



**118 East Ave  
47.16-1-8**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 7/25/14  
**Sale Price:** \$75,000  
**Assessment:** \$88,200  
**AV/SP Ratio:** 1.176  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 1,278  
**Sale Price per Square Foot:** \$58.69  
**Acres:** 0.40  
**Year Built:** 1876  
**School District:** 145601 Akron Central  
**Bedrooms:** 3  
**Bathrooms:** 1.0  
**Fireplaces:** 0



**137 East Ave  
47.16-1-24**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 3/31/15  
**Sale Price:** \$139,900  
**Assessment:** \$154,300  
**AV/SP Ratio:** 1.1029  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 2,010  
**Sale Price per Square Foot:** \$69.60  
**Acres:** 0.44  
**Year Built:** 1900  
**School District:** 145601 Akron Central  
**Bedrooms:** 4  
**Bathrooms:** 2.5  
**Fireplaces:** 1



**147 East Ave  
47.16-1-25.12**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 9/2/14  
**Sale Price:** \$300,000  
**Assessment:** \$332,900  
**AV/SP Ratio:** 1.1097  
**Building Style:** 01 Ranch  
**Construction Grade:** C Average  
**Building Condition:** 4 Good  
**Square Feet:** 2,210  
**Sale Price per Square Foot:** \$135.75  
**Acres:** 0.51  
**Year Built:** 2007  
**School District:** 145601 Akron Central  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Fireplaces:** 1

**150 East Ave****47.16-1-16**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 8/25/14  
**Sale Price:** \$115,000  
**Assessment:** \$130,300  
**AV/SP Ratio:** 1.133  
**Building Style:** 04 Cape Cod  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 1,601  
**Sale Price per Square Foot:** \$71.83  
**Acres:** 0.91  
**Year Built:** 1949  
**School District:** 145601 Akron Central  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Fireplaces:** 1



**168 East Ave  
47.16-2-5**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 12/18/15  
**Sale Price:** \$133,000  
**Assessment:** \$107,300  
**AV/SP Ratio:** 0.806€  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 2 Fair  
**Square Feet:** 1,466  
**Sale Price per Square Foot:** \$90.72  
**Acres:** 0.35  
**Year Built:** 1900  
**School District:** 145601 Akron Central  
**Bedrooms:** 2  
**Bathrooms:** 1.0  
**Fireplaces:** 0



**190 East Ave  
47.16-2-20**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 1/23/14  
**Sale Price:** \$91,000  
**Assessment:** \$77,000  
**AV/SP Ratio:** 0.8462  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 2 Fair  
**Square Feet:** 1,144  
**Sale Price per Square Foot:** \$79.55  
**Acres:** 0.49  
**Year Built:** 1850  
**School District:** 145601 Akron Central  
**Bedrooms:** 2  
**Bathrooms:** 1.0  
**Fireplaces:** 0



**199 East Ave  
47.16-2-32**

**Neighborhood:** 151  
**Property Class:** 230 3 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 8/28/14  
**Sale Price:** \$170,000  
**Assessment:** \$168,200  
**AV/SP Ratio:** 0.9894  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 3,759  
**Sale Price per Square Foot:** \$45.22  
**Acres:** 0.60  
**Year Built:** 1904  
**School District:** 145601 Akron Central  
**Bedrooms:** 6  
**Bathrooms:** 3.0  
**Fireplaces:** 1



**44 East Ave  
47.11-4-46**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 4/7/16  
**Sale Price:** \$148,350  
**Assessment:** \$150,500  
**AV/SP Ratio:** 1.0145  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 1,868  
**Sale Price per Square Foot:** \$79.42  
**Acres:** 0.20  
**Year Built:** 1865  
**School District:** 145601 Akron Central  
**Bedrooms:** 4  
**Bathrooms:** 2.0  
**Fireplaces:** 0



**84 East Ave  
47.15-2-39**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 9/29/15  
**Sale Price:** \$143,900  
**Assessment:** \$65,000  
**AV/SP Ratio:** 0.4517  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 1,302  
**Sale Price per Square Foot:** \$110.52  
**Acres:** 0.22  
**Year Built:** 1916  
**School District:** 145601 Akron Central  
**Bedrooms:** 3  
**Bathrooms:** 1.0  
**Fireplaces:** 0



**90 East Ave  
47.15-2-41**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 4/16/15  
**Sale Price:** \$123,000  
**Assessment:** \$102,000  
**AV/SP Ratio:** 0.8293  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 1,272  
**Sale Price per Square Foot:** \$96.70  
**Acres:** 0.26  
**Year Built:** 1900  
**School District:** 145601 Akron Central  
**Bedrooms:** 3  
**Bathrooms:** 1.5  
**Fireplaces:** 0



**39 Eckerson Ave  
47.11-3-21**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 5/22/14  
**Sale Price:** \$47,000  
**Assessment:** \$48,900  
**AV/SP Ratio:** 1.0404  
**Building Style:** 08 Old Style  
**Construction Grade:** D Economy  
**Building Condition:** 2 Fair  
**Square Feet:** 700  
**Sale Price per Square Foot:** \$67.14  
**Acres:** 0.09  
**Year Built:** 1850  
**School District:** 145601 Akron Central  
**Bedrooms:** 2  
**Bathrooms:** 1.0  
**Fireplaces:** 0



**81 Eckerson Ave  
47.11-3-62**

**Neighborhood:** 151  
**Property Class:** 210 1 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 12/3/14  
**Sale Price:** \$108,000  
**Assessment:** \$95,000  
**AV/SP Ratio:** 0.8796  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 1,323  
**Sale Price per Square Foot:** \$81.63  
**Acres:** 0.20  
**Year Built:** 1876  
**School District:** 145601 Akron Central  
**Bedrooms:** 3  
**Bathrooms:** 1.5  
**Fireplaces:** 0



**5 Exchange St  
47.11-4-50**

**Neighborhood:** 151  
**Property Class:** 230 3 Family Res  
**Municipality:** 145601 Town of Newstead  
**Sale Date:** 10/6/15  
**Sale Price:** \$115,000  
**Assessment:** \$151,700  
**AV/SP Ratio:** 1.3191  
**Building Style:** 08 Old Style  
**Construction Grade:** C Average  
**Building Condition:** 2 Fair  
**Square Feet:** 3,588  
**Sale Price per Square Foot:** \$32.05  
**Acres:** 0.25  
**Year Built:** 1865  
**School District:** 145601 Akron Central  
**Bedrooms:** 5  
**Bathrooms:** 3.0  
**Fireplaces:** 1



**7920 Fletcher Rd  
20.00-2-5.11**

**Neighborhood:** 354  
**Property Class:** 210 1 Family Res  
**Municipality:** 145689 Town of Newstead  
**Sale Date:** 11/4/15  
**Sale Price:** \$253,000  
**Assessment:** \$258,400  
**AV/SP Ratio:** 1.0634  
**Building Style:** 04 Cape Cod  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 2,135  
**Sale Price per Square Foot:** \$118.50  
**Acres:** 1.66  
**Year Built:** 2003  
**School District:** 145601 Akron Central  
**Bedrooms:** 3  
**Bathrooms:** 2.5  
**Fireplaces:** 0



**7830 Greenbush Rd  
20.00-3-16**

**Neighborhood:** 354  
**Property Class:** 210 1 Family Res  
**Municipality:** 145689 Town of Newstead  
**Sale Date:** 5/19/15  
**Sale Price:** \$135,000  
**Assessment:** \$140,100  
**AV/SP Ratio:** 1.037ε  
**Building Style:** 01 Ranch  
**Construction Grade:** C Average  
**Building Condition:** 3 Normal  
**Square Feet:** 1,464  
**Sale Price per Square Foot:** \$92.21  
**Acres:** 0.67  
**Year Built:** 1964  
**School District:** 145601 Akron Central  
**Bedrooms:** 3  
**Bathrooms:** 1.5  
**Fireplaces:** 1



**8220 Greenbush Rd  
20.00-3-10**

**Neighborhood:** 354  
**Property Class:** 210 1 Family Res  
**Municipality:** 145689 Town of Newstead  
**Sale Date:** 12/4/14  
**Sale Price:** \$114,000  
**Assessment:** \$130,000  
**AV/SP Ratio:** 1.1404  
**Building Style:** 06 Contemporary  
**Construction Grade:** C Average  
**Building Condition:** 2 Fair  
**Square Feet:** 1,245  
**Sale Price per Square Foot:** \$91.57  
**Acres:** 2.30  
**Year Built:** 1977  
**School District:** 145601 Akron Central  
**Bedrooms:** 3  
**Bathrooms:** 1.5  
**Fireplaces:** 1