

TOWN OF TAGHKANIC

RESIDENTIAL VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

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

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

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

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

Property Class Code Descriptions

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

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Nbhd</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Building Style</u>	<u>Condition</u>	<u>Number Stories</u>	<u>Year Built</u>	<u>Square Footage</u>	<u>Number Bedrooms</u>	<u>Number Baths</u>
144.-1-9.110	16 Bloody Hill Rd	210	5402	7/20/2023	\$ 340,000	Ranch	Fair	1.0	1992	1,152	3	2.0
144.-1-16	52 Bloody Hill Rd	280	5402	12/4/2023	\$ 360,000	Ranch	Normal	1.0	1965	1,196	3	1.5
172.-2-77	39 Brothers Rd	210	5401	12/8/2023	\$ 995,000	Contemporary	Good	1.7	1998	3,183	4	5.0
183.-1-20	347 County Route 15	240	5403	3/17/2023	\$ 483,500	Colonial	Fair	2.0	1980	1,734	3	2.0
172.-1-58	551 County Route 15	210	5401	6/20/2024	\$ 154,500	Cottage	Fair	1.0	1953	874	2	1.0
172.-1-38	644 County Route 15	210	5401	10/9/2024	\$ 100,000	Old Style	Fair	1.7	1853	1,397	4	1.0
185.-1-37	537 County Route 27	240	5404	5/22/2023	\$ 2,000,000	Colonial	Good	2.0	1845	3,637	6	3.0
163.-2-25	1158 County Route 27	210	5402	7/12/2024	\$ 318,000	Cottage	Fair	1.0	1930	684	2	1.0
163.-2-9	1268 County Route 27	210	5402	10/16/2024	\$ 475,000	Old Style	Normal	1.0	1854	1,500	2	1.5
163.-2-10	1330 County Route 27	240	5402	12/22/2023	\$ 1,500,000	Ranch	Normal	1.0	1951	2,371	2	2.0
163.-1-34.100	1487 County Route 27	210	5402	11/22/2024	\$ 595,000	Ranch	Normal	1.0	1940	1,294	3	1.0
153.-1-25	1824 County Route 27	240	5404	2/23/2024	\$ 2,100,000	Contemporary	Excellent	1.5	2005	2,924	3	3.0
152.-1-26	2017 County Route 27	210	5402	1/19/2023	\$ 225,000	Cottage	Fair	1.0	1939	800	1	1.0
154.-1-64	36 Craryville Rd	210	5402	11/3/2023	\$ 650,000	Ranch	Good	1.0	2001	1,424	3	1.5
154.-1-46	51 Craryville Rd	240	5402	12/13/2023	\$ 1,494,000	Colonial	Excellent	2.0	1900	2,758	3	2.5
154.-1-45	77 Craryville Berkshire Rd	240	5404	7/26/2023	\$ 1,400,000	Contemporary	Good	2.0	1998	3,311	4	3.0
182.-1-1.2	394 Dranbauer Rd	210	5403	9/21/2023	\$ 415,000	Contemporary	Normal	2.0	1962	1,728	3	2.5
184.-1-57.212	126 East Klein Rd	240	5403	8/2/2023	\$ 775,000	Colonial	Normal	2.0	2002	2,204	3	2.5
172.-1-86	1060 Livingston Rd	210	5401	12/20/2024	\$ 578,000	Cape Cod	Normal	1.5	2022	3,456	3	2.0
154.-1-42.1	138 Manor Rock Rd	210	5404	4/11/2024	\$ 281,233	Log Cabin	Normal	1.0	1939	770	2	1.0
154.-1-42.1	138 Manor Rock Rd	210	5404	9/27/2024	\$ 262,000	Log Cabin	Normal	1.0	1939	770	2	1.0
173.-1-35.200	646 New Forge Rd 2	210	5403	12/16/2024	\$ 670,000	Ranch	Normal	1.0	1972	1,496	3	2.0
162.-1-22	397 Old Route 82	210	5401	5/30/2024	\$ 550,000	Old Style	Normal	1.5	1845	2,205	3	2.5
162.-1-21	416 Old Route 82	210	5401	12/19/2023	\$ 220,000	Ranch	Normal	1.0	1958	952	3	1.0
154.-1-49.112	78 Red Fox Ln	210	5402	8/25/2023	\$ 695,000	Cape Cod	Good	1.7	1995	1,767	2	2.0
172.-1-65	205 Sopok Rd	210	5401	2/22/2024	\$ 375,000	Ranch	Normal	1.0	1974	1,812	3	1.5

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

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Nbhd</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Building Style</u>	<u>Condition</u>	<u>Number Stories</u>	<u>Year Built</u>	<u>Square Footage</u>	<u>Number Bedrooms</u>	<u>Number Baths</u>
144.-1-3.2	1547 State Route 23	210	5402	5/8/2023	\$ 500,000	Old Style	Normal	1.7	1850	2,560	4	2.0
172.-2-1	847 State Route 82	240	5404	7/6/2023	\$ 399,900	Ranch	Fair	1.0	1970	1,488	3	1.5
173.-1-29	1300 State Route 82	240	5403	7/12/2024	\$ 370,000	Contemporary	Normal	2.0	1985	2,016	3	2.0
153.-1-5.112	203 Stone Jug Rd	210	5402	11/17/2023	\$ 635,000	Old Style	Good	1.7	1941	1,535	3	1.5
185.-1-11	421 Tompkins Rd	210	5402	6/20/2023	\$ 499,000	Old Style	Good	2.0	1900	1,868	4	3.0
143.-1-43	102 Woodland Rd	210	5402	12/14/2023	\$ 449,000	Contemporary	Good	1.0	1968	1,008	1	1.0