 / 1  
Full/Half Baths  
4 Full  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
846  
2nd Sty Area  
0  
Fin Bsmt/Fin Rec Rm  
0  
SFLA  
1182  
Att/Det Gar Sqft

Comp Land Estimate \$32,000  
Cost Estimate \$169,600  
Accessory Structure \$0  
Sale Date 9/27/2021  
Sale Price \$143,000  
Time Adj Sale Price \$173,100  
Bidg Val TADJSP/SQFT \$119.37  
Model Estimate \$129,900  
Market Value \$129,900  
Adjusted Sale Price  
Points  
Comparable Estimate \$173,100

101.00-2-11.2 7551 Centerport



County of Cayuga  
Town of Throop - 0560

Sale  
 0560000  
 101.00-2-11.2  
 Owner  
 Sherman, Bruce D  
 Address  
 7551 Centerport Rd  
 210 1 Family Res  
 6010  
 Neighborhood  
 School Code  
 053801  
 Site No.  
 1  
 Land Size  
 1.20  
 Waterfront Frontage  
 08 Old style  
 Building Style  
 03 Alum/vinyl  
 Exterior Wall  
 1920 / 0  
 Year Built/Eff Yr Built  
 Condition  
 4 Good  
 Grade/Grade Adj  
 C Average  
 Heat Type/Central Air  
 2 Hot air  
 Fireplace/Ingrd Pool  
 1  
 Stories  
 1.5  
 Bedrooms  
 3  
 Full/Half Baths  
 2 / 0  
 Bsmt Type/Bsmt GarCap  
 3 Partial 0  
 1st Sty Area  
 2300  
 2nd Sty Area  
 0  
 Fin Bsmt/Fin Rec Rm  
 0  
 SFLA  
 2820  
 Att/Det Gar Sqft  
 320

Comp Land Estimate  
 \$38,500  
 Cost Estimate  
 \$275,600  
 Accessory Structure  
 \$0  
 Sale Date  
 4/4/2022  
 Sale Price  
 \$325,650  
 Time Adj Sale Price  
 \$373,000  
 Bldg Val TADJSP/SQFT  
 \$118.62  
 Model Estimate  
 \$309,600  
 Market Value  
 \$309,600  
 Adjusted Sale Price  
 Points  
 Comparable Estimate  
 \$373,000



101.00-2-12.3 2321 Reyer



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.00-2-12.3  
Northrup, Jamie  
2321 Reyer Rd  
210 1 Family Res  
6010  
Neighborhood  
School Code  
053801  
1  
Site No.  
2.00  
Land Size  
08 Old style  
Waterfront Frontage  
Building Style  
01 Wood  
Exterior Wall  
1900 / 0  
Year Built/Eff Yr Built  
4 Good  
Condition  
C Average  
Grade/Grade Adj  
Heat Type/Central Air  
2 Hot air  
Fireplace/Ingrd Pool  
1  
Yes  
N  
1.5  
Stories  
3  
Bedrooms  
1 / 1  
Full/Half Baths  
4 Full  
Bsmt Type/Bsmt GarCap  
1893  
1st Sty Area  
0  
2nd Sty Area  
0  
Fin Bsmt/Fin Rec Rm  
2379  
SFLA  
700  
Att/Det Gar Sqft

Comp Land Estimate \$40,500  
Cost Estimate \$332,400  
Accessory Structure \$65,295  
Sale Date 1/16/2019  
Sale Price \$219,000  
Time Adj Sale Price \$301,100  
Bldg Val TADJSP/SQFT \$82.10  
Model Estimate \$282,700  
Market Value \$282,700  
Adjusted Sale Price  
Points  
Comparable Estimate \$301,100



County of Cayuga  
Town of Throop - 0560

Sale	056000
Print Key	101.00-2-14.21
Owner	Kent, Kailan
Address	7563 Potter Rd
Property Class	241 Rural res&ag
Neighborhood	6010
School Code	052201
Site No.	1
Land Size	79.80
Waterfront Frontage	
Building Style	08 Old style
Exterior Wall	04 Composition
Year Built/Eff Yr Built	1888 / 0
Condition	2 Fair
Grade/Grade Adj	C Average
Heat Type/Central Air	2 Hot air
Fireplace/Ingrd Pool	0
Stories	2.0
Bedrooms	3
Full/Half Baths	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	1489
2nd Sty Area	595
Fin Bsmt/Fin Rec Rm	0
SFLA	2084
Xr/Det Gar Sft	480
Comp Land Estimate	\$224,400
Cost Estimate	\$345,000
Accessory Structure	\$1,345
Sale Date	2/4/2022
Sale Price	\$300,000
Time Adj Sale Price	\$349,200
Blgd Val TADJSP/SQFT	\$59.24
Market Estimate	\$327,100
Adjusted Sale Price	\$327,100
Points	
Comparable Estimate	\$368,800

101.00-2-22.115 2333 Turnpike



County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 101.00-2-22.115  
 Feocco, Joshua J  
 2333 Turnpike Rd  
 240 Rural res  
 6010  
 Neighborhood  
 School Code  
 053801  
 1  
 Land Size  
 15.00  
 08 Old style  
 01 Wood  
 1880 / 0  
 3 Normal  
 Condition  
 C-Average  
 3 Hot wtr/strm No  
 0 N  
 1.5  
 4  
 Bedrooms  
 2 / 0  
 Full/Half Baths  
 3 Partial 0  
 Bsmt Type/Bsmt GarCap  
 1584  
 1st Sty Area  
 0  
 2nd Sty Area  
 0  
 Fin Bsmt/Fin Rec Rm  
 0  
 SFLA 2016  
 At/Det Gar Sqft 528

Comp Land Estimate \$73,000  
 Cost Estimate \$240,200  
 Accessory Structure \$2,612  
 Sale Date 12/10/2019  
 Sale Price \$183,000  
 Time Adj Sale Price \$244,900  
 Bldg Val YADJ/SP/SQFT \$83.97  
 Model Estimate \$225,200  
 Market Value \$225,200  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$244,900

101.00-2-37.111 2314 Turnpike



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.00-2-37.111  
Bennett, Matthew  
2314 Turnpike Rd  
210 1 Family Res  
6010  
053801  
1  
2.54  
08 Old style  
03 Alum/vinyl  
1830 / 0  
3 Normal  
C Average  
3 Hot wtr/strm No  
0 Y  
2.0  
5  
2 / 1  
3 Partial 0  
1524  
892  
0 0  
2845  
Att/Det Gar Sqft

Comp Land Estimate \$41,900  
Cost Estimate \$335,200  
Accessory Structure \$0  
Sale Date 8/31/2021  
Sale Price \$225,000  
Time Adj Sale Price \$274,500  
Bidg Val YAD.JSP/SQFT \$31.76  
Model Estimate \$245,100  
Market Value \$245,100  
Adjusted Sale Price  
Points  
Comparable Estimate \$274,500

101.01-1-6 7383 Powers



County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	058000	
Print Key	101.01-1-6	
Owner	Walter, Jamie E	
Address	7383 Powers Rd	
Property Class	210 1 Family Res	
Neighborhood	6015	
School Code	053801	
Site No.	1	
Land Size	1.08	
Waterfront Frontage		
Building Style	08 Old style	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	1910 / 1980	
Condition	4 Good	
Grade/Grade Adj	C Average	
Heat Type/Central Air	2 Hot air	No
Fireplace/Ingrd Pool	0	N
Stories	2.0	
Bedrooms	3	
Full/Half Baths	1 / 0	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	720	
2nd Sty Area	720	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	1440	
Att/Det Gar Sqft		

Comp Land Estimate	\$35,200
Cost Estimate	\$204,300
Accessory Structure	\$255
Sale Date	11/10/2020
Sale Price	\$151,200
Time Adj Sale Price	\$194,500
Bldg Val TADJSP/SQFT	\$110.45
Model Estimate	\$186,900
Market Value	\$186,900
Adjusted Sale Price	
Points	
Comparable Estimate	\$194,500



101.01-1-10 7361 Powers



County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	101.01-1-10	
Owner	Ricco, Louis	
Address	7361 Powers Rd	
Property Class	210 1 Family Res	
Neighborhood	6015	
School Code	053801	
Site No.	1	
Land Size	.56	
Waterfront Frontage		
Building Style	08 Old style	
Exterior Wall	01 Wood	
Year Built/Eff Yr Built	1850 / 0	
Condition	2 Fair	
Grade/Grade Adj	C Average	
Heat Type/Central Air	3 Hot wtr/stm	No
Fireplace/Ingrd Pool	0	N
Stories	1.5	
Bedrooms	3	
Full/Half Baths	1 / 0	
Bsmt Type/Bsmt GarCap	3 Partial	0
1st Sty Area	1015	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	1347	
Att/Det Gar Sqft		600

Comp Land Estimate	\$32,700
Cost Estimate	\$145,200
Accessory Structure	\$0
Sale Date	7/11/2019
Sale Price	\$95,880
Time Adj Sale Price	\$129,900
Bldg Val TADJSP/SQFT	\$72.16
Model Estimate	\$136,100
Market Value	\$136,100
Adjusted Sale Price	
Points	
Comparable Estimate	\$129,900



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.01-1-17  
Dahl, Michael W  
7366 Powers Rd  
210 1 Family Res  
6015  
053801  
1  
86 x 295  
Waterfront Frontage  
08 Old style  
03 Alum/vinyl  
1830 / 0  
2 Fair  
C Average  
2 Hot air No  
0 N  
2.0  
3  
1 / 0  
4 Full 0  
915  
588  
0 0  
1473  
2,024

SWIS  
Print Key  
Owner  
Address  
Property Class  
Neighborhood  
School Code  
Site No.  
Land Size  
Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/EFr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

Comp Land Estimate  
Cost Estimate  
Accessory Structure  
Sale Date  
Sale Price  
Time Adj Sale Price  
Bldg Val TADJSP/SQFT  
Model Estimate  
Market Value  
Adjusted Sale Price  
Points  
Comparable Estimate

\$25,000  
\$147,700  
\$729  
1/17/2023  
\$75,081  
\$79,700  
\$36.64  
\$119,000  
\$119,000  
\$119,000  
\$119,800

County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.01-1-20.1  
Print Key  
Owner  
Castle 2020 LLC  
Address  
2091 Turnpike Rd  
Property Class  
220 2 Family Res  
Neighborhood  
6015  
School Code  
053801  
Site No.  
1  
Land Size  
55 x 170  
Waterfront Frontage  
08 Old style  
Building Style  
03 Alum/vinyl  
Exterior Wall  
1865 / 0  
Year Built/Eff Yr Built  
3 Normal  
Condition  
D Economy  
Heat Type/Central Air  
2 Hot air  
Fireplace/Ingrd Pool  
0  
Stories  
2.0  
Bedrooms  
4  
Full/Half Baths  
2 / 0  
Bsmt Type/Bsmt GarCap  
4 Full 0  
1st Sty Area  
672  
2nd Sty Area  
672  
Fin Bsm/Fin Rec Rim  
0  
SFLA  
1752  
Att/Det Gar Sqft  
408

Comp Land Estimate \$20,000  
Cost Estimate \$99,300  
Accessory Structure \$0  
Sale Date 11/28/2022  
Sale Price \$25,500  
Time Adj Sale Price \$27,600  
Bidg Val TAD.JSP/SQFT \$4.34  
Model Estimate \$73,500  
Market Value \$73,500  
Adjusted Sale Price  
Points  
Comparable Estimate \$65,500

County of Cayuga  
Town of Throop - 0560

<u>Sale</u>	
056000	
Print Key	101.01-1-20.1
Owner	MGB Renovations LLC,
Address	2091 Turnpike Rd
Property Class	220 2 Family Res
Neighborhood	6015
School Code	053801
Site No.	1
Land Size	55 x 170
Waterfront Frontage	
Building Style	08 Old style
Exterior Wall	03 Alum/vinyl
Year Built/EF Yr Built	1865 / 0
Condition	2 Fair
Grade/Grade Adj	D. Economy
Heat Type/Central Air	2 Hot air
Fireplace/Ingrd Pool	0
Stories	2.0
Bedrooms	4
Full/Half Baths	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	672
2nd Sty Area	672
Fin Bsm/Fin Rec Rm	0
SFLA	1752
Att/Det Gar Sqft	408
Comp Land Estimate	\$20,000
Cost Estimate	\$99,300
Accessory Structure	\$0
Sale Date	3/24/2023
Sale Price	\$35,000
Time Adj Sale Price	\$36,500
Bldg Val TAD.JSP/SQFT	\$9.42
Model Estimate	\$73,500
Market Value	\$73,500
Adjusted Sale Price	
Points	
Comparable Estimate	\$66,300

101.01-1-21.1 2089 Turnpike



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
101.01-1-21.1  
Chernega, Frank J  
2089 Turnpike Rd  
220 2 Family Res  
6015  
053801  
1  
91 x 164  
08 Old style  
03 Alum/Winyl  
1870 / 0  
4 Good  
2 C Average  
2 Hot air  
0  
2.0  
4  
2 / 0  
4 Full  
1297  
775  
0  
2268  
No  
N  
0  
0

Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Est Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

Comp Land Estimate \$32,000  
Cost Estimate \$229,700  
Accessory Structure \$0  
Sale Date 10/12/2018  
Sale Price \$116,600  
Time Adj Sale Price \$161,500  
3rdg Val TADJSP/SQFT \$57.10  
Model Estimate \$226,500  
Market Value \$226,500  
Adjusted Sale Price  
Points  
Comparable Estimate \$161,500

101.02-1-34.1 7387 State Street



County of Cayuga  
Town of Throop - 0560

	<u>Sale</u>	
SWIS	056000	
Print Key	101.02-1-34.1	
Owner	Nash, Alivia	
Address	7387 State Street Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	2.00	
Waterfront Frontage		
Building Style	08 Old style	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	1880 / 0	
Condition	3 Normal	
Grade/Grade Adj	C Average	
Heat Type/Central Air	2 Hot air	No
Fireplace/Ingrd Pool	0	N
Stories	2.0	
Bedrooms	3	
Full/Half Baths	1 / 1	
Bsmt Type/Bsmt GarCap	4 Full	0
1st Sty Area	1030	
2nd Sty Area	675	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	1705	
At/Det Gar Sqft		456

Comp Land Estimate	\$40,500
Cost Estimate	\$200,800
Accessory Structure	\$1,185
Sale Date	9/28/2021
Sale Price	\$170,000
Time Adj Sale Price	\$205,800
Bldg Val TADJSP/SQFT	\$96.26
Model Estimate	\$185,500
Market Value	\$185,500
Adjusted Sale Price	
Points	
Comparable Estimate	-----





County of Cayuga  
Town of Throop - 0560

Sale  
 056000  
 Print Key 101.03-1-38  
 Owner Brown, Shannon N  
 Address 2080 Turnpike Rd  
 Property Class 210 1 Family Res  
 Neighborhood 6015  
 School Code 053801  
 Site No. 1  
 Land Size 120 x 240  
 Waterfront Frontage  
 Building Style 08 Old style  
 Exterior Wall 03 Alum/vinyl  
 Year Built/Eff Yr Built 1900 / 0  
 Condition 3 Normal  
 Grade/Grade Adj C Average  
 Heat Type/Central Air 2 Hot air No  
 Fireplace/Ingrd Pool 0 N  
 Stories 2.0  
 Bedrooms 2  
 Full/Half Baths 1 / 0  
 Bsmt Type/Bsmt GarCap 4 Full 0  
 1st Sty Area 801  
 2nd Sty Area 573  
 Fin Bsmt/Fin Rec Rm 0 0  
 SFLA 1374  
 Atri/Det Gar Sqft 567

Comp Land Estimate \$33,900  
 Cost Estimate \$136,800  
 Accessory Structure \$0  
 Sale Date 9/16/2022  
 Sale Price \$103,000  
 Time Adj Sale Price \$113,200  
 Big Val TADJ/SP/SQFT \$57.71  
 Model Estimate \$133,000  
 Market Value \$133,000  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$151,600

County of Cayuga  
Town of Throop - 0560

<u>Sale</u>	056000
Print Key	101.03-1-78.1
Owner	Allen, Daniel Alexander
Address	7113 North Division Str
Property Class	210 1 Family Res
Neighborhood	6015
School Code	053801
Site No.	1
Land Size	1.78
Waterfront Frontage	
Building Style	08 Old style
Exterior Wall	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 2009
Condition	4 Good
Grade/Grade Adj	C Average
Heat Type/Central Air	2 Hot air
Fireplace/Ingrd Pool	0 No
Stories	2.0 N
Bedrooms	5
Full/Half Baths	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0
1st Sty Area	1446
2nd Sty Area	1446
Fin Bsmt/Fin Rec Rim	0 0
SFLA	2892
Air/Det Gar Sqft	
Comp Land Estimate	\$37,000
Cost Estimate	\$332,900
Accessory Structure	\$0
Sale Date	10/19/2021
Sale Price	\$156,500
Time Adj Sale Price	\$188,000
Bldg Val TADJSP/SQFT	\$52.21
Model Estimate	\$221,500
Market Value	\$221,500
Adjusted Sale Price	
Points	
Comparable Estimate	\$197,000

107.00-1-19.2 7039 Nugent



County of Cayuga  
Town of Throop - 0560

Sale		
SWIS	056000	
Print Key	107.00-1-19.2	
Owner	Ouimette, Daniel	
Address	7039 Nugent Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	2.20	
Waterfront Frontage		
Building Style	08 Old style	
Exterior Wall	03 Alum/vinyl	
Year Built/Eff Yr Built	1860 / 0	
Condition	4 Good	
Grade/Grade Adj	C Average	
Heat Type/Central Air	2 Hot air	Yes
Fireplace/Ingrd Pool	1	N
Stories	1.5	
Bedrooms	3	
Full/Half Baths	2 / 1	
Bsmt Type/Bsmt GarCap	3 Partial	0
1st Sty Area	1043	
2nd Sty Area	0	
Fin Bsmt/Fin Rec Rm	0	0
SFLA	1493	
Att/Det Gar Sqft		999

Comp Land Estimate	\$41,000
Cost Estimate	\$204,200
Accessory Structure	\$0
Sale Date	1/13/2022
Sale Price	\$228,000
Time Adj Sale Price	\$267,500
Bldg Val TADJSP/SQFT	\$151.71
Model Estimate	\$215,800
Market Value	\$215,800
Adjusted Sale Price	
Points	
Comparable Estimate	\$267,500

107.00-2-9.11 7047 Basswood





108.00-1-6 2274 Hume



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
108.00-1-6  
Kelly, Todd M  
2274 Hume Ln  
210 1 Family Res  
6015  
School Code  
053801  
1  
.62  
08 Old style  
03 Alum/vinyl  
1880 / 0  
4 Good  
C Average  
2 Hot air  
0  
1.5  
4  
Bedrooms  
1 / 0  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
4 Full  
1284  
1st Sty Area  
0  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
0  
SFLA  
1564  
Atk/Det Gar Sqft  
768

Comp Land Estimate \$33,400  
Cost Estimate \$213,800  
Accessory Structure \$0  
Sale Date 9/17/2019  
Sale Price \$154,000  
Time Adj Sale Price \$207,600  
Bldg Val TADJSP/SQFT \$111.38  
Model Estimate \$220,000  
Market Value \$220,000  
Adjusted Sale Price  
Points  
Comparable Estimate \$207,600

County of Cayuga  
Town of Throop - 0560

SWIS	056000	Sale	
Print Key	108.00-1-24.14		
Owner	Giannettino, Thomas A.		
Address	7043 Beech Tree Rd		
Property Class	220 2 Family Res		
Neighborhood	6015		
School Code	053801		
Site No.	1		
Land Size	2.75		
Waterfront Frontage			
Building Style	08 Old style		
Exterior Wall	03 Alum/vinyl		
Year Buil/Eff Yr Built	1835 / 0		
Condition	3 Normal		
Grade/Grade Adj	C Average		
Heat Type/Central Air	2 Hot air	No	
Fireplace/Ingrd Pool	0	N	
Stories	2.0		
Bedrooms	4		
Full/Half Baths	2 / 1		
Bsmt Type/Bsmt GarCap	3 Partial	0	
1st Sty Area	1628		
2nd Sty Area	990		
Fin Bsmt/Fin Rec Rim	0	0	
SFLA	2618		
Att/Det Gar Sqft			
Comp Land Estimate	\$39,400		
Cost Estimate	\$254,900		
Accessory Structure	\$15,642		
Sale Date	12/13/2017		
Sale Price	\$100,000		
Time Adj Sale Price	\$142,000		
Big Val TADJSP/SQFT	\$33.22		
Model Estimate	\$201,300		
Market Value	\$201,300		
Adjusted Sale Price			
Points			
Comparable Estimate	\$201,300		

108.00-1-37.2 7030 North Division street Road



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
108.00-1-37.2  
Soulliere, Christopher P  
7030 North Division Str  
210 1 Family Res  
6015  
053801  
1  
.86  
08 Old style  
03 Alum/Vinyl  
1890 / 0  
3 Normal  
C Average  
3 Hot wtr/ism No  
0  
1.7  
3  
1 / 0  
3 Partial 0  
994  
0  
0  
1429  
-LA  
/Def Gar Sqft

Comp Land Estimate \$35,000  
Net Estimate \$152,100  
Necessary Structure 11/21/2017  
File Date  
Net Price \$129,293  
Net Adj Sale Price \$184,000  
Adj Val TADJSP/SQFT \$104.12  
Model Estimate \$139,500  
Market Value \$139,500  
Adjusted Sale Price  
Dilts  
Comparable Estimate \$192,700



County of Cayuga  
Town of Throop - 0560

SWIS	056000	Sale
Print Key	93.00-1-11.211	
Owner	Lewis, Harold E	
Address	7987 Armstrong Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	6.50	
Waterfront Frontage		
Building Style	11 Log home	
Exterior Wall	01 Wood	
Year Built/Eff Yr Built	1994 / 0	
Condition	4 Good	
Grade/Grade Adj	C Average	110
Heat Type/Central Air	3 Hot wtr/sm	No
Fireplace/Ingrd Pool	1	N
Stories	1.7	
Bedrooms	3	
Full/Half Baths	2 / 0	
Bsmnt Type/Bsmnt GarCap	4 Full	2
1st Sty Area	1104	
2nd Sty Area	0	
Fin Bsmnt/Fin Rec Rm	0	0
SFLA	1824	
Att/Det Gar Sqft		784

Comp Land Estimate	\$51,800
Cost Estimate	\$331,900
Accessory Structure	\$0
Sale Date	8/30/2017
Sale Price	\$270,000
Time Adj Sale Price	\$387,100
Bldg Val TADJSP/SQFT	\$183.83
Model Estimate	\$308,900
Market Value	\$308,900
Adjusted Sale Price	
Points	
Comparable Estimate	\$343,200



100.00-1-16.112 1814 Mc Donald



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
100.00-1-16.112  
Hermann, Kieran  
1814 Mc Donald Rd  
210 1 Family Res  
6010  
053801  
1  
5.00  
Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built/Eff Yr Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Fireplace/ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
2nd Sty Area  
Fin Bsmt/Fin Rec Rm  
SFLA  
Att/Det Gar Sqft

\$48,000  
\$300,100  
\$7,240  
3/14/2019  
\$172,000  
\$235,300  
\$120.52  
\$252,700  
\$252,700  
\$235,300

Comp Land Estimate  
Cost Estimate  
Accessory Structure  
Sale Date  
Sale Price  
Time Adj Sale Price  
Bldg Val TADJSP/SQFT  
Model Estimate  
Market Value  
Adjusted Sale Price  
Points  
Comparable Estimate

100.00-1-57.21 7096 Beach



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
100.00-1-57.21  
Hassan, Deanna M  
7096 Beach Rd  
210 -1 Family Res  
6010  
053801  
1  
4.00  
11 Log home  
01 Wood  
1987 / 0  
3 Normal  
C Average  
2 Hot air  
0 No  
1.5 N  
2  
1 / 0  
4 Full  
900  
0  
0  
1350  
900

Site No.  
Land Size  
Waterfront Frontage  
Building Style  
Exterior Wall  
Year Built  
Condition  
Grade/Grade Adj  
Heat Type/Central Air  
Replace/Ingrd Pool  
Stories  
Bedrooms  
Full/Half Baths  
Bsmt Type/Bsmt GarCap  
1st Sty Area  
Ind Sty Area  
In Bsmt/Fin Rec Rm  
iFLA  
Att/Det Gar Sqft

Comp Land Estimate \$45,500  
Cost Estimate \$233,700  
Accessory Structure \$0  
Sale Date 8/3/2021  
Sale Price \$200,000  
Time Adj Sale Price \$244,000  
Legal Val TADJSP/ISOFT \$147.04  
Model Estimate \$220,100  
Market Value \$220,100  
Adjusted Sale Price  
Points  
Comparable Estimate \$244,000

County of Cayuga  
Town of Throop - 0560

SWIS	056000	Sale
Print Key	94.00-1-2.3	
Owner	Waverack, Mark A	
Address	8064 State Street Rd	
Property Class	210 1 Family Res	
Neighborhood	6010	
School Code	053801	
Site No.	1	
Land Size	1.00	
Waterfront Frontage		
Building Style	17 Manuf'd Housing	
Exterior Wall	03 Alumin/vinyl	
Year Built/Eff Yr Built	2002 / 0	
Condition	4 Good	
Grade/Grade Adj	D Economy	75
Heat Type/Central Air	4 Electric	Yes
Fireplace/Ingrd Pool	0	N
Stories	1.0	
Bedrooms	3	
Full/Half Baths	2 / 0	
Bsmnt Type/Bsmnt GarCap	2 Crawl	0
1st Sty Area	1700	
2nd Sty Area	0	
Fin Bsmnt/Fin Rec Rm	0	0
SFLA	1700	1,008
Akt/Det Gar Sqft		

Comp Land Estimate \$38,000  
 Cost Estimate \$215,600  
 Accessory Structure \$0  
 Sale Date 6/18/2018  
 Sale Price \$167,000  
 Time Adj Sale Price \$233,600  
 Bldg Val TADJSP/SQFT \$115.06  
 Model Estimate \$197,100  
 Market Value \$197,100  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$206,000



**100.00-1-2.1 7423 Rice**



County of Cayuga  
Town of Throop - 0560

<b>SWIS</b>	056000	
<b>Print Key</b>	100.00-1-2.1	
<b>Owner</b>	Clink, Timothy J	
<b>Address</b>	7423 Rice Rd	
<b>Property Class</b>	210 1 Family Res	
<b>Neighborhood</b>	6010	
<b>School Code</b>	053801	
<b>Site No.</b>	1	
<b>Land Size</b>	3.00	
<b>Waterfront Frontage</b>		
<b>Building Style</b>	17 Manuf'd Housing	
<b>Exterior Wall</b>	03 Alum/vinyl	
<b>Year Built/Eff Yr Built</b>	1987 / 0	
<b>Condition</b>	3 Normal	
<b>Grade/Grade Adj</b>	D Economy	
<b>Heat Type/Central Air</b>	2 Hot air	No
<b>Fireplace/Ingrd Pool</b>	0	N
<b>Stories</b>	1.0	
<b>Bedrooms</b>	3	
<b>Full/Half Baths</b>	1 / 1	
<b>Bsmt Type/Bsmt GarCap</b>	2 Crawl	0
<b>1st Sty Area</b>	1431	
<b>2nd Sty Area</b>	0	
<b>Fin Bsm/Fin Rec Rm</b>	0	0
<b>SFLA</b>	1431	
<b>Att/Det Gar Sqft</b>		968

<b>Comp Land Estimate</b>	\$43,000
<b>Cost Estimate</b>	\$200,400
<b>Accessory Structure</b>	\$0
<b>Sale Date</b>	5/5/2022
<b>Sale Price</b>	\$145,600
<b>Time Adj Sale Price</b>	\$165,400
<b>Bldg Val TADJSP/SQFT</b>	\$85.53
<b>Model Estimate</b>	\$146,300
<b>Market Value</b>	\$146,300
<b>Adjusted Sale Price</b>	
<b>Points</b>	
<b>Comparable Estimate</b>	\$165,400

100.00-1-25.715 7273 Donovan



County of Cayuga  
Town of Throop - 0560

Sale  
056000  
100.00-1-25.715  
Rigby, Jacob M  
7273 Donovan Rd  
210 1 Family Res  
6010  
053801  
1  
3.60  
17 Manuf'd Housing  
03 Alum/Vinyl  
1996 / 0  
3 Normal  
D Economy 75  
2 Hot air No  
0 N  
1.0  
3  
2 / 0  
2 Craw1 0  
1680  
0  
0 0  
1680  
900

Comp Land Estimate \$44,500  
Cost Estimate \$193,000  
Accessory Structure \$0  
Sale Date 8/30/2018  
Sale Price \$125,000  
Time Adj Sale Price \$174,000  
Bldg Val TADJSP/SQFT \$77.08  
Model Estimate \$156,800  
Market Value \$156,800  
Adjusted Sale Price  
Points  
Comparable Estimate \$174,000

CNYIS



101.03-1-65.6 7272 Sherman

County of Cayuga  
Town of Throop - 0560

**Sale**  
 056000  
 101.03-1-65.6  
 Salemi, Dan  
 7272 Sherman Rd  
 210 1 Family Res  
 6015  
 053801  
 1  
 120 x 227  
 17 Manuf'd Housing  
 03 Alum/vinyl  
 1999 / 0  
 3 Normal  
 D Economy 75  
 2 Hot air No  
 0 N  
 1.0  
 3  
 2 / 0  
 Bsmt Type/Bsmt GarCap 2 Crawl 0  
 1st Sty Area 2240  
 2nd Sty Area 0  
 Fin Bsmt/Fin Rec Rm 0 0  
 SFLA 2240  
 Att/Det Gar Sqft 1,408

Comp Land Estimate \$33,500  
 Cost Estimate \$243,600  
 Accessory Structure \$0  
 Sale Date 12/26/2018  
 Sale Price \$130,000  
 Time Adj Sale Price \$179,200  
 Bldg Val TADJSP/SQFT \$65.04  
 Model Estimate \$159,900  
 Market Value \$159,900  
 Adjusted Sale Price  
 Points  
 Comparable Estimate \$179,200

