

TOWN OF SENECA FALLS

RESIDENTIAL SALES

LAKEFRONT AREAS

NEIGHBORHOOD 32513

SORTED BY PROPERTY CLASS (210-260)
AND THEN ALPHABETICALLY BY STREET NAME

RESIDENTIAL SALES FROM JULY 1, 2019 THRU DECEMBER 31, 2022

PRINTED MARCH 4, 2023

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

SBL Number	= Legal identification of the parcel. Section. Block and Lot.
Location	= Street Number and Street Name for each parcel.
Site Num	= Site number of the parcel.
Property Class	= Property Class Code (see next page for descriptions).
NBHD Code	= The neighborhood code of the parcel.
Year Built	= The year the parcel was built.
Building Style	= The style of the dwelling. Ranch, Cape Cod, Colonial, etc.
SFLA	= The square footage of building area on the parcel.
Num Bdrms	= The number of bedrooms in the property.
Num Bths	= The number of bathrooms in the property.
Num Half Bths	= The number of half bathrooms in the property.
Tent 2023 Land Asmt	= The current land assessment on the parcel.
Tent 2023 Total Asmt	= The current total assessment on the parcel.

Neighborhood	= The neighborhood code for where the parcel is located.
Prop Class	= Property Class Code (see next page for descriptions).
Municipality	= The town or village where the parcel is located
Sale Date	= The transfer\sale date of the parcel.
Sale Price	= The selling price of the parcel as of the transfer\sale date.
CY AV	= The current year's assessment on the parcel.
Style	= The style of the dwelling. Ranch, Cape Cod, Colonial, etc.
Grade	= Construction Quality Grade
Cond	= Overall condition of the property at the time of sale.
SFLA	= The square footage of living area of the home on the parcel.
\$Sqft	= The Sale Price per square foot of SFLA (living area) of the property.
Acre	= The lot size of the parcel in acres.
YrBlt	= The year the building was built.
School	= The school district where the parcel is located
Bed	= The number of bedrooms in the property.
Bth	= The number of bathrooms in the property.
H Bth	= The number of half bathrooms in the property.



453289 32-3-22
2131 Pumphouse Rd

Call, Steven J



453289 32-3-33
2184 Lake Rd

Johnson, Christopher M



453289 36-3-29
2351 Lower Lake Rd

Carmel, Travis D

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	32513	32513	32513
School Code:	453201 Seneca Falls	453201 Seneca Falls	453201 Seneca Falls
Land Size:	0.34	0.42	0.26
Bldg Style:	04 Cape cod	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	1	0	2
Bedrooms:	3	3	3
Full/Half Baths:	2 / 0	1 / 1	1 / 1
Square Foot:	1512	1296	1682
Land Av:	\$103,600	\$104,800	\$185,000
Total Av:	\$375,000	\$350,000	\$330,000
Sale Date:	05/15/20	09/15/21	03/19/20
Sale Price:	\$348,000	\$340,000	\$309,900
Sale Price/Sqft:	\$230.16	\$262.35	\$184.24



453289 36-3-68
2461 Lower Lake Rd

Lower Lake Trust



453289 36-4-08
2493 Lower Lake Rd

SMRT Enterprises, LLC



453289 36-4-13
2505 Lower Lake Rd

Jones-Grinvalds, Judith L

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	32513	32513	32513
School Code:	453201 Seneca Falls	453201 Seneca Falls	453201 Seneca Falls
Land Size:	0.45	0.05	0.11
Bldg Style:	05 Colonial	08 Old style	14 Other style
Condition:	4 Good	4 Good	4 Good
Grade:	B Good	B Good	B Good
Fireplaces:	1	0	0
Bedrooms:	3	2	3
Full/Half Baths:	1 / 1	1 / 0	2 / 0
Square Foot:	1550	1008	1168
Land Av:	\$129,500	\$62,400	\$112,000
Total Av:	\$595,000	\$510,000	\$420,000
Sale Date:	10/26/21	09/23/22	07/11/22
Sale Price:	\$581,100	\$505,000	\$615,000
Sale Price/Sqft:	\$374.90	\$500.99	\$526.54



453289 38-1-16
2703 Lower Lake Rd

Vantyne, Michael



453289 38-2-21
2942 Lower Lake Rd

Wolff, Michael D



453289 36-4-10.2
2501 Lower Lake Rd

Cox, Emily Dyanne

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	32513	32513	32513
School Code:	453201 Seneca Falls	453201 Seneca Falls	453201 Seneca Falls
Land Size:	0.19	2.00	0.05
Bldg Style:	04 Cape cod	08 Old style	08 Old style
Condition:	3 Normal	3 Normal	4 Good
Grade:	D Economy	D Economy	B Good
Fireplaces:	0	1	0
Bedrooms:	2	3	2
Full/Half Baths:	1 / 0	1 / 0	1 / 1
Square Foot:	1392	1260	512
Land Av:	\$102,000	\$146,800	\$60,000
Total Av:	\$435,000	\$230,000	\$435,000
Sale Date:	11/30/22	11/06/20	12/21/21
Sale Price:	\$435,000	\$200,000	\$427,000
Sale Price/Sqft:	\$312.50	\$158.73	\$833.98



453289 38-2-28.2
2972 Lower Lake Rd

Bullock, Eben M



453289 36-3-25
2341 Lower Lake Rd

Schrader, Jeremy R



453289 36-3-22.2
2319 Lower Lake Rd

Romano, Claudia

Prop Class:	210 1 Family Res	260 Seasonal res	260 Seasonal res
Neighborhood:	32513	32513	32513
School Code:	453201 Seneca Falls	453201 Seneca Falls	453201 Seneca Falls
Land Size:	0.42	0.05	0.27
Bldg Style:	01 Ranch	09 Cottage	08 Old style
Condition:	3 Normal	4 Good	3 Normal
Grade:	D Economy	B Good	C Average
Fireplaces:	1	0	1
Bedrooms:	3	1	3
Full/Half Baths:	2 / 0	1 / 0	1 / 1
Square Foot:	2010	432	1080
Land Av:	\$160,300	\$45,600	\$148,400
Total Av:	\$350,000	\$315,000	\$250,000
Sale Date:	07/20/20	08/25/22	10/25/19
Sale Price:	\$325,000	\$300,000	\$235,000
Sale Price/Sqft:	\$161.69	\$694.44	\$217.59

NBHD	Prop	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	\$\$SqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
32513	210	453289	38-2-28.2	07/20/20	\$325,000	\$350,000	1.0769	01	D	3	2010	\$161.69	1951	3	2	0	1	0.42	453201	2972 Lower Lake	FBullock, Eben M
		453289	38-2-21	11/06/20	\$200,000	\$230,000	1.1500	08	D	3	1260	\$158.73	1930	3	1	0	1	2.00	453201	2942 Lower Lake	FWolff, Michael D
		453289	38-1-16	11/30/22	\$435,000	\$435,000	1.0000	04	D	3	1392	\$312.50	1947	2	1	0	0	0.19	453201	2703 Lower Lake	FVantyne, Michael
		453289	36-4-13	07/11/22	\$615,000	\$420,000	0.6829	14	B	4	1168	\$526.54	1957	3	2	0	0	0.11	453201	2505 Lower Lake	FJones-Grinvalds, Ju
		453289	36-4-10.2	12/21/21	\$427,000	\$435,000	1.0187	08	B	4	512	\$833.98	1986	2	1	1	0	0.05	453201	2501 Lower Lake	RCox, Emily Dyanne
		453289	36-4-08	09/23/22	\$505,000	\$510,000	1.0099	08	B	4	1008	\$500.99	1940	2	1	0	0	0.05	453201	2493 Lower Lake	RSMRT Enterprises,
		453289	36-3-68	10/26/21	\$581,100	\$595,000	1.0239	05	B	4	1550	\$374.90	1920	3	1	1	1	0.45	453201	2461 Lower Lake	RLower Lake Trust
		453289	36-3-29	03/19/20	\$309,900	\$330,000	1.0649	08	C	3	1682	\$184.24	1920	3	1	1	2	0.26	453201	2351 Lower Lake	FCarmel, Travis D
		453289	32-3-33	09/15/21	\$340,000	\$350,000	1.0294	08	C	3	1296	\$262.35	1918	3	1	1	0	0.42	453201	2184 Lake Rd	Johnson, Christoph
		453289	32-3-22	05/15/20	\$348,000	\$375,000	1.0776	04	C	3	1512	\$230.16	1991	3	2	0	1	0.34	453201	2131 Pumphouse	FCall, Steven J
32513	260	453289	36-3-25	08/25/22	\$300,000	\$315,000	1.0500	09	B	4	432	\$694.44	1930	1	1	0	0	0.05	453201	2341 Lower Lake	FSchrader, Jeremy R
		453289	36-3-22.2	10/25/19	\$235,000	\$250,000	1.0638	08	C	3	1080	\$217.59	1949	3	1	1	1	0.27	453201	2319 Lower Lake	FRomano, Claudia

Sub Total for Neighborhood: 32513

Grand Total:

Sale Count:	12	Sale Price	Assessment	Parcel Count:	12	Sale Price	Assessment		
Minimum:		\$200,000	\$230,000	Minimum:		\$200,000	\$230,000		
Maximum:		\$615,000	\$595,000	Maximum:		\$615,000	\$595,000		
Mean:		\$385,083	\$382,917	Mean:		\$385,083	\$382,917		
Median:		\$344,000	\$362,500	Median:		\$344,000	\$362,500		
Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:	Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:
1.0207	1.0397	0.0599	1.0264	5.7581	1.0207	1.0397	0.0599	1.0264	5.7581