



**4416 Ayers Rd
74.00-2-41.11**

Neighborhood: 351
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 7/17/15
Sale Price: \$125,080
Assessment: \$142,800
AV/SP Ratio: 1.1417
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,114
Sale Price per Square Foot: \$112.28
Acres: 3.28
Year Built: 1991
School District: 145601 Akron Central
Bedrooms: 2
Bathrooms: 2.0
Fireplaces: 0



**4571 Ayers Rd
74.00-4-10.11**

Neighborhood: 351
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 1/29/16
Sale Price: \$265,000
Assessment: \$251,900
AV/SP Ratio: 0.9506
Building Style: 05 Colonial
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 2,163
Sale Price per Square Foot: \$122.52
Acres: 5.00
Year Built: 1995
School District: 145601 Akron Central
Bedrooms: 4
Bathrooms: 3.0
Fireplaces: 1



**5748 Barnum Rd
60.00-1-9.11**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 12/24/15
Sale Price: \$140,000
Assessment: \$118,300
AV/SP Ratio: 0.845
Building Style: 04 Cape Cod
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,638
Sale Price per Square Foot: \$85.47
Acres: 1.60
Year Built: 1963
School District: 143201 Clarence Central
Bedrooms: 3
Bathrooms: 2.0
Fireplaces: 0



WINNERS

**7403 Berghorn Rd
32.00-1-39.113**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 11/13/15
Sale Price: \$279,000
Assessment: \$261,500
AV/SP Ratio: 0.9373
Building Style: 01 Ranch
Construction Grade: B Good
Building Condition: 3 Normal
Square Feet: 2,455
Sale Price per Square Foot: \$113.65
Acres: 1.55
Year Built: 2006
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 3.0
Fireplaces: 1



**4433 Billo Rd
72.04-1-10**

Neighborhood: 355
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 3/31/14
Sale Price: \$762,000
Assessment: \$438,200
AV/SP Ratio: 0.5751
Building Style: 07 Mansion
Construction Grade: A Excellent
Building Condition: 5 Excellent
Square Feet: 6,240
Sale Price per Square Foot: \$122.12
Acres: 5.00
Year Built: 2009
School District: 143201 Clarence Central
Bedrooms: 4
Bathrooms: 4.5
Fireplaces: 1



**4513 Billo Rd
72.04-1-1**

Neighborhood: 355
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 9/4/14
Sale Price: \$269,900
Assessment: \$218,400
AV/SP Ratio: 0.8092
Building Style: 01 Ranch
Construction Grade: B Good
Building Condition: 4 Good
Square Feet: 1,755
Sale Price per Square Foot: \$153.79
Acres: 1.22
Year Built: 2011
School District: 143201 Clarence Central
Bedrooms: 2
Bathrooms: 2.0
Fireplaces: 1



**13453 Bloomingdale
33.00-6-10**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 10/8/14
Sale Price: \$89,500
Assessment: \$94,800
AV/SP Ratio: 1.0592
Building Style: 08 Old Style
Construction Grade: D Economy
Building Condition: 3 Normal
Square Feet: 1,588
Sale Price per Square Foot: \$56.36
Acres: 0.60
Year Built: 1920
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.5
Fireplaces: 0



**13471 Bloomingdale
33.00-6-12**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 3/10/16
Sale Price: \$148,000
Assessment: \$165,600
AV/SP Ratio: 1.118¢
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,476
Sale Price per Square Foot: \$100.27
Acres: 1.40
Year Built: 1850
School District: 145601 Akron Central
Bedrooms: 4
Bathrooms: 2.0
Fireplaces: 0



**13740 Bloomingdale
33.00-5-13**

Neighborhood: 354
Property Class: 241 Rural res&ag
Municipality: 145689 Town of Newstead
Sale Date: 1/29/14
Sale Price: \$230,000
Assessment: \$244,800
AV/SP Ratio: 1.0643
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,872
Sale Price per Square Foot: \$122.86
Acres: 53.80
Year Built: 1876
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 0



WYREX

**17 Bloomingdale
47.11-3-45**

Neighborhood: 151
Property Class: 280 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 4/20/16
Sale Price: \$203,000
Assessment: \$218,600
AV/SP Ratio: 1.0768
Building Style: 08 Old Style
Construction Grade: D Economy
Building Condition: 3 Normal
Square Feet: 1,925
Sale Price per Square Foot: \$105.45
Acres: 0.66
Year Built: 1940
School District: 145601 Akron Central
Bedrooms: 4
Bathrooms: 1.0
Fireplaces: 0



WRKED

**17 Bloomingdale
47.11-3-45**

Neighborhood: 151
Property Class: 280 2 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 4/20/16
Sale Price: \$203,000
Assessment: \$218,600
AV/SP Ratio: 1.0768
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 2,744
Sale Price per Square Foot: \$73.98
Acres: 0.66
Year Built: 1890
School District: 145601 Akron Central
Bedrooms: 5
Bathrooms: 3.5
Fireplaces: 1



**27 Bloomingdale
47.11-3-41**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 12/30/14
Sale Price: \$177,000
Assessment: \$163,200
AV/SP Ratio: 0.922
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 4 Good
Square Feet: 2,043
Sale Price per Square Foot: \$86.64
Acres: 0.39
Year Built: 1918
School District: 145601 Akron Central
Bedrooms: 4
Bathrooms: 2.0
Fireplaces: 0



**36 Bloomingdale Ave
47.11-1-56.1**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 8/28/15
Sale Price: \$177,000
Assessment: \$205,000
AV/SP Ratio: 1.1582
Building Style: 05 Colonial
Construction Grade: B Good
Building Condition: 4 Good
Square Feet: 2,780
Sale Price per Square Foot: \$63.67
Acres: 0.28
Year Built: 1950
School District: 145601 Akron Central
Bedrooms: 4
Bathrooms: 2.5
Fireplaces: 0



**8 Bloomingdale
47.11-3-33**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 11/20/15
Sale Price: \$137,000
Assessment: \$163,500
AV/SP Ratio: 1.1934
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 2 Fair
Square Feet: 3,286
Sale Price per Square Foot: \$41.69
Acres: 0.33
Year Built: 1900
School District: 145601 Akron Central
Bedrooms: 6
Bathrooms: 2.0
Fireplaces: 1



**12 Brooklyn St
47.14-2-2**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 5/18/15
Sale Price: \$120,000
Assessment: \$120,300
AV/SP Ratio: 1.0025
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,192
Sale Price per Square Foot: \$100.67
Acres: 0.19
Year Built: 1973
School District: 145601 Akron Central
Bedrooms: 2
Bathrooms: 1.0
Fireplaces: 0



WNYTRES

**17 Brooklyn St
47.14-2-7**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 2/17/15
Sale Price: \$125,000
Assessment: \$103,400
AV/SP Ratio: 0.8272
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,248
Sale Price per Square Foot: \$100.16
Acres: 0.38
Year Built: 1900
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 1



**19 Brooklyn St
47.14-2-6**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 3/31/14
Sale Price: \$116,700
Assessment: \$79,500
AV/SP Ratio: 0.6812
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,088
Sale Price per Square Foot: \$107.26
Acres: 0.40
Year Built: 1900
School District: 145601 Akron Central
Bedrooms: 2
Bathrooms: 1.0
Fireplaces: 1



WNYREIS

**42 Brooklyn St
47.15-1-4**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 9/25/15
Sale Price: \$71,900
Assessment: \$86,200
AV/SP Ratio: 1.198¢
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 926
Sale Price per Square Foot: \$77.65
Acres: 1.08
Year Built: 1880
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 0



**11956 Buckwheat Rd
85.00-2-16.11**

Neighborhood: 351
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 4/28/16
Sale Price: \$149,900
Assessment: \$140,000
AV/SP Ratio: 0.934
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,352
Sale Price per Square Foot: \$110.87
Acres: 7.00
Year Built: 1890
School District: 142001 Alden Central
Bedrooms: 4
Bathrooms: 1.0
Fireplaces: 0



**11 Buell St
47.14-1-36**

Neighborhood: 151
Property Class: 230 3 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 1/7/16
Sale Price: \$174,900
Assessment: \$131,200
AV/SP Ratio: 0.7501
Building Style: 08 Old Style
Construction Grade: B Good
Building Condition: 3 Normal
Square Feet: 2,705
Sale Price per Square Foot: \$64.66
Acres: 0.87
Year Built: 1920
School District: 145601 Akron Central
Bedrooms: 5
Bathrooms: 3.0
Fireplaces: 0



**126 Buell St
47.19-1-22.2**

Neighborhood: 151
Property Class: 220 2 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 1/14/14
Sale Price: \$152,000
Assessment: \$0
AV/SP Ratio: 0.0
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 2,322
Sale Price per Square Foot: \$65.46
Acres: 0.67
Year Built: 1930
School District: 145601 Akron Central
Bedrooms: 5
Bathrooms: 2.0
Fireplaces: 0



**20 Buell St
47.14-2-28.1**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 7/13/14
Sale Price: \$115,000
Assessment: \$92,600
AV/SP Ratio: 0.8052
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,128
Sale Price per Square Foot: \$101.95
Acres: 0.50
Year Built: 1920
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.5
Fireplaces: 0



**28 Buell St
47.14-2-32**

Neighborhood: 151
Property Class: 220 2 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 8/8/14
Sale Price: \$144,500
Assessment: \$120,400
AV/SP Ratio: 0.8332
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 2,145
Sale Price per Square Foot: \$67.37
Acres: 0.50
Year Built: 1870
School District: 145601 Akron Central
Bedrooms: 4
Bathrooms: 2.0
Fireplaces: 0



**44 Buell St
47.14-2-38**

Neighborhood: 151
Property Class: 220 2 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 9/2/15
Sale Price: \$163,000
Assessment: \$120,000
AV/SP Ratio: 0.7362
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 4 Good
Square Feet: 2,355
Sale Price per Square Foot: \$69.21
Acres: 0.43
Year Built: 1870
School District: 145601 Akron Central
Bedrooms: 5
Bathrooms: 2.5
Fireplaces: 0



**5680 Buell St
61.00-1-42**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 12/4/14
Sale Price: \$179,900
Assessment: \$129,300
AV/SP Ratio: 0.7187
Building Style: 03 Split Level
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,639
Sale Price per Square Foot: \$109.76
Acres: 1.72
Year Built: 1955
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 2.0
Fireplaces: 0



**5922 Buell St
61.00-1-17.1**

Neighborhood: 354
Property Class: 240 Rural res
Municipality: 145689 Town of Newstead
Sale Date: 9/4/15
Sale Price: \$399,900
Assessment: \$402,900
AV/SP Ratio: 1.0075
Building Style: 05 Colonial
Construction Grade: C Average
Building Condition: 4 Good
Square Feet: 2,712
Sale Price per Square Foot: \$147.46
Acres: 15.61
Year Built: 1997
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 3.0
Fireplaces: 0



**79 Buell St
47.18-1-20**

Neighborhood: 151
Property Class: 220 2 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 12/12/14
Sale Price: \$140,000
Assessment: \$143,500
AV/SP Ratio: 1.025
Building Style: 04 Cape Cod
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 2,146
Sale Price per Square Foot: \$65.24
Acres: 0.34
Year Built: 1959
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 2.0
Fireplaces: 0