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March 27, 2024

Via Email and Regular Mail

Anthony Tozzi, Planning Director  
Town of Glenville  
Glenville Municipal Center  
18 Glenridge Road  
Glenville, New York 12302

RE: Cellco Partnership d/b/a Verizon Wireless – Application for Wireless  
Telecommunications Approval – 185 Swaggertown Road  
(Tax Map Parcel No. 22.17-1-3)

Dear Mr. Tozzi:

Thank you for forwarding the letters and emails submitted by and on behalf of certain residents in the Town that oppose the above-referenced application. We appreciate the opportunity to provide a response. For ease of reference, we have consolidated the various comments into topical areas for response.

I. The Radio Frequency (“RF”) Justification in Support of the Application is an Acceptable Means of Demonstrating Need as a Matter of Law.

Residents allege that the application does not contain the necessary proof to demonstrate the need for the proposed facility. As we demonstrate below, this is a fatally flawed argument.

Verizon Wireless’ proof of need complies with the specific requirements of the Glenville Code. The proof is provided in a comprehensive RF report prepared by Rick Andras, Verizon Wireless’ RF Design Engineer, and included in Tab 7 of the application packet. Significantly, the comprehensive analyses provided by Mr. Andras have not been refuted or disputed by any expert testimony.

A. Verizon Wireless' RF Analysis is Acceptable Proof of Need as a Matter of Law

Many residents mention that they have sufficient cell phone service in the Town as a means to demonstrate that there is no gap in coverage in this area of the Town. Federal law interpreting the Telecommunications Act ("TCA") does not require the submission of dropped call or drive test data to demonstrate the need for a site. *See, New York SMSA Ltd. P'ship v Village of Floral Park Bd. of Trustees*, 812 FSupp2d 143, 161 [EDNY 2011] (rejecting contention that carrier must show dropped/missed calls where carrier's scientific proof of gap was unrefuted); *New York SMSA L.P. v. Oyster Bay Zoning Bd. Of Appeals*, No. 08-CV-4833, 2010 WL 3937277 (E.D.N.Y. Sept. 30, 2010) (holding that the testimony of Verizon Wireless' RF expert, affidavits, and propagation maps satisfied applicant's burden of demonstrating coverage gap); *Nextel Partners, Inc. v. Town of Amherst, NY*, 251 F. Supp. 2d 1187, 1196 (W.D.N.Y. 2003) (which confirmed that use of RF propagations maps is an acceptable form of proof to demonstrate the need for a new site); *MetroPCS N.Y. LLC v Vill. Of East Hills*, 764 FSupp2d 441, 454 [EDNY 2011] ("[t]he failure...to introduce its customers' testimony of poor...coverage in the areas...is not fatal to the application given the evidence of a gap").

Additionally, in interpreting the requirements of the TCA, the FCC has recently confirmed that there are numerous means by which a carrier can establish the need for a new facility. In its order entitled "Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment" (FCC 18-133, 85 FR 51867 at ¶ 37 (Oct. 15, 2018)), the FCC confirmed that the test for determining an "effective prohibition" claim under the TCA relates to whether "a state or local legal requirement materially inhibits a provider's ability to engage in a variety of activities related to its provision of a covered service." Moreover, a successful effective prohibition claim is not limited to only a local municipality's denial of an application involving new coverage. The FCC has confirmed that an effective prohibition claim under the TCA exists also when a municipality denies a provider's application which seeks to densify a wireless network, introduce new services or otherwise proposes to improve service capabilities.

B. Simply Driving through Town is not a Reliable Tool for Determining Need

Several residents mention driving through the Town and having no problem with Verizon Wireless' service. Obviously, such assertions are significantly less accurate than the analyses submitted by Verizon Wireless. Resident drive experiences are not able to analyze RF need as it relates to in-building service. In other words, resident drive experiences can only provide information as it relates to signals on existing roads. It cannot and does not provide any relevant information concerning in-building coverage, which is one of the primary needs for the new site.

The need for in-building coverage is extremely important, especially after the recent COVID-19 pandemic, when many people are now working from home. The increased number of people working from home has created an increased demand on the wireless network. It is unconscionable to propose a significantly less accurate tool such as resident drive experiences to attempt to show need for a new site that cannot account for in-building coverage.

## II. The Proposed Location Complies with the Siting Hierarchy in the Town Zoning Law

### A. Uses Permitted by Site Plan Review are in Harmony with the General Zoning Plan

Verizon Wireless has applied for a Building Permit and Site Plan Approval to install and operate antennas and equipment on a new monopole tower, which has been modified to a stealth monopine facility. The Town of Glenville Code specifically requires issuance of both the building permit and Site Plan Approval under §270-46 of the telecommunications regulations prior to the installation of the proposed use.

### B. The Application Complies with the Siting Hierarchy in the Town Code

As we have previously demonstrated, the property upon which the facility is proposed represents the highest available priority under the current hierarchy set forth in the Town Code. *See*, Tab 7 of the application. “When it is not feasible to collocate on an existing tower or tall structure, and there are no feasible municipally-owned properties in the area, Verizon Wireless must find a privately-owned site which is appropriate for and can accommodate a new communications structure.” Verizon Wireless has “to identify properties in the Search Area large enough to accommodate the facility and which also meet any required area requirements such as set back and fall zone. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, constructability, the presence of wetlands, floodplains and other contributing factors are also examined.”

According to the Town requirements, the highest priority for purposes of siting a new wireless facility is to attempt to locate the new facility on an existing tower or other tall structure. Because of this, no properties exist in the highest priority category listed in the Town Code. Verizon Wireless has demonstrated in the application that after a comprehensive investigation of the Search Ring, no feasible towers or tall structures were available for collocation.

Three other properties within the search area were considered. Based on the requirements of the Zoning Law, the existing conditions and land use, four (4) parcels or locations were identified for consideration. For these reasons, as well as the results of RF review and analysis, the Trinity Presbyterian Church property location is the best location for the proposed facility given its heavy tree cover and height to provide screening to the facility.

By adhering to the siting hierarchy established in §270-46(G)(8) and locating the proposed facility in the highest priority available ensures that the proposed facility is strategically placed in accordance with the desires of the legislative body of the Town of Glenville.

### C. Verizon Wireless has Analyzed all Potential Alternative Locations Identified by the Planning Board and/or Local Residents

Several residents suggested alternative locations. The range of alternatives required to be examined is directly related to the required siting hierarchy contained in the Glenville Code as

discussed above. Once an applicant finds an acceptable property that is consistent with the mandatory siting hierarchy, further efforts to locate a property lower on the list of priorities is not only unreasonable, it is not warranted by the Glenville Code. Verizon Wireless' RF engineer has carefully analyzed alternatives in the search area that will meet the coverage objectives and has concluded that such alternatives are not viable from a technical standpoint.

### III. The Proposed Facility is Minimally Intrusive and the Least Intrusive Alternative Available

The indisputable evidence demonstrates that the proposed facility will not result in any significant visual impacts. The proposed facility has been designed and located to minimize potential impacts to the neighboring properties to the greatest extent feasible and has been redesigned as a stealth monopine tree. Verizon Wireless, with the coordination of the Planning Board, has prepared a Visual Resource Evaluation ("VRE"). The VRE shows how the proposed facility will appear from various locations in the Town. The proposal was then modified to propose the facility as a stealth tree to further minimize the potential for impacts.

#### A. Assessing Visual Impacts

Compliance with the State Environmental Quality Review Act ("SEQRA") requires the lead agency to, *inter alia*, determine whether the proposed action will result in any significant adverse visual impacts. The New York State Department of Environmental Conservation ("DEC") has published a Policy entitled "DEP-00-2 / Assessing and Mitigating Visual and Aesthetic Impacts" dated December 13, 2019 ("Visual Policy"). Visual Policy is intended to assist DEC staff or the lead agency under SEQRA in the identification and assessment of potential visual impacts.

DEC's Visual Policy provides that:

"[a]esthetic impact occurs when there is a detrimental effect on the perceived beauty of a place or structure. Significant aesthetic impacts are those that cause a diminishment of the public enjoyment and appreciation of an inventoried resource, or one that impairs the quality of such place. While private individuals or landowners are members of the public, aesthetic impacts to a non-publicly accessible scenic or aesthetic resource do not usually rise to the level of significance contemplated in this policy inasmuch as a criterion of significance involves evaluating the number of people affected by an action (6 NYCRR §617.7[c][3] and EAF, Part 3."

*Visual Policy*, VI (D), p.9 (Emphasis provided). Additionally, the Visual Policy acknowledges that potential visual impacts generally apply to "locations that have been officially designated for their aesthetic qualities and that are accessible to the public at large as opposed to places that may have individual or private importance only." *Id.*, V, p.4 (Emphasis provided).

DEC's Visual Policy provides further that assessment of potential visual impacts under SEQRA applies only to "resources that have an aesthetic value associated with them...." *Id.*, VI (A), p. 6-7. Moreover, "the test of significance should focus on the importance of the aesthetic



value or quality associated with the resource, not the mere presence within a viewshed.” Id., p. 7 (Emphasis provided).

To summarize, potential aesthetic impacts apply to inventoried aesthetic resources that are accessible to the general public and not individual private property. The private properties of the neighbors are not inventoried sensitive visual receptors according to NYSDEC Visual Policy. Therefore, even if portions of the proposed project may be visible from neighboring properties, that fact alone does not rise to the level of a significant aesthetic impact.

#### B. Facility Represents a Minimum Intrusion

The VRE clearly demonstrates that the visual impacts associated with the tower are negligible.

While some neighbors allege that there exist less intrusive alternatives, from a technical standpoint there are no less intrusive alternatives than the proposed facility. Furthermore, the construction of the tower will not present privacy nor nuisance issues. Construction of the tower is planned to occur during normal working hours to be as minimally invasive into the lives of surrounding residents. Additionally, all construction, installation and maintenance shall be performed by VZW or its contractors in a safe manner consistent with current wireless industry engineering and construction standards and practice.

Additionally, the monopole tower and associated equipment will be fully grounded and designed in accordance with all applicable safety requirements in the New York State Uniform Building Code & Fire Code, and will not constitute a fire hazard to the surrounding community, and will be set back from neighboring property so that in the unlikely event of a fall, the tower would be contained to the property it exists on, and not reach surrounding lands, buildings, or structures.

#### C. Verizon Wireless’ Visual Resource Evaluations Confirm that the Proposed Facility will not Result in Adverse Aesthetic Impacts

As mentioned above, Verizon Wireless has conducted a VRE, which was done in coordination with the Planning Board. The professionally prepared VRE should not be disregarded in favor of the generalized concerns of the neighbors relative to potential visual impacts. *See, e.g., T-Mobile Northeast LLC v. Incorporated Village of East Hills*, 779 F.Supp 2d @ 267-268 (confirming that it was inappropriate for the ZBA to reject the applicant’s expert testimony and photo simulations in favor of photographs submitted by the community that were not supported by substantial evidence).

Additionally, as noted in the application submitted by Verizon Wireless, the existing tree line at the site, including mature deciduous and evergreen trees will not be significantly disturbed, and therefore will screen Verizon Wireless’ ground equipment from view. Due to the size of the church property, existing vegetation, the distance to residential property boundaries and the monopole design for the tower, additional landscaping will not be required to screen the base of the facility.

D. Verizon Wireless' Environmental Assessment Form Ensures that Local Fauna and Creatures will not be disturbed.

As referenced in the application, Verizon Wireless has made all due efforts and complied with all applicable rules and regulations concerning wildlife when debating the construction of this telecommunications facility. As noted above, all surrounding trees will be disturbed to the minimum extent possible.

IV. The Issue of Property Values is not Properly Before the Planning Board and the General and Unsupported Opinions Concerning the Property Values are not Probative.

Several neighbors suggest the facility will adversely impact property values of neighboring properties. To attempt to support this position, some neighbors cite to certain studies conducted that claim to suggest that residential properties located near cell towers may reduce property values.

A. Planning Board is not Authorized to Consider Property Values

The Glenville Code does not identify property values as a site plan review criteria for telecommunications facilities applications. Additionally, it is well established that property values are not considered environmental impacts under the New York State Environmental Quality Review Act ("SEQRA").

Even if the issue of property values could be considered by the Planning Board, existing law requires that the information recently provided to the neighbors should not be given weight since it lacks any supporting data. *See, Cellular Tel. Co. v. Town of Oyster Bay*, 166 F.3d 490, 493 (2d Cir. 1999) (localities should not give weight to unsupported statements that cell towers adversely affect property values). Generalized opinions that a cell tower will have a negative impact on property values are simply not dispositive as a matter of law and should be disregarded by the Planning Board.

B. Verizon Wireless has Proof from a Qualified Real Estate Appraiser that the Installation of Wireless Communications Facilities do not Adversely Impact Property Values

Enclosed herewith is a Market Study prepared by CNY Pomeroy Appraisers, Inc. dated August 5, 2020. The purpose of the Market Study is submitted to dispel the unsubstantiated assertion that residential property values suffer substantial decreases as a result of being located near cell towers. This Market Study analyzed actual sales data. The Market concludes that residential property values are not negatively impacted by nearby cell towers. The Market Study, which analyzes actual sales of numerous residential properties, debunks that common misconception.

As explained above, even if the issue of property values was properly before the Planning Board (it is not), Verizon Wireless has demonstrated via the use of actual market data that property

values are not negatively impacted by the existence of wireless communications facilities.

#### V. Planning Board is not Authorized to Consider Health Effects

Members of the public commented that the proposed facility would result in adverse health effects. The Telecommunications Act of 1996 (“TCA”) was enacted to promote and facilitate the rapid deployment of personal wireless service facilities such as that proposed. Notwithstanding its clear intentions, the TCA “generally preserves the traditional authority of State and local governments to regulate the location, construction and modification of wireless communication facilities like cell phone towers.” *T-Mobile S., LLC v City of Roswell, Georgia*, 574 US 293 [2015] (quotations and citations omitted); see 47 USC § 332 (7) (A). However, the TCA also imposes “specific limitations on that authority”, and those limitations preempt Petitioner’s claims in this matter. *T-Mobile S., LLC* at 300 (quoting *Ranch Palos Verdes v Abrams*, 544 US 113, 115 [2005]). For example, 47 USC §332 (c) (7) (B) (iv) expressly states that:

“no State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.”

“Environmental effects within the meaning of [this section] include health concerns about the biological effects of RF radiation.” *T-Mobile Northeast LLC v Town of Ramapo*, 701 F Supp 2d 446 [SDNY 2009]; see also *Cellular Phone Taskforce v FCC*, 205 F3d 82, 88 [2d Cir 2000] (holding that “the [TCA] preempted state and local governments from regulating the placement, construction or modification of personal wireless service facilities on the basis of the health effects of RF radiation where the facilities would operate within levels determined by the FCC to be safe”).

To demonstrate compliance with current FCC emissions standards, Verizon Wireless provided a Site Compliance Report prepared by Centerline Communications dated April 13, 2023 which was provided in Tab 12 of the original application. The Site Compliance Report concludes that “the maximum calculated exposure from the Verizon Wireless facility at ground level is 0.96% of the General Population MPE limit, which is approximately 104 times less than the maximum allowed exposure in publicly accessible areas.” Because Verizon Wireless has provided unrefuted evidence that the proposed site will be fully compliant with the current FCC emissions requirements, the Planning Board is not permitted to consider alleged health effects.

#### VI. Conclusion

Verizon Wireless has recently received the review letter of William Johnson, PE and is reviewing its contents. We intend to supplement these responses with additional information requested by the Town’s consultant. Thereafter, we would request that the Planning Board:

1. Close the public hearing;
2. Grant a SEQRA Negative Declaration confirming that the proposed facility will

- not result in any adverse environmental impacts; and
3. Grant the Site Plan for the application.

Thank you for your consideration.

Very truly yours,  
YOUNG SOMMER, LLC

A handwritten signature in blue ink that reads "David C. Brennan". The signature is written in a cursive style with a large initial "D".

David C. Brennan

Enclosures

# **CNY Pomeroy Appraisers, Inc.**

## **A MARKET STUDY OF**

**PROPOSED PINETREES NY-5144 CELLULAR TOWER  
275C MENEMSHA LANE AND CREEK ROAD  
TOWN OF BRUNSWICK  
RENSSELAER COUNTY, NEW YORK**

**PO #: PO-20-119v.1**



## **CLIENT OF THE REPORT**

**ELIZABETH THOMPSON  
GENERAL COUNSEL  
BLUE SKY TOWERS III, LLC  
PARK PLACE WEST  
352 PARK STREET, SUITE 106  
NORTH READING, MASSACHUSETTS 01864**

**DATE OF VALUATION:**

**JULY 10, 2020**

**DATE OF REPORT:**

**JULY 21, 2020**

## **REPORT SUBMITTED BY**

**DONALD A. FISHER, MAI, ARA  
CNY POMEROY APPRAISERS, INC.**

# CNY Pomeroy Appraisers, Inc.

LIBERTY SQUARE  
100 EAST SENECA STREET – SUITE 200  
MANLIUS, NEW YORK 13104  
VOICE 315-471-3111  
FAX 315-471-4009

July 21, 2020

Elizabeth Thompson  
General Counsel  
Blue Sky Towers III, LLC  
Park Place West  
352 Park Street, Suite 106  
North Reading, Massachusetts 01864

RE: Market Study of  
Proposed Pinewoods NY-5144 Cellular Tower  
275C Menemsha Lane and Creek Road  
Town of Brunswick, Rensselaer County, New York

PO #: PO-20-119v.1

Dear Ms. Thompson:

At your request, a market study in the form of a restricted use report has been completed to analyze the “as is” impact on market value of the improved residential properties in close proximity to the proposed cellular tower site at 275C Menemsha Lane and Creek Road, in the town of Brunswick, Rensselaer County, New York.

This market study has been completed in July 2020.

The subject consists of vacant farmland to be partly improved with a cellular tower site about the size of a typical building lot on a combined 125.65± acres (two tax parcels) which is identified as the parent parcel or larger parcel, with the proposed cellular tower site known as Pinewoods NY-5144 identified as the subject property. The client is proposing to construct a cellular tower on this property and is currently contemplating three alternative locations each with a different tower height ranging from 80 to 90 to 150 feet high, respectively.

You have requested that we provide our professional opinion on the impact of whether the proposed Pinewoods NY-5144 project will have the following effects:

- Development of cellular tower will “substantially injure the value of abutting properties”
- If the proposed development of the cellular tower will be in harmony with the area in which it is to be located.



# CNY Pomeroy Appraisers, Inc.

July 21, 2020

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This market study will not analyze value of any specific properties or of the subject property as vacant or as completed.

The intended use of this market study is for evaluation of the impact from a proposed cellular tower. This market study does not include consideration for any personal property, business value, goodwill, or other intangibles. The value reported in this market study assumes that the property is free and clear of any environmental concerns.

Blue Sky Towers III, LLC is the client. The only intended users of this report are the client and the Town of Brunswick. This report may not be distributed to or relied upon by any other persons or entities for any purpose whatsoever, without our written permission. All other uses and users are unintended, unless specifically stated in the letter of transmittal.

The scope of this assignment includes the application of a limited version of the Sales Comparison Approach including research and statistical analysis of completed transfers of improved residential properties near existing cellular tower sites in order to project the impact on the values of residential properties in close proximity to the subject property. An analysis was made, reviewing recent transactions in the market. Depending upon the age of the cellular tower studied and the number of residential properties in close proximity to the tower (identified as a series of control cellular towers), we have analyzed the average (mean) and median sale prices of residential properties in one or both of the following comparisons:

- The Before and After Analysis reviews sale prices before and after the construction of a control cellular tower if there is a sufficient time period after the construction of the tower for an adequate number of sales to have occurred (usually at least two full years after tower construction). The “before” sale group is adjusted for time so that the two sets of sale prices can be compared within the same time frame.
- Sale-Resale transactions where the same residential property was sold at least twice during the study period – once before the control cellular tower was constructed and once after the tower was constructed. The difference in unit sale prices from the two sale dates were reviewed to measure the direction of sale price (latter being higher or lower) and amount of change.
  - For one of the control cellular tower sites, we identified some properties that transferred twice after the tower was constructed, allowing additional price trend analysis.

The average and median sale prices for each set of sales in each type of study are compared to determine if there is any significant difference in sale prices that could be attributable to the presence of the control cellular tower.

This type of valuation analysis is reported in the form of a market study.



# CNY Pomeroy Appraisers, Inc.

July 21, 2020

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As agreed with the client, the subject property has not been personally inspected by this appraiser for purposes of completing this market study. We have reviewed aerial photographs, topographic and soil maps, public records on the parent parcel, and information provided by the client to compile a summary of the physical characteristics of the parent parcel and the subject property. It is our opinion that a personal inspection of the subject property for the purposes of this type of market study is not necessary and does not adversely affect our objective evaluation of sale prices to determine if the presence of a cellular tower adversely affects the market values of nearby residential properties.

An extraordinary assumption that the data and document sources reviewed provide sufficient information to identify the characteristics of the subject property and neighborhood, as well as for the sale data used for the market study analyses, is adopted for this assignment. No hypothetical conditions are required for this market study analysis.

The market study comparing the unit prices of *before* transactions (occurring prior to the tower construction and adjusting for the time difference) to the unit prices *after* the tower construction resulted in overall average and median changes of 1.29% and 7.55%, respectively, indicating that the surrounding residential properties did not suffer a value loss that could be associated with the nearby cellular tower.

A second market study reviewing the sale prices of the same single-family residential property that transferred both before and after the construction of the control cellular tower resulted in overall average and median changes of 4.80% and 4.21% per year, respectively, exceeding the 3% annual time trend used in the *before and after* market study analysis.

The property value trends were estimated from property sales that occurred *before and after* the construction of the identified cellular tower sites. Because of our investigation and analysis of the information contained in this report, as well as a general knowledge of real estate valuation procedures:

- **It is our opinion that market values of nearby improved residential properties in close proximity to a cellular tower are not adversely affected; and**
- **Our research could not identify any market evidence that a cellular tower is not in harmony with the surrounding neighborhood.**

The value opinion stated above, and every other element of the attached appraisal report are qualified by the General Assumptions and Limiting Conditions included in this report. Data, information, and the calculations leading to the value conclusion are incorporated in the report. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of and, inseparable from this letter.



# CNY Pomeroy Appraisers, Inc.

July 21, 2020

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A description of the property, together with an explanation of the valuation procedures used, is contained in our report. This appraisal assignment was not made nor was the appraisal rendered based on a requested minimum valuation, a specific valuation, or amount that would result in the approval of a loan. It is our opinion that the following appraisal report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) appraisal guidelines and standards. For your review, an Executive Summary follows this letter.

Please call if you have any questions regarding our assumptions, opinions, and conclusions.

Respectfully Submitted,

CNY Pomeroy Appraisers, Inc.

A handwritten signature in blue ink that reads "Donald A. Fisher". The signature is fluid and cursive, with the first name "Donald" and last name "Fisher" clearly legible.

Donald A. Fisher, MAI, ARA

Executive Vice President

NY State Certified Gen. Appraiser #46-0060

DAF/tmc (File #20-0155)

# CNY Pomeroy Appraisers, Inc.

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# CNY Pomeroy Appraisers, Inc.

## *EXECUTIVE SUMMARY:*

CLIENT:	Blue Sky Towers III, LLC.
INTENDED USERS:	Blue Sky Towers III, LLC and the Town of Brunswick.
PROPERTY NAME:	Proposed Pinewoods NY-5144 Cellular Tower.
PROPERTY LOCATION:	275C Menemsha Lane and Creek Road, town of Brunswick, Rensselaer County, New York.
TYPE OF PROPERTY:	Consists of vacant farmland to be partly improved with a cellular tower site.
SITE SIZE:	<p>According to the provided Overall Site Plan the Area of Disturbance, the subject property consists of 2.19 acres for the proposed cellular tower site.</p> <p>Town of Brunswick tax map indicates the site size of the parent parcel is a combined 125.65± acres (two tax parcels).</p>
TAX PARCELS:	113.-5-7.1 and 113.-5-10.11.
PROPERTY OWNER:	Mary Alice Zouky.
PROPERTY RIGHTS APPRAISED:	Fee Simple Estate.
PROPERTY ZONING:	R-25, Residential; R-40, Residential; A-40, Agricultural; and AO, Agricultural Overlay Districts.
FLOOD CONDITIONS:	Flood Zone C (flood insurance is not required).
HIGHEST AND BEST USE:	
AS IF VACANT:	<p>Parent parcel: Agricultural usage with some potential for rural residential development.</p> <p>Subject Property: Cellular tower site.</p>
AS IMPROVED:	Proposed cellular tower on a building site size lot.
EXTRAORDINARY ASSUMPTIONS:	Assumes public records provide sufficient information about the parent and subject properties as well as for the sale data analyzed for market study purposes.
HYPOTHETICAL CONDITIONS:	None.

# CNY Pomeroy Appraisers, Inc.

DATE OF VALUATION: July 10, 2020.

DATE OF INSPECTION: None.

DATE OF REPORT: July 21, 2020.

## VALUE INDICATORS:

### MARKET STUDY

BEFORE & AFTER SALES: +1.29% to +7.55%.

### MARKET STUDY:

SALE-RESALES: +4.21% to +4.80%.

## MARKET STUDY CONCLUSION:

*Based on the preceding analysis, it is our opinion that the values of residential properties in close proximity to the proposed cellular tower site project are not adversely affected.*



# CNY Pomeroy Appraisers, Inc.

## ***CERTIFICATION:***

### **We certify that, to the best of our knowledge and belief:**

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, unbiased professional analyses, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice, the Standards of Professional Appraisal Practices of the Appraisal Institute, and Best in Business Ethics of the American Society of Farm Managers and Rural Appraisers.

We certify that, to the best of our knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics, the Standards of Professional Appraisal Practice of the Appraisal Institute, and Best in Business Ethics of the American Society of Farm Managers and Rural Appraisers.

The use of this report is subject to the requirements of the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers relating to review by its duly authorized representatives.

We have not made a personal inspection of the property that is the subject of this market study report. .

We have performed no services, as an appraiser or in any other capacity, regarding the subject property of this report within the last three-year period immediately preceding acceptance of this assignment.

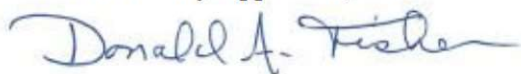
We are not responsible for electronic sharing, or sharing in any form, of this market study report.

The client should note that the report prepared for this assignment is an opinion of value by the appraiser; that a Court, State, or Federal agency, including the Internal Revenue Service that reviews this report may disagree with or reject this opinion; and that the appraiser cannot guarantee the outcome of or be financially responsible to the client for any taxes, penalties or interest imposed that may result from such review.

As of the date of this report, Donald A. Fisher, MAI, ARA has completed the continuing education program for designated members of the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers, and with the State of New York.

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CNY Pomeroy Appraisers, Inc.



Donald A. Fisher, MAI, ARA

Executive Vice President

NY State Certified Gen. Appraiser #46-0060



# CNY Pomeroy Appraisers, Inc.

## ***UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS:***

This appraisal report has been made with the following assumptions and limiting conditions:

1. No responsibility is assumed for matters of a legal nature that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances, or encroachments unless otherwise stated. We are not usually provided an abstract of the subject property and we are not qualified to render any legal opinion concerning such a document.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management is assumed unless otherwise stated in this report.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. All engineering is assumed to be correct. Any maps, plats, plot plans, drawings and/or exhibits reproduced and included in this report are intended only for the purpose of showing spatial relationships and to assist the reader in visualizing the property unless otherwise stated. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern about boundaries, setbacks, encroachments, or other survey matters.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable unless so stated. No responsibility is assumed for such conditions, or for the engineering that may be required to discover such factors. Since no engineering or percolation tests were made by the appraiser, no liability is assumed for soil conditions. Sub-surface rights (mineral, gas, oil, etc.) were not considered in making this appraisal unless so stated.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal by the appraiser.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report. Information and analysis shown in this report concerning these items are based on a reasonable investigation, but any significant question should be addressed to local zoning or land use officials and/or an attorney.
9. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based unless otherwise stated. This includes permits to emit any regulated substances into the air or water or onto or into the ground. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since we have not made a comprehensive examination of laws and regulations affecting the subject property.



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10. It is assumed that the utilization of land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted.
11. We assume no responsibility for economic or physical factors that may affect the opinions herein stated which might occur at some date after the date of value.
12. We reserve the right to make such adjustments to the valuation herein reported, as may be required by the consideration of additional data or more reliable data that may become available.
13. Where discounted cash flow analyses have been undertaken, the discount rates utilized to bring forecasted future revenues back to estimates of present value reflect our market investigations of yield anticipations from comparable sales, our judgment as to risks and uncertainties in the subject property, and the consequential rates of return required to attract an investor under such risk conditions.
14. Our forecasts of future events that influence the valuation process are predicated on the continuation of historical and current trends in the market.
15. No opinion is expressed as to the value of the sub-surface oil, gas, or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials, except as expressly stated.
16. We are not an environmental expert, and we do not have the expertise necessary to determine the existence of environmental hazards including but not limited to mechanical equipment or structures, or presence of chemical or toxic substances, urea-formaldehyde foam insulation, toxic or hazardous waste, asbestos or hazardous building materials, polychlorinated biphenyls, petroleum leakage, fire-retardant-treated substances (FRT), contaminated drywall or other building materials, lead-contaminated plumbing, soil and subsoil contamination, groundwater contamination, agricultural chemicals, electro-magnetic fields (EMFs), radon or other indoor air contamination which may or may not be present on the property, or other environmental hazards or conditions on the subject or surrounding properties. None were called to our attention nor did we become aware of such during the inspection unless so stated. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. Non-disclosure should not be taken as an indication that such a problem does not exist. The appraiser, however, is not qualified to test such substances or conditions. Based on visual inspection, there appears to be no conditions, including but not limited to the above-referenced items, which would render the property more or less valuable, except as noted. The client is urged to retain an expert in that field, if certainty is desired.
17. Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by anyone but the client and/or an identified intended user without the previous written consent of the appraiser and the client, and in any event, only with proper written qualification and only in its entirety.
18. The appraiser herein by reason of this appraisal is not required to give future consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
19. Any distribution of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
20. Unless otherwise stated, personal property has not been included in this report.



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21. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he or she is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the author.
22. The appraiser is not qualified to judge whether the property complies with laws such as the Americans with Disabilities Act of 1990, Clean Air Act of 1990, Clean Water Act, Endangered Species Act, etc. or any subsequent revisions to any of these laws. Employee health and safety concerns as per the Occupational Safety & Health Administration (OSHA) and other agencies are also assumed to be in compliance with current regulations and standards unless specifically addressed in this report. Such categories can consist of operational procedures, storage of hazardous materials, building/property safety or protection devices, safeguards for utility entrances and distribution areas, anti-smoking legislation, etc.
23. This report is null and void if used in any connection with a real estate syndicate or syndication, defined as a general or limited partnership, joint venture, un-incorporated association or similar organization formed for or engaged in investment or gain from an interest in real property, including but not limited to a sale, exchange, trade, development or lease of property on behalf of others, or which is required to be registered with the U.S. Securities & Exchange Commission or any Federal or State agency which regulates investments made as a public offering.
24. Wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use unless otherwise stated.
25. No chemical or scientific tests were performed by the appraiser on subject property, and it is assumed that the air, water, ground, and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed that the lot does not contain any type of dump site and that there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.
26. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the owner's submitted plans and specifications unless stated otherwise.
27. The value estimate is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that would cause a loss in value unless otherwise stated. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field, if certainty is desired.
28. The appraisal is an estimate of value based on an analysis of information known at the time the appraisal was made. We do not assume any responsibility for incorrect analysis because of erroneous or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice.
29. Any claims, lawsuits, etc. filed against this firm and/or author(s) are limited in monetary damages to the amount of the fee charged and collected for the completion of this appraisal report.



# CNY Pomeroy Appraisers, Inc.

## ***GENERAL INFORMATION:***

### *EFFECTIVE DATE OF THE MARKET STUDY/DATE OF THE REPORT:*

Donald A. Fisher, MAI, ARA did not make a personal inspection of the subject property. This market study has been prepared in July 2020.

### *INTENDED USE AND CLIENT/USER OF THE MARKET STUDY:*

Based on the client's instructions, the intended use of this market study is for evaluation of the impact from a proposed cellular tower. Blue Sky Towers III, LLC is the client. The only intended users of this report are the client and the Town of Brunswick. All other uses and users are unintended, unless specifically stated in this report.

### *MARKET STUDY REPORT FORMAT:*

The appraisal is presented as a market study in accordance with Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP), 2020-2021 Edition.

The parent parcel currently consists of vacant farmland; however, a small portion of the parent parcel is proposed to be improved with a cellular tower. This market study will evaluate the "as is" trends in market values, reflected by published sale prices, of improved residential properties in close proximity to similar cellular towers in neighborhoods with similar locational and physical characteristics as the subject property after it is improved with a cellular tower. Those projected changes to residential properties will be considered as effective after the proposed cellular tower has been constructed. While these projected changes for the subject property are identified as *prospective* because it has not yet been improved with the cellular tower, it is our opinion that these trends in market values would be relevant as of the date of the preparation of this market study if the tower existed. The report was prepared during July 2020.

## ***DEFINITION OF APPRAISAL:***

"The act or process of developing an opinion of value; an opinion of value. Comment: An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., to assessed value, collateral value)"<sup>1</sup>.

However, this market study will not estimate or calculate values for the subject property or any of the residential properties in the subject's neighborhood. The purpose of this market study is for evaluation of the impact from a proposed cellular tower.

***This market study is not and cannot be used as an appraisal report.***

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<sup>1</sup>The Appraisal Foundation, USPAP 2020-2021 Edition, (Washington, DC Appraisal Foundation) 3.

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## ***DEFINITION OF MARKET STUDY:***

"An analysis of the market conditions of supply, demand, and pricing for a specific property type in a specific area."<sup>2</sup>

***Note: This report is identified as a market study and cannot be considered or used as an appraisal report.***

## ***DEFINITION OF FEE SIMPLE ESTATE:***

Fee simple estate is known as the “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”<sup>3</sup>

Utility easements along public roads are common encumbrances on fee simple estate ownerships; however, we recognize that the availability of public utilities generally enhances the potential uses and developability of the land through which they pass. Since it is typical for the comparable sales to have similar utility easements along their respective road frontages, no adjustments are required for rights conveyed regarding these utility adjustments and the subject’s ownership is considered to be equivalent to fee simple estate.

The parent parcel is owner-occupied vacant farmland to be partly improved with a cellular tower site. We assume that long-term leases do not currently encumber the parent parcel or that if such leases do exist, they will not impact the potential to construct the proposed cellular tower.

In addition, we assume that the sales of single-family residential properties reviewed in this market study were arm’s length transactions (which is one of the criteria for selecting the properties included in the various studies).

Therefore, the fee simple estate is considered for both the subject’s parent parcel as well as for all of the sale properties evaluated in the market studies.

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<sup>2</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015) 140.

<sup>3</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015) 90.



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## ***DEFINITION OF LARGER PARCEL:***

“In governmental land acquisitions and in valuations of charitable donations of partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.”<sup>4</sup>

## ***DEFINITION OF MARKET VALUE:***

The definition of market value, as defined by the Office of the Comptroller of the Currency – 12 CFR 34.42(g), Federal Reserve Board – 12 CFR 225.65(b), Federal Deposit Insurance Corporation – 12 CFR 323.5(b), Office of Thrift Supervision – 12 CFR 564.5(b), National Credit Union Administration – 12 CFR 722.5(b) in compliance with Title XI of FIRREA, is as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and each acting in what they consider their own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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<sup>4</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015) 127.



# CNY Pomeroy Appraisers, Inc.

## ***SCOPE OF WORK:***

To reach a value opinion for the subject, the following steps were taken:

**Area/Neighborhood Analysis:** Data available from Rensselaer County and the Town of Brunswick regarding population trends, growth forecasts, and industry and employment were reviewed. Various zoning, planning, building, and assessment and tax records were consulted as deemed necessary to complete this market study. The subject neighborhood was not personally toured for purposes of this assignment but was observed during previous appraisal assignments and from aerial photography and a variety of maps and public documents. Competitive neighborhoods were identified and researched for sources of sale data to evaluate for this market study.

**Site and Improvement Description:** The subject property was not personally inspected. The subject's site area and legal description was based on information obtained from the Rensselaer County Real Property Offices, and the Town of Brunswick assessment offices, as well as information provided by the client. Site information, such as zoning, utilities, etc., was based on discussions with representatives of Rensselaer County and the Town of Brunswick as needed for this market study. Once all the data was gathered, the subject property was analyzed with regards to its highest and best use as vacant.

**Valuation Methods:** The data presented in this report was studied to extract the trends in market values of improved residential properties following the construction of a cellular tower within close proximity to potentially affected single-family residential properties. The appropriate valuation model was used in analyzing the subject. A limited version of the Sales Comparison Approach, specifically an analysis of sale data of improved residential properties, was used in this analysis. The Cost Approach was considered but is not useful for evaluating market trends as the analysis of sale data will provide. Similarly, the Income Capitalization Approach was also considered but single-family residential properties are not typically rented in the neighborhood of each of the proposed or existing cellular tower sites, and, as a result, would not provide meaningful results. Additionally, a market participant would not use either the Cost or Income Capitalization Approaches as reliable indications of trends in market value. It is our opinion that the data contained in this report is accurate, and it sufficiently supports the final value. Information is reported in a market study.

**Data Collection:** The data collected included an investigation of sales of improved residential properties within close proximity of the proposed cellular tower site. The data obtained has been analyzed for overall comparability and suitability for the proposed cellular tower site. This data has been obtained primarily from [www.Real-Info.com](http://www.Real-Info.com) and is assumed to be accurate for purposes of this market study.



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The scope of this assignment includes the application of a limited version of the Sales Comparison Approach including research and statistical analysis of completed transfers of improved residential properties within close proximity of the proposed cellular tower site. An analysis was made, reviewing recent transactions in the market. We have identified several cellular towers in the same region of the state that were recently constructed, identified as control cellular towers, and have analyzed the average (mean) and median sale prices of residential properties in close proximity to those towers in one or both of the following comparisons:

- Before and After Analysis
  - Before Analysis reviews sale prices within a designated study area around each tower for the two-year period prior to the construction of the control cellular tower (calendar years ending at least one year prior to the tower construction to exclude the announcement and application period)
  - After Analysis reviews sale prices within the same designated study area around each tower for the two-year period after the construction of the control cellular tower (calendar years following the year of construction)
  - The Before Analysis will be adjusted by the time trend that is applicable in the study area so that both sets of sales are examined as of the same point in time
  - The Before Analysis sale prices are compared to the After Analysis sale prices to determine if there is any significant difference in sale prices that could be attributable to the presence of the control cellular tower being studied
- Sale – Resale Transactions Analysis
  - Residential properties that were sold at least twice during the time before and after the construction of a control cellular tower
    - First sale transactions occurred within a few years prior to the tower construction
    - Second sale transactions that occurred after the tower construction
    - Differences between the unit sale prices were reviewed for direction of price changes and magnitude of the price changes. Where multiple sale-resale transactions were identified for each control cellular tower location, we have also analyzed the overall average and median changes in the sale price differences.
  - Residential properties that were sold at least twice after the construction of a control cellular tower
    - These sale transactions were reviewed to analyze the direction of price changes and magnitude of the price changes after a tower has been constructed.

The pertinent data is included in the body and the Appendix of this report. It has been analyzed for several factors used in the valuation process. The data has been used to form a value conclusion for the subject in a market study. This report conforms to USPAP and the standards set forth by the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers.

# CNY Pomeroy Appraisers, Inc.

## ***SPECIAL ASSUMPTIONS FOR VALUATION:***

### *EXTRAORDINARY ASSUMPTIONS:*

“An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.” Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.”<sup>5</sup>

The extraordinary assumption made for this assignment includes the following:

- Since the subject property and parent parcel were not inspected for this assignment, we also assume that the information about the subject and each of the control cellular tower sites is as depicted in the public records and information provided by the client, and from what is available from aerial photographs and other available sources.

It is noted that the use of these extraordinary assumptions might affect the assignment results. Please refer to the complete list of Underlying Assumptions and Limiting Conditions contained within the report.

### *HYPOTHETICAL CONDITIONS:*

“A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”<sup>6</sup>

For this valuation, no hypothetical conditions are assumed.

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<sup>5</sup>The Appraisal Foundation, USPAP 2020-2021 Edition, (Washington, DC Appraisal Foundation) 4.

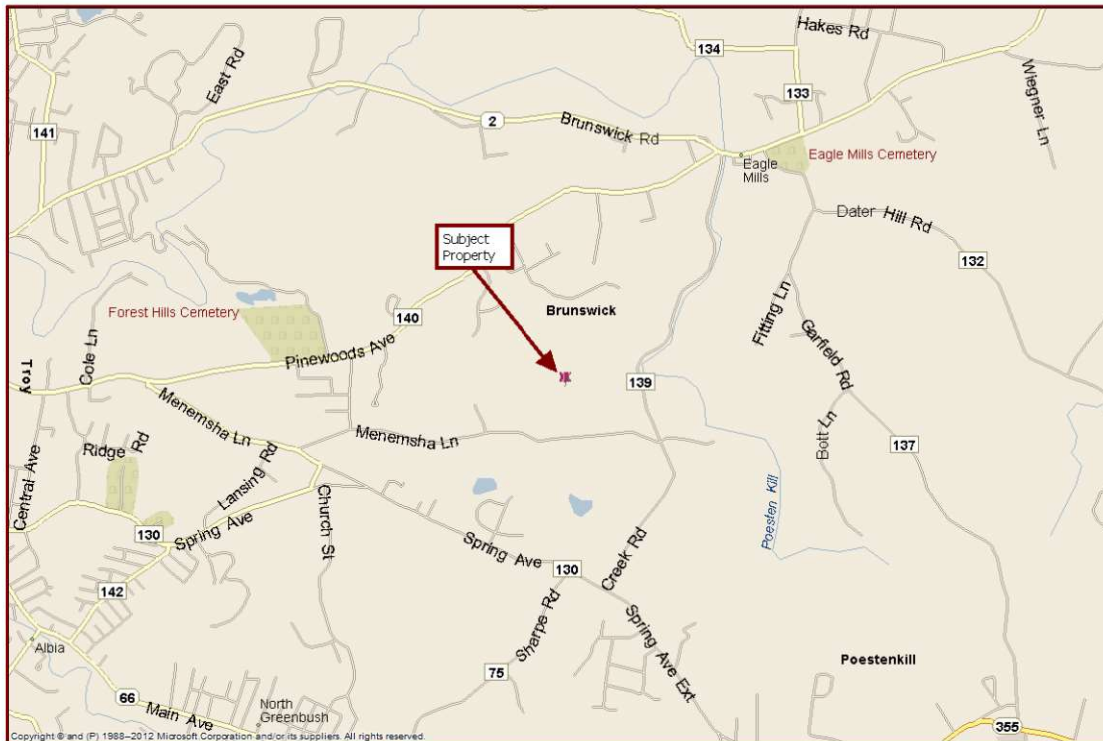
<sup>6</sup>The Appraisal Foundation, USPAP 2020-2021 Edition, (Washington, DC Appraisal Foundation) 4.



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## ***NEIGHBORHOOD/LOCAL MARKETING AREA ANALYSIS:***

The subject property is on the north side of Menemsha Lane and on the west side of Creek Road, in the town of Brunswick, Rensselaer County, New York.



The relationship of a property to the surrounding properties forms the basis of neighborhood analysis. “Social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property, which in turn, directly affects the value of the subject property itself” (*The Appraisal of Real Estate, 14th Edition*). Thus, neighborhood analysis is a study of forces and factors, which will influence the value of a property in the future.

Within a given community, there are various groupings of land areas. Areas devoted to various uses that are somewhat similar are known as neighborhoods. The neighborhood is defined as “a portion of a larger community in which there is a homogeneous grouping of inhabitants, buildings, or business enterprises. Inhabitants of a neighborhood usually have a more than casual community of interest and a similarity of economical level or cultural background. Neighborhood boundaries may consist of well-defined natural or man-made barriers, or they may be well-defined with a distinct change in land use, or in the character of the inhabitants.”

Thus, a neighborhood may be either used as a residential, commercial, industrial or agricultural neighborhood. There might possibly be a mixture of these uses within any given neighborhood; however, there is normally a predominant characteristic to the neighborhood. The various social, economic, physical and political forces within a neighborhood also influence the individual properties within the area.



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The parent parcel is in a rural area with several road-front residential properties and residential subdivisions located within a half-mile radius, intermixed with agricultural and woodland parcels. This combination of land uses and residential properties is similar to many of the neighborhoods within commuting range of Albany, Troy, Schenectady and Saratoga Springs in east-central Upstate New York. For purposes of this market study, we consider east-central Upstate New York, consisting of Rensselaer, Albany, Schenectady, Saratoga, and Washington counties as being relatively homogenous in demographic character and composition.

We have analyzed economic trends essential to this market study assignment to evaluate the change in prices over the time-period from which the comparable sales in the *before* studies are time-trended to the mid-date of the *after* sales so both sets of sales can be compared within the same time period. Our analysis of subject's market considers numerous sources in arriving at an understanding of trends in real estate values. CNY Pomeroy Appraisers, Inc. has maintained sales and rental records that track the economic history of this area, have reviewed trends of residential sale prices in the surrounding counties, and have reviewed other economic indicators such as building costs and consumer price indices. In addition, we regularly discuss the market with other industry representatives including real estate professionals, contractors, and developers.

County	2017	2018	2019	Compound Change 2017-2019
Albany	\$207,000	\$210,000	\$217,500	5.07%
Rensselaer	\$177,500	\$179,900	\$184,700	4.06%
Saratoga	\$282,500	\$290,000	\$294,900	4.39%
Schenectady	\$161,000	\$170,000	\$166,000	3.11%
Washington	\$142,000	\$142,750	\$144,900	2.04%

We have also reviewed annual rates of change for construction costs (of Class D buildings in the Eastern region, as reported by Marshall Valuation Service) and cost-of-living increases reflected by National Consumer Price Index. The rates from 2014 through 2020 are displayed in the following table:

Year	Building Cost Index <sup>7</sup>	Change	CPI <sup>8</sup>	Change
2014	2988.5	N/A	238.343	N/A
2015	3042.2	1.8%	238.638	0.1%
2016	3040.0	-0.1%	241.018	1.0%
2017	3084.2	1.5%	244.955	1.6%
2018	3218.2	4.3%	251.989	2.9%
2019	3256.9	1.2%	256.143	1.6%
2020	3299.1	1.3%	257.797	0.6%
Compound Change 2014-2020		1.7%		1.3%

Based on the market data analyzed which shows a mix of positive and negative time trends, a **3% per year** annual appreciation rate will be applied to the comparable sales used in the Market Study analyses.

<sup>7</sup>Marshall & Swift, Marshall Valuation Service (Los Angeles; July 2020) Section 99, Page 4.

<sup>8</sup>"Consumer Price Index", United States Department of Labor – Bureau of Labor Statistics, accessed July 14, 2020, <https://www.bls.gov/cpi/>



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## ***PROPERTY DATA:***

### *LOCATION:*

The subject's address is 275C Menemsha Lane and Creek Road, in the town of Brunswick, Rensselaer County, New York.

### *HISTORY:*

The parent parcel is vacant farmland to be partly improved with a cellular tower site on a combined 125.65± acres and is identified by the Town of Brunswick as tax parcel 113.-5-7.1 and 113.-5-10.11. The subject property is proposed to be a 2.19-acre site for a cellular tower.

## ***SITE DESCRIPTION:***

We have reviewed the Town of Brunswick tax map, aerial photographs, soil and topography maps, and the provided documents in preparing the following description of the parent parcel:

SITE SIZE:	According to the Town of Brunswick tax map, the site size is a combined 125.65± acres (two tax parcels).
FRONTAGE:	1,445± feet of frontage on the north side of Menemsha Lane, 1,350± feet of frontage on the west side of Creek Road and 730± feet of frontage on the east side of Creek Road.
SHAPE/TOPOGRAPHY:	The subject site is irregular in shape. Topography is generally level to gently sloping with some moderately steep areas.
INGRESS/EGRESS:	Adequate ingress and egress is available from Menemsha Lane and Creek Road.
UTILITIES:	Rural sites have public utilities available including electricity and telephone.
LEGAL RESTRICTIONS:	We were not made aware of or given a title report of any easements, encroachments or legal restrictions that would adversely affect the site's use or value. Utility easements are typical and usually do not have a negative effect on value. However, if this is an area of concern, a title search is recommended.

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HAZARDOUS SUBSTANCES:	A Phase I Environmental Site Assessment prepared by Tectonic Engineering and Surveying Consultants, P.C., dated October 10, 2019 was provided for this property. The conclusion of this report states “This assessment has revealed no evidence of recognized environmental conditions in connection with the Property. In addition, conditions indicative of releases or threatened releases were not identified. As a result, no further action is recommended.” After reviewing Tectonic’s report, we acknowledge that the property appears to be free of any environmental issues.
RELATIONSHIP OF SITE TO SURROUNDING PROPERTIES:	Properties in the immediate area are primarily rural residential, residential subdivision, agricultural and recreational.
SITE IMPROVEMENTS:	There are no site improvements in close proximity to the proposed cellular tower sites.

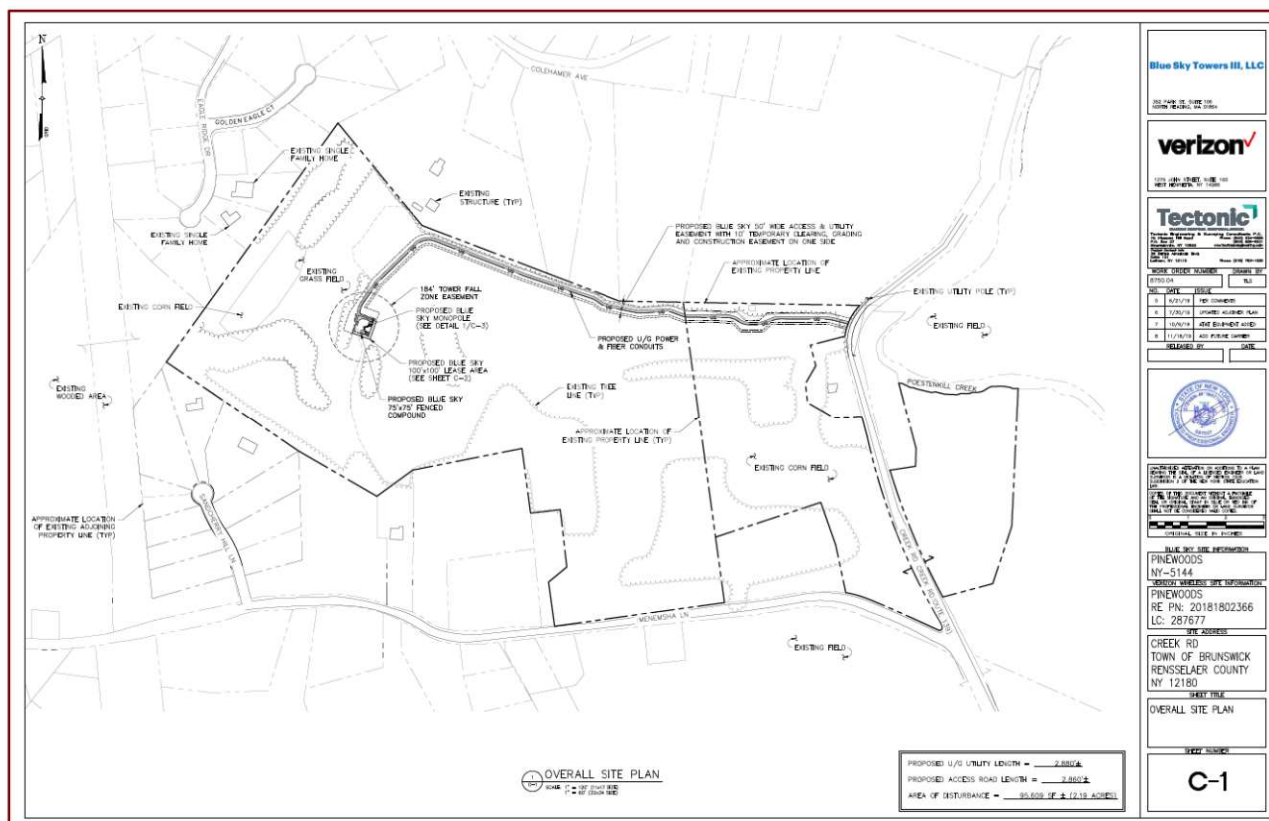
## *COMMENTS:*

The subject site is a proposed cellular tower to be constructed on the parent parcel. As of the writing of this market study, we understand that the proposed tower will be a monopole style tower with a height of 80 feet, 90 feet or 150 feet – depending upon where it is placed on the parent parcel.

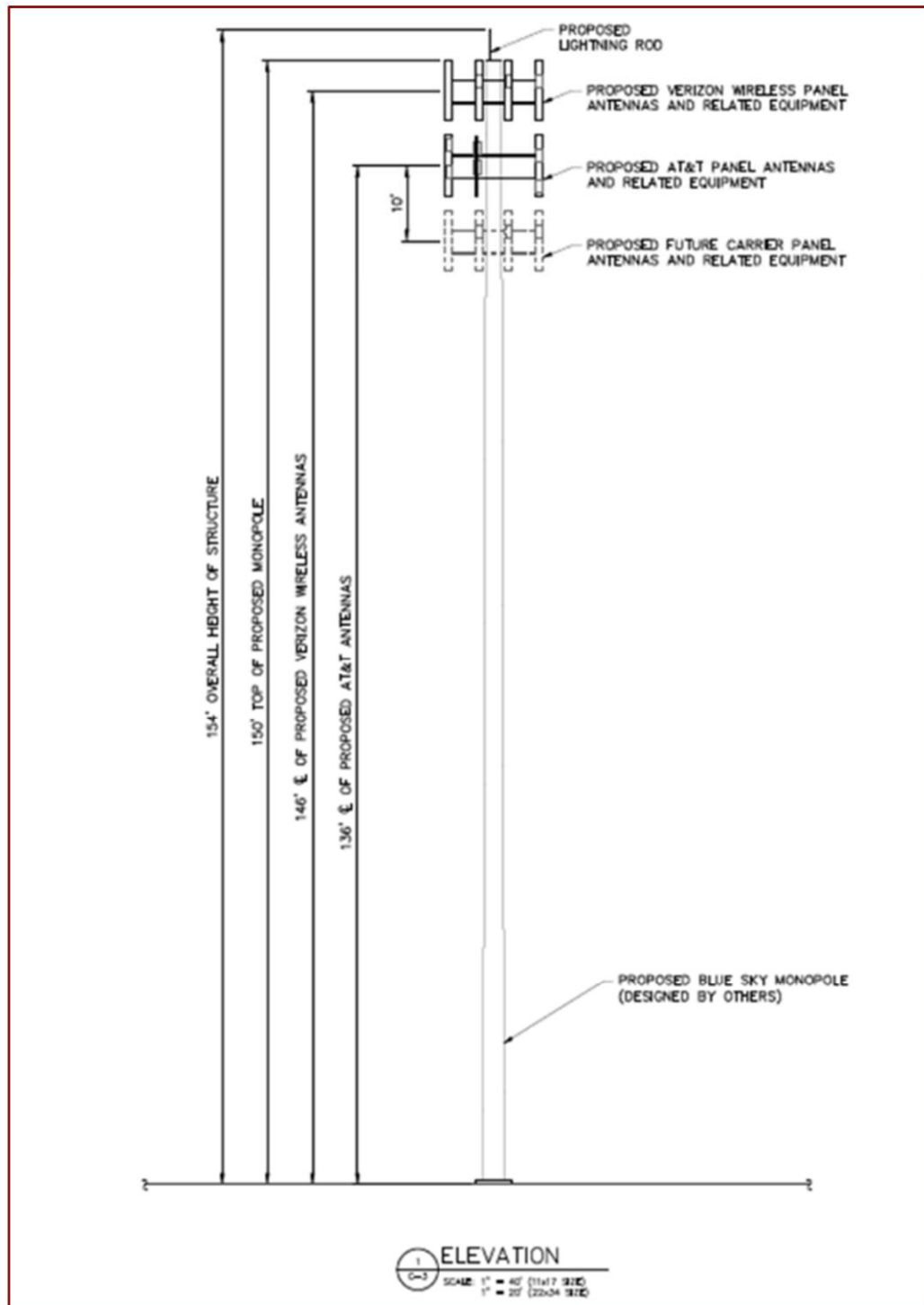
The parent parcel is not known to be encumbered with any long-term arm’s length leases.

A copy of the Overall Site Plan and an aerial photograph of the parent parcel, plus a sketch of the proposed cellular tower follow for the reader’s reference.





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## ***HIGHEST AND BEST USE:***

In appraisal practice the concept of highest and best use represents the premise upon which value is based. **Highest and best use** is defined as follows:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”<sup>9</sup>

The principle of highest and best use sets forth a fundamental proposition in property economics. Limited by the constraints created by law and the marketplace, the highest and best use is that which returns the highest present value to the land or improved property (as defined) as of the date of appraisal. The highest and best use is influenced by many general and specific considerations that must be weighed to determine if the proposed use is:

- 1) **Legally permissible** under zoning and other municipal regulations; private restrictions, and environmental regulations;
- 2) **Physically possible** for development considering the size, shape, and topography of the site, available utilities; and unusual site or property conditions;
- 3) **Financially feasible** in terms of producing a positive return to the land or property; and;
- 4) **Maximally productive** for the use that produces the highest price, or value, consistent with market expectations.

The result is a developmental concept that maximizes the value of the land and the rate of return on the overall investment. The highest and best use analysis considers the property’s most profitable use as vacant. It considers uses that are legally permissible, physically possible, financially feasible, and maximally productive. The most profitable use under these constraints represents the highest and best use.

### *AS VACANT:*

After considering the four criteria, it is our opinion that the highest and best use of the subject, as vacant, is for agricultural usage with some potential for rural residential development.

### *AS IMPROVED:*

Based upon the preceding data, it is our opinion that the highest and best use of the property, as improved, is for its proposed cellular tower on a building site size lot.

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<sup>9</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015) 109.

# CNY Pomeroy Appraisers, Inc.

## ***VALUATION PROCESS:***

The intended use of this market study is for evaluation of the impact from a proposed cellular tower on nearby single-family residential properties. This market study is being reported in a restricted report format that relies on the analysis of sales of improved residential properties before and after the construction of a proposed cellular tower.

In valuing the subject, a limited version of the Sales Comparison Approach is used with the analysis of sales of improved residential sales to evaluate trends in sale prices before and after the construction of the proposed cellular tower studied (“tower”). Residential sales were researched using the [www.real-info.com](http://www.real-info.com) data base which shows records of all land and improved properties in New York State. For this market study, the following criteria were used to select the sales used for each part of the study:

- Sales that were classified as single-family residential, with a Property Classification Code (PCC) of 210
- Sales that were identified as arm’s length transactions
- Sales with sale prices of at least \$50,000
- Sales that included all pertinent data required for this market study
- Summaries of each set of sales for each of the towers studied are included in the Appendix
- Each set of sales was analyzed to calculate the overall average unit price (average sales price divided by average house size) and overall median unit price (median sales price divided by median house size)
- Sales of improved residential properties will include analyzing the changes in whole sale prices; however, it is our opinion that the unit prices (sale price divided by building size in square feet) reflects the most reliable changes in the trends of the sale prices
- Two types of studies have been utilized
  - Before and After study reviews two sets of sales
    - Before sales are from the two-year period prior to the year of construction of the tower
    - After sales are from the two-year period after the year of construction of the tower
    - A time adjustment of 3% per year is applied to the Before average and median unit prices to adjust those earlier prices to the same time frame as the After average and median unit prices
  - Sale-resale transactions
    - Properties that sold within a short time period prior to and after the construction of a control cellular tower
    - Properties that sold at least twice after the construction of a control cellular tower
    - A time adjustment is not applied to the earlier sale transaction; rather, the amount of the percentage of change per year is compared to the 3% annual time trend analyzed in the economic trends analysis to determine if the change in prices of sale-resale properties is similar, lesser or greater than the area’s general time trend.



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- The average and median unit prices for each set of sales are compared to each other to calculate any significant differences between the sales that may potentially have been affected by the newly constructed control cellular towers to the sales that were unaffected but within the same neighborhoods.

This market study will not estimate or calculate values for the parent parcel or the subject property. The purpose of this market study is for evaluation of the impact from a proposed cellular tower which will be visible above the typical height of mature trees in subject's neighborhood.

***This market study is not and cannot be used as an appraisal report.***



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## ***MARKET STUDIES OF RESIDENTIAL SALES:***

### *Paired Sales Analysis – Using Area Sales:*

The following table summarizes the locations of similar cellular towers that in the same region of Upstate New York and were constructed within the past twelve years.

Name	Street	Town	County	Tax Map #	Latitude	Longitude	Style	Height	Year Built
Hoags Corners		Nassau	Rensselaer	181.00-1-24.11	42° 34' 52.96"N	73° 31' 01.25"W	Monopole	120	2018
Flaglers Corners	753 Grooms Rd	Clifton Park	Saratoga	276.-2-30.1			Monopole	120	2008
Country Knolls, Vertical Bridge		Clifton Park	Saratoga	258.0-2-84.1	42° 54' 14.50"N	73° 50' 55.90"W	Monopole	170	2014
Eagle Bridge		White Creek	Washington	290.02-1-68				100	2015
Gansevoort	5 Blue Heron Terrace	Northumberland	Saratoga	116.00-1-2.11			Monopole	120	2016
Guiderland	5075 Hurst Road	Guiderland	Albany	38-5-12			Monopole	120	2019
Mohawk Balltown	500 Balltown Road	Niskayuna	Schenectady		42° 46' 39.36"N	73° 53' 19.62"W	Monopole	110	2018/2019
Troy North	79 102nd Street	Troy	Rensselaer	90.47-3-1&2	42° 45' 26.90"N	73° 40' 28.75"W	Monopole	75	2016
Milton Center	450 Rowland Street	Ballston Spa	Saratoga	177-1-16	43.055925	-73.84492806	Monopole	125	2019
Hutchins Road	2202 Rt. 50 South	Saratoga Springs	Saratoga	190-2-7	43.038386	-73.825042	Monopine	110	2015
Niskayuna DOT	1054 WTRY Rd.	Niskayuna	Schenectady	61-3-7	42.77906944	-73.83477778	Monopole	120	2019
Clarksville	20 Stove Pipe Rd.	New Scotland	Albany	105-2-16.1	42.578586	-73.971178	Monopole	120	2018
Shakers	12 Airline Dr.	Colonie	Albany	30-2-6.44	42.732453	-73.821969	Monopole	85	2017
Johnsonville	184 Akin Rd.	Johnsonville	Rensselaer	12-1-7.11	42.92877222	-73.51860277	Monopine	150	2017
Just - Moe Road	329 Moe Road	Clifton Park	Saratoga	277-3-11.11	42.838106	-73.790936	Monopole	95	2019

We have reviewed the locations of each of these cellular towers, identified as control cellular towers for evaluation purposes, for neighborhood characteristics and potential for significant sale transaction history before and after the construction of each respective tower.

For control cellular towers that were built more than two years ago, we reviewed the single-family residential sales activity to determine if there were a sufficient number of sales to analyze that occurred for the two-year period prior to the year of tower construction that could be compared to the sales activity for the two-year period after the year of tower construction. If the tower was built within the past two years, then a ***before and after*** sales analysis will have limited “after” sales to examine – taken from the month after the tower completion to the current time.

From this review we have identified that the following tower locations have a sufficient amount of residential sales activity in close proximity to complete ***before and after*** analyses. The complete spreadsheets identifying the sales in each data set complete with calculations for the average and median sale prices and unit sale prices (price per square foot of building area), time-adjusted average and median unit prices for the ***before*** sales’ groups, and the differences between the ***before*** sales and the ***after*** sales are included in the Appendix. We have also shown the average and median building sizes and effective ages to show that both data sets are relatively uniform in characteristics except for the presence of a nearby cellular tower.



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SUMMARY OF BEFORE & AFTER SALES ANALYSES									
TOWER NAME	TOWN	COUNTY	DATE CONST.	BEFORE TIME-ADJ \$/SF		AFTER \$/SF		DIFFERENCE	
				AVERAGE	MEDIAN	AVERAGE	MEDIAN	AVERAGE	MEDIAN
Troy North	Troy	Rensselaer	2016	\$91.19	\$76.73	\$102.18	\$89.13	12.05%	16.16%
Hutchins	Saratoga Spgs	Saratoga	2017	\$149.48	\$151.81	\$142.75	\$148.03	-4.50%	-2.49%
Shakers	Colonie	Albany	2017	\$140.71	\$140.58	\$147.17	\$159.09	4.59%	13.17%
Niskayuna DOT	Niskayuna	Schenectady	2019	\$143.13	\$134.38	\$131.99	\$144.52	-7.78%	7.55%
Milton Center	Ballston Spa	Saratoga	2019	\$129.68	\$130.47	\$132.39	\$131.08	2.09%	0.47%
						OVERALL AVERAGE		1.29%	
						OVERALL MEDIAN			7.55%

As shown in the above table, the overall average and median changes in single-family residential values for properties in the study areas, after adjusting the older *before* groups of sales for time, produced overall increases of 1.29% and 7.55%, respectively.

## Paired Sales Analysis – Sale / Re-sale Transactions:

We have also reviewed the transactions from each set up sales to identify properties that sold at least twice in the respective study periods. For this part of the market study we used the following criteria for identifying usable Sale / Re-Sale transactions:

- Time period between sale dates of at least one year
- Sale dates to be before and after the date of tower construction
- Alternatively, sale dates after the date of tower construction to see if price trends were positive or negative

The following table summarizes the Sale / Re-sale transactions:

SUMMARY OF SALE - RESALE TRANSACTIONS						
TOWER NAME	TOWN	COUNTY	DATE CONST.	TYPE OF PAIRED TRANSACTION	% CHANGE PER YEAR	
					AVERAGE	MEDIAN
Troy North	Troy	Rensselaer	2016	Before & After Tower Construction	4.21%	4.21%
Hutchins B&A	Saratoga Spgs	Saratoga	2017	Before & After Tower Construction	5.44%	5.44%
Shakers	Colonie	Albany	2017	Before & After Tower Construction	5.31%	4.01%
Shakers	Colonie	Albany	2017	Post Tower Construction	3.61%	2.98%
Niskayuna DOT	Niskayuna	Schenectady	2019	Before & After Tower Construction	5.45%	5.45%
Milton Center	Ballston Spa	Saratoga	2019	None		
				OVERALL AVERAGE	4.80%	
				OVERALL MEDIAN		4.21%

As shown in the above table, the overall average and median changes in the sale / re-sale prices of single-family residential values for properties in the study areas produced overall increases of 4.80% and 4.21%, respectively. Both the overall average and median rates of change exceed the 3% annual time trend derived previous in this market study and which was used to adjust the sale prices of the *before* sales used in the previous market study. Even the four sets of sale-resale transactions after the tower construction identified in the Shakers study showed average and median increases of 3.61% and 2.98%, respectively, which match or exceed the annual time trend rate.



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## ***SUMMARY AND RECONCILIATION OF VALUE INDICATORS:***

The subject property has a rural/near-suburban location in the town of Brunswick, Rensselaer County, New York. The subject is vacant farmland to be partly improved with a cellular tower site on a combined 125.65± acres (two tax parcels). The property is in average condition.

The intended use of this appraisal is to estimate the “as is” market value of the fee simple estate interest for evaluation of the impact from a proposed cellular tower. This appraisal does not include consideration for personal property, business value, goodwill, or other intangibles. The property is being valued as if free and clear of any potential environmental issues.

Blue Sky Towers III, LLC is the client. The only intended users are the client and the Town of Brunswick. The report may not be distributed to or relied upon by any other persons or entities for any purpose whatsoever, without our written permission. All other uses and users are unintended, unless specifically stated in the letter of transmittal.

The market studies comparing the unit prices of ***before*** transactions (occurring prior to the tower construction and adjusting for the time difference) to the unit prices ***after*** the tower construction resulted in overall average and median changes of 1.29% and 7.55%, respectively, indicating that the surrounding residential properties did not suffer a value loss that could be associated with the nearby cellular tower.

A second set of market studies reviewing the sale prices of the same single-family residential property that transferred both before and after the construction of the control cellular tower resulted in overall average and median changes of 4.80% and 4.21%, respectively, exceeding the 3% annual time trend used in the ***before and after*** market study analysis.

***Based on the preceding analysis, it is our opinion that the values of residential properties in close proximity to a cellular tower site are not adversely affected by those projects.***

Based on the positive value trends observed from the residential markets around each of the control cellular towers investigated, ***there is no market evidence that a cellular tower is not in harmony with the surrounding neighborhood.*** Three of the five ***before and after*** sales analyses showed overall unit price increases that ranged from about 0.5% to over 10% higher for the ***after*** sales after time trend adjustments, indicating that the residential markets around the control cellular tower sites were not adversely affected by the existence of the new tower in the neighborhood. One of the ***before and after*** studies (Niskayuna) showed mixed positive and negative trends after adjusting for time. The fifth ***before and after*** study (Saratoga Springs) did show negative trends after time adjustments, but this study was done in a denser neighborhood where other factors could affect housing prices. Overall, the combination of the five ***before and after*** market studies reflected unit price growth rates that were from about 1% to over 7% (based on average and median unit prices) higher than the region’s overall appreciation rate – indicating that the control cellular towers studied were not out of harmony with the surrounding neighborhoods.



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The second set of market studies reviewing the sale-resale transaction prices of the same property also support the question of whether cellular towers adversely affect the harmony of a neighborhood. Four of the control cellular tower sale-resale market studies showed appreciation rates between the *before* and *after* periods (of tower construction) that were higher than the overall appreciation rates for the region, with the fifth market study (Shakers' post-tower construction) exhibiting an overall growth rate that was slightly higher than the area's appreciation rate. Even the matched paired sales analysis of the selling prices of residences after a tower's construction (Shakers market study) showed that residential property values continue to increase over the time period studied, providing additional evidence that a cellular tower *is not incompatible* with a neighborhood.

Some neighborhoods that experience the construction of a new cellular tower already have existing towers (radio, television, cellular) or other non-residential man-made structures (e.g. powerlines, water towers, solar farms); the market evidence reviewed did not produce any evidence that the addition of another cellular tower would have any significant adverse impact on the area's residential property values.

We have completed similar market studies for the impacts on property values from overhead powerlines, water towers, solar farms, radio and television towers, and cellular towers across Upstate New York. For each of these studies, we found no net negative impacts on the neighborhood's residential property values. The results of the market study research for evaluation of the impact from a proposed cellular tower at the Pinewoods NY-5144 site are similar to what we have found for similar types of market study evaluation assignments.

This estimate of value is subject to the Assumptions and Limiting Conditions outlined and contained in our report. Special attention is directed to the Special Assumption also discussed in this report.

In reconciling these indicators, the quality and quantity of the data is considered. The strengths and weaknesses of the approaches are also considered.

# APPENDIX



## MARKET STUDIES FOR BEFORE & AFTER SALES:

TROY NORTH CELLULAR TOWER - CITY OF TROY, RENNELSAER COUNTY - BEFORE & AFTER SALES ANALYSIS (CONSTR. DATE 2016)																			
COUNTY	TAX MAP #	STREET #	TOWN	BLDG SF	EFF YR	SCHOOL	BLDG STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER BLDG SF	SELLER	DEED BOOK	DEED DATE	BUYER	SEWER	WATER	UTILITIES	
Rensselaer	90.31-123	198	TROY NY	1784	1905	381701 - LANSINGBURGH	OLD STYLE	0.09	2014-02-07	\$92,000	\$51.57	KOBLENSKY STEPHEN	7107	326	SCHELHAAS RONALD	COMMERCIAL	COMMERCIAL	GAS	
Rensselaer	90.47-9-17	14	GRACE CT	TROY NY	1656	1900	381701 - LANSINGBURGH	BUNGALOW	0.16	2014-06-25	\$114,000	JENKINS RYAN	7196	106	RINGRICHARD M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.54-1-6	895	RIVER ST	TROY NY	1617	1890	381700 - TROY	OLD STYLE	0.07	2014-08-01	\$33.40	BOUDREAU CYNTHIA B	7225	12	BENTLEY THOMY CHARLES	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.47-5-32	82	6TH AVE	TROY NY	1517	1940	381700 - LANSINGBURGH	OLD STYLE	0.08	2014-09-30	\$50,500	CAPITAL AREA PROPERTIES	7283	43	WHITE LAURENCE	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.49-2-14	19	AUTUMN LN	TROY NY	1573	2009	381701 - LANSINGBURGH	RANCH	0.40	2015-02-17	\$242,000	RIECE PETER	7405	268	LAIACONA JOSHUA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.47-5-17	10	GRACE CT	TROY NY	1152	1910	381701 - LANSINGBURGH	OLD STYLE	0.10	2015-02-18	\$98,900	ROBINSON-LOFFLER MATTHEW	7403	221	BOGERT JESSICA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.55-6-14	65	GLEN AVE	TROY NY	1245	1890	381700 - TROY	OLD STYLE	0.19	2015-05-02	\$84,000	GREENE BILLIE	7477	327	SAMORAY ALENA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.49-2-19	6	AUTUMN LN	TROY NY	1625	2014	381701 - LANSINGBURGH	COLONIAL	0.17	2015-05-27	\$225,000	BARBERA HOMES INC	7492	98	CATHIELI GREGORY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.55-1-6	61	7TH AVE	TROY NY	1344	1910	381701 - LANSINGBURGH	OLD STYLE	0.10	2017-05-28	\$139,900	ABDUL-MALIK KHALIL	7524	326	ABDUL-MALIK KHALIL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.39-7-11	149	8TH AVE	TROY NY	1144	1940	381701 - LANSINGBURGH	RANCH	0.22	2015-06-30	\$117,000	MORRISSEY MARY	7527	171	LORETO KEVIN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.23-2-3	305	6TH AVE	TROY NY	1210	1930	381701 - LANSINGBURGH	BUNGALOW	0.08	2015-08-28	\$106,500	BOVA JOAL	7586	22	YETTO KIMBERLY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
			AVERAGE		1442	1931		0.15		\$120,345	\$83.43	TIME ADJ. PRICE	3%/YR		\$91.19				
			MEDIAN		1517	1910		0.10		\$106,500	\$70.20	TIME ADJ. PRICE	3%/YR		\$76.73				
Rensselaer	90.55-6-7	20	GARDEN CT	TROY NY	840	1940	381700 - TROY	RANCH	0.23	2017-02-02	\$114,500	A VILES ALBERTO	8087	327	FRANCIS TACUMA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.47-1-1	112	7TH AVE	TROY NY	1026	1910	381701 - LANSINGBURGH	BUNGALOW	0.14	2017-05-25	\$114,000	BURKE F A FONTAINE COLLEE	8187	319	JACKSON ROCHELLE	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.55-6-5	8	GARDEN CT	TROY NY	960	1909	381700 - TROY	RANCH	0.20	2017-06-28	\$102,000	TUSZYNSKI WALTER S	8253	331	GORMAN KIM	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.31-4-4	237	4TH AVE	TROY NY	1548	2006	381701 - LANSINGBURGH	COLONIAL	0.09	2017-06-30	\$185,000	DIPALMA BRIAN	8235	316	LEWIS DARIEN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.31-3-3	258	6TH AVE	TROY NY	1488	1940	381701 - LANSINGBURGH	OLD STYLE	0.10	2017-09-25	\$140,850	SAUER JOANNE	8305	147	WILLIAMS LATYEA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.49-2-7	5	AUTUMN LN	TROY NY	1720	2017	381701 - LANSINGBURGH	COLONIAL	0.53	2017-11-22	\$300,225	BARBERA HOMES INC	8381	20	LYON TARA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.55-6-14	192	6TH AVE	TROY NY	2184	1910	381701 - LANSINGBURGH	OLD STYLE	0.09	2018-01-26	\$128,700	SOLIS FRANK	8433	217	ACKERLEY JASON	COMMERCIAL	COMMERCIAL	GAS ELECTRIC	
Rensselaer	90.49-2-18	8	AUTUMN LN	TROY NY	1530</														

HUTCHINS

HUTCHINS CELLULAR TOWER - TOWN OF SARATOGA SPRINGS - SARATOGA COUNTY - BEFORE & AFTER SALES ANALYSIS (CONSTR. DATE SEPT. 2015)																				
COUNTY	TAX MAP #	STREET	STREET #	TOWN	BLD GSF	EFF YR	SCHOOL	BLDG STYLE	ACRES	SALE DATE	SALE PRICE	BLDG SF	PER SF	SELLER	DEED BOOK	D	BUYER	SEWER	WATER	UTILITIES
Saratoga	190.16-1-39	30		LAMPLIGHTER LN	SARATOGA SPRINGS NY	1104	1975	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.24	2013-02-15	\$174,000	\$157.61	CARTER JAS	2013	7674	SCHILLINGER MICHAEL	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.16-1-40	32		LAMPLIGHTER LN	SARATOGA SPRINGS NY	1368	1974	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.23	2013-04-30	\$174,000	\$127.19	MEYERS JEFFREY LEE	2013	32945	DAY CHARLES	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.12-4-37	68		WAGON WHEEL CTR	SARATOGA SPRINGS NY	1368	1972	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.32	2013-06-07	\$196,100	\$143.35	MILES DAVID NATHANIEL	2013	27073	RADLOWSKI ADAM MICHAEL	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.12-4-42	58		WAGON WHEEL TRL	SARATOGA SPRINGS NY	1279	1974	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.28	2013-06-24	\$187,000	\$146.21	STRACK KAREN	2013	27777	STREETER PHILIP	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.12-5-35	17		DEERLEAP PL	SARATOGA SPRINGS NY	1368	1972	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.24	2013-06-30	\$190,000	\$138.89	NAZARENKO MATTHEW	2013	23717	KIERAN STEPHEN	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.16-1-20	154		HATHORN BLVD	SARATOGA SPRINGS NY	1368	1975	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.29	2013-06-18	\$186,000	\$135.96	TOLLIS LYNDSIEY	2013	31978	ONEIL NICHOLAS	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.16-1-9	45		FERNELLE SPRING DR	SARATOGA SPRINGS NY	1368	1974	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.27	2013-06-21	\$160,000	\$116.96	CARLSON CAREN	2013	26741	CARLSON CAREN	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.12-1-59	28		KARISTA SPRING DR	SARATOGA SPRINGS NY	1286	1972	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.25	2013-07-01	\$175,300	\$136.31	MATHER JOHN RONALD	2013	28437	SCHMITT TIMOTHY	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.19-1-23	21		CARRIAGE WAY	MILTON NY	1915	1990	414201 - BALLSTON SPA	COLONIAL	0.54	2013-07-15	\$273,000	\$142.56	PRESCOTT ADAM	2013	30005	STRAIT BRADLEY	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.16-2-4	73		WAGON WHEEL TRL	SARATOGA SPRINGS NY	1664	1974	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.29	2013-08-29	\$305,000	\$123.20	COOKE NIKKI	2013	37165	CROUT OLIVER	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.12-2-13	90		HATHORN BLVD	SARATOGA SPRINGS NY	1737	1972	411500 - SARATOGA SPRINGS COLONIAL	RAISED RANCH	0.29	2013-09-09	\$243,000	\$139.90	SCHNEIDER PN	2013	39091	HAZLE RANDY	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.15-2-5	42		COACHMAN DR	MILTON NY	1368	1968	414201 - BALLSTON SPA	RAISED RANCH	0.39	2013-09-16	\$198,000	\$144.74	MOLL WILLIAM	2013	38740	GUARNIERI CHRISTINE	PRIVATE	COMMERCIAL GAS ELECTRIC	
Saratoga	190.11-2-17	35		MARGARET DR	MILTON NY	1404	1971	414201 - BALLSTON SPA	CAPE COD	0.34	2013-10-09	\$192,000	\$151.00	DODGE N P JR-TRUSTEE	2013	46566	CHRISTOPHER MATTHEW	PRIVATE	PRIVATE	GAS ELECTRIC
Saratoga	190.12-3-2	100		HATHORN BLVD	SARATOGA SPRINGS NY	1207	1972	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.29	2013-10-23	\$201,000	\$166.53	HANNAM SANDRA	2013	44770	CARMICHAEL DAVID	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.19-1-26	24		PINEHOLLOW DR	MILTON NY	1574	1991	414201 - BALLSTON SPA	COLONIAL	0.50	2013-10-25	\$238,000	\$151.21	NATIONAL TRANSFER SERVICE	2013	44417	LEONHARDT PETER	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.12-4-24	99		HATHORN BLVD	SARATOGA SPRINGS NY	1279	1973	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.24	2013-12-13	\$157,230	\$123.32	CHANG SHIAN MIN	2013	50298	BOONE SETH	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.15-2-29	11		GREY BIRCH TRL	MILTON NY	1800	1967	414201 - BALLSTON SPA	RAISED RANCH	0.42	2013-12-13	\$186,430	\$103.57	PITT BRIAN	2013	50737	CITTADINO CHRISTOPHER	PRIVATE	COMMERCIAL GAS ELECTRIC	
Saratoga	190.15-2-37	39		COACHMAN DR	MILTON NY	936	1968	414201 - BALLSTON SPA	RANCH	0.41	2014-01-14	\$172,500	\$184.29	HENRIE JAMES	2014	3931	LICATA-STOLL LISA	PRIVATE	COMMERCIAL GAS ELECTRIC	
Saratoga	190.12-5-30	7		DEERLEAP PL	SARATOGA SPRINGS NY	1430	1972	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.39	2014-01-21	\$206,250	\$144.23	BOIS GLENN	2014	4489	MYERS GORDON	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.7-3-30	16		HEATHER LN	SARATOGA SPRINGS NY	1660	1970	411500 - SARATOGA SPRINGS COLONIAL	RAISED RANCH	0.31	2014-02-18	\$159,000	\$95.78	HALLSTEAD RICHARD	2014	7311	STAGNITTI DAVID	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.15-2-66	19		DEERFIELD PL	MILTON NY	1368	1962	414201 - BALLSTON SPA	RAISED RANCH	0.84	2014-02-18	\$193,000	\$141.08	HYDE LAWRENCE	2014	5028	KWIAT STEVEN	PRIVATE	COMMERCIAL GAS ELECTRIC	
Saratoga	190.16-1-18	150		HATHORN BLVD	SARATOGA SPRINGS NY	1368	1975	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.24	2014-04-04	\$190,000	\$138.89	PLUE MICHAEL	2014	10126	JORDAN LANCE F	COMMERCIAL	COMMERCIAL PRIVATE	ELECTRIC
Saratoga	190.16-1-55	29		HUTCHINS RD	SARATOGA SPRINGS NY	1800	1976	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.40	2014-05-12	\$190,000	\$105.56	COE SAMUEL	2014	13839	ALBOHN JUSTIN	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.15-2-33	3		GREY BIRCH TRL	MILTON NY	1296	1967	414201 - BALLSTON SPA	RAISED RANCH	0.34	2014-05-12	\$218,600	\$168.67	COPE CHARLES	2014	13368	MCCLURE JOSEPH	PRIVATE	COMMERCIAL GAS ELECTRIC	
Saratoga	190.19-1-12	31		PINEHOLLOW DR	MILTON NY	1235	1991	414201 - BALLSTON SPA	COLONIAL	0.65	2014-06-13	\$223,000	\$180.57	FEATHERS MELINDA	2014	17108	MERO ANTHONY	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.16-1-70	9		GREYBIRCH CT	SARATOGA SPRINGS NY	1660	1974	411500 - SARATOGA SPRINGS COLONIAL	RAISED RANCH	0.77	2014-09-02	\$250,000	\$138.55	STEWART CAROL	2014	26257	ERVIN MICHAEL	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.15-2-17	18		GREY BIRCH TRL	MILTON NY	1368	1969	414201 - BALLSTON SPA	RAISED RANCH	0.51	2014-09-09	\$190,000	\$138.89	MILLER ADRIENNE	2014	26500	MAJCE CHARLA	PRIVATE	COMMERCIAL GAS ELECTRIC	
Saratoga	190.12-5-21	16		DEERLEAP PL	SARATOGA SPRINGS NY	1612	1973	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.23	2014-10-15	\$170,000	\$105.46	ROBERSON JOHN	2014	30882	OBRIEN TERRY	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
Saratoga	190.16-2-10	88		WAGON WHEEL TRL	SARATOGA SPRINGS NY	1664	1974	411500 - SARATOGA SPRINGS RANCH	RAISED RANCH	0.26	2014-10-30	\$225,000	\$135.22	CARUSO KELLI	2014	32579	BEER MATTHEW	COMMERCIAL	COMMERCIAL GAS ELECTRIC	
				AVERAGE		1443	1974			0.37		\$197,376	\$136.76	TIME ADJUSTED PRICE		3%/YR				
				MEDIAN		1368	1973			0.31		\$190,000	\$138.89	TIME ADJUSTED PRICE		3%/YR				
																				\$149.48
																				\$151.81



## CNY Pomeroy Appraisers, Inc.

HUTCHINS CELLULAR TOWER - TOWN OF SARATOGA SPRINGS - SARATOGA COUNTY - BEFORE & AFTER SALES ANALYSIS (CONSTR. DATE SEPT. 2015)																		
COUNTY	TAX MAP #	STREET #	STREET	TOWN	BLD GSF	EFF YR	SCHOOL	BLDG STYLE	ACRES	SALE DATE	PRICE		DEED BOOK	DEED PAG	SEWER	WATER	UTILITIES	
											PRICE	BLDG SF						
Saratoga	190.12-4-40	62	WAGON WHEEL TRL	SARATOGA SPRINGS NY	1456	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.28	2016-01-21	\$152,000	\$104.40	ROMANEDITH ANTHONY	2016	2671	BAUER ALBERT	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-5-15	57	WAGON WHEEL TRL	SARATOGA SPRINGS NY	1378	1973	411500 - SARATOGA SPRINGS	RAISED RANCH	0.26	2016-03-24	\$160,000	\$116.93	PLACENZIA MARK	2016	6056	LOMBARDO DIANA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-5-15	106	HATHORN BLVD	SARATOGA SPRINGS NY	1289	1973	411500 - SARATOGA SPRINGS	RAISED RANCH	0.29	2016-03-18	\$169,000	\$132.13	BUDISENTH THERESA	2016	9089	VINCI JENNIFER	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-5-30	38	FERNEDEL SPRING DR	SARATOGA SPRINGS NY	1368	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.23	2016-05-22	\$190,000	\$138.89	BROWER BARBARA	2016	8344	TOZZI TERESA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.16-1-56	31	HUTCHINS DR	SARATOGA SPRINGS NY	1560	1976	411500 - SARATOGA SPRINGS	RAISED RANCH	0.44	2016-04-29	\$235,500	\$150.96	KOMOROSKI TIMOTHY	2016	1377	STARR JEFFREY	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.19-1-13	29	PINEHOLLOW DR	MILTON NY	1840	1991	414201 - BALLSTON SPA	CONTEMPORARY	0.50	2016-06-08	\$295,000	\$160.33	PIOTROWSKI NATHANAE	2016	1919	LEVYDEN JEAN	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-4-54	34	WAGON WHEEL TRL	SARATOGA SPRINGS NY	1368	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.28	2016-07-15	\$185,000	\$135.23	TOMASO MICHAEL	2016	2189	LEVY KENNETH	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-4-41	24	FERNEDEL SPRING DR	SARATOGA SPRINGS NY	1278	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.24	2016-08-05	\$210,000	\$165.09	SCHAFER JOHN	2016	26852	WRIGHT CATHERINE	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-4-29	109	HATHORN BLVD	SARATOGA SPRINGS NY	1298	1972	411500 - SARATOGA SPRINGS	SPLIT LEVEL	0.32	2016-08-15	\$192,500	\$148.31	LEPINE CECILE	2016	25193	CURTIS BRYAN	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-5-37	21	DERLEAP PL	SARATOGA SPRINGS NY	1272	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.26	2016-10-07	\$182,500	\$143.47	BRISTOL CHRISTOPHER	2016	32270	AUTERO NICO	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-2-42	91	KARISTA SPRING DR	SARATOGA SPRINGS NY	1638	1971	411500 - SARATOGA SPRINGS	RAISED RANCH	0.27	2016-10-07	\$187,500	\$114.47	GLOGOWSKI STANLEY	2016	32883	GAMBLER NINA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.7-4-17	2	HEATHER LN	SARATOGA SPRINGS NY	1640	1971	411500 - SARATOGA SPRINGS	COLONIAL	0.26	2016-10-13	\$213,000	\$131.10	REESE JOHN	2016	40437	COMULA ELIZABETH	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.16-1-10	47	FERNEDEL SPRING DR	SARATOGA SPRINGS NY	1368	1970	411500 - SARATOGA SPRINGS	RAISED RANCH	0.28	2016-10-25	\$210,000	\$153.51	BUTTS LOUIS	2016	3582	CLARK EDWARD	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	166-46-2-57	20	HUTCHINS ST	SARATOGA SPRINGS NY	1286	1904	411500 - SARATOGA SPRINGS	OLD STYLE	0.11	2016-10-28	\$326,000	\$253.50	LEIGHTON CAROL	2016	35744	SHAND JOHN	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-5-22	14	DERLEAP PL	SARATOGA SPRINGS NY	1508	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.22	2016-11-09	\$164,500	\$109.08	DISPENZIERE NICHOLAS	2016	36713	HARRISON MATTHEW	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-5-35	17	DERLEAP PL	SARATOGA SPRINGS NY	1368	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.24	2016-12-08	\$186,000	\$135.96	KUENEN STEPHEN	2016	36619	QUEIA-ZABOHONSKI ALEXANDER	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.16-1-16	146	HATHORN BLVD	SARATOGA SPRINGS NY	1368	1977	411500 - SARATOGA SPRINGS	RAISED RANCH	0.23	2017-01-10	\$184,400	\$134.42	BUCKLEY NIKOLAI	2017	4516	WOOD SHANNON	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-4-53	36	WAGON WHEEL TRL	SARATOGA SPRINGS NY	1368	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.27	2017-01-25	\$182,500	\$133.41	BITTNER PAUL	2017	3045	MCKEIGHAN KYLE	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-4-53	3	WAGON WHEEL TRL	SARATOGA SPRINGS NY	1368	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.27	2017-01-25	\$182,500	\$133.41	BITTNER PAUL	2017	2843	MCKEIGHAN KYLE	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-5-30	7	DERLEAP PL	SARATOGA SPRINGS NY	1430	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.39	2017-03-10	\$240,000	\$167.83	MYERS TERRA	2017	8543	FLOCH STEVEN	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.16-1-74	4	GREYBIRCH CT	SARATOGA SPRINGS NY	1368	1974	411500 - SARATOGA SPRINGS	RAISED RANCH	0.34	2017-04-20	\$175,000	\$127.92	ERCOLINI LORI ANN	2017	1308	EADY DENELL	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-3-6	108	HATHORN BLVD	SARATOGA SPRINGS NY	1624	1973	411500 - SARATOGA SPRINGS	COLONIAL	0.35	2017-05-26	\$295,000	\$181.65	HAUN ERICH	2017	1718	MOSHER SEANA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.16-2-21	124	HATHORN BLVD	SARATOGA SPRINGS NY	1664	1973	411500 - SARATOGA SPRINGS	RAISED RANCH	0.31	2017-06-08	\$220,000	\$132.21	BRUNING PATRICIA	2017	17879	PREFEY-BLAKNEY CASEY	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-1-51	4	LINCOLN CT	SARATOGA SPRINGS NY	1368	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.24	2017-06-20	\$220,000	\$160.82	ENTREPRENEURS NETWORK LLC	2017	19801	BELCHER ADAM	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-2-36	33	PERN DR	SARATOGA SPRINGS NY	1200	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.25	2017-06-23	\$195,000	\$162.90	BARTON GREGORY	2017	1991	MCKENNA DANIEL	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.16-1-58	3	HUTCHINS RD	SARATOGA SPRINGS NY	1508	1976	411500 - SARATOGA SPRINGS	RAISED RANCH	0.64	2017-07-24	\$159,000	\$105.44	GOSHEE MORTGAGE REO LLC	2017	23806	MULLAN DANIEL	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.16-1-73	19	GREYBIRCH CT	SARATOGA SPRINGS NY	2184	1974	411500 - SARATOGA SPRINGS	RAISED RANCH	0.26	2017-07-27	\$243,000	\$111.26	SERVIS STEVEN	2017	2312	MAKULA PETER	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.15-2-66	6	DEYFIELD PL	MILTON NY	1368	1962	414201 - BALLSTON SPA	RAISED RANCH	0.84	2017-08-10	\$210,000	\$153.51	KWITAV ASHLEY	2017	2959	CHAMPTITO FRANK	PRIVATE	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-4-56	19	WAGON WHEEL TRL	SARATOGA SPRINGS NY	1664	1975	411500 - SARATOGA SPRINGS	COLONIAL	0.28	2017-09-20	\$224,000	\$148.78	MERVINE BRUCE	2017	30479	PANDORI PHIL	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.16-1-43	53	HATHORN BLVD	SARATOGA SPRINGS NY	1640	1972	411500 - SARATOGA SPRINGS	RAISED RANCH	0.28	2017-09-25	\$222,500	\$133.71	BAEHM DONNA	2017	31801	DOUGLAS KARA ANNE	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-1-59	28	KARISTA SPRING DR	SARATOGA SPRINGS NY	1286	1972	411500 - SARATOGA SPRINGS	RANCH	0.25	2017-11-15	\$217,000	\$168.74	WINKELMAN BRADFORD	2017	36670	FARACI MARK	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Saratoga	190.12-4-16	27	ORENDA SPRING DR	SARATOGA SPRINGS NY	1640	1972	411500 - SARATOGA SPRINGS	COLONIAL	0.27	2017-12-15	\$250,000	\$152.44	JONES MICHAEL	2017	40345	GUERRERO CARLOS	COMMERCIAL	COMMERCIAL GAS ELECTRIC
			AVERAGE		1467	1971			0.31		\$299,389	\$152.44						
			MEDIAN		1368	1972			0.27		\$202,500	\$148.03						
			DIFF. OF AVERAGE															
			DIFF. OF MEDIAN															
										</								



CNY Pomeroy Appraisers, Inc.

SHAKERS

SHAKERS CELLULAR TOWER - TOWN OF COLONIE, ALBANY COUNTY - ONE MILE RADIUS WITH BEFORE & AFTER SALES ANALYSIS (CONSTR. DATE AUG. 2017)																		
COUNTY	TAX MAP #	STREET #	TOWN	BLDG SF	EFF. YR. BUILT	SCHOOL	BLDG STYLE	ACRES	DATE SALE	PRICE SALE	PRICE PER BLDG SF	SELLER	DEED BOOK	DEED PAGE	BUYER	SEWER	WATER	UTILITIES
Albany	30 17-1-13	77	LOCUST PARK	COLONIE NN 1288	1955	012601 - SOUTH COLONIE	RANCH	0.27	2015-01-05	\$191,000	\$145.35	RAMSEY KENNETH	3123	990	JACKSON HEATHER M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41 8-6-23	38	FOREST DR	COLONIE NN 1032	1953	012601 - SOUTH COLONIE	RANCH	0.16	2015-01-08	\$150,000	\$145.35	RICHARDS SALLY C	3124	48	SAMUEL MICHAEL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 17-2-56	62	WILSHIRE DR	COLONIE NN 1803	1967	012601 - SOUTH COLONIE	COLONIAL	0.25	2015-01-09	\$241,500	\$133.94	MEHM FRANCES SCHUMANN	3124	1117	MATCH JOHN D	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 2-2-47	57	DELAFIELD DR	COLONIE NN 3579	1995	012601 - SOUTH COLONIE	CAPE COD	2.23	2015-01-16	\$479,900	\$134.09	TRILO SHARON A	3125	267	FITZPATRICK JASON	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 16-1-16	16	CAVEYSON LN	COLONIE NN 1659	1960	012601 - SOUTH COLONIE	RAISED RANCH	0.27	2015-01-21	\$173,000	\$146.28	ROBERT MAHR TRUSTEE KATHLEEN	3126	931	DIPIREE TONYA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41 8-7-29	28	PARKWOOD DR	COLONIE NN 1332	1950	012601 - SOUTH COLONIE	RANCH	0.32	2015-01-30	\$195,000	\$146.40	CARMEN RHONDA K	3126	985	NEARY PATRICK	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 20-1-45	11	FULLER TER	COLONIE NN 892	1946	012601 - SOUTH COLONIE	RANCH	0.12	2015-02-03	\$301,000	\$113.23	MESSECOLA JOEL	3126	1157	TURALLO PAUL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 18-3-37.1	18	SUNSET BLVD	COLONIE NN 2473	1959	012601 - SOUTH COLONIE	COLONIAL	0.44	2015-02-04	\$242,500	\$98.96	JURGENSEN (AS CO-TRUSTEE) NIELS	3126	1118	DOUGLAS PAUL L	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 16-5-55	25	BRIDLE PATH	COLONIE NN 1152	1952	012601 - SOUTH COLONIE	CAPE COD	0.18	2015-02-20	\$190,605	\$105.46	DOVOVAN WILLIAM	3128	778	TRIMARCHI CHRISTINA M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 17-1-39	2	THE SURCINGLE	COLONIE NN 1368	1953	012601 - SOUTH COLONIE	CAPE COD	0.28	2015-02-27	\$140,000	\$102.34	PIER ANTONETTE V	3129	8	MUOZ RAENA M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 15-4-47	7	WALNUT ST	COLONIE NN 1980	1976	012601 - SOUTH COLONIE	RAISED RANCH	0.22	2015-03-03	\$219,000	\$110.61	PATTERSON ROBERT F	3129	688	JAMPETTI STEPHEN R	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41 8-6-28	28	FOREST DR	COLONIE NN 1724	1950	012601 - SOUTH COLONIE	RANCH	0.16	2015-03-25	\$209,900	\$164.76	RIGHTER CONSTRUCTION LLC	3131	945	GALLOWAY MARY M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 20-4-55	34	LOCUST PARK	COLONIE NN 1680	1928	012601 - SOUTH COLONIE	OLD STYLE	0.17	2015-04-22	\$146,000	\$89.05	THE MERRITT M CLARK TRUS	3134	241	LYONS ELIZABETH	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 15-2-49	31	BARKE ST	COLONIE NN 970	1978	012601 - SOUTH COLONIE	OTHER STYLE	0.21	2015-05-01	\$154,000	\$158.76	ESTATE OF CONNINGHAM TIMOTHY C	3135	374	MCDONOUGH MICHAEL C	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41 8-5-18	33	DELAFIELD DR	COLONIE NN 2010	1976	012601 - SOUTH COLONIE	SPLIT LEVEL	0.22	2015-05-18	\$244,000	\$121.39	BLANCHARD CATHERINE	3135	1116	WENG MAO MEI	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 2-2-6	4	WESTCHESTER DR	COLONIE NN 1888	1971	012601 - SOUTH COLONIE	RAISED RANCH	0.28	2015-05-29	\$244,000	\$127.12	SPAIN MARK A	3138	695	BATTILLO PATRICK J	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 2-3-4	4	WESTCHESTER DR	COLONIE NN 2381	1974	012601 - SOUTH COLONIE	RAISED RANCH	0.51	2015-05-29	\$264,000	\$110.88	VALIE STEVEN M	3137	818	WALDORF BETH A	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 17-2-1	15	GERT LN	COLONIE NN 2075	1970	012601 - SOUTH COLONIE	SPLIT LEVEL	0.32	2015-06-11	\$270,000	\$130.12	MACGILFREY KYLE M	3141	507	ROHAN MARK	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41 8-7-14	29	FOREST DR	COLONIE NN 1560	1946	012601 - SOUTH COLONIE	COLONIAL	0.16	2015-06-17	\$190,000	\$121.79	STEWART ROBERT E	3139	579	CAO XIN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 16-4-13	67	HUNTING RD	COLONIE NN 1125	1954	012601 - SOUTH COLONIE	CAPE COD	0.33	2015-06-18	\$215,000	\$191.11	WEISBERGER MATTHEW R	3139	763	MEISTER BETHANY A	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 16-1-33	37	BRIDLE PATH	COLONIE NN 1364	1956	012601 - SOUTH COLONIE	RAISED RANCH	0.34	2015-06-26	\$149,500	\$109.60	WEISBERGER HELEN M	3140	51	MEIER JOSHUA W C	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 17-1-24	99	LOCUST PARK	COLONIE NN 1272	1954	012601 - SOUTH COLONIE	CAPE COD	0.26	2015-07-10	\$163,000	\$128.14	TAYLOR JAMES P	3141	1104	CIOITA CHRISTOPHER	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 18-3-19	6	LINDA DR	COLONIE NN 1819	1961	012601 - SOUTH COLONIE	RANCH	0.45	2015-07-20	\$280,000	\$153.93	PETSCH CO-TRUSTEE MICHAEL J	3143	259	CHEN XINHAO	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 17-2-23.1	10	PETER DR	COLONIE NN 2354	1970	012601 - SOUTH COLONIE	RAISED RANCH	0.43	2015-07-20	\$250,000	\$93.46	LASKY KENNETH	3142	1022	HALL CHRISTOPHER	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 20-1-19	38	KILLEEN PARK	COLONIE NN 1248	1948	012601 - SOUTH COLONIE	CAPE COD	0.19	2015-07-21	\$150,000	\$120.19	ELSTON DONALD F AND EVELYN	3144	706	PHILLIPS KRISTIE L	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	43 3-3-52	7	LAURENDALE ST	COLONIE NN 2030	1978	012605 - NORTH COLONIE	SPLIT LEVEL	0.38	2015-07-24	\$287,500	\$141.63	GEORGE REGINA	3144	1140	LADNE NICOLE M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	17 2-1-20	1	LINDA DR	COLONIE NN 2141	1960	42-2401 - NISKAYUNA	RANCH	0.48	2015-08-04	\$270,000	\$126.11	KOLTA MICHAEL J	3145	581	LANE NEAL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 18-1-34	33	SUNSET BLVD	COLONIE NN 1368	1962	012601 - SOUTH COLONIE	RANCH	0.29	2015-08-14	\$175,100	\$126.00	SHEA JAMES EXECUTOR OF THE ESTATE	3146	709	GEDDES THOMAS	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 2-3-14	9	DEVONSHIRE DR	COLONIE NN 2364	1975	012601 - SOUTH COLONIE	SPLIT LEVEL	0.29	2015-08-18	\$276,000	\$116.75	HARMON JOHN C III	3146	666	CUMMINS JOHN M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 17-1-15	81	LOCUST PARK	COLONIE NN 960	1953	012601 - SOUTH COLONIE	RANCH	0.27	2015-08-18	\$194,900	\$202.60	MILLER WILLIAM J	3151	462	ORGRIGNON MATTHEW M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41 8-1-16	26	LOCUST PARK	COLONIE NN 1385	1930	012601 - SOUTH COLONIE	OLD STYLE	0.17	2015-08-25	\$132,000	\$95.31	CHAP ALICE	3148	493	MAI CHAO WEN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 18-1-43	46	SUNSET BLVD	COLONIE NN 2576	1965	012601 - SOUTH COLONIE	COLONIAL	0.42	2015-09-02	\$270,000	\$104.81	KEMP WILLIAM MURRAY LINDA A	3149	336	HUSSAIN JARRAR	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 17-2-44	74	DELAFIELD DR	COLONIE NN 2302	1965	012601 - SOUTH COLONIE	RAISED RANCH	0.25	2015-09-11	\$150,000	\$65.16	BENCHMARK PROPERTIES OF	3151	277	PROPERTY PROS LLC	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	7 4-3-30	9	WALNUT ST	COLONIE NN 2348	1967	42-2401 - NISKAYUNA	COLONIAL	0.40	2015-09-16	\$268,900	\$114.52	KRAWITZKY MADELINE H	3152	978	GERSHON JUSTIN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	18 2-7-4	21	LAURENDALE ST	COLONIE NN 1988	1995	012605 - NORTH COLONIE	COLONIAL	0.30	2015-09-18	\$273,000	\$137.32	GALLAGHER THOMAS J III	3150	1116	PORD ADAM	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 2-3-16	5	DEVONSHIRE DR	COLONIE NN 3088	1974	012601 - SOUTH COLONIE	SPLIT LEVEL	0.28	2015-09-25	\$350,000	\$133.34	COX WILLIAM C	3150	691	PRABHAKARAN SATISH	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 11-3-34	19	LOHALE DR	COLONIE NN 1062	1952	012601 - SOUTH COLONIE	RANCH	0.15	2015-09-28	\$140,000	\$131.83	HULETT EMMA	3151	848	K'ROME WILLIAM D	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 16-3-46	28	BRIDLE PATH	COLONIE NN 1364	1956	012601 - SOUTH COLONIE	RAISED RANCH	0.22	2015-09-29	\$200,000	\$146.63	LI MICHAEL C	3151	281	SANTICOLA KYRA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	9 2-2-96	9	FOREST DR	COLONIE NN 1565	1988	012605 - NORTH COLONIE	COLONIAL	0.57	2015-09-29	\$200,000	\$127.80	WYMAN JOY M TRUSTEE GRIMSLEY	3151	813	GRIMSLEY BRIAN R	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	42 5-1-23	56	PARKWOOD DR	COLONIE NN 1296	1952	012601 - SOUTH COLONIE	CAPE COD	0.16	2015-09-29	\$146,000	\$108.02	MYERS AKA MEYERS MELISSA A	3151	41	FREDRICK TIMOTHY P	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 16-2-21	46	RED FOX DR	COLONIE NN 1408	1956	012601 - SOUTH COLONIE	RAISED RANCH	0.21	2015-10-02	\$182,350	\$129.51	BRADY GEORGE M	3151	603	SHEPPARD FREDRIC DAVID	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30 18-1-1	48	SUNSET BLVD	COLONIE NN 3748	1968	012601 - SOUTH COLONIE	SPLIT LEVEL	1.00	2015-10-30	\$375,000	\$100.05	PAPA ELAINE REVOCABLE TRU	2015	457	OSBORN PETER W	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 11-2-41	4	VINCENT AVE	COLONIE NN 2188	1963	012601 - SOUTH COLONIE	RAISED RANCH	0.21	2015-10-30	\$205,750	\$94.04	DEAN ASHIR	2015	597	COLON DAISY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	42 5-1-15	45	FOREST DR	COLONIE NN 1046	1956	012601 - SOUTH COLONIE	RANCH	0.16	2015-11-05	\$180,550	\$172.61	KNAPIK JASON M	2015	1112	SMITH KEVIN W	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41 8-4-36	32	DELAFIELD DR	COLONIE NN 2112	1972	012601 - SOUTH COLONIE	COLONIAL	0.44	2015-11-06	\$265,000	\$125.47	RODDY FRANCIS L	2015	331	HATFIELD MICHAEL R	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	9 2-2-95	11	FOREST DR	COLONIE NN 1936	1988	012605 - NORTH COLONIE	COLONIAL	0.55	2015-11-30	\$270,000	\$139.46	BARGEER ABDALLI S	2015	2266	ATA ASHAR	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	42 5-1-26	55	PARKWOOD DR	COLONIE NN 1018	1954	012601 - SOUTH COLONIE	RANCH	0.19	2015-12-03	\$133,000	\$130.65	FREDRICK TIMOTHY	2015	3140	WESTVIEW DEVELOPMENT LLC	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 11-2-32	10	VINCENT AVE	COLONIE NN 1608	1966	012601 - SOUTH COLONIE	RAISED RANCH	0.21	2015-12-04	\$221,000	\$133.13	NICHOLS ELAINE T	2015	2459	PURELLO MICHAEL S	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 20-4-66	57	LOCUST PARK	COLONIE NN 996	1955	012601 - SOUTH COLONIE	RANCH	0.22	2015-12-16	\$144,900	\$145.48	KURTZNER DONNA	2015	3684	BARNES ROBERT J	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 20-1-48	3	FULLER TER	COLONIE NN 1387	1958	012601 - SOUTH COLONIE	BUNGALOW	0.12	2015-12-18	\$163,000	\$117.52	MASSACONI JOSHUA P	2015	3820	BROWNELL MARK A	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41 8-4-13	3	GRACE ST	COLONIE NN 1266	1944	012601 - SOUTH COLONIE	CAPE COD	0.17	2016-01-15	\$185,000	\$124.78	LUCESTE DANIEL	2016	1123	BETHELHEM JOSEPH	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	31 3-6-53	6	WILSHIRE DR	COLONIE NN 2032	1968	012601 - SOUTH COLONIE	CAPE COD	0.35	2016-01-19	\$225,000	\$139.52	QU SON SUSAN E	2016	1402	HASKINS REBECCA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 2-2-38	4	WILSHIRE DR	COLONIE NN 1014	1949	012601 - SOUTH COLONIE	SPLIT LEVEL	0.33	2016-01-20	\$125,500	\$110.73	MENDRYSA EDWIN R	2016	1506	SMITH LARA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 16-5-10	48	FOREST DR	COLONIE NN 1066	1955	012601 - SOUTH COLONIE	RANCH	0.16	2016-01-20	\$125,500	\$123.27	TRUSTO BANK	2016	1394	CRUSONE LOMBARDO STROL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29 16-5-14	5	BRIDLE PATH	COLONIE NN 1066	1955	012601 - SOUTH COLON												



CNY Pomeroy Appraisers, Inc.

Abury	41.8-6-14	31	MORDELLA RD	COLONIE NY	1500	1960	01/2601 - SOUTH COLONIE	RANCH	0.28	2016-03-15	\$178.00	ERWIN MICHAEL	2016	6292	COMMERCIAL	GAS	
Abury	29.15-2-26	15	MAPLE DR	COLONIE NY	1674	1978	01/2601 - SOUTH COLONIE	RAISED RANCH	0.22	2016-04-14	\$221.00	WILLEY ROBERT M	2016	6837	COMMERCIAL	ELECTRIC	
Abury	30.17-3-38	55	DELAFIELD DR	COLONIE NY	2080	1970	01/2601 - SOUTH COLONIE	RAISED RANCH	0.25	2016-04-18	\$195.00	COMMUNITY REFORMED CHURCH OF	2016	7975	COMMERCIAL	ELECTRIC	
Abury	30.17-3-38	81	MORDELLA RD	COLONIE NY	2086	1960	01/2601 - SOUTH COLONIE	RANCH	0.38	2016-04-20	\$222.50	GABRIEL PEGGY ANN	2016	8774	COMMERCIAL	ELECTRIC	
Abury	42.5-1-10	48	FOREST DR	COLONIE NY	1014	1949	01/2601 - SOUTH COLONIE	RANCH	0.16	2016-05-10	\$188.00	CRISCOE LOMBARDO STROLLO EN	2016	10044	COMMERCIAL	ELECTRIC	
Abury	29.20-2-47	23	COTTONWOOD PL	COLONIE NY	1568	1987	01/2601 - SOUTH COLONIE	CAPE COD	0.72	2016-05-20	\$209.00	BIRDSELL FAMILY TRUST	2016	11222	COMMERCIAL	ELECTRIC	
Abury	41.8-4-47	8	DELAFIELD DR	COLONIE NY	1589	1942	01/2601 - SOUTH COLONIE	COLONIAL	0.14	2016-05-24	\$110.00	FENNESSY JR CHARLES J CHAR	2016	11350	COMMERCIAL	ELECTRIC	
Abury	41.8-6-3	9	MORDELLA RD	COLONIE NY	1438	1961	01/2601 - SOUTH COLONIE	RANCH	0.28	2016-05-26	\$202.00	WASHBURN DAVID E	2016	11591	COMMERCIAL	GAS	
Abury	30.17-2-40	3	MARINET CT	COLONIE NY	1856	1976	01/2601 - SOUTH COLONIE	RAISED RANCH	0.26	2016-05-27	\$262.00	PENNOCK STEPHEN J	2016	11891	COMMERCIAL	GAS	
Abury	19.18-2-47	67	BIRCH AVE	COLONIE NY	2112	1966	01/2605 - NORTH COLONIE	RAISED RANCH	0.20	2016-05-31	\$213.400	GATUS JR ROBERT F	2016	12071	COMMERCIAL	ELECTRIC	
Abury	29.20-4-75	6	LOCUST PARK	COLONIE NY	936	1960	01/2601 - SOUTH COLONIE	RANCH	0.14	2016-05-31	\$150.00	JACABUCCI DONNA L	2016	11840	COMMERCIAL	ELECTRIC	
Abury	29.15-4-20	10	OAK CIR	COLONIE NY	1700	1978	01/2601 - SOUTH COLONIE	RAISED RANCH	0.29	2016-06-08	\$207.00	CHAMPAGNE KENNETH	2016	14239	COMMERCIAL	ELECTRIC	
Abury	29.19-4-44	15	RED FOX DR	COLONIE NY	1832	1955	01/2601 - SOUTH COLONIE	RAISED RANCH	0.18	2016-06-10	\$230.00	ALLEN HARRIET	2016	19789	COMMERCIAL	ELECTRIC	
Abury	41.8-5-38	28	MORDELLA RD	COLONIE NY	1504	1956	01/2601 - SOUTH COLONIE	RANCH	0.25	2016-06-21	\$205.50	DRAGO EDWARD JR	2016	13420	COMMERCIAL	ELECTRIC	
Abury	29.11-1-36	2	BICK LN	COLONIE NY	1760	1961	01/2601 - SOUTH COLONIE	RAISED RANCH	0.21	2016-06-22	\$232.50	KOCHAN JOHN A JR	2016	14999	COMMERCIAL	ELECTRIC	
Abury	41.8-7-47	25	PARKWOOD DR	COLONIE NY	1843	1952	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2016-06-22	\$233.00	JR ALVARADO MARCO A	2016	13612	COMMERCIAL	ELECTRIC	
Abury	41.8-6-36	12	FOREST DR	COLONIE NY	1820	1945	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2016-06-27	\$198.90	MCCLELLAN DAVID B DEBORAH A	2016	14453	COMMERCIAL	ELECTRIC	
Abury	29.20-1-54.111	2	SOUTHWEST WAY	COLONIE NY	1046	1989	01/2601 - SOUTH COLONIE	TOWNHOUSE	0.29	2016-06-28	\$27.00	KARINS NORINE H	2016	14807	COMMERCIAL	ELECTRIC	
Abury	30.17-3-25	78	MORDELLA RD	COLONIE NY	1956	1960	01/2601 - SOUTH COLONIE	RANCH	0.39	2016-06-30	\$265.00	FENELON WILLIAM E	2016	14394	COMMERCIAL	ELECTRIC	
Abury	29.20-4-22	24	KIMBERLY ST	COLONIE NY	960	1955	01/2601 - SOUTH COLONIE	RANCH	0.22	2016-07-11	\$146.00	MASLOTT ANTHONY N	2016	16099	COMMERCIAL	GAS	
Abury	29.16-2-11	40	HUNTING RD	COLONIE NY	1688	1966	01/2601 - SOUTH COLONIE	RAISED RANCH	0.22	2016-07-12	\$220.00	FAHEY ROBERT J JR	2016	15805	COMMERCIAL	ELECTRIC	
Abury	30.17-2-29	19	PETER DR	COLONIE NY	1756	1971	01/2601 - SOUTH COLONIE	RANCH	0.27	2016-07-15	\$215.00	ROEMER JOSEPHINE	2016	16119	COMMERCIAL	ELECTRIC	
Abury	41.8-3-38	16	LAURENDALE ST	COLONIE NY	1194	1976	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.25	2016-07-15	\$240.00	MACGILFREY DONNA J	2016	16888	COMMERCIAL	ELECTRIC	
Abury	30.17-2-64	34	DELAFIELD DR	COLONIE NY	2302	1985	01/2601 - SOUTH COLONIE	RAISED RANCH	0.25	2016-07-25	\$263.00	\$163.63	WENG GU FANG	2016	19886	COMMERCIAL	ELECTRIC
Abury	30.17-1-40	3	THE SWINGGLE	COLONIE NY	1222	1985	01/2601 - SOUTH COLONIE	OTHER STYLE	0.38	2016-08-01	\$200.00	MYERS ANDREA R	2016	17767	COMMERCIAL	ELECTRIC	
Abury	29.20-2-36	70	LOCUST PARK	COLONIE NY	1432	1982	01/2601 - SOUTH COLONIE	RANCH	0.14	2016-08-10	\$176.00	RAUTH SHANE	2016	19111	COMMERCIAL	ELECTRIC	
Abury	29.20-4-5	5	HARTWOOD ST	COLONIE NY	1531	1985	01/2601 - SOUTH COLONIE	RANCH	0.19	2016-08-11	\$200.00	WAGONER RICHARD T	2016	19457	COMMERCIAL	ELECTRIC	
Abury	19.16-2-40	56	HUNTING RD	COLONIE NY	1458	1964	01/2601 - SOUTH COLONIE	CAPE COD	0.19	2016-08-15	\$240.00	KORHUN ANDREW	2016	21987	COMMERCIAL	ELECTRIC	
Abury	19.18-2-51	14	BIRCH AVE	COLONIE NY	1297	1971	01/2605 - NORTH COLONIE	OTHER STYLE	0.26	2016-08-19	\$148.00	ROBERTSON ESTATE OF MARY L	2016	19873	COMMERCIAL	ELECTRIC	
Abury	29.2-2-11	13	WEST HISTER DR	COLONIE NY	1774	1975	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.42	2016-09-01	\$220.10	DOOLEY HELEN M	2016	20930	COMMERCIAL	ELECTRIC	
Abury	29.15-3-16	7	MAPLE DR	COLONIE NY	1700	1979	01/2601 - SOUTH COLONIE	RAISED RANCH	0.34	2016-09-08	\$249.00	PAUTLER GREGORY J	2016	21519	COMMERCIAL	ELECTRIC	
Abury	29.20-4-31	7	KIMBERLY ST	COLONIE NY	1689	2000	01/2601 - SOUTH COLONIE	RANCH	0.25	2016-09-12	\$286.40	CLARK JEFFERY M	2016	21451	COMMERCIAL	ELECTRIC	
Abury	29.11-2-28	17	VINCENT AVE	COLONIE NY	1351	1955	01/2601 - SOUTH COLONIE	RANCH	0.45	2016-09-20	\$220.00	DOUGALL FAMILY TRUST	2016	24444	COMMERCIAL	ELECTRIC	
Abury	29.16-2-47	37	HUNTING RD	COLONIE NY	1606	1959	01/2601 - SOUTH COLONIE	RAISED RANCH	0.20	2016-09-21	\$240.00	CORNELL CHRISTOPHER R	2016	22102	COMMERCIAL	ELECTRIC	
Abury	29.15-4-22	14	HUNTING RD	COLONIE NY	1701	1976	01/2601 - SOUTH COLONIE	CAPE COD	0.30	2016-10-05	\$230.00	COONEY PATRICK W	2016	23984	COMMERCIAL	ELECTRIC	
Abury	41.8-7-16	33	FOREST DR	COLONIE NY	1712	1951	01/2601 - SOUTH COLONIE	OTHER STYLE	0.16	2016-10-13	\$162.50	SKERRITT GEORGE A	2016	24794	COMMERCIAL	ELECTRIC	
Abury	29.19-4-5	17	RED FOX DR	COLONIE NY	1870	1955	01/2601 - SOUTH COLONIE	RAISED RANCH	0.35	2016-10-13	\$245.40	PIZZEMENTO JR JOSEPH	2016	24387	COMMERCIAL	ELECTRIC	
Abury	29.16-5-37	62	HUNTING RD	COLONIE NY	992	1982	01/2601 - SOUTH COLONIE	RANCH	0.19	2016-10-14	\$183.00	BRANCATELLI AARON	2016	24677	COMMERCIAL	ELECTRIC	
Abury	41.8-6-33	18	FOREST DR	COLONIE NY	1204	1953	01/2601 - SOUTH COLONIE	RANCH	0.22	2016-10-17	\$207.00	RAMOS RONALD M	2016	24916	COMMERCIAL	ELECTRIC	
Abury	30.17-1-47	91	HUNTING RD	COLONIE NY	1824	1940	01/2601 - SOUTH COLONIE	RANCH	0.16	2016-10-18	\$187.00	VOCIELLEN LEO J III	2016	25554	COMMERCIAL	ELECTRIC	
Abury	29.20-4-29	1	KIMBERLY ST	COLONIE NY	1824	1940	01/2601 - SOUTH COLONIE	OLD STYLE	0.21	2016-10-19	\$153.00	LEACH DANIEL G	2016	24902	COMMERCIAL	ELECTRIC	
Abury	30.17-1-19	90	LOCUST PARK	COLONIE NY	1080	1954	01/2601 - SOUTH COLONIE	CAPE COD	0.30	2016-10-21	\$169.00	YERGN K A LITTLEJOHN KELLY A	2016	25956	COMMERCIAL	ELECTRIC	
Abury	42.5-1-26	55	PARKWOOD DR	COLONIE NY	1018	1954	01/2601 - SOUTH COLONIE	RANCH	0.19	2016-10-25	\$170.00	WESTVIEW DEVELOPMENT LLC	2016	25636	COMMERCIAL	ELECTRIC	
Abury	29.11-3-26	35	LOCAL JEE DR	COLONIE NY	1252	1966	01/2601 - SOUTH COLONIE	RANCH	0.15	2016-10-31	\$168.00	MCCORMICK JOHN	2016	28589	COMMERCIAL	ELECTRIC	
Abury	42.5-1-11	46	FOREST DR	COLONIE NY	960	1964	01/2601 - SOUTH COLONIE	RANCH	0.16	2016-11-01	\$229.00	D'ANGELO TANNY	2016	26299	COMMERCIAL	ELECTRIC	
Abury	29.2-2-53	7	DARESS WAY	COLONIE NY	1800	1966	01/2601 - SOUTH COLONIE	RANCH	0.52	2016-11-04	\$353.900	SHANLEY JOSEPH	2016	26629	COMMERCIAL	ELECTRIC	
Abury	30.18-3-17	2	LINDA DR	COLONIE NY	1770	1961	01/2601 - SOUTH COLONIE	RANCH	0.34	2016-11-04	\$154.400	AMERICAN COMMITTEE FOR WELFARE	2016	26920	COMMERCIAL	ELECTRIC	
Abury	30.18-3-20	11	COMPASS CT	COLONIE NY	2482	1966	01/2601 - SOUTH COLONIE	COLONIAL	0.56	2016-11-10	\$227.500	CARNEVALE TRUSTEE MICHAEL A	2016	27063	COMMERCIAL	ELECTRIC	
Abury	29.16-3-38	53	RED FOX DR	COLONIE NY	1530	1985	01/2601 - SOUTH COLONIE	RANCH	0.23	2016-11-18	\$170.00	DYER CHARLES	2016	28162	COMMERCIAL	ELECTRIC	
Abury	29.15-2-20	27	MAPLE DR	COLONIE NY	1700	1978	01/2601 - SOUTH COLONIE	RAISED RANCH	0.25	2016-11-30	\$214.000	COONS DONALD G	2016	29216	COMMERCIAL	ELECTRIC	
Abury	29.20-4-49	46	LOCUST PARK	COLONIE NY	844	1960	01/2601 - SOUTH COLONIE	RANCH	0.17	2016-12-09	\$170.00	FERA MICHAEL	2016	30743	COMMERCIAL	ELECTRIC	
Abury	41.8-7-20	50	PARKWOOD DR	COLONIE NY	988	1955	01/2601 - SOUTH COLONIE	RANCH	0.16	2016-12-09	\$190.00	KOTECKI CHRISTOPHER W	2016	30444	COMMERCIAL	ELECTRIC	
Abury	41.8-5-3	3	DELAFIELD DR	COLONIE NY	1790	1959	01/2601 - SOUTH COLONIE	BUNGALOW	0.14	2016-12-14	\$147.00	DEFEW WILLIAM	2017	2126	COMMERCIAL	ELECTRIC	
Abury	29.20-1-27	46	FULLER TER	COLONIE NY	825	1955	01/2601 - SOUTH COLONIE	RANCH	0.16	2016-12-20	\$168.00	MACKEY LEWIS W JR	2017	275	COMMERCIAL	ELECTRIC	
Abury	30.18-1-30	4	DAWN DR	COLONIE NY	2474	1969	01/2601 - SOUTH COLONIE	COLONIAL	0.36	2016-12-22	\$280.00	REVELIAN ARMEN	2017	388	COMMERCIAL	ELECTRIC	
Abury	29.15-4-37	11	THOROUGHBRD LN	COLONIE NY	1089	1960	01/2601 - SOUTH COLONIE	RANCH	0.20	2016-12-22	\$191.00	MCCLINTOCK KEVIN	2017	228	COMMERCIAL	ELECTRIC	
Abury	42.5-3-17	1	SUNSET BLVD	COLONIE NY	1546	1961	01/2601 - SOUTH COLONIE	RANCH	0.23	2016-12-28	\$215.00	PHILLIPS JAYNE V	2017	382	COMMERCIAL	ELECTRIC	
			AVERAGE		1603.3	1961.2			0.29		\$206.401	TIME ADJUSTED PRICE	3%/YR.				
			MEDIAN						0.25		\$128.74		3%/YR.				
											\$128.62				\$140.58	\$140.58	



CNY Pomeroy Appraisers, Inc.

SHAKERS CELLULAR TOWER - TOWN OF COLONIE, ALBANY COUNTY - ONE MILE RADIUS WITH BEFORE & AFTER SALES ANALYSIS (CONSTR. DATE AUG. 2017)																		
COUNTY	TAX MAP #	STREET	TOWN	BLDG SF	EFF. YR. BUILT	SCHOOL	BLDG STYLE	ACRES	SALE DATE	SALE PRICE	PRICE BLDG/SF	SELLER	DEED BOOK	DEED PAGE	BUYER	SEWER	WATER	UTILITIES
Albany	29.19-3-44	8 BIRCH AVE	COLONIE NY	1137	1925	01/2601 - SOUTH COLONIE	CAPE COD	0.12	2018-01-03	\$188,500	\$165.79	MILHAM MARY LOUISE	2018	703	FRAGMENT PATRICK	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-2-61	18 DEBBIE CT	COLONIE NY	1825	1976	01/2601 - SOUTH COLONIE	COLONIAL	0.26	2018-01-04	\$289,900	\$158.85	BV HOMES OF ALBANY INC	2018	592	PETTINATO MARY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	43.3-3-55	1 LAURENDALE ST	COLONIE NY	2724	1977	01/2605 - NORTH COLONIE	COLONIAL	0.45	2018-01-16	\$367,500	\$134.91	ARMED ZOHIRA	2018	1586	FORD KRISTINA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.19-4-48	23 RED FOX DR	COLONIE NY	2242	1965	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.23	2018-01-16	\$239,000	\$106.60	COOM MARK C	2018	2783	TOWN SEND MICHAEL S	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41.8-3-23	4 GRACE ST	COLONIE NY	980	1952	01/2601 - SOUTH COLONIE	RANCH	0.17	2018-01-22	\$112,500	\$114.80	MACCAGNANO BELLAH	2018	2193	DESAPPIO DEBORAH ANNE	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-4-61	45 LOCUST PARK	COLONIE NY	1028	1940	01/2601 - SOUTH COLONIE	OLD STYLE	0.45	2018-01-25	\$103,000	\$63.27	JOHN GLORIA DEGONZAGUE IRREVU	2018	2867	GLUCIARDO ANTHONY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	42.5-1-19	51 FOREST DR	COLONIE NY	1575	1955	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2018-01-26	\$235,000	\$149.21	STEVENS TODD B	2018	3056	FENG CHAO	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.17-2-23	31 PETER DR	COLONIE NY	1828	1962	01/2601 - SOUTH COLONIE	RAISED RANCH	0.27	2018-01-26	\$232,900	\$131.24	FD BUILDERS LLC	2018	4578	MUHAMMAD NAVEED	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-2-23	33 FULLER TER	COLONIE NY	1336	1953	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2018-02-15	\$127,051	\$95.10	THE BANK OF NEW YORK MELLON	2018	5205	B L QUALITY HOMES INC	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41.8-4-16	37 TULL DR	COLONIE NY	1150	1950	01/2601 - SOUTH COLONIE	CAPE COD	0.22	2018-02-21	\$169,000	\$146.70	SCHWORM ENTERPRISES INC. DBA SH	2018	4344	BENNETT STEPHEN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.15-3-34	5 CEDAR DR	COLONIE NY	1702	1977	01/2601 - SOUTH COLONIE	RAISED RANCH	0.22	2018-02-21	\$197,000	\$115.88	SGROI TRUSTEE DAVID P	2018	4883	CAI WEN GUANG	COMMERCIAL	COMMERCIAL	ELECTRIC
Albany	29.20-4-34	15 KIMBERLY ST	COLONIE NY	2044	1960	01/2601 - SOUTH COLONIE	OTHER STYLE	0.34	2018-02-21	\$265,000	\$100.29	WHEAT JEFFREY T	2018	5148	BENEDICTO NICHOLAS T	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.11-3-23	41 LORALEE DR	COLONIE NY	1976	1960	01/2601 - SOUTH COLONIE	OTHER STYLE	0.70	2018-03-05	\$245,000	\$123.99	GREGORY JASON	2018	7443	WENG JIN RU	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-4-61	45 LOCUST PARK	COLONIE NY	1628	1940	01/2601 - SOUTH COLONIE	OLD STYLE	0.45	2018-03-21	\$168,000	\$103.19	GLUCIARDO ANTHONY M	2018	7036	AGUIRRE ELOY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.17-1-16	96 LOCUST PARK	COLONIE NY	1260	1960	01/2601 - SOUTH COLONIE	CAPE COD	0.31	2018-03-28	\$241,000	\$191.27	PASANENS MARCIE J	2018	6969	EASTMAN DARRON CHARLES	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.16-2-43	29 HUNTING RD	COLONIE NY	1092	1961	01/2601 - SOUTH COLONIE	RANCH	0.19	2018-04-02	\$169,000	\$154.76	DONOVAN ANDREW	2018	7902	BAILEY DANIEL E	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-1-44	13 FULLER TER	COLONIE NY	1174	1945	01/2601 - SOUTH COLONIE	CAPE COD	0.12	2018-04-02	\$184,000	\$156.73	GOGAN ANTHONY M	2018	9355	PURTELL WILLIAM A	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.17-1-21	93 LOCUST PARK	COLONIE NY	1364	1951	01/2601 - SOUTH COLONIE	RANCH	0.28	2018-04-27	\$235,000	\$172.29	CLEVELANDER GABRIEL S	2018	9392	ARTIS ZANDRA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41.8-1-32	1 LOCUST PARK	COLONIE NY	1349	1926	01/2601 - SOUTH COLONIE	BUNGALOW	0.12	2018-05-17	\$232,500	\$172.35	MEDWIN ZACHARY S	2018	11587	BENNETT SCOTT H	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.11-3-13	26 LORALEE DR	COLONIE NY	912	1953	01/2605 - NORTH COLONIE	RANCH	0.16	2018-05-22	\$194,900	\$123.71	REIS JR MATTHEW	2018	11248	CANINO JESSE	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	43.3-3-43	12 LAURENDALE ST	COLONIE NY	2711	1971	01/2605 - NORTH COLONIE	COLONIAL	0.37	2018-05-23	\$365,000	\$134.64	JAIN SHEELA	2018	12089	SOUTHWORTH RACHAEL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41.8-7-26	36 PARKWOOD DR	COLONIE NY	1120	1952	01/2601 - SOUTH COLONIE	CAPE COD	0.17	2018-05-31	\$260,000	\$232.14	LEIGHTON ORMAN E	2018	11649	ILUCH MARIO	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	43.1-7-32	1 CYPRESS ST	COLONIE NY	1984	1971	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.37	2018-05-31	\$382,000	\$142.14	LAFLEN JAMES H	2018	12157	LEE CHRISTOPHER	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.19-4-25	3 KILLEAN PARK	COLONIE NY	1080	1942	01/2601 - SOUTH COLONIE	CAPE COD	0.17	2018-06-04	\$195,37	\$105.37	HUBERT THOMAS	2018	13396	HERMANIACE CAROLINE JOY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.17-2-1	15 GERT LN	COLONIE NY	2075	1970	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.32	2018-06-12	\$291,000	\$142.17	ROHAN MARK	2018	14418	DUGGAL FATIMA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-5-2	3 LAURENDALE ST	COLONIE NY	1836	1967	01/2601 - SOUTH COLONIE	CAPE COD	0.23	2018-06-15	\$256,500	\$139.71	LAZZARO MARGARET	2018	14445	PRIMETT-VAN DENBURGH ERIN E	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.16-2-40	43 HUNTING RD	COLONIE NY	1595	1960	01/2601 - SOUTH COLONIE	RAISED RANCH	0.19	2018-06-20	\$237,000	\$148.59	BRICKNER LORI JEAN	2018	14305	NHAU ANGTIDA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.17-1-80	19 LOIS CT	COLONIE NY	1520	1983	01/2601 - SOUTH COLONIE	OTHER STYLE	0.30	2018-06-21	\$227,500	\$149.07	DART LAURA E	2018	14484	MARKOWSKI CHRISTOPHER L	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.16-3-51	34 BRIDLE PATH	COLONIE NY	1702	1956	01/2601 - SOUTH COLONIE	CAPE COD	0.23	2018-06-22	\$255,000	\$149.82	STREET SHIRLEY E	2018	14129	BERMUDEZ JOHN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	16-4-3-20	35 KILLEAN PARK	COLONIE NY	2214	1960	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.74	2018-06-22	\$300,000	\$135.50	FERRARISE IRREVOCABLE TRUST	2018	15924	KRZYKOWSKI BRIANA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.17-2-3	31 PETER DR	COLONIE NY	1828	1975	01/2601 - SOUTH COLONIE	RAISED RANCH	0.27	2018-06-27	\$258,000	\$141.14	MUHAMMAD NAVEED	2018	14288	FUTIA MICHAEL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.16-1-12	61 BRIDLE PATH	COLONIE NY	1208	1966	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.22	2018-07-03	\$225,000	\$186.26	LISOWSKI ANDREW	2018	15111	MCCAFFERTY DONALD	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.2-3-7	10 WESTCHESTER DR	COLONIE NY	1640	1974	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.31	2018-07-06	\$260,000	\$158.54	MANNY ROBERT J	2018	15477	PELERIN DARRIN C	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.11-3-31	13 WILLOW AVE	COLONIE NY	1958	1990	01/2601 - SOUTH COLONIE	OLD STYLE	0.72	2018-07-10	\$219,000	\$111.85	HARRIS EDWARD J	2018	15530	ELAMON JOSHUA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.11-3-46	20 HANFEN AVE	COLONIE NY	1286	1955	01/2601 - SOUTH COLONIE	RANCH	0.15	2018-07-11	\$168,000	\$130.64	LEE TRUSTEE MICHELLE	2018	15914	GAINES ELIZABETH	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-1-5	43 KILLEAN PARK	COLONIE NY	1326	1950	01/2601 - SOUTH COLONIE	CAPE COD	0.36	2018-07-12	\$245,000	\$184.77	LORENSEN MARK E	2018	16531	ADAMO ANDREW B	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.18-3-1	28 SUNSET BLVD	COLONIE NY	2958	1953	01/2601 - SOUTH COLONIE	COLONIAL	0.38	2018-07-12	\$230,000	\$108.18	SCHWARZ JOHN P	2018	16341	SCHWARZ TYLER	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.17-2-56	62 DELAHELD DR	COLONIE NY	1803	1957	01/2601 - SOUTH COLONIE	COLONIAL	0.25	2018-07-17	\$310,000	\$166.84	MARCH JOHN D	2018	16151	SCHOLER NARC D	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.19-3-10	17 PINE AVE	COLONIE NY	1368	1920	01/2601 - SOUTH COLONIE	BUNGALOW	0.12	2018-07-30	\$170,000	\$124.27	MUSTO CHRISTOPHER D	2018	17250	MICNOZ ANGEL L	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.17-2-55	60 DELAHELD DR	COLONIE NY	1576	1966	01/2601 - SOUTH COLONIE	COLONIAL	0.25	2018-07-31	\$131,200	\$166.31	RAMIC MIRSAID	2018	17111	HOUSER CHAD	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-4-65	55 LOCUST PARK	COLONIE NY	1404	1946	01/2601 - SOUTH COLONIE	BUNGALOW	0.46	2018-08-07	\$215,000	\$153.13	POLETO JOSEPH J	2018	18888	PAN XIAOXIANG	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-4-39	29 KIMBERLY ST	COLONIE NY	1335	1946	01/2601 - SOUTH COLONIE	RANCH	0.20	2018-08-09	\$229,000	\$164.79	KOZAKIEWICZ JR. DAVID F	2018	17780	HENS CAROLYN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.16-1-7	71 BRIDLE PATH	COLONIE NY	910	1969	01/2601 - SOUTH COLONIE	RANCH	0.23	2018-08-10	\$226,200	\$248.57	KAUFMAN JAMES	2018	17984	HEISLER JUSTIN M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	30.17-3-7	63 DELAHELD DR	COLONIE NY	1928	1967	01/2601 - SOUTH COLONIE	COLONIAL	0.25	2018-08-10	\$320,000	\$165.98	GRAZIANO SALVATORE A	2018	18156	SHRESTHA SIMAL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-4-8	11 HARTWOOD ST	COLONIE NY	792	1953	01/2601 - SOUTH COLONIE	RANCH	0.19	2018-08-13	\$133,000	\$167.93	ATLANICA LLC	2018	18854	RAMOTOWSKI PETER	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.20-2-3	33 FULLER TER	COLONIE NY	1336	1962	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2018-08-13	\$235,000	\$175.90	B L QUALITY HOMES INC	2018	18571	SHOLTES COURTNEY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	41.8-7-6	13 FOREST DR	COLONIE NY	1260	1950	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2018-08-23	\$230,000	\$182.54	GAUTHIER KELLIE E	2018	19753	ENWIN DANIEL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Albany	29.19-4-26	5 KILLEAN PARK	COLONIE NY	713	1942	01/2601 - SOUTH COLONIE	RANCH	0.17	2018-08-23	\$167,000	\$234.22	BROOKS SPENCER	2018	20051	O'CONNELL MARY ELLEN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC



CNY Pomeroy Appraisers, Inc.

Abury	29,19-3-44	8	BIRCH AVE	COLONIE NY	1137	1925	01/2601 - SOUTH COLONIE	CAPE COD	0.12	2018-01-03	\$188,500	\$165.79	MILHAM MARY LOUISE	2018	703	FRAGOMENTI PATRICK	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-2-61	18	DEBBIE CT	COLONIE NY	1825	1976	01/2601 - SOUTH COLONIE	COLONIAL	0.26	2018-01-04	\$289,900	\$158.85	BV HOMES OF ALBANY INC	2018	592	PETTINATO MARY	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	43,3-3-55	1	LAURENDALE ST	COLONIE NY	2724	1977	01/2601 - NORTH COLONIE	COLONIAL	0.45	2018-01-16	\$367,500	\$136.00	AHMED ZOHRAR	2018	1586	FORD KRISTINA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,19-4-48	23	RED FOX DR	COLONIE NY	2242	1985	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.33	2018-01-16	\$239,000	\$106.91	COOM MARK C	2018	2783	TOWNSEND MICHAEL S	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	41,8-2-23	41	GRACE ST	COLONIE NY	980	1982	01/2601 - SOUTH COLONIE	RANCH	0.17	2018-01-22	\$112,500	\$114.80	JOHN CLORIA DEGONZALEZ	2018	2103	DESA DPO DEBORAH ANNE	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-4-61	45	LOCUST PARK	COLONIE NY	1628	1940	01/2601 - SOUTH COLONIE	OLD STYLE	0.45	2018-01-25	\$103,000	\$63.37	JOHN CLORIA DEGONZALEZ	2018	2867	JOHN CLORD ANTHONY	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	42,5-1-19	51	FOREST DR	COLONIE NY	1575	1985	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2018-01-26	\$235,000	\$149.21	STEVENS TODD B	2018	3056	PENG CHIAO	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	30,17-2-53	31	PETER DR	COLONIE NY	1828	1975	01/2601 - SOUTH COLONIE	RAISED RANCH	0.27	2018-01-26	\$239,900	\$131.24	F D BUILDERS LLC	2018	4578	MUHAMMAD NAVEED	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-2-23	33	PULLER TER	COLONIE NY	1336	1962	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2018-02-15	\$127,051	\$95.10	THE BANK OF NEW YORK MELLON	2018	5205	B L QUALITY HOMES INC	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	41,8-4-16	37	TULL DR	COLONIE NY	1152	1960	01/2601 - SOUTH COLONIE	CAPE COD	0.22	2018-02-15	\$169,000	\$146.70	SCHORM ENTERPRISES INC DBA SH	2018	4344	BENNETT STEPHEN	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,15-3-34	5	CEDAR DR	COLONIE NY	1700	1977	01/2601 - SOUTH COLONIE	RAISED RANCH	0.22	2018-02-21	\$197,000	\$115.88	SCROI TRUSTEE DAVID P	2018	4883	CAI WEN GUANG	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-4-34	15	KIMBERLY ST	COLONIE NY	2044	1960	01/2601 - SOUTH COLONIE	CAPE COD	0.34	2018-02-21	\$205,000	\$100.29	WHITE JEFFREY T	2018	5148	BENVEDITO NICHOLAS T	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,11-3-23	41	LOREAL DR	COLONIE NY	1976	1960	01/2601 - SOUTH COLONIE	OTHER STYLE	0.20	2018-03-05	\$245,000	\$123.99	GREGORY JASON	2018	7443	WENG JIN RU	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-4-61	45	LOCUST PARK	COLONIE NY	1628	1940	01/2601 - SOUTH COLONIE	OLD STYLE	0.45	2018-03-21	\$168,000	\$103.19	GIUGLIARDO ANTHONY M	2018	7036	AGUIRRE ELOY	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	30,17-1-16	96	LOCUST PARK	COLONIE NY	1260	1960	01/2601 - SOUTH COLONIE	CAPE COD	0.21	2018-03-28	\$241,000	\$191.27	PASANEAN MARCIE J	2018	6969	AGUSTAN DORON CHARLES	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,16-2-48	29	HUNTING RD	COLONIE NY	1092	1961	01/2601 - SOUTH COLONIE	RANCH	0.19	2018-04-02	\$169,000	\$154.76	DONOVAN ANDREW	2018	7902	BAILEY DANIEL E	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-1-44	13	HUNTING RD	COLONIE NY	1174	1945	01/2601 - SOUTH COLONIE	CAPE COD	0.12	2018-04-26	\$184,000	\$156.73	GOGAN ANTHONY M	2018	9355	PURTELL WILLIAM A	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	30,17-1-21	93	LOCUST PARK	COLONIE NY	1364	1981	01/2601 - SOUTH COLONIE	RANCH	0.28	2018-04-27	\$235,000	\$172.29	CLEVENGER GABRIEL S	2018	9392	ARTIS ZANDRA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	41,8-1-32	1	LOCUST PARK	COLONIE NY	1340	1926	01/2601 - SOUTH COLONIE	BUNGALOW	0.12	2018-05-17	\$234,500	\$172.35	MEDWIN ZACHARY S	2018	11587	BENNETT SCOTT H	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,11-3-13	26	LOREAL DR	COLONIE NY	912	1953	01/2601 - SOUTH COLONIE	RANCH	0.16	2018-05-23	\$194,900	\$213.71	REIS JR MATTHEW	2018	11248	CANINO JESSE	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	43,3-3-43	12	LAURENDALE ST	COLONIE NY	2711	1971	01/2605 - NORTH COLONIE	COLONIAL	0.37	2018-05-23	\$365,000	\$134.64	JAIN SHEELA	2018	12089	SOUTHWORTH RACHAEL	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	41,8-7-26	36	PARKWOOD DR	COLONIE NY	1120	1952	01/2601 - SOUTH COLONIE	CAPE COD	0.17	2018-05-24	\$260,000	\$232.14	LEIGHTON ORMAN E	2018	11649	HILCH MARIO	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	43,1-7-32	1	CYRESS ST	COLONIE NY	984	1971	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.17	2018-05-31	\$282,000	\$142.14	LARLEN JAMES H	2018	12157	LEE CHRISTOPHER	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,19-4-25	3	KILLEAN PARK	COLONIE NY	1080	1942	01/2601 - SOUTH COLONIE	CAPE COD	0.17	2018-06-04	\$211,000	\$195.37	HUBERT THOMAS	2018	13396	HERMANIEE CAROLINE JOY	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	30,17-2-1	15	GERT LN	COLONIE NY	2075	1970	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.32	2018-06-12	\$295,000	\$142.17	ROHAN MARK	2018	14418	DIUGGAL FATIMA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-5-2	3	LAURENDALE ST	COLONIE NY	1836	1967	01/2601 - SOUTH COLONIE	CAPE COD	0.23	2018-06-15	\$256,500	\$139.71	LAZZARO MARGARET	2018	14445	PRUNETT VAN DEN BURGH ERIN E	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,16-2-80	43	HUNTING RD	COLONIE NY	1595	1960	01/2601 - SOUTH COLONIE	RAISED RANCH	0.19	2018-06-20	\$237,000	\$148.59	BRICKNER LORI JEAN	2018	14465	NHAI ANOTIDA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	30,17-1-80	19	LOIS CT	COLONIE NY	1520	1983	01/2601 - SOUTH COLONIE	OTHER STYLE	0.20	2018-06-21	\$227,500	\$149.67	STREET SHIRLEY E	2018	14484	MARKOWSKI CHRISTOPHER L	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,16-3-51	34	BRIDLE PATH	COLONIE NY	1702	1966	01/2601 - SOUTH COLONIE	CAPE COD	0.23	2018-06-22	\$255,000	\$149.82	DAKOT LAURA E	2018	14129	BERKOWITZ JOHN	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	16,4-3-20	35	KILLEAN PARK	COLONIE NY	2214	1960	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.74	2018-06-22	\$340,000	\$135.50	FERRARESE IRREVOCABLE TRUST	2018	15924	KRZYKOWSKI BRIANA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	30,17-2-3	31	PETER DR	COLONIE NY	1828	1975	01/2601 - SOUTH COLONIE	RAISED RANCH	0.27	2018-06-27	\$258,000	\$141.14	MUHAMMAD NAVEED	2018	4288	FUTIA MICHAEL	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,16-1-12	61	BRIDLE PATH	COLONIE NY	1208	1956	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.22	2018-07-03	\$225,000	\$186.26	USOWSKI ANDREW	2018	15111	MCCAFFERTY DONALD	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,2-3-7	10	WESTCHESTER DR	COLONIE NY	1640	1974	01/2601 - SOUTH COLONIE	SPLIT LEVEL	0.31	2018-07-06	\$260,000	\$158.54	MANNY ROBERT J	2018	15477	PELERIN DARRIN C	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,19-3-31	13	WILLOW AVE	COLONIE NY	1958	1960	01/2601 - SOUTH COLONIE	OLD STYLE	0.22	2018-07-10	\$210,000	\$111.85	HARRIS EDWARD	2018	15530	HARMON JOSHUA	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,11-3-46	20	HANFEN AVE	COLONIE NY	1286	1955	01/2601 - SOUTH COLONIE	RANCH	0.15	2018-07-11	\$168,000	\$130.64	LEE TRUSTEE MICHELLE	2018	15914	GAINES ELIZABETH	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-1-25	43	KILLEAN PARK	COLONIE NY	1326	1950	01/2601 - SOUTH COLONIE	CAPE COD	0.36	2018-07-12	\$245,000	\$184.77	LORENSEN MARK E	2018	16253	ADAMO ANDREW B	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	30,18-3-1	28	SUNSET BLVD	COLONIE NY	2958	1963	01/2601 - SOUTH COLONIE	COLONIAL	0.38	2018-07-12	\$320,000	\$108.18	SCHWARZ JOHN P	2018	16241	SCHWARZ TYLER	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,17-2-86	62	DELAFIELD DR	COLONIE NY	1803	1967	01/2601 - SOUTH COLONIE	COLONIAL	0.25	2018-07-17	\$301,000	\$166.94	MARCH JOHN D	2018	16515	SCHOLER MARC D	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,19-3-10	17	PINE AVE	COLONIE NY	1368	1920	01/2601 - SOUTH COLONIE	BUNGALOW	0.12	2018-07-30	\$170,000	\$124.27	MUSTO CHRISTOPHER D	2018	17250	MUNOZ ANGEL L	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	30,17-2-55	60	DELAFIELD DR	COLONIE NY	1876	1966	01/2601 - SOUTH COLONIE	COLONIAL	0.25	2018-07-31	\$312,000	\$166.31	RAMIC MIRSAH	2018	17111	HOLSER CHAD	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-4-65	55	LOCUST PARK	COLONIE NY	1404	1946	01/2601 - SOUTH COLONIE	BUNGALOW	0.46	2018-08-07	\$215,000	\$153.13	POLETO JOSEPH J	2018	18888	PAN NAOXIANG	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-4-39	29	KIMBERLY ST	COLONIE NY	1335	1946	01/2601 - SOUTH COLONIE	RANCH	0.20	2018-08-09	\$220,000	\$164.79	KOZAKIEWICZ JR DAVID F	2018	17780	BIENS CAROLYN	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,16-1-7	71	BRIDLE PATH	COLONIE NY	910	1969	01/2601 - SOUTH COLONIE	RANCH	0.23	2018-08-10	\$226,200	\$248.57	KAUFMAN JAMES	2018	17984	BIESLER JUSTIN M	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	30,17-3-7	63	DELAFIELD DR	COLONIE NY	1928	1967	01/2601 - SOUTH COLONIE	COLONIAL	0.25	2018-08-10	\$320,000	\$165.98	GRAZIANO SALVATORE A	2018	18156	SIRESTHIA SINAL	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-4-8	11	HARTWOOD ST	COLONIE NY	792	1953	01/2601 - SOUTH COLONIE	RANCH	0.19	2018-08-13	\$133,000	\$167.93	ATLANTICA LLC	2018	18854	RAMOTOWSKI PETER	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,20-2-3	33	PULLER TER	COLONIE NY	1336	1962	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2018-08-14	\$235,000	\$175.90	B L QUALITY HOMES INC	2018	18571	SHOLTZ COURTNEY	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	41,8-7-6	13	FOREST DR	COLONIE NY	1260	1960	01/2601 - SOUTH COLONIE	CAPE COD	0.16	2018-08-23	\$220,000	\$182.54	GAUTHIER KELLIE E	2018	19753	INSINN DANIEL	COMMERCIAL	COMMERCIAL GAS ELECTRIC
Abury	29,19-4-26	5	KILLEAN PARK	COLONIE NY	713	1942	01/2601 - SOUTH COLONIE	RANCH	0.17	2018-08-23	\$167,000	\$234.22	BROOKS SPENCER	2018	20051	O'CONNELL MARY ELLEN	COMMERCIAL	COMMERCIAL GAS ELECTRIC



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Abury	29/19-4-26	5	KILLEAN PARK	COLONIE NN	713	1942	012601 - SOUTH COLONIE	RANCH	0.17	2018-08-23	\$167,000	\$234.22	BROOKS SPENCER	2018	20051	O'CONNELL MARY ELLEN	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-2-4	35	FULLER TER	COLONIE NN	806	1950	012601 - SOUTH COLONIE	RANCH	0.16	2018-08-24	\$166,500	\$206.58	AYSUE DANA M	2018	19416	HARKO MICHAEL	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	30/17-2-38	7	MARINI CT	COLONIE NN	1633	1976	012601 - SOUTH COLONIE	RAISED RANCH	0.33	2018-08-24	\$230,000	\$153.69	NML PROPERTY HOLDINGS LLC	2018	19801	CHEKARAOU ISSA	COMMERCIAL/COMMERCIAL ELECTRIC
Abury	30/17-1-34	31	LOIS CT	COLONIE NN	2224	1983	012601 - SOUTH COLONIE	COLONIAL	0.36	2018-09-05	\$310,000	\$119.39	KALLENBURG BRUCE R	2018	20613	YANG HUI	COMMERCIAL/COMMERCIAL ELECTRIC
Abury	30/18-1-1	48	SUNSET BLVD	COLONIE NN	3748	1968	012601 - SOUTH COLONIE	SPLIT LEVEL	1.00	2018-09-07	\$385,000	\$102.72	OSWORN PETER W	2018	20291	DAVIS PORTIA	COMMERCIAL/COMMERCIAL ELECTRIC
Abury	29/11-1-29	1	VINCENT AVE	COLONIE NN	1776	1961	012601 - SOUTH COLONIE	OTHER STYLE	0.22	2018-09-11	\$171,000	\$77.14	MTLEO INVESTORS LP	2018	21180	M M INDEPENDENT PROPERTIES LLC	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/15-2-65	22	PINE AVE	COLONIE NN	1700	1978	012601 - SOUTH COLONIE	RAISED RANCH	0.22	2018-09-18	\$200,000	\$117.65	GALLATI ROBERT J	2018	21072	GALLATI DAVID	COMMERCIAL/COMMERCIAL ELECTRIC
Abury	30/17-2-60	68	DELAFIELD DR	COLONIE NN	1786	1965	012601 - SOUTH COLONIE	RAISED RANCH	0.30	2018-09-24	\$262,000	\$146.70	ESTATE OF ARMAN D DYTMAN	2018	22147	RAMPERSAUD DHANASAR	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	30/17-1-25	101	LOCUST PARK	COLONIE NN	1360	1955	012601 - SOUTH COLONIE	CAPE COD	0.31	2018-09-28	\$230,000	\$169.23	RICHARDS MICHAEL D	2018	22016	JACKSON ISABELLE	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-4-17	18	COTTONWOOD PL	COLONIE NN	1802	1931	012601 - SOUTH COLONIE	CAPE COD	0.25	2018-10-02	\$240,000	\$133.19	LUCAS TRACE P	2018	22258	BURNS ZACHARY J	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	9-2-2-62	5	PINE AVE	COLONIE NN	1200	1938	012605 - NORTH COLONIE	OLD STYLE	0.65	2018-10-03	\$259,900	\$191.58	JEWEIT GREY S	2018	22279	LAMERE JAMIE M	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/16-1-18	69	BRIDLE PATH	COLONIE NN	999	1969	012601 - SOUTH COLONIE	RANCH	0.23	2018-10-10	\$290,000	\$229.23	KAUTZ SUSAN	2018	23007	MANN DONNA	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-4-70	6	COTTONWOOD PL	COLONIE NN	1446	2019	012601 - SOUTH COLONIE	COLONIAL	0.23	2018-10-23	\$90,000	\$62.24	GOSSE MARCIA	2018	23965	F AND D BUILDERS LLC	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	41-8-7-1	1	FOREST DR	COLONIE NN	999	1955	012601 - SOUTH COLONIE	RANCH	0.13	2018-10-24	\$106,900	\$107.01	DBHASE ALICE	2018	24170	CRISCONE JOHN	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-4-30	3	KIMBERLY ST	COLONIE NN	1916	1976	012601 - SOUTH COLONIE	RANCH	0.34	2018-10-29	\$274,900	\$143.48	MUTH STEVEN R	2018	25622	BARUSH NICHOLAS	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/15-4-21	12	OAK CIR	COLONIE NN	1726	1976	012601 - SOUTH COLONIE	RAISED RANCH	0.30	2018-11-01	\$140,000	\$81.11	HAVEN PROPERTY DEV LLC	2018	24834	HAVEN PROPERTY DEV LLC	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-5-58	17	LAURENDALE ST	COLONIE NN	1468	1947	012601 - SOUTH COLONIE	RANCH	0.26	2018-11-07	\$215,000	\$146.46	WHITE SANDRA M TRUSTEE	2018	26242	HIGGINS JENNIFER	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	30/18-1-26	5	DAWN DR	COLONIE NN	1988	1970	012601 - SOUTH COLONIE	OTHER STYLE	0.42	2018-11-08	\$310,000	\$155.94	ADALDA EDWARD	2018	24833	TURNER ERIN H	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	30/17-1-76	27	LOIS CT	COLONIE NN	1168	1983	012601 - SOUTH COLONIE	OTHER STYLE	0.21	2018-11-09	\$255,000	\$164.47	DUGGAL SHEETAL	2018	25871	HINDA JOHN MICHAEL	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-1-47	5	FULLER TER	COLONIE NN	1578	1920	012601 - SOUTH COLONIE	OLD STYLE	0.24	2018-11-14	\$170,000	\$107.73	DEEM DAMEN R	2018	25423	LI CHAODONG	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	41-8-6-10	23	MORDELLA RD	COLONIE NN	1464	1950	012601 - SOUTH COLONIE	RANCH	0.26	2018-11-16	\$211,000	\$144.13	DEGENER PAMELA	2018	25961	SHEA CONSTANCE	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/15-4-38	9	THOROUGHSHED LN	COLONIE NN	1750	1966	012601 - SOUTH COLONIE	RANCH	0.17	2018-11-16	\$90,000	\$91.69	PALAZZOLO BRIAN	2018	27459	PALAZZOLO BRIAN	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/2-3-33	22	WESTCHESTER DR	COLONIE NN	2020	1974	012601 - SOUTH COLONIE	RAISED RANCH	0.29	2018-11-19	\$165,000	\$81.68	RUDMANN ANTHONY	2018	26079	PROPERTY PROS LLC	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	43-5-1-4	51	MORDELLA RD	COLONIE NN	1750	1958	012601 - SOUTH COLONIE	RANCH	0.27	2018-11-20	\$250,000	\$160.00	OGAWA NAOMIE	2018	27019	UPADHYAY GAURAVE	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/15-2-37	13	MAPLE DR	COLONIE NN	1688	1978	012601 - SOUTH COLONIE	RAISED RANCH	0.22	2018-11-20	\$250,000	\$148.10	MOORE NAOMIE	2018	26956	COBANI VASIU	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/11-2-8	12	FURLONG DR	COLONIE NN	1660	1962	012601 - SOUTH COLONIE	RAISED RANCH	0.39	2018-12-10	\$166,000	\$100.00	KELLY EXECUTOR GLORIA A	2018	27571	FISK JOSEPH M	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	41-8-7-13	27	FOREST DR	COLONIE NN	1161	1950	012601 - SOUTH COLONIE	RANCH	0.16	2018-12-12	\$160,000	\$99.91	GORDON KENNETH	2018	27926	LANZA JOHN	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-4-75	67	LOCUST PARK	COLONIE NN	936	1950	012601 - SOUTH COLONIE	RANCH	0.14	2018-12-12	\$170,000	\$184.83	STELLA JOSEPH M	2018	28222	PARKLOW DOROTHY	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/15-1-55	8	PINE AVE	COLONIE NN	1365	1930	012601 - SOUTH COLONIE	CAPE COD	0.12	2018-12-17	\$187,000	\$143.30	HAUER KELLEY M	2019	236	ZELINSKI RYAN	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	30/18-2-23	10	LINDA DR	COLONIE NN	2263	1998	012601 - SOUTH COLONIE	COLONIAL	0.45	2019-01-03	\$374,000	\$165.27	MOORE KEVIN P	2019	439	BROWN ROBERT	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	30/17-2-30	52	DELAFIELD DR	COLONIE NN	1812	1973	012601 - SOUTH COLONIE	RAISED RANCH	0.20	2019-01-14	\$272,500	\$150.39	CHACE CYNTHIA A	2019	1368	DONG SHENGFA	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	41-8-7-56	45	PARKWOOD DR	COLONIE NN	1294	1950	012601 - SOUTH COLONIE	RANCH	0.16	2019-01-17	\$185,000	\$142.97	CLINGERMAN ROBERT M	2019	1815	FREDERICK TIMOTHY P	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-5-10	21	LAURENDALE ST	COLONIE NN	1220	1954	012601 - SOUTH COLONIE	SPLIT LEVEL	0.20	2019-01-18	\$235,000	\$192.62	REGAN ANDREW L	2019	1852	ABRAM ALAN	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/16-3-15-5	54	FULLER TER	COLONIE NN	1560	2019	012601 - SOUTH COLONIE	RAISED RANCH	0.24	2019-01-22	\$265,000	\$169.87	CILLIS BUILDERS INC	2019	2584	HU QINGJIE	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/16-5-48	14	BRIDLE PATH	COLONIE NN	1152	1955	012601 - SOUTH COLONIE	CAPE COD	0.17	2019-02-07	\$190,000	\$164.93	RENTO TOM	2019	3088	VANLARCOM CHRISTOPHER W	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-1-21	35	KILLEAN PARK	COLONIE NN	1248	1955	012601 - SOUTH COLONIE	CAPE COD	0.18	2019-02-27	\$178,000	\$142.63	ROCKENSTIRE CLARENCE A ROCKE	2019	4191	STUPAR BRIAN D	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-4-70	6	COTTONWOOD PL	COLONIE NN	1446	2019	012601 - SOUTH COLONIE	COLONIAL	0.23	2019-03-01	\$253,000	\$174.97	F D BUILDERS LLC	2019	4625	YALING ZHAO	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/15-4-20	10	OAK CIR	COLONIE NN	1700	1978	012601 - SOUTH COLONIE	RAISED RANCH	0.29	2019-03-01	\$230,000	\$135.49	JIANG WEN LING	2019	4718	WANG SHENG DONG	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/16-2-57	3	CAVESON LN	COLONIE NN	1426	1957	012601 - SOUTH COLONIE	RAISED RANCH	0.21	2019-03-05	\$189,250	\$126.40	ERIK N JURGENSEN AS TRUSTEE FOR	2019	4298	VANDENBURGH ADAM	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-1-41	19	FULLER TER	COLONIE NN	1380	1941	012601 - SOUTH COLONIE	COLONIAL	0.12	2019-03-06	\$230,000	\$166.67	CONNORS WILLIAM LESLIE	2019	4891	CERVINI CHRISTINA	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/16-3-15-4	56	FULLER TER	COLONIE NN	1732	2019	012601 - SOUTH COLONIE	RAISED RANCH	0.23	2019-03-05	\$288,531	\$166.69	CILLIS BUILDERS INC	2019	7651	SMITH JAMIE	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/20-4-52	40	LOCUST PARK	COLONIE NN	1215	1953	012601 - SOUTH COLONIE	CAPE COD	0.17	2019-03-29	\$219,000	\$180.25	UPWARD LIVING PROPERTIES	2019	6461	FISCHER F K A MAHAN EMILY L	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	41-8-7-1	1	FOREST DR	COLONIE NN	999	1955	012601 - SOUTH COLONIE	RANCH	0.13	2019-04-01	\$234,000	\$224.22	CRISCONE JOHN	2019	6575	MANNING SEAN	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	41-8-7-33	20	PARKWOOD DR	COLONIE NN	984	1949	012601 - SOUTH COLONIE	RANCH	0.16	2019-04-04	\$190,000	\$193.09	SHAUL AMY M	2019	6874	PALMER REBECCA M	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/11-3-61	17	HANSEN AVE	COLONIE NN	1038	1955	012601 - SOUTH COLONIE	RANCH	0.15	2019-04-05	\$159,000	\$144.51	CLERICO AS EXECUTOR MATTHEW	2019	7525	CLUM VALERIS	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	29/16-2-64	9	CAVESON LN	COLONIE NN	2024	1955	012601 - SOUTH COLONIE	RAISED RANCH	0.29	2019-04-08	\$230,000	\$108.70	ESTATE OF MARGARET WATERS	2019	6786	ROSIN VINCIUS	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	41-8-6-37	9	MORDELLA RD	COLONIE NN	1458	1951	012601 - SOUTH COLONIE	RANCH	0.38	2019-04-08	\$213,000	\$148.12	MUNIHAN JENNIFER	2019	7185	LONG STEPHANIE	COMMERCIAL/COMMERCIAL GAS
Abury	29/20-1-54-62	3	SOUTHWEST WAY	COLONIE NN	812	1989	012601 - SOUTH COLONIE	TOWNHOUSE	0.23	2019-04-08	\$165,000	\$203.20	O'BRIEN MICHAEL P TRUSTEE	2019	7395	LYNCH KAYLA	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	41-8-7-58	49	PARKWOOD DR	COLONIE NN	1144	1953	012601 - SOUTH COLONIE	RANCH	0.32	2019-04-12	\$234,000	\$195.80	GHEZZI STEVEN AMANDA	2019	7474	BERNARD STEVEN R	COMMERCIAL/COMMERCIAL GAS ELECTRIC
Abury	41-8-5-7	11	DELAFIELD DR	COLONIE NN	976	1960	012601 - SOUTH COLONIE	RANCH	0.14	2019-04-16	\$201,000	\$205.94	LANZA JOHN	2019	8021	DAWSON DANIEL	COMMERCIAL/COMMERCIAL GAS ELECTRIC



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Abury	41-8-448	6	DELAFIELD DR	COLONIE NN	1645	0926	012601 - SOUTH COLONIE	BUNGALOW	0.18	2019-05-03	\$202,000	\$122.80	KRAUSE HOUSE, LLC	2019	8860	RAMIREZ, JR, JOSE ADAN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-20-1-23	39	KILLEAN PARK	COLONIE NN	1299	0950	012601 - SOUTH COLONIE	CAPE COD	0.18	2019-05-03	\$139,600	\$115.47	JOHN CHRISTOPHER FLORSCH, IV AS	2019	8876	MOFFATT TYLER	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-20-2-17	61	FULLER TER	COLONIE NN	936	0964	012601 - SOUTH COLONIE	RANCH	0.17	2019-05-08	\$215,000	\$251.07	COAGER CORY	2019	9213	JOHNSON THERESA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-15-3-3	34	THOROLD GIBB RD	COLONIE NN	1092	0955	012601 - SOUTH COLONIE	RANCH	0.19	2019-05-10	\$215,000	\$196.89	NICKAY, JOLI	2019	9236	CRISAFULLI, JR ANTHONY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-16-4-13	67	HUNTING RD	COLONIE NN	1125	0954	012601 - SOUTH COLONIE	CAPE COD	0.33	2019-05-17	\$244,900	\$217.69	BENNETT, RETHANY	2019	11499	WREGE JOHN RAYMOND	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	19-18-2-49	10	BIRCH AVE	COLONIE NN	1297	0971	012605 - NORTH COLONIE	OTHER STYLE	0.20	2019-05-21	\$130,000	\$100.23	NANCY A. ACUMOGU, TRUSTEE MAI	2019	10179	MORROW JOHN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	30-17-3-11	71	DELAFIELD DR	COLONIE NN	1980	0965	012601 - SOUTH COLONIE	RAISED RANCH	0.25	2019-06-06	\$160,000	\$80.31	NOGIEL ALLISON	2019	11039	SCHWORM ENTERPRISES, INC. DBA SIGNATURE	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-16-1-31	11	MARTINGALE DR	COLONIE NN	1078	0960	012601 - SOUTH COLONIE	RANCH	0.22	2019-06-07	\$249,000	\$223.47	SCORVELLO VINCENT	2019	11422	DRAHUSHUK MORGAN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	30-17-3-24	84	MORDELLA DR	COLONIE NN	1862	0960	012601 - SOUTH COLONIE	RANCH	0.26	2019-06-07	\$278,500	\$149.57	NEARY EDWARD AS JOINT TRUS	2019	11396	DELUCA ALICIA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-16-3-52	36	BRIDLE PATH	COLONIE NN	1456	0956	012601 - SOUTH COLONIE	RANCH	0.30	2019-06-10	\$253,500	\$175.14	SACCOPO ENTERPRISE, LLC	2019	11573	SCHUPP JOSEPH G	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-20-2-41	9	COTTONWOOD PL	COLONIE NN	1108	0956	012601 - SOUTH COLONIE	RANCH	0.36	2019-06-10	\$124,285	\$93.40	HUTTON JOSEPH	2019	12265	HENBACH COURTNEY	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-19-3-46	19	BIRCH AVE	COLONIE NN	775	0930	012601 - SOUTH COLONIE	BUNGALOW	0.12	2019-06-19	\$189,000	\$205.16	HUTTON STEPHEN H	2019	12975	ALLEN STEPHEN H	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-20-1-22	37	KILLEAN PARK	COLONIE NN	1326	0950	012601 - SOUTH COLONIE	CAPE COD	0.18	2019-06-19	\$127,500	\$96.15	MARSCHEMER THOMAS	2019	12975	1 NEW HOME BUILDERS, LLC	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-19-4-25	3	KILLEAN PARK	COLONIE NN	1080	0942	012601 - SOUTH COLONIE	CAPE COD	0.17	2019-06-20	\$227,000	\$210.19	HERMANCE CAROLINE	2019	12429	TRYSUN ROBERT JOEL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	31-3-1-51	4	BRIDLE PATH	COLONIE NN	3412	0988	012605 - NORTH COLONIE	CAPE COD	0.40	2019-06-27	\$425,000	\$124.56	KIM SANG Y	2019	13908	RICCHUTTI JEFFREY PATRICK	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	30-18-3-2	23	SUNSET BLVD	COLONIE NN	2001	0963	012601 - SOUTH COLONIE	RANCH	0.38	2019-07-08	\$430,000	\$214.89	TOMANEY MARK D, AS TRUSTEE O	2019	13674	EBERT THOMAS A	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-20-1-11	34	KILLEAN PARK	COLONIE NN	1299	0959	012601 - SOUTH COLONIE	CAPE COD	0.19	2019-07-09	\$210,000	\$173.70	BARONE ANDREW	2019	13867	NAPOLI MARIE	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-2-2-59	2	DARRENS WAY	COLONIE NN	2408	0986	012601 - SOUTH COLONIE	COLONIAL	0.52	2019-07-11	\$375,000	\$155.73	REID AS CO-TRUSTEE MICHAEL C	2019	14068	BENDER PATRICK T	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-16-3-41	59	RED FOX DR	COLONIE NN	1408	0958	012601 - SOUTH COLONIE	RAISED RANCH	0.35	2019-07-11	\$222,000	\$157.67	KLOUSE KENNETH B	2019	13845	NORRIS KELLY M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-16-3-41	31	RED FOX DR	COLONIE NN	968	0955	012601 - SOUTH COLONIE	RANCH	0.41	2019-07-11	\$200,000	\$206.61	TON THUAN	2019	14128	HUNT BRAD L	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-2-2-49	23	WILSHIRE DR	COLONIE NN	1406	0955	012601 - SOUTH COLONIE	RAISED RANCH	0.36	2019-07-16	\$280,000	\$156.25	POLLITT CRAIG E	2019	14291	WILLIAMS MORGAN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-10-3-44	7	PINE AVE	COLONIE NN	2132	0972	012601 - SOUTH COLONIE	RAISED RANCH	0.43	2019-07-17	\$390,000	\$131.33	CALORINDO SCOTT M	2019	14907	UDWIN MD K	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-11-1-39	5	BICK LN	COLONIE NN	1350	0940	012601 - SOUTH COLONIE	OLD STYLE	0.12	2019-07-19	\$189,900	\$140.46	BARON MATTHEW P	2019	15333	HOBSON III DAVID	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-12-3-17	3	DEVONSHIRE DR	COLONIE NN	1660	0961	012601 - SOUTH COLONIE	RAISED RANCH	0.32	2019-07-23	\$195,000	\$114.46	DOMARACKI JANE	2019	20354	SUSSEX WAYNE C	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	41-8-7-12	25	FOREST DR	COLONIE NN	1754	0967	012601 - SOUTH COLONIE	SPLIT LEVEL	0.28	2019-08-01	\$295,000	\$168.19	VANDERBILT JASON M	2019	16222	WETMAO	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-20-3-17	78	LOCUST PARK	COLONIE NN	1666	0953	012601 - SOUTH COLONIE	CAPE COD	0.16	2019-08-01	\$254,500	\$158.47	SCALSKI JAN	2019	16493	JULIANO JASON	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	31-3-7-12	3	LOIS CT	COLONIE NN	1233	0953	012601 - SOUTH COLONIE	RANCH	0.29	2019-08-12	\$220,000	\$178.43	HENDERSON JEREMIAH P	2019	16759	MILLER TIMOTHY I	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	41-8-7-13	27	FOREST DR	COLONIE NN	1502	0950	012605 - NORTH COLONIE	CAPE COD	0.22	2019-08-15	\$193,550	\$126.86	COLE DONNA BONACCI	2020	4705	BERRY JASON C	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-2-2-50	1	DARRENS WAY	COLONIE NN	1161	0959	012601 - SOUTH COLONIE	RANCH	0.16	2019-08-21	\$235,000	\$202.41	LANZA JOHN	2019	17276	SVENDSEN LOGAN SIDRA	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-15-3-15	5	MAPLE DR	COLONIE NN	2959	0999	012601 - SOUTH COLONIE	COLONIAL	0.51	2019-08-22	\$440,000	\$148.70	FERRIS ROBERT	2019	18155	YU HUI	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	30-17-3-48	73	MORDELLA RD	COLONIE NN	1700	0976	012601 - SOUTH COLONIE	RAISED RANCH	0.33	2019-08-30	\$259,900	\$152.88	LOCKART DAVID W	2019	18482	STILLITANO MICHAEL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	41-8-6-34	16	FOREST DR	COLONIE NN	1416	0959	012601 - SOUTH COLONIE	RANCH	0.25	2019-09-12	\$170,000	\$120.06	KRAUSE THOMAS C	2019	19055	FORMICA ZACHARY C	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-19-4-10	24	KILLEAN PARK	COLONIE NN	1326	0950	012601 - SOUTH COLONIE	CAPE COD	0.16	2019-09-12	\$188,700	\$135.75	ESTATE OF MAJORIE A. MARRON	2019	20831	BETTS MICHAEL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	41-8-4-33	38	DELAFIELD DR	COLONIE NN	1347	0946	012601 - SOUTH COLONIE	CAPE COD	0.19	2019-09-24	\$188,700	\$140.09	SENEZ ROBERT A	2019	20831	MORS CAULYN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-20-4-56	32	LOCUST PARK	COLONIE NN	2448	0974	012601 - SOUTH COLONIE	RAISED RANCH	0.40	2019-10-02	\$250,000	\$102.12	CATALDO MARIYNN E	2019	22320	BEAULIEU 2012 FAMILY TRUST	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-20-1-22	37	KILLEAN PARK	COLONIE NN	1034	0945	012601 - SOUTH COLONIE	BUNGALOW	0.13	2019-10-09	\$170,000	\$116.05	ESTATE OF JENISE HOFFMAN	2019	21626	RAFFERTY SEAN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-11-1-20	3	VINCENT AVE	COLONIE NN	1948	0962	012601 - SOUTH COLONIE	CAPE COD	0.18	2019-10-16	\$220,000	\$165.91	I NEW HOME BUILDERS, LLC	2019	23471	DOIG SCOTT	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	41-8-7-15	31	FOREST DR	COLONIE NN	1370	0955	012601 - SOUTH COLONIE	RAISED RANCH	0.22	2019-10-17	\$288,000	\$117.04	MACLUTSKY BRIAN	2019	24394	GIONTI ELIS	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-16-3-39	55	RED FOX DR	COLONIE NN	1251	0959	012601 - SOUTH COLONIE	RANCH	0.18	2019-10-23	\$188,000	\$137.23	FILM ELIZABETH VISCAYA MATTHEW	2019	23055	MAI XIN XAI	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-2-2-6	3	WESTCHESTER DR	COLONIE NN	1888	0971	012601 - SOUTH COLONIE	RAISED RANCH	0.37	2019-10-26	\$215,000	\$171.86	MANEY SHAWN	2019	23061	CHURCH NICHOLAS M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	41-8-4-45	12	DELAFIELD DR	COLONIE NN	1296	0950	012601 - SOUTH COLONIE	CAPE COD	0.28	2019-10-31	\$256,000	\$135.59	BATTUELLO PATRICK J	2019	23542	SPATH NICHILEY R	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	29-20-1-25	43	KILLEAN PARK	COLONIE NN	1326	0950	012601 - SOUTH COLONIE	CAPE COD	0.21	2019-11-01	\$220,000	\$169.75	BECKMAN RICHARD J	2019	24568	MORSKE CHARLES E	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	31-4-7-2-2	12	DAWN DR	COLONIE NN	1743	0988	012605 - NORTH COLONIE	RANCH	0.36	2019-11-15	\$252,500	\$190.42	ADAMO ANDREW B	2019	25115	BARKMAN JR KHAICHK A	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	19-18-2-59	12	BIRCH AVE	COLONIE NN	1297	0971	012605 - NORTH COLONIE	OTHER STYLE	0.22	2019-12-03	\$200,000	\$154.20	RED SEA DEVELOPMENT, INC	2019	26938	PRIMEAU MICHAEL J	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	30-17-3-11	71	DELAFIELD DR	COLONIE NN	1980	0965	012601 - SOUTH COLONIE	RAISED RANCH	0.35	2019-12-04	\$283,350	\$140.58	DUNBAR LINDA J	2019	26228	YAMIN NICOLE	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	9-2-2-88	16	PINE AVE	COLONIE NN	2376	0988	012605 - NORTH COLONIE	COLONIAL	0.80	2019-12-10	\$156,000	\$147.31	SCHWORM ENTERPRISES INC. DBA S	2019	26796	KOLACH JOHN S	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Abury	19-18-2-49	10	BIRCH AVE	COLONIE NN	1297	0971	012605 - NORTH COLONIE	OTHER STYLE	0.20	2019-12-30	\$201,000	\$201.23	WANG XING	2019	429	KELLY MICHAEL P	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
			AVERAGE	COLONIE NN	1547.6	1959.52			0.26		\$227,326	\$146.89	MORROW JOHN J						
			MEDIAN		1416	1956			0.23		\$226,200	\$159.75							
			DIFF. OF AVERAGE									4.39%							
			DIFF. OF MEDIAN									13.63%							



NISKAYUNA DOT

NISKAYUNA DOT CELLULAR TOWER - TOWN OF NISKAYUNA, SCHENECTADY COUNTY - BEFORE & AFTER SALES ANALYSIS (CONSTR. DATE: JUNE 2019)																			
COUNTY	TAX MAP #	STREET #	STREET	TOWN	BLDG SF	EFF. YR. BUILT	SCHOOL	BLDG STYLE	ACRES	SALE DATE	SALE PRICE	PRICE BLDG/SF	SELLER	DEED BOOK	DEED PER	BUYER	SEWER	WATER	UTILITIES
Schenectady	61.15-1-10	979	BIRCHWOOD LN	NISKAYUNA NY	1341	1930	423400 - NISKAYUNA	OLD STYLE	1.2	2017-02-10	\$308,750	\$155.67	DENISON, JR, CHARLES J	1957	276	KHAN, SAJJAD A	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.7-3-40	1078	VALERIE DR	NISKAYUNA NY	2590	1962	423400 - NISKAYUNA	COLONIAL	0.26	2017-03-08	\$378,000	\$145.95	TRAUB, BERNARD	1958	524	UZUNBAS, MUSTAFA GOKHAN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-3-23	964	DOUGLAS CT	NISKAYUNA NY	1872	1965	423400 - NISKAYUNA	RAISED RANCH	0.42	2017-03-22	\$305,000	\$163.51	CURRAN, WILLIAM H	1959	622	THOMPSON, TREVOR	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	62.3-1-43.1	1069	NISKAYUNA RD	NISKAYUNA NY	2274	1972	423400 - NISKAYUNA	TEMPORARY	0.97	2017-05-04	\$333,000	\$150.84	RM2180 LLC	1962	674	BERGE, NESTOR D, JR	PRIVATE	COMMERCIAL	ELECTRIC
Schenectady	61.16-1-19	975	RIVERVIEW RD	NISKAYUNA NY	2411	1930	423400 - NISKAYUNA	OLD STYLE	0.68	2017-05-25	\$295,000	\$109.91	PASTOR, DAVID L	1963	543	BUSCH, MICHAEL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-28	1053	TIMOTHY LN	NISKAYUNA NY	1792	1960	423400 - NISKAYUNA	RAISED RANCH	0.31	2017-05-30	\$189,000	\$136.72	MASSARONI, JR, DAVID	1964	283	TRAM, VINH	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-20.2	1021	WTRY RD	NISKAYUNA NY	1264	1966	423400 - NISKAYUNA	RAISED RANCH	0.39	2017-06-10	\$302,000	\$144.09	DELANEY, LOLO M	1965	221	FELDLIUM, JEREMY IAN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-11	1012	MERLIN DR	NISKAYUNA NY	1857	1960	423400 - NISKAYUNA	RANCH	0.42	2017-06-12	\$320,000	\$133.09	NERNY, FRANCIS J	1967	711	GROSSMAN, MITCHELL N	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.7-2-11	1021	VALERIE DR	NISKAYUNA NY	2584	1984	423400 - NISKAYUNA	COLONIAL	0.44	2017-07-14	\$333,000	\$125.35	PARKER, JR, DONALD G	1967	711	CHRISTIAN, JOHN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.15-1-82	104	HEATHER CT	NISKAYUNA NY	2109	1991	423400 - NISKAYUNA	COLONIAL	0.41	2017-08-09	\$315,000	\$149.36	NERNY, FRANCIS J	1969	119	RENZI, ALESSANDRO	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.2-3-2	3000	ROSENDALE RD	NISKAYUNA NY	2626	1969	423400 - NISKAYUNA	RANCH	1.5	2017-08-31	\$335,000	\$123.37	PATRICIA L, SEFTEL REVOCABLE TRU	1970	922	ROSENBERG, RODNEY	COMMERCIAL	COMMERCIAL	ELECTRIC
Schenectady	62.3-1-58	3448	ROSENDALE RD	NISKAYUNA NY	608	1930	423400 - NISKAYUNA	COTTAGE	0.13	2017-10-26	\$68,900	\$113.32	PERKINS, FRANCIS M	1974	293	BORNHOLDT, MELEKNESHE	PRIVATE	PRIVATE	GAS ELECTRIC
Schenectady	61.15-1-73	941	DOUGLAS CT	NISKAYUNA NY	1971	1990	423400 - NISKAYUNA	COLONIAL	0.41	2017-11-06	\$260,000	\$131.91	GENOVESE, JAMIE A	1975	90	JOSEPH, PAUL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.7-3-46	1055	MERLIN LN	NISKAYUNA NY	2257	1969	423400 - NISKAYUNA	COLONIAL	0.39	2017-11-14	\$396,000	\$131.15	MASQUELLET, MATTHIEU	1975	306	GLIWSKI, JONATHAN E	PRIVATE	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-34	1064	TIMOTHY LN	NISKAYUNA NY	1888	1966	423400 - NISKAYUNA	RAISED RANCH	0.5	2017-11-15	\$322,000	\$120.72	MORSKE, STEVE	1975	636	JIANG, XINLE	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.7-2-59	1013	VALERIE DR	NISKAYUNA NY	2519	1985	423400 - NISKAYUNA	COLONIAL	0.57	2017-11-17	\$372,000	\$147.88	GERNETT-DOTT, PETER J	1975	996	MYERS, JUSTIN D	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.15-1-31	890	BIRCHWOOD LN	NISKAYUNA NY	2382	1956	423400 - NISKAYUNA	SPLIT LEVEL	0.42	2018-03-02	\$252,000	\$105.79	RAMSEY, JEANNE MARIE	1982	776	HOPKINS, TIMICHAEL T	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.16-1-19.2	960	BIRCHWOOD LN	NISKAYUNA NY	1080	1996	423400 - NISKAYUNA	CAPE COD	0.34	2018-03-16	\$299,500	\$221.76	ASHLEY, CYNTHIA	1983	463	PIERRE, SAMUEL	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.7-3-17.1	1054	VALERIE DR	NISKAYUNA NY	3270	1991	423400 - NISKAYUNA	COLONIAL	0.5	2018-03-21	\$397,500	\$121.56	WEICHERT, WORKFORCE MOBILITY I	1983	845	REHS, DEREK	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.15-1-16	935	BIRCHWOOD LN	NISKAYUNA NY	1108	1947	423400 - NISKAYUNA	CAPE COD	0.64	2018-04-13	\$178,000	\$160.65	CUMMINGS, CRAIG C	1985	443	BAXTER, MATTHEW	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.15-1-33.1	895	BIRCHWOOD LN	NISKAYUNA NY	1686	1997	423400 - NISKAYUNA	SPLIT LEVEL	0.91	2018-04-16	\$317,500	\$188.32	SLATER, JAMES R	1985	738	TOCIS, CHRISTOPHER K	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-29	1057	TIMOTHY LN	NISKAYUNA NY	1152	1993	423400 - NISKAYUNA	RANCH	0.31	2018-05-07	\$173,000	\$150.17	WITMER, DOROTHY M	1987	89	HUDSON, PETER J	PRIVATE	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-59	25	PINECREST DR	NISKAYUNA NY	3412	1967	423400 - NISKAYUNA	COLONIAL	1.03	2018-06-05	\$555,000	\$162.66	LEI, BIAO	1989	391	BIRK, JUSTIN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.2-30	3060	ROSENDALE RD	NISKAYUNA NY	2220	1959	423400 - NISKAYUNA	RANCH	5.9	2018-06-18	\$425,000	\$191.44	KINTZ, H, ALLEN	1989	515	GERARD, CATHERINE	PRIVATE	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-31	1065	TIMOTHY LN	NISKAYUNA NY	1844	1963	423400 - NISKAYUNA	RANCH	0.47	2018-06-29	\$241,000	\$130.69	STOKES, STEPHEN R	1990	557	CUSANO, LIDIA A	PRIVATE	COMMERCIAL	GAS ELECTRIC
Schenectady	61.16-3-6	944	RIVERVIEW RD	NISKAYUNA NY	1153	1954	423400 - NISKAYUNA	RANCH	0.45	2018-07-02	\$195,000	\$169.12	COOPER, CHARLES M	1991	810	TAGLIONE, LEAH	PRIVATE	COMMERCIAL	GAS ELECTRIC
Schenectady	62.3-1-23.312	3511	ROSENDALE RD	NISKAYUNA NY	1896	2004	423400 - NISKAYUNA	CAPE COD	0.65	2018-07-13	\$280,000	\$147.68	FELPEL, TRUSTEE LAWRENCE K	1991	304	GRUPPIN, ROGER W	PRIVATE	COMMERCIAL	ELECTRIC
Schenectady	62.3-1-23.2	3515	ROSENDALE RD	NISKAYUNA NY	2648	1991	423400 - NISKAYUNA	OLD STYLE	1.6	2018-07-19	\$227,000	\$84.06	LEUCE, REAL ESTATE LLC	1992	812	MUFTI, ASAD	PRIVATE	COMMERCIAL	ELECTRIC
Schenectady	62.3-1-40.21	1050	NISKAYUNA RD	NISKAYUNA NY	1352	1991	423400 - NISKAYUNA	RANCH	2.85	2018-08-02	\$252,500	\$186.76	HADDEN, TAYLOR C	1993	112	HADDEN, TAYLOR C	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-37	1052	TIMOTHY LN	NISKAYUNA NY	1792	1964	423400 - NISKAYUNA	RAISED RANCH	0.29	2018-08-24	\$244,000	\$136.16	CULLEN, CINDY	2002	368	SANTABARBARA, TRAVIS	PRIVATE	PRIVATE	GAS ELECTRIC
Schenectady	61.16-3-14	943	CATALPA CT	NISKAYUNA NY	1012	1958	423400 - NISKAYUNA	RANCH	0.32	2018-08-24	\$295,000	\$202.57	MAYNE, ERIC M	1994	529	HERMAN, RHONDA K	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-2	1048	MERLIN DR	NISKAYUNA NY	1675	1968	423400 - NISKAYUNA	RANCH	0.48	2018-11-05	\$294,000	\$170.09	MITCHELL, SHELLEY L	2000	107	CURRIER, DAVID P	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.16-1-26	2965	HOLLY HILL RD	NISKAYUNA NY	2153	1957	423400 - NISKAYUNA	RANCH	0.46	2018-11-21	\$279,000	\$129.59	JACKSON, KEITH	2000	887	RAMIREZ, MARISSA H	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	62.3-1-32	3590	ROSENDALE RD	NISKAYUNA NY	2076	1800	423400 - NISKAYUNA	OLD STYLE	0.44	2018-12-14	\$180,000	\$86.71	COX, JEFFREY M	2003	479	HELLER, THOMAS	PRIVATE	COMMERCIAL	ELECTRIC
			AVERAGE		1940	1962			0.80		\$269,634	\$138.96	TIME ADJUSTED PRICE		3%/YR				
			MEDIAN		1934	1965			0.46		\$252,250	\$130.46	TIME ADJUSTED PRICE		3%/YR				
Schenectady	61.15-1-18	925	BIRCHWOOD LN	NISKAYUNA NY	1506	1954	423400 - NISKAYUNA	CAPE COD	0.46	2019-07-02	\$278,000	\$184.59	MARTINEZ, LOUIS A	2015	552	ALLEN, JR, WILLIAM	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.7-2-27	1035	MERLIN LN	NISKAYUNA NY	2220	1960	423400 - NISKAYUNA	COLONIAL	0.37	2019-07-02	\$314,500	\$141.67	WEAVER, CHRISTOPHER D	2014	597	WADE, SEAN T	PRIVATE	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-3-23	964	DOUGLAS CT	NISKAYUNA NY	1872	1965	423400 - NISKAYUNA	RAISED RANCH	0.26	2019-07-11	\$235,000	\$130.88	THOMPSON, TREVOR	2016	79	WOODALL, WILLIAM M	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-3-21	956	VALERIE DR	NISKAYUNA NY	1980	1965	423400 - NISKAYUNA	COLONIAL	0.32	2019-07-23	\$230,000	\$116.16	KOELLING, DYORA	2018	347	WU, YONGMING	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.7-3-40	1078	VALERIE DR	NISKAYUNA NY	2590	1992	423400 - NISKAYUNA	COLONIAL	0.42	2019-07-30	\$399,900	\$154.40	UZUNBAS, MUSTAFA GOKHAN	2019	654	ARSU, AGA-SANTOS PEDRO	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-2-6	1032	MERLIN DR	NISKAYUNA NY	1943	1964	423400 - NISKAYUNA	SPLIT LEVEL	0.43	2019-08-08	\$302,000	\$155.43	SCHLITT, MARY MARGARET	2017	855	ABUELA, MAALAWAD	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.7-2-25	1014	VALERIE DR	NISKAYUNA NY	2416	1986	423400 - NISKAYUNA	COLONIAL	0.41	2019-08-30	\$347,520	\$143.84	HOGARD, NANCY L	2019	606	PICKETT, JUSTIN T	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	61.11-4-31	853	BARTON PL	NISKAYUNA NY	1302	1935	423400 - NISKAYUNA	OLD STYLE	0.58	2019-09-06	\$140,000	\$97.15	GUARD, DEBORAH	2019	924	S, S CHOICE HOMES LLC	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
Schenectady	51-2-23	2955	ROSENDALE RD	NISKAYUNA NY	4160	1790	423400 - NISKAYUNA	OLD STYLE	1.58	2019-10-04	\$400,000	\$96.15	BORDELOON, JR, TERRY JAMES	2021	927	BRUCE, NATHAN R	PRIVATE	COMMERCIAL	ELECTRIC
Schenectady	61.7-3-22	1112	MERLIN DR	NISKAYUNA NY	2452	1965	423400 - NISKAYUNA	SPLIT LEVEL	0.42	2019-11-13	\$305,000	\$124.39	DEATON, JR, JOHN B	2025	772	CZERWINSKI, MARIA HELEN	COMMERCIAL	COMMERCIAL	GAS ELECTRIC
			AVERAGE		2244	1947			0.53		\$296,192	\$131.99							
			MEDIAN		2100	1962			0.42		\$303,500	\$144.52							
			DIFF. OF AVERAGE								-7.78%								
			DIFF. OF MEDIAN								7.55%								



## MILTON CENTER

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## MARKET STUDIES FOR SALE-RESALE TRANSACTIONS:

*TROY NORTH*

[illegible]

# CNY Pomeroy Appraisers, Inc.

## HUTCHINS

HUTCHINS CELLULAR TOWER - TOWN OF SARATOGA SPRINGS - SARATOGA COUNTY - SALES / RESALES BEFORE & AFTER SALES ANALYSIS (CONSTR. DATE SEPT 2015)													
COUNTY	TAX MAP #	STREET	TOWN	BLDG SF	BLDG STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER BLDG SF	DEED BOOK	DEED PAGE	# YEAR S	% CHG PER YEAR
Saratoga	190.12-1-59	KARISTA SPRING DR	SARATOGA SPRINGS NY	1286	RANCH	0.25	2013-07-01	\$175,300	\$136.31	2013	28437		
Saratoga	190.12-1-59	KARISTA SPRING DR	SARATOGA SPRINGS NY	1286	RANCH	0.25	2017-11-15	\$217,000	\$168.74	2017	36670	4.38	5.44%



## SHAKERS

SHAKERS TOWER - TOWN OF COLONIE - SALE / RESALES BEFORE AND AFTER TOWER CONSTRUCTION (CONSTR. DATE AUG. 2017)													
COUNTY	TAX MAP #	STREET #	STREET	BLDG SF	BLDG STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER BLDG SF	DEED BOOK	DEED PAGE	# YEARS	% CHG PER YEAR
Albany	29 20-2-41	9	COTTONWOOD PL	1108	RANCH	0.36	2016-03-08	\$180,000	\$162.45	2016	5961	3.26	5.85%
Albany	29 20-2-41	9	COTTONWOOD PL	1108	RANCH	0.36	2019-06-10	\$214,285	\$193.40	2019	11573	3.26	5.85%
Albany	30 17-2-56	62	DELAFIELD DR	1803	COLONIAL	0.25	2015-01-09	\$241,500	\$133.94	3124	1117		
Albany	30 17-2-56	62	DELAFIELD DR	1803	COLONIAL	0.25	2018-07-17	\$301,000	\$166.94	2018	16515	3.52	7.00%
Albany	30 17-2-1	15	GERT LN	2075	SPLIT LEVEL	0.32	2015-06-11	\$270,000	\$130.12	3141	507		
Albany	30 17-2-1	15	GERT LN	2075	SPLIT LEVEL	0.32	2018-06-12	\$295,000	\$142.17	2018	14418	3.00	3.08%
Albany	29 20-4-8	11	HARTWOOD ST	792	RANCH	0.19	2017-07-24	\$121,406	\$153.29	2018	2739		
Albany	29 20-4-8	11	HARTWOOD ST	792	RANCH	0.19	2018-08-13	\$133,000	\$167.93	2018	18854	1.05	9.06%
Albany	29 16-4-13	67	HUNTING RD	1125	CAPE COD	0.33	2015-06-18	\$215,000	\$191.11	3139	763		
Albany	29 16-4-13	67	HUNTING RD	1125	CAPE COD	0.33	2019-05-17	\$244,900	\$217.69	2019	11499	3.91	3.55%
Albany	18 2-7-8	21	LAURENDALE ST	1988	COLONIAL	0.3	2015-09-18	\$273,000	\$137.32	3150	1116		
Albany	29 20-5-10	21	LAURENDALE ST	1220	SPLIT LEVEL	0.2	2017-10-17	\$231,500	\$189.75	2017	25109	2.08	-7.31%
Albany	29 20-4-75	67	LOCUST PARK	936	RANCH	0.14	2016-05-31	\$150,000	\$160.26	2016	11840		
Albany	29 20-4-75	67	LOCUST PARK	936	RANCH	0.14	2018-12-13	\$173,000	\$184.83	2018	28222	2.54	6.05%
Albany	30 17-1-25	101	LOCUST PARK	1300	CAPE COD	0.31	2017-02-10	\$150,000	\$115.38	2017	4322		
Albany	30 17-1-25	101	LOCUST PARK	1300	CAPE COD	0.31	2018-09-28	\$220,000	\$169.23	2018	22036	1.63	28.65%
Albany	30 17-1-76	27	LOIS CT	1368	OTHER STYLE	0.21	2017-07-26	\$213,000	\$155.70	2017	17773		
Albany	30 17-1-76	27	LOIS CT	1368	OTHER STYLE	0.21	2018-11-09	\$225,000	\$164.47	2018	25871	1.29	4.37%
Albany	41 8-6-3	9	MORDELLA RD	1438	RANCH	0.28	2016-05-26	\$200,000	\$139.08	2016	11591		
Albany	41 8-6-3	9	MORDELLA RD	1438	RANCH	0.28	2019-04-08	\$213,000	\$148.12	2019	7185	2.87	2.27%
Albany	29 15-4-20	10	OAK CIR	1700	RAISED RANCH	0.29	2016-06-08	\$207,000	\$121.76	2016	14239		
Albany	29 15-4-20	10	OAK CIR	1700	RAISED RANCH	0.29	2019-03-01	\$230,000	\$135.29	2019	4718	2.73	4.07%
Albany	30 18-1-1	48	SUNSET BLVD	3748	SPLIT LEVEL	1	2015-10-30	\$375,000	\$100.05	2015	457		
Albany	30 18-1-1	48	SUNSET BLVD	3748	SPLIT LEVEL	1	2018-09-07	\$385,000	\$102.72	2018	20291	2.86	0.93%
Albany	29 2-2-6	3	WESTCHESTER DR	1888	RAISED RANCH	0.28	2015-05-29	\$240,000	\$127.12	3138	695		
Albany	29 2-2-6	3	WESTCHESTER DR	1888	RAISED RANCH	0.28	2019-10-31	\$256,000	\$135.59	2019	23542	4.42	1.51%
BEFORE AND AFTER TOWER CONSTRUCTION													
										AVERAGE		5.31%	
										MEDIAN		4.07%	
Albany	29 19-4-25	3	KILLEAN PARK	1080	CAPE COD	0.17	2018-06-04	\$211,000	\$195.37	2018	13296		
Albany	29 19-4-25	3	KILLEAN PARK	1080	CAPE COD	0.17	2019-06-20	\$227,000	\$210.19	2019	12429	1.04	7.27%
Albany	29 20-1-25	43	KILLEAN PARK	1326	CAPE COD	0.36	2018-07-12	\$245,000	\$184.77	2018	16253		
Albany	29 20-1-25	43	KILLEAN PARK	1326	CAPE COD	0.36	2019-11-15	\$252,500	\$190.42	2019	25115	1.34	2.28%
Albany	29 20-5-10	21	LAURENDALE ST	1220	SPLIT LEVEL	0.2	2017-10-17	\$231,500	\$189.75	2017	25109	117.80	
Albany	29 20-5-10	21	LAURENDALE ST	1220	SPLIT LEVEL	0.2	2019-01-18	\$235,000	\$192.62	2019	1852	1.25	1.21%
Albany	31 3-7-12	3	LOIS CT	1502	CAPE COD	0.22	2017-08-14	\$177,500	\$118.18	2017	19483		
Albany	31 3-7-12	3	LOIS CT	1502	CAPE COD	0.22	2019-08-15	\$190,550	\$126.86	2020	4705	2.00	3.67%
AFTER TOWER CONSTRUCTION													
										AVERAGE		3.61%	
										MEDIAN		2.98%	

# CNY Pomeroy Appraisers, Inc.

## NISKAYUNA DOT

NISKAYUNA DOT CELLULAR TOWER - TOWN OF NISKAYUNA, SCHENECTADY COUNTY - SALES / RESALES BEFORE & AFTER SALES ANALYSIS (CONSTR. DATE JUNE 2019)													
COUNTY	TAX MAP #	STREET #	STREET	BLDG SF	BLDG STYLE	ACRES	SALE DATE	SALE PRICE	PRICE PER BLDG SF	DEED BOOK	DEED PAGE	# YEARS	% CHG PER YEAR
Schenectady	61.11-3-23	964	DOUGLAS CT	1872	RAISED RANCH	0.26	2017-03-22	\$205,000	\$109.51	1959	622		
Schenectady	61.11-3-23	964	DOUGLAS CT	1872	RAISED RANCH	0.26	2019-07-11	\$245,000	\$130.88	2016	79	2.30	8.47%
Schenectady	61.7-3-40	1078	VALERIE DR	2590	COLONIAL	0.42	2017-03-08	\$378,000	\$145.95	1958	524		
Schenectady	61.7-3-40	1078	VALERIE DR	2590	COLONIAL	0.42	2019-07-30	\$399,900	\$154.40	2019	654	2.39	2.42%
					BEFORE AND AFTER TOWER CONSTRUCTION					AVERAGE			5.45%
										MEDIAN			5.45%



# CNY Pomeroy Appraisers, Inc.

## ***QUALIFICATIONS OF DONALD A. FISHER, MAI, ARA:***

### ***EMPLOYMENT HISTORY:***

2016-Current: Executive Vice President – CNY Pomeroy Appraisers, Inc.  
1994-2015: President - Pomeroy Appraisal Associates, Inc.  
1986-1994: Executive Vice-President - Pomeroy Appraisal Associates, Inc.  
1984-1986: Vice-President / Secretary - Pomeroy Appraisal Associates, Inc.  
1974-1984: Staff Appraiser - Pomeroy Appraisal Associates, Inc.

### ***EDUCATION:***

Cornell University: Bachelor of Science – College of Agriculture & Life Sciences  
Syracuse University: graduate studies  
Appraisal Institute: appraisal valuation courses and seminars  
American Society of Farm Managers & Rural Appraisers: appraisal valuation courses & seminars  
International Right-of-Way Association: appraisal courses and seminars  
NYS Assessors Association: appraisal courses and seminars

### ***PROFESSIONAL DESIGNATIONS:***

MAI #6935 Appraisal Institute  
*Member, Appraisal Institute (MAI) designation is awarded by the Appraisal Institute to those members who have years of experience, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.*  
ARA #623 American Society of Farm Managers & Rural Appraisers [ASFMRA]  
*I hold the Accredited Rural Appraiser (ARA) designation which is awarded by the American Society of Farm Managers & Rural Appraisers to those members who have years of experience, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.*

### ***PROFESSIONAL AFFILIATIONS:***

#### **Appraisal Institute (1979-present)**

Chapter Committees: AIREA/SREA Unification (1991-92), Regional Standards Panel (1986-91), Chapter Admissions, Chairperson (1987-89), Admissions (1985-1989)  
Chapter Offices: President (1/1/2011-12/31/2012 [2-yr. term]), President-Elect (2010), Treasurer (2009), Secretary (2008), Treasurer (1992), Secretary (1991), Director (1990)

#### **American Society of Farm Managers & Rural Appraisers (1975-present)**

National Committees: Editorial Co-Chair (1998-2002) and Chair (2002-2017); National Appraisal Review Committee Chair (1988-94); Executive Council (1995-98); Ethics & Standards Task Force (2009-2010); Publications Commission Chair, Valuation 2000 (1998-2000); By-Laws (1980-81); Young Professionals (1981-84); Appraisal Manual (1984-85); Regional Membership (1985-1988); Rural Appraisal Book (1993-1995); Long Range Planning (1995); Annual Meeting (1997 & 1999); The Appraisal Foundation Advisory Council (2002-04); Strategic Planning Task Force (2003-04); Recognized for 40-Year Membership (2018)  
National Office: District I Vice President (1995-1998)  
Chapter (Northeast) Offices: Secretary-Treasurer (1979-89); Vice-President (1989-91); President (1991-93); Director (1993-96)

#### **International Right-of-Way Association - Chapter #18 (1982-present)**

#### **International Association of Assessing Officers (1999-present)**

New York State Assessors Association, Inc.

Past Regional Advisor - State Board of Real Estate Appraisal



# CNY Pomeroy Appraisers, Inc.

## *LICENSES AND CERTIFICATIONS:*

Certified by Appraisal Institute through December 31, 2023  
Certified by ASFMRA through December 31, 2019  
NYS Certified General Appraiser #46-000000060 (1991 to present)  
Certified by NY Department of State through October 7, 2021  
Certificate of Completion – Valuation of Conservation Easements course – AI/ASFMRA/ASA (2008)  
Certificate of Completion – Yellow Book – Uniform Appraisal Standards for Federal Land Acquisitions – ASFMRA (2006 and 2018)  
NYS Consultant Appraiser - New York State (1978 to present)  
NYS Qualified Appraisal Course Instructor – all appraisal course levels (1991 to present)  
Certificate of Appreciation - Appraisal Review Committee Chairman (6 years)  
Certificate of Appreciation – Editorial Committee Chairman (19 years)  
NYS Notary Public

## *AWARDS:*

G. Richard Kelley Memorial Award (formerly President's Award)- 2014, presented by Upstate New York Chapter, Appraisal Institute  
Appraisal Professional of the Year by ASFMRA - 2012  
Gold Quill Award for Journalism from ASFMRA – 1985 and 2011  
Volunteer of the Year Award – ASFMRA - 2017  
Silver Plow Award - 10+ years as Chapter Secretary/Treasurer from ASFMRA (1989)  
Silver Cow Award for Contribution to Agribusiness from Onondaga County Dairy Promotion Committee (1999)

## *PUBLICATIONS:*

"A Case Study of Upstate New York Landlocked and Restricted Access Land Values" – Journal of the ASFMRA, May 2020  
"An Environmental Trade Case Study: Agricultural Conservation Easement Pays Off Environmental Penalty" –Journal of the ASFMRA, June 2011 (ASFMRA 2011 Gold Quill Award)  
"Is Your Forest Land Fairly Assessed?" – Empire Envoy, Empire State Forest Products Association, Vol. 97, No. 5, August 2004  
"Conservation Easements: a Review of Alternative Valuation Methods" – Journal of Property Economics, co-published by American Society of Appraisers, American Society of Farm Managers and Rural Appraisers, International Association of Assessing Officers and National Association of Independent Fee Appraisers, Volume 1, Issue 1, 2004  
The Appraisal of Rural Property, 2<sup>nd</sup> Edition, 2000, co-published by ASFMRA and Appraisal Institute – Dairy Farm Chapter  
"Timberland Assessments" – Farming, January 2001  
"Gas Pipelines: Are They a Detriment or an Enhancement for Crops?" Journal of ASFMRA, 2000; republished in International Right-of-Way Magazine, Dec. 2000  
"Timberland Valuation" – CFA News, Catskill Forest Association, Inc., Fall 1999  
"Understanding Development Rights from Both the Appraiser and Consultant Perspective" Seminar for ASFMRA, May 1997  
"Farm Assessment Problems" (5-part series) - New York Farmer, 1996-1997  
"Conservation Easements & Valuation Issues" - Appraisal Views, Valuation International, Ltd., 2<sup>nd</sup> Quarter, 1996  
Rural Appraisal Manual, ASFMRA, 6<sup>th</sup> Edition, 1986 - Revision Committee  
"Using the Income Approach for Specialized Agricultural Properties"-Journal of the ASFMRA, April 1985 (ASFMRA 1985 Gold Quill Award)  
"Do You Need a Professional Appraiser?" - American Agriculturist, January 1983



# CNY Pomeroy Appraisers, Inc.

## *TEACHING AND LECTURING EXPERIENCE:*

Upstate NY Chapter (Appraisal Institute): Valuations in Indian Land Claims, Eminent Domain Analysis, Catastrophic Event, Natural (Tourist) Attraction, Current Use v. Highest and Best Use, Land Under Elevated Highway, Avigation Easements, Wind Development Rights, Utility Easements, Determination of Economic Units, Market Value Impact from Solar Systems on Residential Properties, Effects of Stigma, Landlocked and Restricted Access Land

ASFMRA & Northeast Chapter: Agricultural Valuation, Conservation Easements, Avigation Easements, Wind Development Rights, Dairy Farms, Utility Easements

ASFMRA Ohio Chapter: Conservation Easements

International Right-of-Way Association Chapter 18: Conservation Easement Valuation, Avigation Easements, Wind Development Rights, Effects of Stigma, Landlocked and Restricted Access Land

NYS Assessors Association: Farm Valuation, Income Capitalization Approach, Conservation Easement Valuation, Waterfront Valuation, Mini-Marts and Convenience Stores, Partial Interests Valuation, Appraisal Report Review, Mixed-Use Property Valuation

NYS Association of County Directors: Conservation Easements: Alternative Valuation Methods

Cornell Cooperative Extension: Farm Assessment Problems, Agricultural Conservation Easements

Cornell University: Appraisal Issues, Eminent Domain, Conservation Easements, Indian Land Claims

Federal Land Bank: Highest & Best Use Analysis

US Army / Tug Hill Tomorrow Land Trust / Ducks Unlimited: Fort Drum Army Compatible Use Buffer Program (2012): Conservation Easements

New York Farm Show / Woodsmen's Field Days (2010, 2011, 2012): Conservation Easements

Ohio State University: Conservation Easement Valuation

Onondaga Community College: Real Estate Principles

Onondaga County Assessors Assoc.: Farm Valuation, Conservation Easements, Convenience Stores, Property Classifications and Current Use v. Highest and Best Use Issues

## *COURT EXPERIENCE:*

Testified before US Federal District Court\*; NY State Court of Claims; NY State Supreme Court^; Massachusetts Court; Commissions and Hearings throughout NY State;

^2010 NY Court of Appeals favorable decision on current use valuation certiorari project (Gordon v. Town of Esopus);

2 Appellate Division favorable decisions on current use and economic unit valuation for certiorari (Adirondack Mountain Reserve v. Towns of Keene and North Hudson; Corvetti v. Town of Lake Pleasant)

\*1981 Oneida Nation Land Claim was reviewed and upheld by the US Supreme Court (March 1984)

## *PROFESSIONAL EXPERIENCE:*

Career responsibilities bridge a wide scope of public, institutional and private assignments dealing with eminent domain, mortgage financing, tax matters, zoning, easements, estate planning, and general valuation questions. Projects include Indian land claims, rights-of-way acquisition, railroad valuation, urban redevelopment, waste disposal, water use and hydro-power valuation matters, watersheds, airports, pipeline and powerline corridors, agricultural crop analysis, and environmental analysis. Assignments have dealt with office buildings, shopping centers, most types of commercial and industrial properties, apartment complexes, hotels and motels, churches, schools, all types of agricultural properties, timberland, freshwater and tidal wetlands, all types of recreational and residential properties, conservation easements, and utility line easements.



# CNY Pomeroy Appraisers, Inc.

## COMMUNITY ACTIVITIES:

Onondaga County Waste-to-Energy Facility: Citizens Advisory Committee (1991-2000), Chairman (1993-1994); Property Value Stabilization, Sub-Committee Chairman (1991-2000)

Town of Onondaga: Environmental Advisory Council (1976-81); Fire Training Center Bylaws (Chairman 1986); Length Of Service Awards Program (Town Committee Chairman 1989-91, 2000-02, 2004-05, 2017-18, 2019)

Onondaga Central Schools Committees: Facilities Advisory (1989-90); Citizens Advisory (1994-96); Building Planning (1994-96); Facilities Development (1997); Academic/Building Advisory (2000-2003); Capital Project Advisory (2005-12); Citizens' Budget Advisory (2015-16)

St. Camillus Health & Rehabilitation Center: Trustee (1987-1992); Development Comm. (1990-1992)

Cornell University: Alumni Admissions Ambassador Network (1989-2006); Alumni Career Link (1989-present)

South Onondaga Fire Department: Member (1970-present); President (1978-85, 1989-94, 2000-2014); Immediate Past President (2014-2021); Director (1985-87; 1988-89; 1994-2000); supervised new fire station construction (1990-91); Life Member (since 2004); Length of Service Awards Program Trustee/Administrator (1989-present)

Onondaga County Volunteer Firemen's Association Red Jacket Distinction Award - 2012

New York State Emergency Medical Technician for over 30 years

Corpus Christi Catholic Church: Building Committee (1991-92); Lector (2006-2016)

South Onondaga Water District – proposed and approved (2000-01)

UNIQUE ID NUMBER 46000000060	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 116576
PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO. DAY YR. 10 08 19
FISHER DONALD A C/O POMEROY APPRAISAL ASSOCIAT LIBERTY SQUARE 100 EAST SENECA ST MANLIUS, NY 13104		EXPIRATION DATE MO. DAY YR. 10 07 21
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. GENERAL APPRAISER		
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed. ROSSANA ROSADO SECRETARY OF STATE		
DOS-1098 (Rev. 3/01)		