

TOWN OF FORT EDWARD

RESIDENTIAL VALID SALES

ASSESSMENTS ARE AT MARKET VALUE

RESIDENTIAL SALES FROM JANUARY 1, 2020 TO DECEMBER 31, 2021

The information included in this report was printed as of February 22, 2022

The information in this publication includes valid residential transactions entered in the Real Property System at the Town of Fort Edward Assessor's Office.

SBL Number	=	Legal Identification of parcel, Section, Block, and Lot
Location	=	Street Number and Street Name for each parcel.
Prop Class	=	Property Class Code (see next page for descriptions).
Nbhd	=	The neighborhood code of the parcel.
Sale Date	=	The transfer date of the parcel.
Sale Price	=	The selling price of the parcel.
Building Style	=	The style of the dwelling. (Ranch, Colonial, etc.)
Condition	=	Overall Condition of the Property at the time of sale
Num Stories	=	The number of stories in the property
Year Built	=	The year the parcel was built
Sq Foot	=	The square footage of the parcel.
Num Beds	=	The number of bedrooms in the property.
Num Baths	=	The number of bathrooms in the property.

Property Class Code Descriptions

- 210 = One Family Home
- 215 = One Family Home with Accessory Apartment
- 220 = Two Family Home
- 230 = Three Family Home
- 240 = Rural Residence with Acreage
- 250 = Estate
- 260 = Seasonal Residence
- 270 = Mobile Home
- 271 = Multiple Mobile Homes
- 280 = Residential - Multi-Purpose/Multi-Structure
- 281 = Multiple Residences
- 283 = Residence with Commercial Use

<u>Sbl Number</u>	<u>Location</u>	<u>Property Class</u>	<u>Nbhd</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Building Style</u>	<u>Condition</u>	<u>Number Stories</u>	<u>Year Built</u>	<u>Square Footage</u>	<u>Number Bedrooms</u>	<u>Number Baths</u>
171.6-5-6	5 Argyle St	210	6	11/5/2021	\$40,000	Cottage	Fair	1.0	1905	540	1	1.0
171.6-2-18	14 Baldwin Ave	210	6	7/23/2021	\$139,000	Ranch	Normal	1.0	1938	900	3	1.0
179.-1-11.12	53 Blackhouse Rd	210	3	1/21/2020	\$294,059	Colonial	Normal	2.0	2007	1,977	4	2.0
179.-1-11.4	67 Blackhouse Rd	240	3	5/6/2020	\$329,000	Ranch	Good	1.0	2004	1,440	3	2.0
203.-2-21.2	189 Blodgett Rd	210	3	11/20/2020	\$146,260	Ranch	Good	1.0	1985	900	2	1.0
171.10-2-5	41 Broadway	210	6	10/26/2020	\$133,500	Old Style	Good	1.5	1900	1,113	3	1.0
163.14-4-25	244 Broadway	210	6	10/8/2021	\$220,000	Old Style	Good	2.0	1911	2,318	4	1.0
163.13-2-68.1	245 Broadway	220	6	12/29/2020	\$150,000	Old Style	Normal	2.0	1895	2,834	3	3.0
163.13-2-63	249 Broadway	220	6	6/9/2020	\$88,750	Old Style	Poor	2.0	1900	1,913	4	2.0
163.13-2-43	265 Broadway	210	6	3/3/2020	\$159,000	Old Style	Good	2.0	1903	1,534	4	1.5
163.14-1-32	280 Broadway	283	20	6/24/2020	\$155,000	Old Style	Normal	1.5	1920	1,134	3	2.0
163.14-3-25	8 Burgoyne Ave	210	6	4/22/2021	\$82,500	Old Style	Normal	1.5	1930	839	2	1.0
163.14-1-22	1094 Burgoyne Ave	210	2	12/10/2020	\$188,500	Old Style	Good	1.5	1930	1,192	3	1.0
163.14-1-15	1105 Burgoyne Ave	210	2	9/17/2020	\$165,000	Ranch	Normal	1.0	1965	1,080	2	1.0
163.10-2-1	1174 Burgoyne Ave	210	2	7/21/2020	\$135,000	Ranch	Fair	1.0	1951	952	3	1.0
163.10-2-29	21 Campbell Dr	210	2	10/29/2021	\$143,500	Ranch	Fair	1.0	1951	1,030	2	1.0
171.6-3-30.1	12 Canal St	210	6	11/15/2021	\$60,000	Old Style	Fair	1.5	1900	1,428	4	1.0
163.10-1-60	9 Caputo Ave	210	2	7/29/2021	\$185,000	Colonial	Good	2.0	1950	1,231	3	1.5
163.14-3-22	9 Case St	210	6	7/13/2020	\$115,600	Old Style	Normal	2.0	1900	1,616	4	2.0
163.18-4-18	33 Center St	220	6	4/30/2020	\$130,000	Old Style	Fair	2.0	1900	2,132	4	2.0
171.6-2-13	34 Center St	210	6	1/6/2020	\$118,500	Old Style	Fair	2.0	1923	1,632	4	1.5
171.7-1-16	44 Center St	210	6	3/26/2021	\$195,000	Colonial	Good	2.0	1960	1,560	4	2.0
171.7-1-19	52 Center St	210	6	10/9/2020	\$128,400	Ranch	Normal	1.0	1968	816	2	1.0
163.14-2-34	Cooper St	210	6	12/15/2020	\$145,000	Old Style	Good	2.0	1908	1,152	3	1.5
163.14-2-27	18 Cooper St	210	6	7/16/2021	\$75,000	Cape Cod	Poor	1.5	1933	1,416	2	1.0
164.-2-14	337 County Route 42	240	3	6/8/2020	\$327,400	Cape Cod	Normal	1.7	1949	1,568	3	2.0
203.-2-1.2	171 County Route 46	240	3	6/15/2021	\$381,500	Log Cabin	Good	2.0	1989	2,786	3	2.0

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163.6-5-1.1	6 Denis Ave	210	2	6/23/2020	\$232,000	Colonial	Good	2.0	2006	1,456	3	2.0
171.14-1-21	501 Drifting Ridge Rd	210	7	2/25/2020	\$133,000	Ranch	Normal	1.0	1999	993	3	1.0
171.14-1-29	520 Drifting Ridge Rd	210	7	1/23/2020	\$90,100	Ranch	Fair	1.0	2003	1,458	3	2.0
163.18-2-31.1	East St	220	6	1/3/2020	\$106,382	Old Style	Normal	2.0	1900	3,282	6	2.0
163.18-2-39	43 East St	220	6	10/12/2021	\$66,780	Old Style	Poor	2.0	1900	1,496	4	2.0
163.18-3-30	99 East St	210	6	8/30/2021	\$169,950	Old Style	Good	2.0	1865	1,320	3	1.5
163.18-4-10	102 East St	220	6	1/12/2021	\$143,250	Old Style	Normal	2.0	1875	2,460	6	2.0
163.18-3-16	21 Factory St	210	6	1/27/2020	\$153,900	Old Style	Good	1.7	1910	1,085	3	1.5
211.6-4-7.1	1132 Fort Miller Rd	210	3	5/6/2021	\$53,000	Old Style	Fair	2.0	1890	1,612	4	1.0
203.18-1-15	1231 Fort Miller Rd	210	3	5/28/2021	\$225,000	Old Style	Normal	2.0	1850	2,409	3	1.5
163.17-1-31	8 Frank St	210	6	12/10/2020	\$118,000	Old Style	Normal	1.0	1940	1,753	3	2.0
171.10-3-3	5 Frederick Dr	210	5	6/24/2020	\$184,000	Ranch	Normal	1.0	1990	1,456	4	2.5
171.10-3-5	9 Frederick Dr	210	5	4/6/2021	\$174,794	Raised Ranch	Normal	1.0	1976	1,628	4	1.5
171.10-3-8	15 Frederick Dr	210	5	11/8/2021	\$262,000	Raised Ranch	Good	1.0	1979	1,611	3	1.0
163.10-1-21	72 Gates Ave	210	2	12/17/2020	\$175,000	Ranch	Normal	1.0	1992	1,152	3	1.5
163.6-8-2	15 Gibson Ave	210	2	6/11/2020	\$118,500	Old Style	Fair	2.0	1900	2,080	3	2.0
171.10-3-62	112 Gregory Ln	210	5	10/2/2020	\$196,199	Raised Ranch	Normal	1.0	1972	1,724	3	2.0
171.10-3-69	113 Gregory Ln	210	5	9/4/2020	\$229,999	Colonial	Good	2.0	1974	1,664	3	2.5
163.13-2-51	19 Griffin Ave	210	6	10/19/2021	\$140,000	Old Style	Good	2.0	1940	1,452	3	1.0
163.14-5-21	4 Harrison St	210	6	8/30/2021	\$175,000	Old Style	Normal	1.5	1872	2,058	3	1.0
163.14-5-23	8 Harrison St	210	6	10/27/2021	\$165,000	Old Style	Normal	2.0	1925	1,196	3	1.0
163.6-8-20	8 Hunt Ave	210	2	8/12/2021	\$139,000	Old Style	Good	1.5	1940	1,208	3	1.0
163.6-8-25	21 Hunt Ave	210	2	8/18/2020	\$142,900	Cape Cod	Normal	1.5	1931	1,488	4	1.0
203.-2-28	12 Hunter Rd	210	3	11/3/2020	\$337,000	Contemporary	Normal	2.0	2007	2,730	4	3.0
196.-1-9.1	699 Hunter Rd	210	3	1/29/2021	\$335,000	Colonial	Good	2.0	1985	2,106	3	2.5
163.9-1-14	26 Juliet St	210	2	8/9/2021	\$224,150	Cape Cod	Good	1.5	1948	1,956	3	1.0
163.17-3-19	3 Lawnview Ave	210	6	5/13/2021	\$155,000	Ranch	Good	1.0	2010	921	2	1.0
163.18-2-4	12 Lock St	210	6	7/21/2020	\$113,420	Ranch	Fair	1.0	1969	1,458	3	2.5

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163.5-3-4	509 Lower Allen St	210	2	2/18/2021	\$90,480	Cottage	Normal	1.0	1942	721	2	1.0
163.5-1-26	553 Lower Allen St	210	2	3/26/2020	\$137,800	Cape Cod	Normal	1.5	1965	1,269	5	1.0
163.5-1-31	569 Lower Allen St	210	2	10/16/2020	\$127,000	Old Style	Normal	1.7	1900	1,197	4	1.0
163.5-1-32	573 Lower Allen St	210	2	2/8/2021	\$105,000	Old Style	Normal	2.0	1900	1,314	3	1.5
163.5-1-43	597 Lower Allen St	220	2	5/28/2021	\$106,360	Old Style	Normal	2.0	1920	2,652	5	2.5
163.6-3-7	603 Lower Oak St	210	2	8/12/2021	\$185,400	Old Style	Good	2.0	1900	1,300	3	1.0
163.6-3-26	528 Lower Wright St	210	2	9/25/2020	\$152,000	Old Style	Good	2.0	1920	1,584	4	1.0
163.6-3-34	574 Lower Wright St	210	2	7/21/2020	\$149,000	Old Style	Normal	2.0	1870	1,624	4	1.0
163.17-3-2	15 Marion St	210	6	5/27/2021	\$145,000	Old Style	Normal	2.0	1925	1,699	3	2.0
163.13-1-12	30 Marion St	210	6	6/25/2021	\$155,000	Old Style	Good	2.0	1900	1,488	3	2.0
163.9-1-10	23 May St	210	2	6/16/2020	\$35,000	Cottage	Poor	1.0	1920	770	2	1.0
163.9-1-11.3	33 May St	210	2	9/9/2021	\$185,000	Ranch	Good	1.0	2005	1,024	3	1.0
163.9-1-17	48 May St	210	2	7/20/2020	\$130,000	Ranch	Normal	1.0	1971	1,140	3	1.0
162.20-2-46	Mccrea St	210	6	12/29/2020	\$122,000	Old Style	Normal	2.0	1900	1,679	4	1.5
163.17-2-17	12 McCrea St	210	6	4/17/2020	\$117,021	Old Style	Normal	2.0	1870	1,727	3	1.0
163.17-4-9	43 McCrea St	230	6	1/8/2021	\$149,350	Old Style	Normal	2.0	1900	2,013	6	3.0
163.17-5-52	74 Mccrea St	230	6	12/18/2020	\$98,900	Old Style	Fair	2.0	1900	2,530	6	3.0
163.18-3-10	27 Mcintyre St	210	6	12/15/2020	\$135,680	Old Style	Good	1.5	1830	1,214	3	1.0
163.17-5-26	43 Mechanic St	210	6	6/11/2021	\$168,000	Old Style	Good	2.0	1900	1,500	3	1.0
163.17-2-27	50 Mechanic St	210	6	12/30/2020	\$135,000	Old Style	Good	1.5	1900	1,400	3	1.5
163.17-1-13	53 Mechanic St	210	6	5/7/2021	\$154,500	Old Style	Good	2.0	1900	1,598	4	1.0
171.6-6-5.2	8 Moon St	210	6	6/9/2021	\$60,000	Old Style	Fair	2.0	1878	2,244	5	2.0
203.-1-3.2	184 North River Rd	210	8	12/18/2020	\$125,000	Old Style	Normal	2.0	1910	1,868	3	1.0
171.6-3-22	64 Notre Dame St	210	6	9/9/2020	\$167,300	Old Style	Normal	2.0	1900	1,892	4	2.0
171.6-3-23	66 Notre Dame St	210	6	12/21/2020	\$145,000	Old Style	Good	1.5	1900	1,218	3	1.5
171.6-3-24	68 Notre Dame St	210	6	9/21/2021	\$140,000	Old Style	Fair	1.5	1900	1,168	3	2.0
171.6-6-38	11 Old Fort St	210	6	11/30/2020	\$145,000	Ranch	Normal	1.0	2005	1,047	2	1.0
163.10-1-67	11 Orsola Ave	210	2	9/24/2021	\$59,000	Cape Cod	Poor	1.5	1950	1,170	3	1.0

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163.10-1-50	14 Orsola Ave	210	2	8/27/2021	\$165,000	Ranch	Good	1.0	1954	1,087	3	1.5
163.5-2-16	5 Parry St	220	2	4/8/2021	\$90,000	Old Style	Normal	2.0	1900	1,720	4	2.0
163.5-2-8	17 Parry St	210	2	9/9/2021	\$150,000	Old Style	Good	2.0	1930	1,326	3	1.0
163.6-6-12	80 Perkins Dr	210	5	12/31/2020	\$170,000	Ranch	Normal	1.0	1968	1,248	3	2.0
154.18-9-11.9	218 Perkins Dr Ext	210	5	9/18/2020	\$245,000	Colonial	Normal	2.0	2013	1,688	3	2.5
171.-1-9.3	120 Plum Rd	215	3	1/29/2020	\$330,000	Ranch	Normal	1.0	2013	2,130	2	2.0
163.14-2-19	3 Prospect St	210	6	10/30/2020	\$175,000	Ranch	Normal	1.0	1962	1,363	3	1.5
163.10-3-6	20 Putnam Ave	210	2	12/17/2020	\$139,000	Old Style	Good	1.0	1940	1,068	3	2.0
163.10-1-35	21 Putnam Ave	210	2	9/30/2020	\$177,750	Cape Cod	Good	1.5	1951	1,290	3	1.0
163.10-3-15	46 Putnam Ave	210	2	6/26/2020	\$89,900	Cottage	Normal	1.0	1951	786	2	1.0
171.5-1-6.1	8 Riverside Dr	220	8	7/14/2020	\$143,100	Old Style	Normal	2.0	1885	2,240	2	2.0
171.6-2-35	18 Rogers St	210	6	11/20/2020	\$128,647	Ranch	Fair	1.0	1968	1,248	4	2.0
171.10-3-28	203 Samantha Dr	210	5	11/16/2020	\$204,000	Raised Ranch	Normal	1.0	1989	2,100	3	1.0
171.10-3-52	212 Samantha Dr	210	5	10/16/2020	\$180,200	Colonial	Normal	2.0	2004	1,288	3	1.5
163.17-5-3	Seminary St	220	6	9/15/2021	\$149,900	Old Style	Normal	2.0	1900	2,016	4	2.0
163.17-1-14	2 Seminary St	210	6	12/17/2020	\$82,000	Cottage	Normal	1.5	1900	627	2	1.0
163.17-5-25	7 Seminary St	210	6	1/20/2021	\$97,500	Old Style	Normal	2.0	1900	1,604	3	1.5
163.17-5-15	27 Seminary St	210	6	10/22/2020	\$110,000	Old Style	Fair	2.0	1900	1,850	5	1.0
163.17-1-19	30 Seminary St	210	6	2/16/2021	\$182,500	Cape Cod	Normal	1.5	1951	1,836	3	2.0
163.17-5-9	41 Seminary St	220	6	9/16/2021	\$61,200	Old Style	Fair	1.5	1900	1,350	4	2.0
163.17-5-4	53 Seminary St	210	6	12/7/2020	\$125,000	Old Style	Normal	1.0	1949	1,646	4	1.0
171.-1-23	144 State Route 197	240	3	8/2/2021	\$265,000	Old Style	Good	1.7	1880	1,296	3	1.0
171.-1-6	347 State Route 197	210	3	8/5/2020	\$114,000	Old Style	Good	1.0	1947	828	2	1.0
195.-1-2	1543 State Route 4	210	3	7/29/2021	\$173,000	Old Style	Normal	2.0	1900	1,702	3	2.0
195.-1-24	1544 State Route 4	240	3	1/19/2021	\$220,000	Cape Cod	Fair	1.5	1950	864	1	1.0
187.-2-6.1	1673 State Route 4	210	8	6/30/2020	\$225,531	Cape Cod	Good	1.5	1950	1,330	3	1.0
179.-1-9	2198 State Route 4	210	3	4/12/2021	\$210,900	Old Style	Good	1.0	1932	1,600	3	2.0
171.-2-12.5	2462 State Route 4	210	3	8/3/2021	\$314,900	Ranch	Good	1.0	2020	1,554	3	2.0

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163.13-3-12	21 Stevens Ln	210	2	7/10/2020	\$156,000	Cape Cod	Good	1.5	1950	1,200	2	1.0
163.14-5-14	15 Summit St	210	6	8/12/2021	\$159,000	Old Style	Good	2.0	1920	1,360	3	2.0
163.13-1-1.7	14 Thornwood Dr	210	5	8/28/2020	\$180,480	Ranch	Normal	1.0	1994	1,248	3	2.0
163.18-1-50	7 Washington St	210	6	5/24/2021	\$110,000	Old Style	Normal	1.5	1920	1,405	3	1.0
163.18-1-48	10 Washington St	210	6	5/22/2020	\$84,800	Old Style	Fair	2.0	1875	1,532	4	1.0
171.5-2-11	1 Waters Edge Ln	220	6	12/22/2020	\$120,000	Old Style	Normal	2.0	1950	3,592	3	2.0
196.-1-15	213 Williams Rd	210	3	7/15/2021	\$275,000	Ranch	Normal	1.0	2016	1,092	2	1.5
163.13-1-31	6 Wincrest Dr	210	5	6/3/2021	\$245,000	Ranch	Good	1.0	1972	1,480	3	2.0
163.13-1-29	10 Wincrest Dr	210	5	4/13/2021	\$215,000	Raised Ranch	Good	1.0	1973	2,232	4	2.0
163.13-1-36	17 Wincrest Dr	210	5	8/13/2021	\$219,000	Ranch	Normal	1.0	1972	1,248	3	2.0
163.18-3-41	11 Wing St	210	6	7/29/2021	\$25,000	Old Style	Poor	1.5	1900	1,130	3	1.0
163.10-2-5	29 Wolf St	210	2	11/6/2020	\$145,480	Ranch	Normal	1.0	1972	1,066	3	1.0
187.-1-9	69 Woodard Rd	210	3	6/26/2020	\$173,000	Ranch	Good	1.0	1966	1,170	3	1.0