

TOWN OF ROCHESTER

RESIDENTIAL VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

RESIDENTIAL SALES FROM JANUARY 1, 2024 TO DECEMBER 31, 2025

The information included in this report was printed as of March 1, 2026

The information in this publication includes valid residential transactions entered in the Real Property System at the Town of Rochester 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>
76.9-3-24	96 Academy St	210	44007	2/13/2025	\$ 75,000	Cottage	Poor	1.0	1942	592	1	1.0
67.-1-15.110	24 Baker Rd	280	44005	10/22/2024	\$ 810,000	Log Cabin	Normal	1.5	1980	2,068	4	2.0
68.2-2-38.113	15 Bakertown Rd	210	44003	12/12/2024	\$ 535,000	Ranch	Good	1.0	2015	896	2	1.0
68.2-2-38.200	17 Bakertown Rd	210	44003	8/16/2024	\$ 890,000	Contemporary	Good	1.5	2023	1,750	3	2.0
77.7-1-4	577 Berme Rd	210	44002	4/25/2025	\$ 385,000	Old Style	Normal	1.5	1870	1,224	2	1.0
76.4-1-47	1782 Berme Rd	210	44004	8/14/2024	\$ 537,200	Old Style	Good	2.0	1924	1,440	4	2.0
76.4-1-34	1877 Berme Rd	210	44004	11/13/2025	\$ 645,000	Log Cabin	Normal	2.0	1981	1,606	3	2.0
76.4-2-1.100	1929 Berme Rd	210	44004	4/19/2024	\$ 567,500	Ranch	Good	1.0	1967	1,380	3	1.0
76.2-3-12.230	2070 Berme Rd	210	44004	11/26/2024	\$ 599,000	Ranch	Good	1.0	1980	1,404	3	2.5
76.1-2-39.150	109 Boicemill Rd	210	44001	12/30/2024	\$ 1,150,000	Colonial	Good	2.0	2004	1,872	3	2.5
76.1-2-39.200	114 Boicemill Rd	210	44001	9/10/2024	\$ 961,500	Cape Cod	Good	1.5	1996	2,312	3	2.0
68.4-1-12	43 Boodle Hole Rd	210	44003	2/23/2024	\$ 381,100	Old Style	Fair	2.0	1920	2,075	2	1.5
60.1-3-16	4 Burger Dr	210	44006	11/11/2025	\$ 745,000	Contemporary	Good	2.0	2021	2,240	3	2.0
68.19-1-21	32 Cathy Jo Pl	210	44003	12/20/2024	\$ 380,000	Split Level	Normal	2.0	1989	2,750	3	3.0
68.1-4-6	80 Cedar Dr	210	44005	2/15/2024	\$ 670,000	Ranch	Good	1.0	1991	1,768	3	2.0
68.1-2-58	185 Cedar Dr	210	44005	8/22/2024	\$ 500,000	Ranch	Good	1.0	1974	992	2	1.0
68.1-2-61	188 Cedar Dr	210	44005	5/8/2025	\$ 660,000	Split Level	Good	1.0	2006	2,848	4	2.5
76.3-2-25	8 Cedar Ln	210	44004	9/6/2024	\$ 425,000	Ranch	Good	1.0	1980	1,696	3	2.0
67.2-1-48	30 Cherry Ln	210	44005	6/6/2025	\$ 615,000	Ranch	Good	1.0	1965	1,416	3	1.5
68.3-1-33.121	216 City Hall Rd	210	44005	9/19/2025	\$ 189,000	Manuf Housing	Normal	1.0	1993	1,144	3	1.0
77.2-5-11	7 Clovewood Rd	210	44001	12/2/2024	\$ 977,825	Contemporary	Normal	2.5	2002	2,550	2	3.5
69.1-2-20	84 Cooper St	210	44003	3/24/2025	\$ 789,000	Cape Cod	Excellent	1.5	2008	1,440	3	2.0
69.1-2-14	192 Cooper St	210	44003	6/30/2025	\$ 653,250	Contemporary	Fair	2.0	1972	2,304	4	2.0
77.2-3-75.120	825 County Route 6	210	44002	9/5/2025	\$ 1,495,000	Contemporary	Excellent	2.0	1985	2,456	4	2.5
77.2-2-25	55 Creek Rd	240	44002	1/4/2024	\$ 1,600,000	Old Style	Fair	2.0	1826	3,150	5	2.0
60.1-2-3.810	40 Dawson Ln	210	44001	2/14/2024	\$ 879,000	Contemporary	Good	1.0	2016	1,212	3	2.0
76.1-2-17	32 Decter Dr	210	44003	12/5/2024	\$ 389,900	Raised Ranch	Normal	1.0	1973	2,083	3	1.5

This information is the property of the Town of Rochester and is based on public records furnished by the Town of Rochester 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>
68.2-2-41	103 Deer Haven Rd	240	44003	3/15/2024	\$ 640,000	Ranch	Good	1.0	1984	1,056	3	1.0
60.3-2-10	23 Dewitt Rd	210	44005	9/29/2025	\$ 750,000	Old Style	Good	2.0	1940	1,152	2	1.5
60.3-5-14	51 Dewitt Rd	210	44005	1/29/2025	\$ 625,000	Cape Cod	Normal	1.7	2003	1,785	2	2.0
59.7-1-3	82 Dymond Rd	210	44006	2/23/2024	\$ 362,000	Ranch	Good	1.0	1960	1,248	1	1.0
52.20-1-35	2 Etheline Rd	210	44006	12/13/2024	\$ 610,900	Contemporary	Good	1.5	1971	1,608	3	2.0
76.3-3-22.400	4 Friendly Cir	210	44004	3/1/2024	\$ 200,000	Ranch	Normal	1.0	1955	810	2	1.0
76.3-3-22.500	5 Friendly Cir	210	44004	2/13/2025	\$ 220,000	Ranch	Normal	1.0	1955	1,036	2	1.0
77.4-2-4.100	48 Ginger Rd	210	44002	5/22/2024	\$ 999,000	Colonial	Good	2.0	2014	2,200	3	2.5
84.2-1-13	637 Granite Rd	210	44004	5/30/2024	\$ 230,000	Old Style	Fair	2.0	1940	1,464	2	1.5
67.-2-79	85 Hickory Hill Rd	210	44005	11/14/2025	\$ 695,000	Ranch	Good	1.0	2022	1,248	2	2.0
60.3-2-21.100	35 Hill Rd	210	44005	2/29/2024	\$ 629,000	Ranch	Good	1.0	1970	1,920	3	2.0
60.3-2-21.200	43 Hill Rd	210	44005	6/9/2025	\$ 1,200,000	Cape Cod	Excellent	1.7	2024	1,857	3	3.5
60.3-3-31.210	126 Hill Rd	240	44005	12/11/2024	\$ 1,600,000	Old Style	Good	2.0	1900	1,876	3	3.0
59.15-1-13	8 Lakeview Ter	210	44006	5/22/2024	\$ 287,500	Ranch	Normal	1.0	1970	1,100	3	2.0
84.2-3-18	45 Laurel Hollow Estates	210	44004	3/13/2024	\$ 380,000	Colonial	Normal	2.0	1999	1,292	4	2.0
84.2-3-8	86 Laurel Hollow Estates	210	44004	4/7/2025	\$ 540,000	Colonial	Normal	2.0	1999	2,240	4	2.5
69.3-1-33	1 Lower Whitfield Rd	280	44003	9/17/2024	\$ 202,000	Old Style	Normal	2.0	1935	1,612	4	1.5
68.4-4-25.100	256 Lower Whitfield Rd	210	44003	5/31/2024	\$ 492,000	Old Style	Normal	2.0	1926	1,680	3	1.5
77.2-2-29.400	2773 Lucas Tpke	210	44002	10/7/2025	\$ 330,000	Ranch	Normal	1.0	1986	966	2	1.0
77.1-2-30.200	2796 Lucas Tpke	210	44002	10/15/2024	\$ 289,000	Ranch	Normal	1.0	1972	1,200	3	2.0
77.1-2-17.400	2946 Lucas Tpke	210	44002	8/26/2025	\$ 484,000	Contemporary	Good	1.5	2004	1,136	3	2.0
77.1-2-49	17 Meadow Ln	210	44002	8/12/2024	\$ 745,000	Contemporary	Good	1.5	1984	2,432	3	3.0
68.4-2-13	422 Mettacahonts Rd	210	44003	1/24/2025	\$ 360,000	Old Style	Normal	1.7	1850	1,856	3	1.0
68.4-2-18.110	462 Mettacahonts Rd	240	44003	8/29/2025	\$ 1,650,000	Contemporary	Normal	2.0	2023	4,811	4	4.0
69.3-1-50.120	417 Mill Hook Rd	210	44003	8/30/2024	\$ 514,250	Raised Ranch	Normal	1.0	1990	1,940	3	2.0
67.-2-82	144 Mt Laurel Rd	210	44005	6/5/2024	\$ 830,000	Contemporary	Good	2.0	2022	1,768	3	2.5

<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>
84.7-1-20	59 Old Minnewaska Trl	210	44004	9/19/2025	\$ 315,000	Ranch	Normal	1.0	1970	1,080	3	1.0
59.8-1-20	61 Oxbow Rd	210	44002	8/8/2025	\$ 368,000	Cottage	Normal	1.0	1982	748	2	1.0
59.8-1-8.110	174 Palentown Rd	210	44006	10/27/2025	\$ 550,000	Colonial	Fair	2.0	1940	2,540	4	1.5
77.1-4-14.100	105 Peninsula Ln	210	44001	4/16/2025	\$ 2,400,000	Contemporary	Excellent	1.0	2024	2,520	3	3.5
67.2-1-20	16 Pine Grove Rd	210	44005	12/9/2024	\$ 385,000	Manuf Housing	Good	1.0	1988	1,248	2	2.0
76.2-2-2.100	97 Queens Hwy	210	44003	10/10/2025	\$ 424,000	Ranch	Normal	1.0	1972	1,848	4	3.0
68.19-2-48	222 Queens Hwy	210	44003	11/3/2025	\$ 459,000	Ranch	Good	1.0	1962	1,040	3	1.5
68.3-2-17	416 Queens Hwy	210	44005	12/16/2024	\$ 480,000	Old Style	Good	1.5	1943	924	2	1.0
68.1-2-19	640 Queens Hwy	210	44005	6/26/2024	\$ 1,110,000	Ranch	Excellent	1.0	1960	1,440	3	3.0
68.1-2-10.100	712 Queens Hwy	240	44005	6/30/2025	\$ 740,000	Ranch	Good	1.0	1965	1,710	3	2.0
60.3-3-18	820 Queens Hwy	210	44005	7/23/2024	\$ 347,000	Cottage	Normal	1.0	2017	448	1	1.0
60.3-3-2	927 Queens Hwy	210	44006	8/13/2025	\$ 490,000	Contemporary	Normal	2.0	1986	2,772	4	2.0
60.3-3-1.200	931 Queens Hwy	210	44006	7/3/2024	\$ 1,162,000	Ranch	Good	1.0	2009	3,504	4	2.5
77.3-1-13.220	154 Raycliff Dr	210	44001	11/15/2024	\$ 766,300	Contemporary	Good	2.0	1991	1,432	3	2.0
60.1-1-51.200	25 Ridgewood Rd	210	44002	8/19/2025	\$ 733,000	Contemporary	Normal	2.0	1990	1,792	3	2.5
60.1-1-51.300	36 Ridgewood Rd	210	44002	9/5/2025	\$ 1,240,000	Contemporary	Good	2.0	1992	2,392	3	2.0
77.2-4-18.121	64 Rock Hill Rd	240	44002	8/29/2024	\$ 1,499,000	Cape Cod	Normal	1.7	1985	3,855	5	4.5
77.2-4-41.100	210 Rock Hill Rd	240	44002	6/20/2025	\$ 415,000	Ranch	Fair	1.0	2001	1,248	3	2.0
68.4-8-7	21 Rock Mountain Estates	210	44003	9/17/2024	\$ 520,000	Cape Cod	Normal	1.5	1994	1,764	2	2.0
68.4-8-8	27 Rock Mountain Estates	210	44003	4/3/2024	\$ 465,000	Ranch	Good	1.0	1998	1,404	3	2.0
60.1-1-49.100	18 Rocky Mountain Rd	210	44006	7/30/2025	\$ 625,000	Contemporary	Fair	3.0	1986	1,992	4	2.0
60.1-1-49.200	22 Rocky Mountain Rd	260	44006	2/2/2024	\$ 643,000	Contemporary	Good	1.7	1987	924	2	1.0
52.20-1-36	188 Rocky Mountain Rd	210	44006	12/6/2024	\$ 597,000	Cape Cod	Good	1.5	2003	1,530	3	2.0
69.3-3-29	4775 Route 209	210	44002	1/13/2025	\$ 250,000	Cottage	Normal	1.0	1940	912	2	1.0
77.1-2-7	4977 Route 209	210	44002	9/30/2024	\$ 330,000	Old Style	Normal	2.0	1900	1,240	2	1.0

<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>
76.2-2-9.100	5744 Route 209	210	44004	7/28/2025	\$ 425,000	Cape Cod	Normal	1.7	1976	2,758	4	3.0
76.1-3-14	26 Samsonville Rd	210	44007	5/3/2024	\$ 425,000	Split Level	Good	1.0	1964	1,800	3	1.5
76.10-1-2	45 Samsonville Rd	210	44007	1/22/2025	\$ 375,000	Ranch	Normal	1.0	1953	1,890	3	2.0
76.5-2-3	131 Samsonville Rd	210	44007	10/16/2024	\$ 265,000	Old Style	Normal	2.0	1910	2,048	4	1.5
76.5-2-3	131 Samsonville Rd	210	44007	12/18/2024	\$ 275,000	Old Style	Normal	2.0	1910	2,048	4	1.5
68.3-4-2.200	367 Samsonville Rd	210	44005	12/30/2024	\$ 750,000	Colonial	Good	2.0	1940	2,192	3	3.0
68.3-4-3	370 Samsonville Rd	210	44005	9/30/2024	\$ 410,000	Old Style	Fair	2.0	1940	1,200	3	1.5
68.3-1-53.200	423 Samsonville Rd	210	44005	2/16/2024	\$ 415,000	Old Style	Fair	2.0	1875	1,294	4	1.0
60.1-1-16.200	1078 Samsonville Rd	210	44006	11/1/2024	\$ 1,100,000	Old Style	Good	2.5	1820	2,625	4	3.5
67.2-2-15	409 Schwabie Tpke	210	44005	6/21/2024	\$ 451,000	Ranch	Good	1.0	1970	962	2	1.0
84.7-1-25	15 Shawangunk Dr	210	44004	8/14/2025	\$ 360,000	Cape Cod	Normal	1.5	1980	2,022	2	1.5
77.2-2-3.100	5 Sheeley Ln	210	44002	1/18/2024	\$ 580,000	Cape Cod	Normal	1.7	2002	2,618	3	2.5
84.7-1-7	47 Sidney St	210	44004	3/27/2024	\$ 406,000	Ranch	Good	1.0	1967	1,176	3	1.0
84.7-1-9	59 Sidney St	210	44004	3/31/2025	\$ 600,000	Ranch	Good	1.0	2024	1,680	3	2.0
84.7-1-32	84 Sidney St	210	44004	7/3/2024	\$ 175,000	Cape Cod	Fair	1.7	1965	1,442	1	1.0
84.7-1-31	90 Sidney St	210	44004	1/30/2025	\$ 399,000	Colonial	Good	2.0	1960	1,056	2	2.0
76.4-3-32	101 Stony Rd	210	44001	11/5/2024	\$ 470,000	Contemporary	Fair	1.5	1967	1,310	3	1.0
77.3-1-7.100	71 Stonykill Rd	280	44001	11/17/2025	\$ 1,225,700	Old Style	Good	2.0	1918	2,600	4	3.0
68.16-1-13	70 Store Rd	210	44003	1/23/2025	\$ 549,000	Old Style	Normal	2.0	1900	1,592	3	1.5
60.4-2-8.200	55 Sundale Rd	210	44003	8/20/2025	\$ 1,150,000	Contemporary	Good	2.0	1989	1,692	3	3.0
76.10-1-44	8 Sunset Dr	210	44007	9/25/2025	\$ 309,000	Old Style	Normal	1.7	1940	1,820	4	2.0
77.1-3-37	68 Tow Path Rd	210	44002	4/11/2025	\$ 298,900	Old Style	Normal	1.7	1897	1,347	2	1.0
59.12-2-4	4 Trails End Rd	210	44002	10/7/2025	\$ 245,000	Ranch	Fair	1.0	1950	1,389	3	1.0
59.7-2-17	103 Trails End Rd	210	44002	6/20/2025	\$ 755,000	Contemporary	Normal	2.0	1960	3,346	4	2.5
59.7-2-65	197 Trails End Rd	260	44002	7/25/2024	\$ 157,500	Ranch	Poor	1.0	1959	880	2	1.0
67.-1-59.300	363 Upper Cherrytown Rd	210	44005	1/17/2024	\$ 799,000	Contemporary	Good	1.7	2009	1,960	2	3.0
59.12-1-25	725 Upper Cherrytown Rd	210	44006	10/7/2024	\$ 525,000	Ranch	Good	1.0	1972	1,110	3	2.0

<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>
68.1-3-13	81 Van Tine Rd	210	44005	5/7/2024	\$ 340,000	Colonial	Normal	2.0	1975	1,354	4	1.5
68.1-5-13	56 Victoria Ln	210	44005	8/14/2024	\$ 652,000	Ranch	Good	1.0	2005	1,528	3	2.0
68.13-2-6	37 Waterfalls Rd	210	44005	1/10/2025	\$ 873,000	Log Cabin	Good	1.7	2005	1,862	3	2.0
67.-1-60	32 White Birch Ln	210	44005	6/4/2025	\$ 510,000	Contemporary	Good	2.0	1987	912	1	1.0
69.3-1-5	212 Whitfield Rd	210	44003	10/3/2025	\$ 701,000	Ranch	Good	1.0	1968	1,582	3	1.0
67.2-2-1.114	246 Wright Rd	210	44005	10/8/2025	\$ 1,387,500	Cape Cod	Excellent	1.5	2023	1,716	2	2.0