

Comparable Report



**159 Kipp
328.06-1-3**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 10/17/2019
 Sale Price: 100,000
 CY AV: 100,000
 Style: 08 Old style
 Grade: D Economy
 Cond: 3
 SFLA: 2190
 \$Sqft: 45.66
 Acre: 1.5
 YrBlt: 1920
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



**133 Kipp
328.06-1-9.2**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 11/28/2016
 Sale Price: 135,000
 CY AV: 135,000
 Style: 01 Ranch
 Grade: D Economy
 Cond: 4
 SFLA: 1620
 \$Sqft: 83.33
 Acre: 4.5
 YrBlt: 2004
 School: 066601 Sherman
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0



**133 Kipp
328.06-1-9.2**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 12/24/2019
 Sale Price: 135,000
 CY AV: 135,000
 Style: 01 Ranch
 Grade: D Economy
 Cond: 4
 SFLA: 1620
 \$Sqft: 83.33
 Acre: 4.5
 YrBlt: 2004
 School: 066601 Sherman
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0

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**151 Miller
328.06-2-13**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 12/08/2016
 Sale Price: 90,000
 CY AV: 90,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 4
 SFLA: 1791
 \$Sqft: 50.25
 Acre: 1.7
 YrBlt: 1967
 School: 066601 Sherman
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 1



**137 Miller
328.06-2-19**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 11/06/2019
 Sale Price: 77,000
 CY AV: 77,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2656
 \$Sqft: 28.99
 Acre: .28
 YrBlt: 1832
 School: 066601 Sherman
 Bed: 5
 Bath: 2
 H Bth: 0
 Fire: 0



**103 Park
328.06-2-40**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 07/08/2019
 Sale Price: 60,000
 CY AV: 60,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1866
 \$Sqft: 32.15
 Acre: .22
 YrBlt: 1854
 School: 066601 Sherman
 Bed: 2
 Bath: 2
 H Bth: 0
 Fire: 0

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**110 First
328.07-2-27**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 02/01/2019
 Sale Price: 70,000
 CY AV: 70,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1670
 \$Sqft: 41.92
 Acre: .21
 YrBlt: 1920
 School: 066601 Sherman
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



**112 First
328.07-2-28**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 03/20/2019
 Sale Price: 48,000
 CY AV: 59,600
 Style: 08 Old style
 Grade: C Average
 Cond: 2
 SFLA: 1824
 \$Sqft: 26.32
 Acre: .21
 YrBlt: 1900
 School: 066601 Sherman
 Bed: 3
 Bath: 1
 H Bth: 1
 Fire: 0



**114 Kipp
328.10-1-10**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 05/12/2017
 Sale Price: 54,000
 CY AV: 54,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1478
 \$Sqft: 36.54
 Acre: .2
 YrBlt: 1920
 School: 066601 Sherman
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0

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**151 Main
328.10-1-51**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 06/24/2016
 Sale Price: 31,000
 CY AV: 49,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1734
 \$Sqft: 17.88
 Acre: .23
 YrBlt: 1930
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 0



**157 Main
328.10-1-55**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 08/14/2019
 Sale Price: 35,000
 CY AV: 35,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1904
 \$Sqft: 18.38
 Acre: .78
 YrBlt: 1930
 School: 066601 Sherman
 Bed: 5
 Bath: 2
 H Bth: 0
 Fire: 0



**110 Mill
328.10-2-36**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 11/08/2018
 Sale Price: 85,000
 CY AV: 85,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1972
 \$Sqft: 43.10
 Acre: 1.1
 YrBlt: 1910
 School: 066601 Sherman
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 0

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**108 Willard
328.11-1-9**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 10/31/2016
 Sale Price: 75,000
 CY AV: 75,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2728
 \$Sqft: 27.49
 Acre: .35
 YrBlt: 1870
 School: 066601 Sherman
 Bed: 5
 Bath: 1
 H Bth: 0
 Fire: 1



**113 East
328.11-1-18**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 09/20/2018
 Sale Price: 45,000
 CY AV: 45,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1271
 \$Sqft: 35.41
 Acre: .25
 YrBlt: 1900
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



**143 Main
328.11-1-37**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 01/17/2019
 Sale Price: 55,000
 CY AV: 55,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 2004
 \$Sqft: 27.45
 Acre: .45
 YrBlt: 1900
 School: 066601 Sherman
 Bed: 3
 Bath: 2
 H Bth: 0
 Fire: 1

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**135 Main
328.11-1-40**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 11/09/2018
 Sale Price: 105,000
 CY AV: 105,000
 Style: 08 Old style
 Grade: C Average
 Cond: 4
 SFLA: 2500
 \$Sqft: 42.00
 Acre: .52
 YrBlt: 1900
 School: 066601 Sherman
 Bed: 4
 Bath: 2
 H Bth: 0
 Fire: 0



**156 Main
328.11-2-19**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 08/23/2019
 Sale Price: 78,000
 CY AV: 78,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1140
 \$Sqft: 68.42
 Acre: .84
 YrBlt: 1950
 School: 066601 Sherman
 Bed: 2
 Bath: 2
 H Bth: 0
 Fire: 0



**172 Main
328.11-2-25**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 11/19/2018
 Sale Price: 50,000
 CY AV: 50,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 882
 \$Sqft: 56.69
 Acre: .19
 YrBlt: 1952
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0

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**134 Cornish
328.14-1-23**

Neighborhood: 61100
 Prop Class: 210 1 Family Res
 Municipality: 066601 Sherman
 Sale Date: 09/20/2018
 Sale Price: 50,000
 CY AV: 50,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1224
 \$Sqft: 40.85
 Acre: .48
 YrBlt: 1940
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0

**Main
328.11-1-24**

Neighborhood: 61100
 Prop Class: 311 Res vac land
 Municipality: 066601 Sherman
 Sale Date: 03/17/2016
 Sale Price: 9,500
 CY AV: 6,000
 SFLA: 0
 \$Sqft: 0.00
 Acre: 6
 YrBlt: 0
 School: 066601 Sherman
 Bed: 0
 Bath: 0
 H Bth: 0
 Fire: 0



**3904 Miller
311.00-2-8**

Neighborhood: 62200
 Prop Class: 210 1 Family Res
 Municipality: 066689 Sherman
 Sale Date: 10/06/2016
 Sale Price: 114,100
 CY AV: 115,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1104
 \$Sqft: 103.35
 Acre: 3
 YrBlt: 1985
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 0

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**7907 Titus
311.00-2-18.1**

Neighborhood: 62200
 Prop Class: 210 1 Family Res
 Municipality: 066689 Sherman
 Sale Date: 05/30/2017
 Sale Price: 25,000
 CY AV: 30,000
 Style: 01 Ranch
 Grade: D Economy
 Cond: 2
 SFLA: 864
 \$Sqft: 28.94
 Acre: 3.43
 YrBlt: 1955
 School: 066601 Sherman
 Bed: 3
 Bath: 1
 H Bth: 0
 Fire: 0



**3830 Rt 76
311.00-2-32**

Neighborhood: 62200
 Prop Class: 210 1 Family Res
 Municipality: 066689 Sherman
 Sale Date: 08/27/2018
 Sale Price: 180,000
 CY AV: 180,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 1092
 \$Sqft: 164.84
 Acre: 21.9
 YrBlt: 1975
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 1
 Fire: 1



**3835 Morris
312.00-2-17**

Neighborhood: 62200
 Prop Class: 210 1 Family Res
 Municipality: 066689 Sherman
 Sale Date: 06/13/2016
 Sale Price: 105,000
 CY AV: 105,000
 Style: 08 Old style
 Grade: D Economy
 Cond: 3
 SFLA: 1753
 \$Sqft: 59.90
 Acre: 5.3
 YrBlt: 1875
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0

Comparable Report



**7906 Bement
328.00-2-8**

Neighborhood: 62200
 Prop Class: 210 1 Family Res
 Municipality: 066689 Sherman
 Sale Date: 07/12/2016
 Sale Price: 119,000
 CY AV: 119,000
 Style: 01 Ranch
 Grade: D Economy
 Cond: 3
 SFLA: 1960
 \$Sqft: 60.71
 Acre: 2.4
 YrBlt: 2000
 School: 066601 Sherman
 Bed: 3
 Bath: 2
 H Bth: 1
 Fire: 1



**3405 Stebbins
329.00-1-19**

Neighborhood: 62200
 Prop Class: 210 1 Family Res
 Municipality: 066689 Sherman
 Sale Date: 09/30/2019
 Sale Price: 84,000
 CY AV: 84,000
 Style: 13 Bungalow
 Grade: C Average
 Cond: 3
 SFLA: 1387
 \$Sqft: 60.56
 Acre: 1.5
 YrBlt: 1930
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



**7261 Bates
329.00-1-21.3**

Neighborhood: 62200
 Prop Class: 210 1 Family Res
 Municipality: 066689 Sherman
 Sale Date: 01/03/2018
 Sale Price: 110,000
 CY AV: 110,000
 Style: 01 Ranch
 Grade: D Economy
 Cond: 3
 SFLA: 1254
 \$Sqft: 87.72
 Acre: 13.7
 YrBlt: 2004
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 5
 Fire: 0

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**2889 Clymer Sherman
344.00-2-17**

Neighborhood: 62200
 Prop Class: 210 1 Family Res
 Municipality: 066689 Sherman
 Sale Date: 08/30/2016
 Sale Price: 139,050
 CY AV: 140,000
 Style: 04 Cape cod
 Grade: C Average
 Cond: 3
 SFLA: 2156
 \$Sqft: 64.49
 Acre: 2.7
 YrBlt: 1973
 School: 066601 Sherman
 Bed: 2
 Bath: 2
 H Bth: 1
 Fire: 0



**2150 Wait Corners
380.00-1-19**

Neighborhood: 62200
 Prop Class: 210 1 Family Res
 Municipality: 066689 Sherman
 Sale Date: 10/04/2019
 Sale Price: 140,000
 CY AV: 140,000
 Style: Other style
 Grade: D Economy
 Cond: 2
 SFLA: 3964
 \$Sqft: 35.32
 Acre: 16.43
 YrBlt: 1985
 School: 066601 Sherman
 Bed: 5
 Bath: 2
 H Bth: 0
 Fire: 0



**2979 Clymer Sherman
344.00-2-20.2**

Neighborhood: 62200
 Prop Class: 220 2 Family Res
 Municipality: 066689 Sherman
 Sale Date: 02/05/2018
 Sale Price: 102,909
 CY AV: 103,000
 Style: 08 Old style
 Grade: C Average
 Cond: 3
 SFLA: 1765
 \$Sqft: 58.31
 Acre: 5.6
 YrBlt: 1900
 School: 066601 Sherman
 Bed: 5
 Bath: 2
 H Bth: 0
 Fire: 0

Comparable Report



3709 Morris
312.00-2-18

Neighborhood: 62200
 Prop Class: 240 Rural res
 Municipality: 066689 Sherman
 Sale Date: 10/07/2016
 Sale Price: 150,000
 CY AV: 150,000
 Style: 08 Old style
 Grade: C Average
 Cond: 2
 SFLA: 1602
 \$Sqft: 93.63
 Acre: 64
 YrBlt: 1930
 School: 066601 Sherman
 Bed: 2
 Bath: 1
 H Bth: 0
 Fire: 0



7550 Sherman Stedman
312.00-2-27

Neighborhood: 62200
 Prop Class: 240 Rural res
 Municipality: 066689 Sherman
 Sale Date: 12/07/2018
 Sale Price: 100,000
 CY AV: 100,000
 Style: 09 Cottage
 Grade: C Average
 Cond: 2
 SFLA: 1120
 \$Sqft: 89.29
 Acre: 26.4
 YrBlt: 1985
 School: 066601 Sherman
 Bed: 2
 Bath: 2
 H Bth: 0
 Fire: 1



2797 Armenian
345.00-2-23

Neighborhood: 62200
 Prop Class: 240 Rural res
 Municipality: 066689 Sherman
 Sale Date: 10/08/2019
 Sale Price: 215,000
 CY AV: 215,000
 Style: 01 Ranch
 Grade: C Average
 Cond: 3
 SFLA: 2120
 \$Sqft: 101.42
 Acre: 60
 YrBlt: 1979
 School: 066601 Sherman
 Bed: 2
 Bath: 2
 H Bth: 1
 Fire: 0

Comparable Report



**3135 Wait Corners
346.00-1-38**

Neighborhood: 62200
Prop Class: 240 Rural res
Municipality: 066689 Sherman
Sale Date: 07/26/2019
Sale Price: 259,000
CY AV: 259,000
Style: 05 Colonial
Grade: B Good
Cond: 4
SFLA: 1862
\$Sqft: 139.10
Acre: 15
YrBlt: 2002
School: 066601 Sherman
Bed: 2
Bath: 2
H Bth: 1
Fire: 2

**8944 Cherry Hill
378.00-4-16.3.3**

Neighborhood: 62200
Prop Class: 240 Rural res
Municipality: 066689 Sherman
Sale Date: 04/08/2019
Sale Price: 95,000
CY AV: 95,000
Style: Other style
Grade: D Economy
Cond: 3
SFLA: 1120
\$Sqft: 84.82
Acre: 15.7
YrBlt: 2003
School: 063201 Clymer
Bed: 2
Bath: 2
H Bth: 0
Fire: 1

Cherry Hill